



## QUALIFICATIONS

# City of Hendersonville Architectural/Engineering/ Landscape Architectural/Surveying Services

January 15, 2025  
RFQ# 240141014001

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City of Thomasville, NC - Aquatics/Community Center



January 16, 2025

Richard Shook  
Civil Engineer  
City of Hendersonville  
160 6th Ave E.  
Hendersonville, NC 28792

**RE: Architectural/Engineering/Landscape Architectural/Surveying Services for A. Patton Park and Pool Renovations and B. Whitmire Activity Center and Tom's Park Renovation**

Dear Richard Shook and members of the selection committee,

CPL is pleased to present our team's qualifications for this exciting project. We have assembled a unique team; one that is comprehensive, multi-disciplined and has creativity, expertise, and experience to work with stakeholders and develop a plan that will meet the City of Hendersonville's needs.

Community-driven facilities like aquatic centers and recreation centers often serve as the thriving hub of activity for children, teens, adults, and seniors; and they promote togetherness and healthy habits. Our team shares these principles for the development of high-quality parks and recreation aquatic facilities. We are excited to learn about your vision for this project and to work with your community and committee to envision spaces for the well-being of the community members in Hendersonville.

CPL specializes in designing for local governments, we have a 30+ year history of working with over 45 public agency clients in North Carolina. These additional qualities set our team apart:

- **Extensive regional and national architectural and engineering experience in planning and designing Parks and Recreation-related facilities for people of various ages and backgrounds.** Through these projects, we have experience with the design of Parks and Recreation master plans, recreation centers, splash pads, community spaces, incorporating active and passive recreation options. Our Carolinas experience includes community, recreation and/or senior centers for: the City of Columbia (SC), City of Greenville (SC) Recreation Feasibility Studies, Avery, Moore, Cabarrus Counties; in NC and cities and towns including Belmont, Reidsville, New Bern, Kernersville, High Point, Locust, Greensboro, Thomasville, Rolesville, Oxford among others.
- **Our Design process is collaborative and emphasizes public engagement from the community and working closely with the City staff.** We are excited about planning for restoration and resiliency options for your Aquatic Center and Activity Center that will exceed the expectations of the Hendersonville community to have a positive impact for many years to come.
- **Our Team is highly qualified and brings a depth of interdisciplinary experience and a passion for Parks and Recreation.** Rachel Nilson, AIA, NCARB, and Gabrielle Steffel, AIA, NCARB, bring recreation facility design experience and strong management capabilities. Kim Janiszewski brings a wealth of aquatic facility experience, Harold Owen, a former Parks and Recreation Director, has experience in programming, planning and knowledge of relevant funding and grant application processes and pairs with Megan Powell, from WithersRavenel who has experience on the public funding side from her prior experience with the County. Water Technology Inc (WTI) provides expertise on designing aquatic centers with national and local trends, WithersRavenel has extensive experience in Parks and Recreation and aquatics. We have current working relationships with all of our consultants who bring a high level of local and relevant expertise to the project and are working with all of them currently.



- **Feasibility Studies and Advanced Planning is in our DNA.** We are highly experienced in working with municipalities to develop projects that meet their needs, goals and budgets and have great success in helping them get these projects developed and building community and elected official support. We have done this successfully at Thomasville, Kernersville, New Bern, and Greenville (SC) among others. In New Bern we performed not only a feasibility study for the recreation center rebuild (damaged in hurricane Florence) but also a FEMA Environmental Assessment due to the committed FEMA reimbursement money and concerns about location of the rebuilt facility.
- **Value-Focused Design:** Our team places great emphasis during the planning, design and development process to work with the City to create a facility that gives you the most for your money. We frequently work with Cities and growing communities and understand there are limited resources and that every facility needs to wear many hats. This approach is evident in our work for Thomasville (Community, Aquatic and City Council Chambers), Cabarrus (Library and Active Living Center), Kernersville (Recreation and stage for Community Events) and many more.
- **Western North Carolina Familiarity:** Our team has worked in and around Western North Carolina for many years. Our current work with the Town of Rutherfordton, Avery County and Buncombe County gives us the experience to understand market differences, importance of dirt and walls, and more as they relate to specific needs around working in the Western part of our state.

We believe our experience working with local governments and parks and recreation has prepared us to successfully fulfill your goals and are confident in our ability to provide the vision and proven experience necessary to deliver an exceptional project for the City of Hendersonville. If you have any questions, please feel free to contact me at (980) 275-5892 or at [rnilson@cplteam.com](mailto:rnilson@cplteam.com). CPL is passionate about this project and excited about the opportunity to work with the City of Hendersonville on the A. Patton Park and Pool Renovations and B. Whitmire Activity Center and Tom's Park Renovations!

**With Best Regards,**

CPL Architecture Engineering Planning

A handwritten signature in blue ink that reads "Rachel F. Nilson".

Rachel F. Nilson, AIA, NCARB  
Vice President  
980.275.5892  
[RNilson@CPLTeam.com](mailto:RNilson@CPLTeam.com)

# We are engineers, architects, planners and technical specialists. We are community leaders, business owners and partners.



## CPL BY THE NUMBERS

**1975**

Year Founded

**500+**

Total Staff

**85**

Licensed Architects

**67**

Licensed Engineers

**34**

LEED Accredited Professionals

**24**

Offices

**25**

Interior Designers

**9**

AICP Certified Planners

**5**

Licensed Landscape Architects

**4**

Geologists

*At CPL, we feel inspired every day to make our world a better place through exceptional design, dedicated service and lasting client relationships.*

CPL has been serving public and private clients since 1975. Our team of over 500 dedicated professionals provide design services of exceptional quality offering expertise in community planning, architecture, engineering, and construction administration services. From your first encounter with CPL you will realize we do things differently. Our team is dedicated to a client-centered philosophy based on our three core beliefs.

### CPL's Philosophy Grows From:

- Our Belief in Full-Service Capabilities
- Our Focus on Personal Attention
- Our Commitment to Principal Participation

Being full-service means bringing innovation to our clients in terms of service delivery. Our highly collaborative and multi-disciplined team is capable of solving every challenge posed by your project.

### Full-Service Capabilities:

- Planning and Development
- Civil Engineering
- Transportation Engineering
- Architecture and Interior Design
- Landscape Architecture
- Mechanical, Electrical and Plumbing Engineering
- Structural Engineering
- High Performance Design and Energy Performance Contracting
- CPL Creative Labs & Emerging Technologies

*Among our national rankings:*

**Top 500 Design Firms  
in the Nation since 2014**  
*Engineering News Record*

**Top 300 Architecture Firms  
in the Nation**  
*Architectural Record*

### Primary Contacts:

Rachel Nilson, AIA, NCARB  
Principal in Charge  
980.275.5892  
RNilson@CPLTeam.com

Gabrielle Steffel, AIA  
Project Manager  
33.232.5704  
GSteffel@CPLTeam.com

### Primary Office:

6302 Fairview Road, Suite 102  
Charlotte, NC 28210  
704.331.9131  
CPLteam.com



City of Hendersonville, NC

E. Affidavit of Compliance with N.C. E-Verify Statutes Request for Statements of Qualifications # 240141014001

The hourly labor rates **shall include all applicable overhead and profit. All non-labor related other than direct costs will be billed to the City of Hendersonville at cost without mark-up. Please note that only hourly rates should be submitted. Overall prices – beyond hourly rates – should not be submitted.**

<u>POSITIONS</u>	<u>HOURLY RATES</u>
Principal In Charge - CPL	\$ <u>240</u>
Project Manager - CPL	\$ <u>175</u>
Project Architect - CPL	\$ <u>165</u>
Mechanical Engineer - CPL	\$ <u>225</u>
Electrical Engineer - CPL	\$ <u>225</u>
Plumbing and Fire Protection - CPL	\$ <u>225</u>
Parks & Recreation Operations - CPL	\$ <u>150</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____

Firm should include all positions, with hourly rates and attach a job description and required years of experience for each position.



E. Affidavit of Compliance with N.C. E-Verify Statutes

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<u>POSITIONS</u>	<u>HOURLY RATES</u>
Civil Engineer - WithersRavenel	\$ <u>235</u>
Surveyor - WithersRavenel	\$ <u>255</u>
Environmental Services - WithersRavenel	\$ <u>225</u>
Landscape Architect - WithersRavenel	\$ <u>235</u>
Grants/Funding - WithersRavenel	\$ <u>235</u>
Aquatic Designer - WTI	\$ <u>250</u>
Cost Estimator - BREE	\$ <u>135</u>
Structural Engineer - SKA	\$ <u>267</u>
_____	\$ _____
_____	\$ _____

Firm should include all positions, with hourly rates and attach a job description and required years of experience for each position.

# Our expert team for the City of Hendersonville will be active participants from start to finish.

Our staff is fully prepared and committed for timely completion of projects under any potential agreement(s). Our core leadership and design team is available to begin our work immediately; other team members will be available as their portion of the work begins. For over 40 years, the CPL team has served town, city, county and state governments as a trusted advisor for projects across the South, including many in Parks & Recreation. Our offices, supported by regional and national experts, allow us to assemble project-specific teams that draw from the best resources within and outside of CPL.



