



Request for Qualifications

EMERGENCY OPERATIONS CENTER/PUBLIC SAFETY BUILDING PROJECT MANAGEMENT SERVICES

Submitted to:

Jonathan Barlow, Town Manager
Town of Swansboro
601 W. Corbett Avenue
Swansboro, NC 28584

Submitted by:

MBP

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Raleigh, NC 27609
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April 15, 2026

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INTRODUCTORY LETTER



April 15, 2026

Town of Swansboro
601 W. Corbett Avenue
Swansboro, NC 28584

Attention: Jonathan Barlow, Town Manager

Reference: **Request for Qualifications - Emergency Operations Center/Public Safety Building
Project Management Services**

Dear Mr. Barlow,

We are excited for this opportunity to provide Project Management Services for the Emergency Operations Center and Public Safety Building. MBP is uniquely positioned to serve as the Town of Swansboro's owner's representative for this critical municipal project.

Our local presence and deep experience with public safety projects, positions us as the ideal partner for this important project.

MBP brings significant, relevant experience to this engagement, particularly with our current active projects in the region. We are currently providing owner's representative services for municipal projects just south in Pender County, giving us direct, hands-on experience with the unique challenges and opportunities that coastal North Carolina communities face. Additionally, through our ongoing work in Jacksonville at Camp Lejeune we have local team members with experience navigating the complex regulatory environment and security considerations that often intersect with public safety facility projects.

We understand the importance of this facility to the Town's public safety operations and emergency preparedness capabilities. Our commitment is to serve as your dedicated advocate throughout the design-build process, ensuring that the final facility meets your operational requirements while maintaining fiscal responsibility and adherence to your timeline.

Within this proposal, we include our detailed qualifications and discuss how our experience, regional knowledge, and established relationship with the Town can contribute to the success of your Emergency Operations Center and Public Safety Building project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Andy Miller".

Andy Miller, PE, CCM
Service Line Manager
amiller@mbpce.com
252-717-2750

Enclosure
cc: P26138

QUALIFICATIONS AND EXPERIENCE

1) EXPERIENCE IN PROVIDING EQUIVALENT OWNER'S REPRESENTATIVE AND ADVISORY SERVICES ON SIMILAR PROJECTS FOR NORTH CAROLINA UNITS OF GOVERNMENT

Founded in 1989, MBP is a nationally recognized, full-service construction consulting and management firm with more than 35 years of experience. Headquartered in Vienna, Virginia, MBP operates 14 additional offices along the East Coast and in Hawaii, with full-service locations in Richmond, Williamsburg, Roanoke, and Chesapeake, Virginia, as well as offices in North Carolina, South Carolina, Georgia, Florida, Connecticut, Maryland, Pennsylvania, New York, and Tennessee. The firm employs over 350 professionals and is consistently ranked among the Engineering News-Record (ENR) Top 50 Construction Management Services firms. MBP's client-focused approach is built on a foundation of integrity, transparency, and technical excellence, and the company has managed more than \$90 billion in construction projects since its inception, serving a diverse range of clients nationwide and abroad.

MBP is pleased to present its qualifications and extensive experience in providing owner's representative and advisory services. MBP has extensive experience on projects similar in scope and complexity to the Swansboro Emergency Operations Center (EOC)/Public Safety Building (PSB) project. With a 35-year history in the construction advising and management industry and 24 years operating from our Raleigh, North Carolina office, MBP has cultivated a deep understanding of the unique needs and regulatory environments of municipal government clients across the region, especially at the coast. Our commitment to delivering high-quality, cost-effective, and on-time projects is evidenced by our robust portfolio and long-standing relationships with public sector entities.

MBP's core mission is to serve as a trusted advocate for owners, ensuring that strategic, programmatic, and financial objectives are achieved. Our approach is built on a foundation of collaboration, precision, and proactive management across all project phases, from pre-design through post-construction. We bring comprehensive services, including project management, owner advisory services, construction administration, construction quality management and inspection, CPM scheduling, cost estimating, value engineering, risk management, dispute resolution, and building

commissioning. This multi-disciplinary expertise, combined with our local presence and extensive experience with municipal projects, including public buildings, parking structures, government annexes, and facility upgrades, makes MBP exceptionally well-suited to serve the Town of Swansboro.