## Leadership Team

**Rachel Nilson, AIA, NCARB**  
Principal-in-Charge

**Gabrielle Steffel, AIA**  
Project Manager

**Kenneth C. Mayer, Jr., FAIA, LEED AP**  
Resource Principal

### Architecture

**Danielle M. Scesney, AIA, NCARB**

Project Architect

**Kimberly Janiszewski, AIA, NCARB**

Project Architect

CPL

### Parks & Recreation Operations

**Herold Owen, MPA**

Parks & Recreation Operations

CPL

### Civil Engineering, Landscape Architecture, Survey, Master Planning & Env/Stream Restoration

**Jon Blasco, PLA, ASLA**  
Landscape Arch

**Joel Lenk, PG**  
Environmental Services

**David Bartone, PE**  
Site/Civil Engineer

**Marshall Wight, PLS**  
Surveyor

**Megan Powell**  
Grants/Funding

WithersRavenel

### M/E/P Engineering Design

**Greg Kyzer, PE**  
Mechanical Engineer

**Michael Ranieri, PE**  
Electrical Engineer

**Ron Davis, NICET II**  
Plumbing Engineer & Fire Protection

CPL

### Cost Estimating

**Eric Phoenix**  
Cost Estimator

BREE

### Structural Engineering & Forensic Investigation

**Aaron Bopp, PE, LEED AP BD+C**  
Structural Engineer

SKA

### Aquatic Design

**Bill Weaver, PE**  
Aquatic Design

WTI

## PROPOSED PROJECT TEAM



### Rachel F. Nilson

AIA, NCARB

#### Principal in Charge

13 Years with CPL

With 10 years of experience, Rachel specializes in the design of community and recreation centers, along with other parks & recreation projects. She uses digital modeling tools to convey design ideas, and financial modeling tools to ground her designs with the budget. Rachel plays a leading role in community engagement and works with all stakeholders. She has experience with both in-person and virtual engagement tools. Rachel designs these centers to be a true “community heart”.

#### EDUCATION

Bachelor of Architecture, Minor in Sustainability Studies, Rensselaer Polytechnic Institute, School of Architecture

#### PROFESSIONAL REGISTRATION

Registered Architect: NC, SC

#### PROJECT EXPERIENCE

##### City of Thomasville, NC

New Aquatics and Community Center

##### Lee County, NC

Aquatics Master Plan, OT Sloan Park

##### Marlboro County, NC

New Outdoor Pool and Bathhouse

##### Town of Kernersville, NC

Community Center Advanced Planning/Schematic Design

##### City of New Bern, NC

Stanley White Recreation Center

##### Town of Rutherfordton, NC

Town Complex Renovation

##### City of Belmont, NC

Community and Recreation Center New Facility

##### City of Columbia, SC

Colony North Pointe Community Center

##### Avery County, NC

New Recreation Center Feasibility Study



### Kenneth C. Mayer, Jr.

FAIA, LEED AP

#### Resource Principal

38 Years with CPL

Ken brings over 41 years of architectural experience. He was the 2015 President of the North Carolina Chapter of AIA, as well as serving on the UNC Greensboro Board of Trustees as Chair, and the Operating Board of Action Greensboro. Ken's specialty areas include local government master planning and related projects, historic renovation and adaptive reuse.

#### EDUCATION

Bachelor of Environmental Design and Bachelor of Architecture, NC State University

#### PROFESSIONAL REGISTRATION

Registered Architect: NC

#### PROJECT EXPERIENCE

##### City of New Bern, NC

Stanley White Recreation Center

##### City of Belmont, NC

Community and Recreation Center New Facility

##### Town of Kernersville, NC

Community Center Advanced Planning/Schematic Design

##### Hayes-Taylor Memorial YMCA, Greensboro, NC

Architectural design & programming for new facility

##### City of Asheville, NC

Principal for McCrary Baseball Park addition and Alterations

##### Buncombe County, NC

- Comprehensive Facility Plan
- 35 Woodfin Space Needs Assessment

##### City of Mebane, NC

Comprehensive Facility Plan

##### Alamance County, Graham, NC

Comprehensive Facility Plan

##### Wake Forest Baptist Medical Center

Corporate Services Space Assessment Study

##### Guilford County, NC

Social Services and Health Department Building





## Gabrielle Steffel

AIA

**Project Manager**  
1 Year with CPL

As a Project Manager, Gabrielle is responsible for leading design team charrettes, reviewing plans, and aiding the project delivery. In her experience for over a decade, she has worked on a wide range of project types including community buildings, aviation, higher education, multifamily, commercial, retail, and single family residential. Gabrielle has a passion for integrating sustainable design practices into projects with her graduate studies focusing in this area.

### EDUCATION

- Master of Architecture, University of Oregon
- Bachelor of Arts in Architecture, Miami University

### PROFESSIONAL REGISTRATION

Registered Architect: NC

### PROJECT EXPERIENCE

#### Buncombe County, NC

Storage Building

#### City of Social Circle, GA

City Wide Master Plan

#### Iredell County, NC

- Agriculture and Event Center
- Judicial Master Plan

#### Porcelain Museum - Boshan, China\*

Programming and design for new 60,000 SF museum and community center (AIA Charlotte Design Award)

#### Design Center Parking Garage – Charlotte, NC\*

New Parking Garage with 550 spaces

#### Town of Forest City, NC\*

New 9,975 SF Farmers Market with commercial-grade community kitchen

#### City of Statesville, NC\*

12.5-acre Mixed Use Feasibility Study – 18-hole Mini Golf, 5,000 SF Taphouse, Restaurant and 100-unit Apartment Building

#### Residential Farm, Leicester, NC\*

- Master planning of 10-acre farm site with focus on regenerative efforts
- New 1,300 SF pole barn and cabin
- Renovation of existing 1,300 SF cabin

\*Experience Prior to CPL



## Kimberly Janiszewski

AIA, NCARB

**Project Architect**  
10 Years with CPL

Kim has been with CPL since 2016. As a Project Architect, Kim provides architectural support to various teams, team members and managers for a variety of project types. She has deep experience working with existing buildings and complex renovations and an excitement for aquatics projects. Kim also has a wealth of experience with BIM/CAD and building codes.

### EDUCATION

- Bachelor of Architecture, NC State University
- Master of Architecture, NC State University

### PROFESSIONAL REGISTRATION

Registered Architect: NC

### PROJECT EXPERIENCE

#### City of Newburgh, Delano Hitch Aquatics Center, Newburgh, NY

Project Architect for the design of the new Delano Hitch Aquatics Center.

#### City of Thomasville, NC

New Aquatics and Community Center

#### Lee County, NC

Aquatics Master Plan, OT Sloan Park

#### Marlboro County, NC

New Outdoor Pool and Bathhouse

#### YMCA, Highpoint, NC

Renovations including exterior facade, locker rooms, lobby and multi-purpose rooms.

#### Town of Kernersville, Community and Recreation Center, Kernersville, NC

Architect for a new approximately 56,000 sq. ft. recreation and event center. Project to include 3 basketball courts, stage, fitness rooms and locker/team rooms.

#### City of Asheboro, Asheboro, NC

- Ballpark Feasibility Study
- McCrary Ballpark Renovations

## PROPOSED PROJECT TEAM



### Danielle M. Scesney

AIA, NCARB

**Project Architect**  
*10 Years with CPL*

Danielle is a registered architect with CPL and is involved in all aspects of the design and construction phases of community projects. She has experience with multiple project types from small renovations to 120,000 sq. ft. new builds. Danielle's attention to detail and eagerness to collaborate is maintained throughout all phases of a project resulting in effective yet creative designs. As an experienced user of BIM technology, she is continuously involved in the design from programming to 3-D imagery to building construction documents and coordinating with consultants.

#### EDUCATION

Bachelor of Architecture, University of North Carolina at Charlotte

#### PROFESSIONAL REGISTRATION

- Registered Architect: NC
- National Council of Architectural Registration Boards (NCARB) Certified

#### PROJECT EXPERIENCE

##### **West Greenville and Nicholtown Community Centers, City of Greenville, SC**

Feasibility Study and Facility Assessments

##### **City of Belmont, Recreation Center, Belmont, NC**

Project Architect for a new 42,338 sq. ft. two-story facility featuring: three basketball courts, kitchen, media rooms and lounge. The second floor includes an indoor-walking track, exercise studio, multipurpose rooms, areas for remote workers.

##### **Colleton County, Walterboro, SC**

Recreation Center, Design Architect

##### **City of Salisbury, NC**

Recreation, Aquatics and Senior Center Master Plan

##### **Town of Rolesville, Community and Recreation Center, Rolesville, NC**

Community and recreation center feasibility study

##### **Cabarrus County, Mt. Pleasant, NC**

Library and Senior Center Complex



### Gregory A. Kyzer

PE

**Lead Mechanical Engineer**  
*10 Years with CPL*

Greg is experienced as lead mechanical engineer managing other engineers and designers for preparation of HVAC, piping, and plumbing contract documents including plans, specifications and calculations on institutional, industrial, commercial, healthcare, pharmaceutical, and multi-family residential projects. Duties have also included on-site surveying and evaluation of large-scale mechanical systems, preparation and submission of documentation for project LEED certification and presentations to prospective clients.

#### EDUCATION

Bachelor of Science, Mechanical Engineering, University of South Carolina

#### PROFESSIONAL REGISTRATION

Professional Engineer: NC, SC, OH, TN, GA, LA, MI, VA

#### PROJECT EXPERIENCE

##### **Gwinnett County, GA**

- Beaver Ruin Park and Trails
- OneStop Centerville Community Center

##### **Colleton County, Walterboro, SC**

Mechanical and plumbing engineer for Recreation Center.

##### **City of Garner, NC**

Indoor Recreation Center

##### **Center for Puppetry Arts, Atlanta, GA**

Performed Mechanical, plumbing and construction administration for Museum Addition.

##### **Greenville County Museum of Art, Greenville, SC**

HVAC Replacement

##### **Charles D. Switzer Library, Cobb County, GA**

Comprehensive renovation of interiors & site design (w/ 720) (Design-Build)

##### **City of Asheville, City Hall Remodel, Asheville, NC**

- Mechanical and plumbing engineer of record for boiler replacement project for Asheville City Hall
- 7th and 8th Floor renovations
  - IT Server Room HVAC



## Michael Ranieri

PE

**Electrical Engineer**  
10 Years with CPL

Michael has over 30 years of experience in the electrical field with expertise in the analysis, design and specification of electrical systems. His primary design focus is on K-12 institutional facilities for both new construction and renovation/retrofit projects. Michael's responsibilities have included project engineering, project management and personnel supervision.

### EDUCATION

Bachelor of Science, Electrical Engineering, North Carolina State University

### PROFESSIONAL REGISTRATION

Professional Engineer: NC, SC, VA, GA, AL, NY

### PROJECT EXPERIENCE

#### City of Thomasville, NC

New Aquatics and Community Center

#### Town of Kernersville, NC

Community Center Advanced Planning/Schematic Design

#### City of New Bern, NC

Stanley White Recreation Center

#### City of Asheboro, Asheboro, NC

- Ballpark Feasibility Study
- McCrary Ballpark Renovations

#### City of Burlington, NC

Parks and Recreation Master plan

#### Buncombe County, Comprehensive Facility Plan, Asheville, NC

Assessment and master planning for approximately two million sq. ft with significant Library facilities planning.

#### Alamance County, Facilities Condition Assessment and Space Needs Planning, Graham, NC

This project involved the pre-design, programming, workshops, and building assessments of existing facilities.

#### Yadkin County, Sheriff's Annex Renovations, Yadkin County, NC

Sheriff's Annex Building renovations and new construction including a sally port



## Harold Owen

MPA

**Parks & Recreation Operations**  
20 Years with CPL

Harold served as the City Manager of Burlington, NC from 2003 to 2015. As City Manager, he was responsible for all municipal operations in addition to the formulation of an aggressive vision for the City's growth. Harold is active in professional and community organizations including the NC City/County Manager's Association, NC Recreation and Parks Association, and is a City Council Member for the City of Burlington. He also provides municipal services management consultation to smaller incorporated towns throughout North Carolina through his association with the NC League of Municipalities.

### EDUCATION

- Bachelor of Science in Recreation Resource Administration, NC State University
- Master of Public Affairs, UNC Greensboro

### PROFESSIONAL AFFILIATIONS

- Certified Youth Sports Administrator (CYSA)
- Certified Parks and Recreation Professional (CPRP)

### PROJECT EXPERIENCE

#### Town of Kernersville, Community and Recreation Center, Kernersville, NC

Advisor for a new approximately 56,000 sq. ft. recreation and event center. Project to include 3 basketball courts, stage, fitness rooms and locker/team rooms.

#### City of Burlington, NC

- Tennis and Aquatic Complex
- Burlington City Park
- Kernodle Activities Center

#### Town of Rolesville, Community and Recreation Center, Rolesville, NC

Advisor for the community and recreation center feasibility study

#### City of Thomasville, NC

Advisor for the new Aquatics and Community Center

#### City of New Bern, NC

Advisor for Stanley White Recreation Center

# Our project approach for the City of Hendersonville is driven by our unique specialization in Community Centric design.

The scope of this project is built on our knowledge of the City of Hendersonville's specific requirements as well as the historic knowledge our team has gained from working on similar projects. Our approach is organized around developing a dynamic environment and collaborative management plan that fosters communication. We seek to achieve this result in a way that avoids surprises, mitigates risks, and ultimately builds stakeholder sponsorship.

Our process creates inspiring and effective solutions. Together we create designs that are inclusive of our stakeholders through systematic goal driven decision making and intense communication with our comprehensive team of expert consultants. Transparency of the process is key. We will specifically consider the City's goals, the recreation needs of the community, and the work environment for staff. Our Project Approach will incorporate unique and innovative approaches in 8 areas:

- 1. Verification of Existing Conditions**
- 2. Community Engagement and Programming**
- 3. Conceptual Design**
- 4. Visioning and Visualization**
- 5. Deliverables**
- 6. Implementation**
- 7. Quality Assurance**
- 8. Construction Phase**

## 1. Verification of Existing Conditions

Our first task will be documenting the existing buildings and pool. We will assess the facilities, noting their condition in relation to current local health codes, structural conditions, and industry standards. Once we identify the work needed to bring the building shell and pool to current and future functionality, we will start to identify the different alternatives for their repair, renovation or replacement design. Additional items such as flood plain changes and finished elevations will be reviewed to ensure future compliance with flood plains and resilience to flooding. The findings, along with prioritized recommendations, will be summarized in a report, which will document the current state of the facility and inform future programming and concept development.

### *In designing the renovation or replacement of the existing structures, we will consider:*

- Structural, envelope and roof repairs
- New windows and entrance doors
- Aquatic amenities
- Appropriate changing and restroom facilities
- Efficient check in spaces
- New HVAC, lighting, power and plumbing systems
- Appropriate finishes for the environment and ease of maintenance
- Future programming uses
- Update of exterior building "look and feel"



Our team has 3D laser scanning capabilities so that if renovation proves to be the option to move forward with, we can start with a better base map of the existing facilities.

## 2. Community Engagement and Programming

With a short timeline for the project, if community engagement is an important component, we will look at accelerated methods of engagement such as holding stakeholder meetings with relevant organizations or people in lieu of full public engagement. We can also develop a public engagement plan that goes beyond the initial phase of work. Our engagement strategy centers around these core concepts:

**Innovate** – We thrive on engaging with the public! It's an important step in the process, but it's also important to make it fun and interesting. We will coordinate with the City of Hendersonville on the best format for each meeting and public engagement initiative. The public engagement strategy will outline meeting details, communication protocols, expectations, and deliverables so there is a clear plan in advance of each public outreach effort.

**Digital Dialogue** – Not everyone can or wants to attend a public meeting, and we take a multi-pronged approach that captures community members who are too busy or don't have the desire to engage in person through remote engagement. We provide and advertise remote alternatives for public engagement so everyone can participate. As part of that process, the CPL Team will engage with users to generate feedback on the community's preferences for amenities, and other user and design decisions. Furthermore, we will broaden the outreach to understand preferences beyond the current program participants so the use can continue to grow and develop as a community-serving amenity. We will collect and analyze the results and use them to inform the planning and study document.

**Stakeholder Interviews** – We will conduct interviews of the City Administration, Council Members, City staff, community leaders, local non-profits, and any other stakeholders identified by the Steering Committee Team to understand potential partnerships, preferences, priorities, and visions. The team expects to host multiple stakeholder interviews, and we will seek to re-engage the stakeholders at meaningful points in the process.

**Pop-Ups** – We can host pop-ups at community events or workshops (for example, a "Concerts in the Park" series) so we can make use of the marketing and attendance of these events while also providing more interesting input opportunities – games and giveaways incite more meaningful participation.



**Programming** – We will take the information gathered during the community engagement and focus group meeting process and use it in conjunction with the assessment of existing facilities to develop a matrix of spaces to house the desired programs and activities. We will educate the steering committee on programming options and industry trends relevant to municipal community centers. Working with WithersRavenel, our team will also develop the important exterior improvements and will include those diagrams and cost information that will complement the activities at each of the sites. During this phase, we recommend a feedback loop with the stakeholders to ensure the prioritization is driven by community and City leadership needs and input. We will assist you in prioritizing programming needs and preferences, considering the project's defined goals, objectives, budget, and intended activities. The chosen programming will form the basis for developing renovation or replacement concepts.

## 3. Conceptual Design

These Hendersonville recreational spaces are important fixtures for the community. Through development of the project, CPL's team will focus on the "placemaking" for this specific site through three qualities: (1) access & linkages, (2) uses & activities, and (3) comfort & image. CPL's approach to Hendersonville's project is to go beyond a "bricks and mortar" philosophy to consider all aspects of a place: physical, cultural, and social.

These renovations at Patton Park and Tom's Park allow for many great opportunities. The current and future development of the park will further enhance this recreation and cultural hub for the City. It will be

## PROJECT APPROACH & MANAGEMENT

important to recognize the role the activity center and pool play in the larger parks and ensure that they meet the future needs of the community.

During conceptual design, we will explore alternative layouts and work with the community and project leadership team to develop the “look and feel” of the facilities and site. Through this process, we will discuss the vision, the local context and key features that may be of importance including universal design, vehicle drop off, resiliency of materials and site and relationship to the entry / street among others. We will develop creative solutions that address the flexibility needs of a modern aquatics and activity center. We will use financial modeling as a design tool, not just an estimating device; we will find creative ways to resolve budgetary concerns early in the programming and conceptual design process so a realistic design will emerge that will address as many requests as possible. CPL has built their reputation on listening to the client and being responsive. You will get our undivided attention from the initial idea, preliminary concept, design and finally construction/start up.



We are here to listen to your needs, wants and dreams. We help you to prioritize your wish list and share with you latest trends and best practices in recreational swimming, operations, filtration systems, and activities and programming. The most successful projects are the ones that are the most inclusive. With a project like this, the design, the activities and the features of the project need to speak to every age group, every gender and all physical abilities. In communities with many non-swimming aquatics participants, it will be important to balance recreational shallow areas with lane swimming and to ensure there is sufficient shading at the pool and pool deck. A bathhouse facility should include the needed locker rooms, equipment rooms, and storage and should consider lifeguard

rooms and first aid rooms to improve user experience. Working in partnership with WTI, we will focus on creating flexible aquatic spaces that optimize activity zones, features, water depths, and temperatures to serve the needs of a multigenerational community.

### *WTI will develop the following aquatics concepts:*

1. Renovation of existing aquatic amenities as outlined in the aquatic evaluation (i.e., no change to the current aquatic program).
2. Renovation and expansion of existing aquatic amenities, in response to the aquatic evaluation and potential need for increased programming.
3. New outdoor pool (i.e., a single body of water with multiple zones for flexible use).
4. Combination of new outdoor aquatic amenities (e.g., multiple pools, a pool plus splash pad, etc.).

Our design approach is to support you, to provide practical design solutions that not only inspire play but design criteria that will help you maintain your facility for years to come.

### **CPTED (Crime Prevention Through Environmental Design)**

is defined as “the proper design and effective use of the built environment that can lead to a greater sense of safety and security and an improvement in the quality of life.” This includes design approaches that seek to affect positive human behavior as people interact with their environment.

Public park facilities can benefit from incorporating design principles such as: natural surveillance, edge hardening, territorial reinforcement, discouragement of areas of concealment, sense of community ownership, lighting techniques and landscaping that encourage visual connections throughout a site.

## **4. Visioning and Visualization**

The CPL team utilizes tools such as miro board (virtual whiteboard), 3D Studio Max, Sketch Up Pro, Lumion, Enscape and Adobe Creative Suite in order to generate presentation graphics and renderings. These are used to demonstrate potential design solutions using the same model that will be used to generate the construction documents and pricing documents. These engaging applications allow the client and user groups to be involved in the creation and visioning of the project design. These graphics can also play a role in critical fundraising and grant efforts.

## **5. Deliverables**

The final report for the initial phase will gather and show all the data collected above. We will come up

with multiple build scenarios based on different initial costs, operational and/or partnership strategies as well as looking at priorities in the program and what program elements should be part of a phase one versus which could be implemented in future phases. The deliverables will include:

- Summary of Public Engagement Process (if performed)
- Buildings and Site Conditions & Analysis
- Space Needs Analysis & Program
- Conceptual Design
- Opinion of Probable Cost (construction and project budget)

## 6. Implementation: Design & Contractor Procurement

**Design:** After approval of a final, refined design concept, the team will begin to develop construction drawings. Typically, drawings are prepared in three milestones: Schematic Design, Design Development, and Construction Documents. At each phase, the project team and owner will review the drawings, collaborating on design decisions required to advance the project. At each milestone, an estimate of probable construction cost will be prepared and compared to the City's establish budget. If Value Engineering is required to maintain the project budget, it will take place prior to advancing plans to the next milestone to provide on-going cost analysis and control. In the Design Development and Construction Documents phase, we will prepare the technical plans and specifications needed to procure and build the project. We will utilize Revit BIM (Building Information Modeling) to aid in the development of fully coordinated documents and allow for continued visualizations. Regular design meetings through the design development phase will maintain good communication and ensure all project participants are aware of current status.

**Contractor Procurement:** Given market volatility and potential interest in speed to market, many municipalities are looking for alternative ways to procure and implement recreation projects. If the City has interest in alternative strategies to procure a contractor, our team has experience with public CMAR and design-build and our team can assist the City of Hendersonville through this selection and RFQ process, meeting state and local procurement requirements.

If the City chooses to procure a Construction Manager at Risk process for project delivery, early in the project we will begin to collaborate with the selected CMAR and work closely with them through the design process. If the City chooses to procure a contractor through a traditional Design-Bid-Build process, we will work closely with our Cost Estimating team to deliver a successful project and provide proactive value analysis rather than retro-active Value Engineering.

## 7. Quality Assurance

Advances in technology have made a positive impact on quality control and coordination. With the ability to simultaneously access BIM datasets, our project teams can see one another's components in real-time as they are being developed. BIM allows our designers and engineers to identify conflicts during the development of the design rather than in the field during construction. CPL uses tools like Bluebeam sessions to bring the design team and client together in order to coordinate project progress and to seek solutions to project design issues before drawings are complete.

## 8. Construction Phase

During the Construction phase, we will work with the City of Hendersonville and the construction team to complete the project within budget and on schedule. It is critical to observe and monitor the project during construction. CPL utilizes Bluebeam for punch lists which provides all parties with real-time updates on field reports/punch list items.

The Project Manager, Gabrielle Steffel, AIA, NCARB, who is responsible for preparing the contract documents, is also primarily responsible for the administration of the project during construction. This provides our clients with continuity, from design through completion of the project. The Principal in Charge, Rachel Nilson, AIA, NCARB, will support the Project Manager to ensure the Owner's expectations are met. Site visits are documented by a written and photo documented field report delivered to the Owner and Contractor. Having the Project Manager intimately involved in your project allows for an immediate response to any request for information or construction detailing question. The Project Manager will consistently communicate with the project team keeping everyone up-to-date on the project.

# CPL's Experience with Grant Funded Projects

Many of our community and local government projects involve grant funding, including USDA Rural Development (RD), Community Development Block Grant, Department of Community Affairs, American Rescue Plan Act (ARPA), American Reinvestment and Recovery Act (ARRA), Federal Emergency Management Agency (FEMA), and US Army Corps of Engineers (USACE). CPL routinely assists local communities with grant-funded projects, including those that are pass-through funds through state agencies. Regardless of the source of the funding – Federal, State, or Local – the CPL team utilizes a proactive approach in working with local communities to navigate the process and procedures.

**A sampling of our experience with grant funded projects are below**

Location	Project Description	Funding
New Bern, NC	Stanley White Recreation Center	FEMA
Bartow County, GA	Main Street Trail Head Improvements	RTP
Gwinnett County, GA	One Stop Community Center	ARPA
Gwinnett County, GA	Beaver Ruin Wetlands Trails	USACE
Elberton, GA	Russell Dam and Powerhouse Addition	USACE
Woodstock, GA	<ul style="list-style-type: none"> <li>• Old Rope Mill Park, Mountain Bike Trail system design</li> <li>• Greenprints Trail System</li> </ul>	USACE
Cherokee County, GA	Blankets Creek Mountain Bike Trail System	USACE
Acworth, GA	Red Top Mountain Bile Trail System Design	USACE
Spalding County, GA	Parks and Recreation improvements	INODIC
Town of Hyde Park, NY	<ul style="list-style-type: none"> <li>• Pinewoods Park Basketball Court Improvements</li> <li>• Riverfront Parking Lot</li> <li>• Municipal Parking Lot</li> <li>• New Septic/Drainage Systems</li> <li>• Handicap Access to Community Pool</li> </ul>	CDBG
Town of York, NY	Sewer District No. 2	CDBG



City of New Bern, NC - Stanley White Recreation and Community Center



# City of New Bern, NC

## Stanley A. White Recreation and Community Center



The Stanley A. White Recreation and Community Center has been a staple of the New Bern community since 1975. In September 2018, it sustained significant damage from Hurricane Florence. The City applied for – and was awarded – a FEMA 428 Mitigation Grant to construct a new recreation center. In early 2021, CPL completed a feasibility study that included substantive community engagement, programming, conceptual design and development of a budget. Also in 2021, CPL completed a FEMA Environmental Assessment process leading to the decision by the City to build a new Stanley A. White Recreation Center on a site near the location of the former recreation center. Following the Environmental Assessment, the City received a Finding of No Significant Impact (FONSI) from FEMA for the relocation to the new site.

The CPL-led community engagement for this project lasted several months, utilized several types of media to ensure the greatest participation possible, and resulted in a vision supported by stakeholders. Following this, the final conceptual design – which includes two basketball courts, an elevated walking track, several multipurpose rooms, a teaching kitchen, a health screening room, a game room, a media room, an exercise studio, weight/cardio room, and other support spaces – has a grand opening in January 2025.



**Client:** City of New Bern, NC

**Location:** New Bern, NC

**Start Date:** 2022

**Completion Date:** 2025

**Size:** 35,000 sq. ft.

**Construction Cost:** \$13.3M

**Design Fees:** \$880,000

**Change Orders:** \$179,000

**Reference:** Jack Clelland, Assistant Parks and Rec Director, [jclelland@leecountync.gov](mailto:jclelland@leecountync.gov)

919-775-2107 – Ext. 4206

**Services Provided:** Architecture, Interior Design, MEP Engineering, FEMA Environmental Assessment, Master Planning

**Team Personnel:** Rachel Nilson, AIA, NCARB, Ron Davis, NICET II, Mike Ranieri, PE

# City of Belmont, NC

## Community and Recreation Center

CPL became involved with the City of Belmont Community Recreation Center project in the early stages of the COVID-19 pandemic. **From the beginning, community engagement was intended to be an important part of the process, especially in terms of programming.**

With the pandemic limiting the types of engagement the City and CPL were able to do, CPL assembled an online survey that looked specifically at ranking in order to best prioritize the services and programs the city would provide. Three focus group sessions were also orchestrated that used a program called Poll Everywhere and combined with WebEx, we were able to host community sessions with real time feedback. CPL then assisted the City with the Construction Manager at Risk RFQ process.

The project was designed for multi-generational use and includes a walking track, multiple fitness classrooms, kids play zone, media center, large rentable multipurpose room, and three High School regulation basketball courts.

The project successfully passed through a rezoning and major plan development approval. **The facility opened in July 2023 and it has successfully registered hundreds of new members.**

**Client:** City of Belmont  
**Location:** Belmont, NC  
**Start Date:** 2020  
**Completion Date:** 2023  
**Size:** 42,338 sq. ft.  
**Construction Cost:** \$13.2M  
**Design Fees:** \$769,000  
**Change Orders:** \$112,000  
**Reference:** Zip Stowe, CPRP  
Parks & Recreation Director  
704.901.2069 | [zstowe@cityofbelmont.org](mailto:zstowe@cityofbelmont.org)  
**Services Provided:** Architecture, Interior Design, Community Engagement, MEP Engineering  
**Team Personnel:** Rachel Nilson, AIA, NCARB, Danielle Scesney, AIA, NCARB, Ron Davis, NICET II

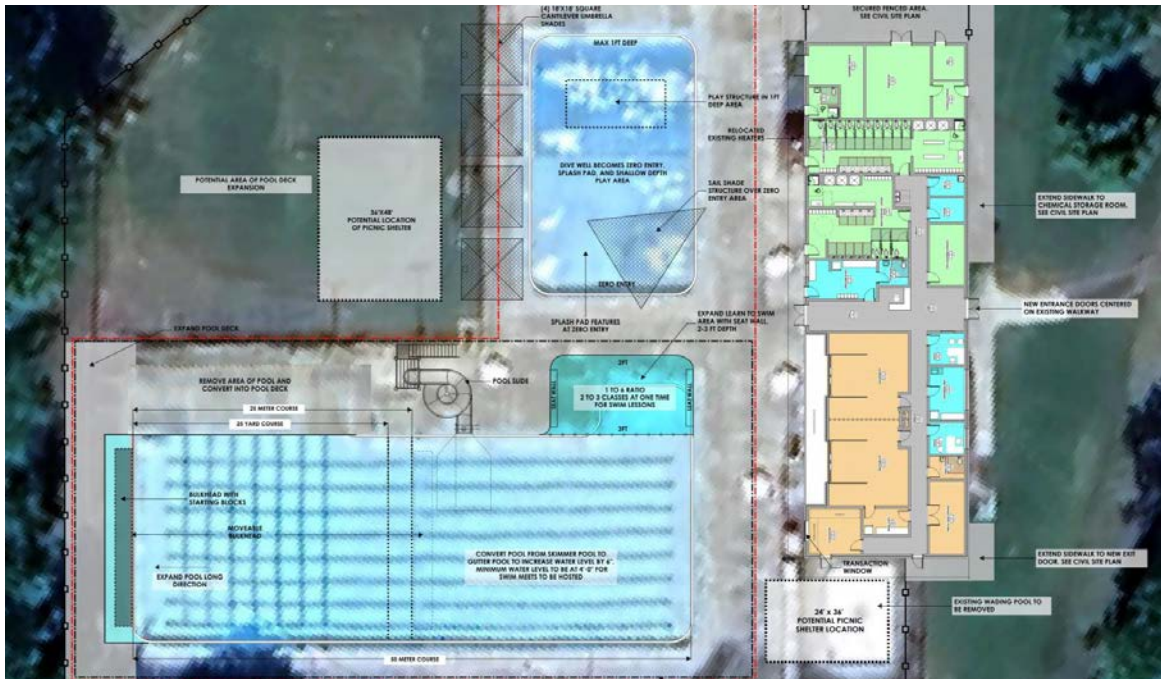


For additional information on this project, scan or click on the QR Code



# Lee County, NC

## Community and Recreation Center



CPL was tasked with conducting a facility audit and feasibility study for Lee County's OT Sloan Park Aquatic Center. The proposed conceptual designs aim to rejuvenate the outdated facility and align it with the County's long-term goals. Lee County's current aquatic center features a 360,000 gallon, 50-meter outdoor lap pool – one of the few in the state – and a 178,000-gallon dive well.

A facility audit assessed the current state of the aquatic center to inform CPL's design direction. Community engagement sessions were held to gather feedback, including an event at Lee County's Movie the Park. This in person even, along with virtual stakeholder meetings and a community survey, garnered input from over 400 community members. A few key elements that stood out amount all respondents included: maintaining the 50-meter pool, focusing on learn-to-swim programs, providing shade on the pool deck, adding play features for all ages, and creating a more accessible updated bathhouse with community spaces. CPL ensured these elements were incorporated in the proposed conceptual design. The design proposed renovating the 50-meter pool, converting the dive well into a zero-entry shallow depth play area, and constructing a new larger bathhouse.

In addition to the conceptual design, CPL and its consultants provided the County with insights into current trends and analysis in parks and recreation. This information aligned with the community feedback, helped solidify the design direction. A 5-year proforma was also developed to estimate operating expenses and revenue, along with a cost estimate for the proposed design, giving the County a clear understanding of all associated costs. The study, presented to the County's Board of Commissioners, will hopefully move into design and construction over the coming years.

**Client:** Lee County

**Location:** Lee County, NC

**Start Date:** February 2024

**Completion Date:** November 2024 (Feasibility Study)

**Size:** Renovated 360,000 Gallon Main Swimming Pool, Renovated 178,000 Dive well pool, New 7,400 SF bathhouse

**Construction Cost:** \$12M (est)

**Design Fees:** total \$24,950 (CPL \$9,950, external consultants \$15,000)

**Change Orders:** N/A

**Reference:** Jack Clelland, Assistant Parks and Rec Director, jclelland@leecountync.gov 919-775-2107- Ext. 4206

**Services Provided:** Feasibility Study

**Team Personnel:** Rachel Nilson, AIA, NCARB, Kim Janiszewski, AIA, NCARB

# City of Thomasville, NC

## Aquatics/Community Center & City Council Chambers



**Client:** City of Thomasville  
**Location:** Thomasville, NC  
**Start Date:** 2020  
**Completion Date:** 2023  
**Size:** 7,000 sq. ft. (pool)  
8,000 sq. ft. (facility)  
**Construction Cost:** \$6.9M  
**Design Fees:** \$347,000  
**Change Orders:** \$431,000 (owner added back alternate scope during construction)  
**Reference:** Cory Tobin  
Parks & Recreation Director  
336.689.5358  
**Services Provided:** Feasibility Study, Architecture, Interior Design, Community Engagement, MEP Engineering  
**Team Personnel:** Rachel Nilson, AIA, NCARB, Michael Ranier, PE, Ron Davis, NICET II

CPL was hired by the City of Thomasville to complete a feasibility study to revamp their 70-year-old outdoor swimming pool at Memorial Park. Residents were invited to express their opinions about the pool through organized focus groups and a public drop-in. CPL's scope of work included architecture, mechanical, electrical and plumbing (MEP) engineering, interior design, along with the project budget (including a funding model) which was critical to the project's success.

Described as a "palace for the people," the new, 25,000 sq. ft. Aquatic and Community Center includes a 200,000-gallon swimming pool with lap lanes and zero-entry capability; a 16-foot-tall slide and a splash pad with spray elements; a first aid room; a playground; and a dining pavilion with a concession stand. The recreational portion of the building allocates space for a catering kitchen and the new City Council Chambers, while also serving as a flexible venue that can be subdivided as needed.



*In the 2023 inaugural year of the project, there were over 25,000 swimmers admitted, 88 party room rentals, over 100 days of operation, including four swim meets and over \$90 thousand in revenue.*

*This project won a 2024 American Planning Association Award and was a Project Finalist for a Triad Business Journal Award for 2024.*

# Town of Kernersville, NC

## Community and Recreation Center



With a growing community and a desire to serve all demographics, the Town of Kernersville teamed with CPL and WithersRavenel to provide advance planning and conceptual design for a new recreation and event center. Kernersville is already home to a small recreation center which the town utilizes to its full capacity but the lack of ownership of the space and the size of the space limit the program offerings. The Town and CPL took a multi-pronged approach to the project, including an in-depth community engagement process.

After assessing the engagement and economic impact results, the team arrived at a program that took the above considerations into effect. The resulting conceptual design for the building and the site took into account current activities at their new site. CPL then assisted the Town with not only developing a construction budget but also an overall project budget that was phased to account for multiple funding and construction scenarios. The project program includes multiple classrooms, walking track, built in stage, and three High School NCAA regulation basketball courts.

After a successful advanced planning phase and project funding, this project has moved into full design with CPL taking the lead. This project is currently in the construction phase following a successful bid period.

**Client:** Town of Kernersville

**Location:** Kernersville, NC

**Start Date:** 2019 (feasibility study) Full Design 2021

**Completion Date:** 2024

**Size:** 49,000 SF

**Construction Cost:** \$18.1M

**Design Fees:** \$1,193,000

**Change Orders:** \$403,000

**Reference:** Ernie Pages, Parks and Recreation Director;  
(336) 992-0804; epages@toknc.com

**Services Provided:** Architecture, Interior Design,  
Mechanical, Electrical, and Plumbing Engineering

**Team Personnel:** Rachel Nilson, AIA, Ron Davis, NICET II,  
Mike Ranieri, PE, Kenneth Mayer, Jr., FAIA, Robert Comery

# We make it a Partnership



## COST ESTIMATING

**BREE & Associates, Inc.**  
**(BREE)** is an Engineering/

Construction Management firm established in 2000. BREE specializes in Project Controls, Cost Estimating, Project Scheduling (P6), Value Engineering, Claims Analysis, Construction Administration, Construction Inspections and Staff Augmentation. The firm is highly experienced in technology and software programs which ensure project efficiency and project delivery.

Over the years, we have provided quality services to numerous public and private clients. As a minority-owned firm, we satisfy **SBE, MBE** and **DBE** goals on many projects.

Lynette Royster  
5315 Highgate Drive, Suite 203  
Durham, NC 27713  
919.806.2255  
lynette.royster@breeassociates.com

## REFERENCES

DTW Architects & Planners, Ltd.  
Wheels Family Fun Park Skating Building Renovation  
J. Paul Young, AIA N  
919.317.4020  
pyoung@dtwarch.com

Eamonn Hutton, Senior Landscape Architect  
City of Charlotte Parks & Recreation  
Independence Park  
Agency Landscape + Planning  
EHutton@agencylp.com



**Eric Phoenix**

**Cost Estimator - BREE & Associates**

Mr. Phoenix has over 30 years of experience as Senior Project Manager and Project Estimator. As an estimator, Eric has provided cost estimates on a variety of projects including, but not limited to: Airports, Residential, Commercial, K-12 Schools, Higher Education Facilities, Municipal Buildings, Transit Operational Centers and Maintenance Facilities. His estimate experience encompasses all stages of Design Development, Hard-Bid Construction Projects, Change Order Cost Control Estimates, Guaranteed Maximum Price estimates and Independent Design Fee cost estimates. Mr. Phoenix is proficient in several software packages

## EDUCATION

Bachelor of Science, Construction Management, East Carolina University

## PROJECT EXPERIENCE

- **City of Greensboro | Master Aquatics**
- **City of Charlotte | Independence Park**
- **Durham Station Improvements**
- **Raleigh Durham International 2040 Vision Plan, Raleigh, NC**
- **Durham County Judicial Building, Durham, NC**
- **City of Durham Mixed-Use Parking Deck**
- **Orange County Water and Sewer Line Extension, Hillsborough, NC**
- **Brown and Williams Water Reclamation Facility, Durham, NC**
- **City of Greenville Town Common Master Plan Phase 2 Design Development**
- **City of Durham Sign and Signal Shop, Durham, NC**
- **Parkwood Area Lift Station Consolidation (PALSCo)**
- **Go Triangle Bus Union Station Bus Transit**
- **Go Raleigh Transit Station Renovation**
- **Go Triangle Plaza Renovations**
- **Go Triangle 324 W. Lane Street Renovation**



**STRUCTURAL  
ENGINEERING**

**SKA Consulting Engineers, Inc.** is a nationally recognized and diversified firm with a

reputation for solving the most complex engineering challenges in the southeast and across the United States. Their experts are some of the most highly educated and sought-after practitioners in the fields of MEP, fire protection, and structural engineering, as well as building solutions and litigation. 15 percent of their engineers are LEED Accredited Professionals whose focus is to minimize the environmental impact of their clients' daily operations.

Aaron Bopp  
7900 Triad Center Drive, Suite 200  
Greensboro, NC 27409  
336.456.3004  
abbopp@skaeng.com

**REFERENCES**

Greensboro Aquatic Center  
Mike Perdue, Director of Maintenance Production  
336.373.74457  
mike.perdue@greensboro-nc.gov

Valdese Aquatic Center  
David Andersen  
828.874.6733  
dandersen@valdesenc.gov

Maynard Aquatic Center  
Fred Patrick  
336.222.5010  
fpatrick@burlingtonnc.gov



**Aaron Bopp**

**PE, LEED AP BD+C**

**Structural Engineer -  
SKA Engineering**

Aaron serves as a Principal Engineer and project manager in the Structural Engineering Group as well as handling the responsibilities of the Director of Operations for SKA. His primary design responsibilities include structural designs and analysis, preparation of construction documents and construction contract administration. Throughout his career, Aaron has gained extensive experience in the educational, institutional, commercial and mixed use facility markets, with a focus on the design and repair of structural steel, masonry and reinforced concrete structures of all shapes and sizes.

**EDUCATION**

Bachelor of Science, Civil Engineering, Virginia Tech

**PROFESSIONAL REGISTRATION**

Professional Engineer: NC, SC, TN, GA, IN, NV

**PROJECT EXPERIENCE**

- **Forsyth County Event Center, Tobaccoville, NC**
- **Forsyth County Tanglewood Clubhouse, Clemmons, NC**
- **Kernersville Public Works Facility, Kernersville, NC**
- **Smith Reynolds Airport New Corporate Hangers, Winston Salem, NC**
- **Guilford County Mental Health Clinic, Greensboro, NC**
- **Surgical Center of Greensboro, Greensboro, NC**
- **300 Oak Street Renovation & Repurposing, High Point, NC**
- **Greensboro Fire Station #56, Greensboro, NC**



## AQUATIC DESIGN

The **WTI** team is a highly qualified group of individuals comprised of creative architects, landscape architects, engineers, designers, business developers and administrators, all with a passion for aquatics. Together, they combine our talents to develop original, aquatic facilities from concept to reality. In addition, WTI maintains solid relationships with other consultants and contractors and continues to set the standards in the aquatic industry across the United States. *CPL and WTI have worked together on the City of Greensboro's Aquatics Master Plan for the City's six aquatic sites.*

Bill Weaver, PE  
100 Park Avenue  
Beaver Dam, WI 5391  
608.609.7771  
bweaver@watertechnologyinc.com

## REFERENCES

City of High Point  
City Lake Aquatic Center  
Lee Tillery, Director of Parks Recreation  
336.883.3469  
lee.tillery@highpointnc.gov

City of Blue Ridge  
Blue Ridge Pool & Splash pad  
Eddie O'Neal, Fannin County Parks & Recreation  
Director  
706.851.4879  
eoneal@fannincountyga.com

Town of Clarksville  
Clarksville Cove Aquatic Center Renovation  
Brian Kaluzny, Superintendent of Park  
812.283.5313  
bkaluzny@clarksvilleparks.com



**Bill Weaver**  
PE

## Aquatic Design Engineer - WTI

Bill joined the WTI team in 2022 and brings a wealth of practical experience. He brings approximately 15 years of engineering experience as a design consultant on municipal wastewater treatment and conveyance projects. Bill's background includes coaching experience at the club, high school, and college levels. In 2018, he led the Madison West Boys Swimming & Diving Team to a Wisconsin High School State Championship. Prior to coaching, Bill spent several years as an elite swimmer where he was a member of the USA Swimming National Team, an Olympic Trials Finalist, NCAA All-American and three-time Big Ten Conference Champion. He continues to swim and actively competes as a U.S. Masters Swimmer. As a swimmer and former coach, Bill has seen many great aquatic facilities and can pull from those experiences to guide future designs.

## EDUCATION

- Master of Science, Environmental Engineering, Purdue University
- Bachelor of Science, Environmental Science, Ohio State University

## PROFESSIONAL REGISTRATION

Professional Engineer: OH, WI

## PROJECT EXPERIENCE

- **Veridea Pool and Splash Pad - Apex, NC**
- **Shirley B. Winston Pool - Columbus, GA**
- **Rigdon Park Pool - Columbus, GA**
- **Psalmnd Road Pool - Columbus, GA**
- **Elberton Splash Pad - Elberton, GA**
- **Sandusky Community Aquatic Center - Sandusky, OH**
- **Edmond YMCA - Oklahoma City, OK**
- **Charleston County Water Parks Electrical Assessment - Charleston, SC**
- **Family Aquatic Center Maintenance Plan - Yankton, SD**
- **Boerne ISD Competition Pool - Boerne, TX**
- **SMU Hydrotherapy & Plunge Pool Addition - Dallas, TX**





## **CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, SURVEY, MASTER PLANNING & ENV/STREAM RESTORATION**

**WithersRavenel**, is equipped with more than 40 years of serving an array of clients and projects through innovative and cost-effective engineering solutions across North Carolina. Including its headquarters in Cary, WithersRavenel has 10 offices across the state in Asheville, Cary (Downtown), Charlotte, Greensboro, Pittsboro, Powells Point, Raleigh, Southern Pines, and Wilmington. Our planners and landscape architects are stewards of the natural environment and advocates for the community. Our parks, recreation, and greenway projects create meaningful experiences while conserving valuable resources.

Jon Blasco, PLA, ASLA  
137 South Wilmington St, Suite 200  
Raleigh, NC 27601  
919.817.5356  
jblasco@withersravenel.com

### **REFERENCES**

City of Raleigh  
River Cane Wetland Park  
Emma Liles, Capital Projects Manager  
919.538.4459  
Emma.Liles@raleighnc.gov

City of Concord  
Academy - Gibson Park Master Plan  
Taylor Morris, Program Coordinator  
704.920.561  
morrlist@concordnc.gov

Harnett County  
Neill's Creek Park Master Planning  
Carl Davis, Parks & Recreation Director  
910.893.7518  
cdavis@harnett.org



**Jon Blasco**

PLS, ASLA

**Landscape Architect -  
WithersRavenel**

Jon is a Senior Project Manager on WithersRavenel's Design + Planning team. A longtime landscape architect, he has experience designing and managing complex projects for both public and private clients. From parks and recreation projects to streetscape and commercial development, he applies his creative mindset to design and problem-solving. His ability to carry a project from start to finish is complemented by his deadline-driven background and attention to detail. He also has a wealth of experience in permitting, construction oversight, and community engagement. Additionally, he has worked on several projects involving master planning and site design for higher education, multi-family amenity spaces, and public facilities.

### **EDUCATION**

- Master of Liberal Arts, Landscape Architecture, North Carolina State University - College of Design
- Bachelor of Science, Visual Communication, Ohio University

### **PROFESSIONAL REGISTRATION**

Professional Landscape Architect: NC

### **PROJECT EXPERIENCE**

- **Smith Farm Park Construction Documents, Mars Hill, NC**
- **Harold Rankin Park Improvements, Lowell, NC**
- **Fitzgerald Park Master Plan, Candor, NC**
- **Leesville and Strickland Road Park Improvements, Raleigh, NC**
- **River Cane Wetland Park Master Plan, Raleigh, NC**
- **Academy-Gibson Park Construction Documents, Concord, NC**
- **Neill's Creek Park Master Planning, Harnett County, NC**
- **Lake Benson Park Master Plan Update, Garner, NC**
- **Municipal Park Master Plan, Holly Ridge, NC**



**Joel Lenk**  
PG

**Environmental Services -  
WithersRavenel**

Joel is a licensed professional geologist in North Carolina with 20 years of experience in environmental consulting. He specializes in mountain and Piedmont riverine environments and is well-versed in State and Federal regulations for stream systems, wetlands, and groundwater. Joel's expertise spans environmental restoration, wetland delineation, permitting, and soil and groundwater remediation. He has managed more than 30 stream, wetland, and pond/lake projects in Western North Carolina, including those under the North Carolina Dam Safety Program, and has provided expert witness testimony on ecological impacts in the region.

**EDUCATION**

Bachelor of Science, Geology, East Carolina University

**PROFESSIONAL REGISTRATION**

Professional Geologist: NC

**PROJECT EXPERIENCE**

- Woodson Road Property, Hendersonville, NC
- Woodfin Reservoir Dam Inspection - Helene 4827-DR, Woodfin, NC
- Barlas SESC and Stormwater Plans and Permitting, Mills River, NC
- Rosman Greenhouse, Transylvania Economic Development, Transylvania County, NC
- Serenity Hills Llc Dam Review, Fletcher, NC
- Short Lake Adger As-Needed Service, Mill Spring, NC



**David Bartone**  
PE

**Site/Civil Engineer -  
WithersRavenel**

With more than 30 years of experience serving as a civil engineering consultant, construction manager, and owner advocate, Dave has a passion for providing cost-effective designs for all projects. He has led many types of successful development projects, including educational, residential, commercial, institutional, government, and utilities. His experience also includes creating and managing design and construction contracts, including a vital role in the development of a \$120 million state sciences laboratory.

**EDUCATION**

Bachelor of Science, Construction Engineering, Lawrence Technological University

**PROFESSIONAL REGISTRATION**

Professional Engineer: NC

**PROJECT EXPERIENCE**

- Chatham Emergency Operations Center, Chatham County, NC. Project Manager
- Accreditation Commission for Health Care, Cary, NC. Project Manager
- Industrial Campus, Goldsboro, NC. Project Manager
- Becker Morgan Raleigh New Police Evidence Facility, Raleigh, NC. Project Manager
- Alston Avenue Assemblage Design Services, Cary, NC. Project Manager
- Downtown Streetscape Phase 2, Four Oaks, NC. Site Civil Engineer



## Marshall Wight

PLS

**Surveyor - WithersRavenel**

Marshall is a surveyor and survey director with a background in conventional and GPS field procedures, research, and data processing. He performs boundary topographic surveys; bathymetric surveys; boundary resolution; as-built; monitoring; planimetric and topographic mapping, recombination, right-of-way dedication, and easement mapping. Marshall specializes in remote sensing technologies, including high-definition 3D laser scanning, unmanned aerial systems (UAS) legality, flight planning, 3D modeling, orthophoto/surface model generation. He is also competent with stream designs, pebble counts, and pavement/sub-pavement analyses. He has expertise in mapping, designing, and analyzing stream projects from a variety of geographical areas. He also has experience in soil and concrete testing.

### EDUCATION

Bachelor of Science, agriculture Environmental Technology, North Carolina State University

### PROFESSIONAL REGISTRATION

Professional Licensed Surveyor: NC

### PROJECT EXPERIENCE

- Church & King Streets Water & Sewer Improvements, Hendersonville, NC. Survey Manager
- Swannanoa Greenway, Asheville, NC. Survey Manager
- Industrial Park Development, Yancey County, NC. Survey Manager
- Water Treatment Plant Expansion, Weaverville, NC. Survey Manager
- Academy Park, Cary, NC. Survey Manager
- Downtown Cary Park Recomb & Access Ease, Cary, NC. Project Manager
- Cary Regional Library & Parking Deck Recombination Plat, Cary, NC. Project Manager



## Megan Powell

**Grants/Funding - WithersRavenel**

Megan has a strong background working for local governments in North Carolina. She has worked on grant administration for ARRA Funds, sustainability projects that involved outreach to the community. As a budget manager and internal auditor, she managed a team responsible for Henderson County's annual \$166 million general fund. Her work involved developing best practices, policies and procedures, complying with Local Government Budget and Fiscal Control Act, and ensuring compliance with all local, state, and federal laws.

### EDUCATION

- Master of Public Administration, Public Management, Appalachian State University
- Bachelor of Science, Political Science, Appalachian State University

### AFFILIATIONS

North Carolina Local Government Budget Association

### PROJECT EXPERIENCE

- Capital Lifecycle Modeling, Henderson County, NC. Staff Team
- Rate Study (2024), Biltmore Forest, NC. Staff Team
- Cleveland County Fairgrounds Assessment, Cleveland County, NC. Staff Team
- Engineering Services for Sports Complex, Henderson County, NC. Staff Team
- Sewer AIA Application (2024), Henderson County, NC. Project Manager
- Comprehensive Land Use Plan 2025, Wilson County, NC. Staff Team

# CPL Client References

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CPL is proud of the work we accomplish in our local communities and feel that our clients are proud of the buildings we create for them, too. We have provided contacts for related projects referenced within our submittal who will be a reference for the expertise, commitment and passion we exude when doing the work we love.

## **Buncombe County, NC**

County-wide Comprehensive Facility Plan, 35 Woodfin Needs Assessment, Fleet Services Facility Complex, Courthouse Modernization

**Role:** Architect

Scott Metcalf, Facilities/Project Manager  
828.250.4250  
Scott.Metcalf@buncombecounty.org

Robert Brown, Facilities/Project Manager  
828.250.4784  
Robert.Brown@buncombecounty.org  
40 McCormick Place  
Asheville, NC 28801

## **City of Thomasville, NC**

Aquatics/Community Center & City Council Chambers

**Role:** Architect

Cory Tobin  
Parks & Recreation Director  
336.689.5358  
cory.tobin@thomasville-nc.gov  
10 Salem Street  
Thomasville, NC 27360

## **City of Belmont, NC**

Community & Recreation Center

**Role:** Architect

Zip Stowe, CPRP  
Parks & Recreation Director  
704.901.2069  
zstowe@cityofbelmont.org  
1401 E. Catawba Street  
Belmont, NC 28012

## **Town of Rutherfordton, NC**

New Town Hall

**Role:** Architect

Doug Barrick  
Town Manager  
828.287.3520  
dbarrick@rutherfordtoon.net  
129 N. Main Street  
Rutherfordton, NC 288139

## **Cabarrus County, NC**

Library and Active Living Center

**Role:** Architect

Michael Miller  
Infrastructure & Asset Management Director  
704.920.3201  
mamiller@cabarruscounty.us  
65 Church St S  
Concord, NC 28025



***CPL's goal is to build long-term relationships based on client confidence and excellent performance.***



A. Statement of Qualifications Certification

STATEMENT OF QUALIFICATIONS CERTIFICATION

Firms Signature: *Rachel F Nilson* Date: 1/14/25

By Signing above, I Certify that I have carefully read and fully understand the information contained in this RFQ; and that I have the capability to successfully undertake and complete the responsibilities and obligations of the Statement of Qualifications being submitted and have the authority to sign Statement of Qualifications on behalf of my organization. **It is the Firm's responsibility to assure that all addenda have been reviewed prior to Statement of Qualifications submission.**

BY (Printed): Rachel F. Nilson, AIA, NCARB

TITLE: Principal In Charge

COMPANY: CPL Architects and Engineers, P.C.

ADDRESS: 6302 Fairview Road, Suite 102, Charlotte, NC 28210

TELEPHONE: 704.331.9131

EMAIL: RNilson@CPLteam.com

The Firm supplies the information recorded below for use in the preparation of the contract documents, in event of contract award:

1. Please indicate type of business organization:
  - Sole Proprietorship
  - Partnership (limited or general)
  - Corporation
  - Limited Liability Co.
  - Other (Please specify: \_\_\_\_\_)



2. If business is a Corporation, please answer the following questions:

Name and title of officers, authorized by Resolution, who will execute the contract on behalf of entity (generally President and Secretary).

Rachel F. Nilson, AIA, NCARB

Firm is incorporated in what state?

New York

If firm is a foreign corporation, does firm have a certificate of authority from the North Carolina Secretary of State?

3. If business is a Partnership, please answer the following:

Name in full or all general partners and addresses:

\_\_\_\_\_  
\_\_\_\_\_

Is this a limited or general partnership?   

If a limited partnership, what is the state of registration?           

If business is a foreign limited partnership, does business have a certificate of authority from the North Carolina Secretary of State?       

4. If business is a Sole Proprietorship, please answer the following:

Name of owner: \_\_\_\_\_

5. If business is a limited liability company, please answer the following:



List the names and titles of managers or member-managers who will execute the contract on behalf of the company? Rachel F. Nilson, AIA, NCARB - Principal in Charge,  
Gabrielle Steffel, AIA -Project Manager

What is the state of organization? New York

If business is a foreign limited liability company, does business have a certificate of authority from the North Carolina Secretary of State? Yes

6. For all bidders:

If the business operates under an assumed name, what is the assumed name?  
N/A

Has a certificate of assumed name been filed in the Henderson County Registry?  
\_\_\_\_\_

If so, please provide the recording information: Deed Book \_\_\_\_\_ at Page\_\_\_\_\_.



B. Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any persons for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding to any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance is placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transactions imposed by 31 USC §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The Consultant, CPL Architects and Engineers, P.C., certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Consultant understands and agrees that the provisions of 31 USC §1352, *et seq.*, apply to this certification and disclosure, if any.

  
\_\_\_\_\_

Date: 1/14/25

Signature of Consultant's Authorized Official

Rachel F. Nilson, AIA, NCARB

Printed Name and Title of Consultant's Authorized Official





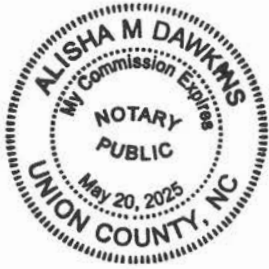
City of Hendersonville, NC

Request for Statements of Qualifications # 240141014001

Subscribed and sworn to before me this 6 day of January 2025, in the State of North Carolina  
and the County of Mecklenburg.

Notary Public Alisha M. Dawkins, Alisha M Dawkins

My Appointment Expires May 20, 2025





C. Certification Regarding Debarment Suspension, Ineligibility, and Voluntary Exclusion Lower Tier Covered Transaction

(To be submitted with all bids exceeding \$25,000.)

1. The prospective lower tier participant (Bidder/Consultant) certifies, by submission of this bid or Statement of Qualifications, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
  
2. The prospective Bidder/Consultant also certifies by submission of this bid or Statement of Qualifications that all SubConsultants and suppliers (this requirement flows down to all subcontracts at all levels) are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
  
3. Where the prospective lower tier participant (Bidder/Consultant) is unable to certify any of the statements in this certification, such prospective participant shall attach an explanation to this bid or Statement of Qualifications.

The lower tier participant (Bidder/Consultant), CPL, certifies or affirms the truthfulness and accuracy of this statement of its certification and disclosure, if any.

DATE 1/14/25

SIGNATURE Michael F. Nelson

COMPANY CPL Architects and Engineers, P.C.



City of Hendersonville, NC

Request for Statements of Qualifications # 240141014001

NAME

Rachel F. Nilson, AIA, NCARB

*Rachel F Nilson*

TITLE

Principal In Charge

State of North Carolina

County of Mecklenburg

Subscribed and sworn to before me this 6 day of January, 2025.

Notary Public *Alisha M Dawkins*

My Appointment Expires *May 20, 2025*





D. Affidavit of Compliance with N.C. E-Verify Statutes

STATE OF North Carolina  
COUNTY OF Mecklenburg

AFFIDAVIT of COMPLIANCE  
with N.C. E-Verify Statutes

I, Rachel F. Nilson, AIA, NCARB (hereinafter the "Affiant"), duly authorized by and on behalf of CPL Architects and Engineers, P.C. (hereinafter the "Employer") after being first duly sworn deposes and says as follows:

1. I am the Vice President (President, Manager, CEO, etc.) of the Employer and possess the full authority to speak for and on behalf of the Employer identified above.
2. Employer understands that "E-Verify" means the federal E-Verify program operated by the United States Dept. of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with N.C. Gen. Stat. §64-25 (5).
3.  Employer employs 5 or more employees in the State of North Carolina, and is in compliance with the provisions of N.C. Gen. Stat. §64-26. Employer has verified the work authorization of its employees through E-Verify and shall retain the records of verification in accordance with N.C. Gen. Stat. §64-26.  
OR  
 Employer employs fewer than 5 employees in the State of North Carolina and is therefore not subject to the provisions of N.C. Gen. Stat. §64-26.
4. All subConsultants engaged by or to be engaged by Employer have or will have likewise complied with the provisions of N.C. Gen. Stat. §64-26.
5. Employer shall keep the City of Hendersonville informed of any change in its status pursuant to Article 2 of Chapter 64 of the North Carolina General Statutes.

Further this affiant sayeth not.



City of Hendersonville, NC

Request for Statements of Qualifications # 240141014001

This the 6<sup>th</sup> day of January, 2025.

Nehal F Na

Signature of Affiant

STATE OF North Carolina

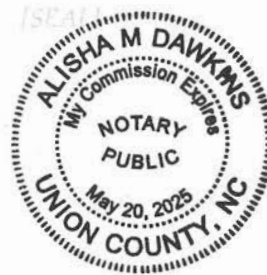
COUNTY OF Mecklenburg

Sworn to and subscribed before me, this the 6<sup>th</sup> day of January, 2025.

Alisha M Dawkins

Notary Public

My commission expires: May 20, 2025



# Your Vision, Unlocked.

**Rachel F. Nilson, AIA, NCARB**

Principal In Charge

518.892.7310

RNilson@CPLTeam.com



City of Belmont, NC - Community and Recreation Center