Our team comprises over 350 professionals nationally, with more than 50 team members including project managers, engineers, project risk and control specialists, field inspectors, and support staff based in our North Carolina offices in Raleigh and Charlotte. Most importantly for the Town of Swansboro, we have dedicated team members currently stationed just 30 minutes away at Camp Lejeune and actively working on projects in nearby Pender County. This immediate regional presence ensures rapid response times, on-site availability, and deep familiarity with the local regulatory environment, contractor network, and unique coastal challenges that will directly benefit your Emergency Operations Center and Public Safety Building project. This substantial resource base ensures availability and responsive support, allowing us to seamlessly address client needs, even on short notice.

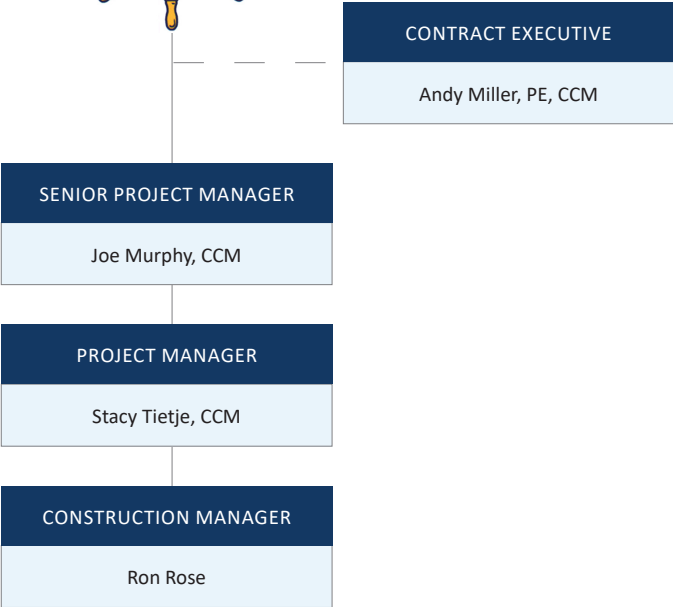
EXPERIENCE IN PROVIDING EQUIVALENT OWNER'S REPRESENTATIVE AND ADVISORY SERVICES ON SIMILAR PROJECTS FOR NORTH CAROLINA UNITS OF GOVERNMENT

MBP has a strong and proven track record of successfully delivering owner's representative and advisory services for various North Carolina government entities, including the City of Wilmington and Pender County. Our experience spans a diverse array of projects, including public safety facilities, government buildings, and large-scale community infrastructure, directly aligning with the requirements of the Swansboro EOC/PSB Project. The Town of Swansboro has selected Design-Build delivery for this project, and MBP has extensive experience providing owner advisory services for Design-Build and other alternative delivery methods, ensuring effective oversight and advocacy for the owner's interests.

We have included additional information on specific relevant projects on our project write-up sheets within this proposal.

QUALIFICATIONS AND EXPERIENCE

2) RESUMES OF PROPOSED PROJECT TEAM MEMBERS, IDENTIFYING GENERAL QUALIFICATIONS, EDUCATION, AVAILABILITY, AND YEARS OF EXPERIENCE



Joe Murphy, CCM – Senior Project Manager: Mr. Murphy has over 43 years of experience in design and construction management. As a Certified Construction Manager, he is proficient in recognizing potential problems early and proactively managing issues. Mr. Murphy will lead the implementation of each task order, bringing his expertise in project estimating, scheduling, and quality assurance. Mr. Murphy’s experience includes the Chesapeake Public Safety Operations Building and the Fire & Emergency Services Center in Fayetteville, NC, both highly relevant to this project.

Stacy Tietje, CCM – Project Manager: Based in Clayton, NC, Ms. Tietje brings valuable project management skills to all phases of the construction process, including owner’s representation, stakeholder engagement, on-site construction management, and move management. Ms. Tietje will provide additional project management support to Mr. Murphy and can manage individual projects at a task level. Ms. Tietje and Mr. Murphy have a strong history of working together on projects for the City of Fayetteville, demonstrating their collaborative synergy and deep understanding of municipal project requirements. Their joint experience also extends to the Emergency Operations Center in Dorchester County, SC, further solidifying their ability to manage complex public safety projects.

Ron Rose – Construction Manager: Mr. Rose has 47 years of experience in the construction industry, with 15 years in construction management for municipal, federal, and commercial sector projects. As Construction Manager, he has extensive experience as both a building contractor and an owner’s representative, and is experienced in all facets of construction phase requirements, including cost estimating, scheduling, quality assurance project management, documentation, and contract administration. Mr. Rose will provide on-site construction management and quality assurance inspection. His experience includes the Kirkpatrick West Fire & Rescue Station #27 and the Emergency Operations Center in Dorchester County, SC, where he worked alongside Stacy Tietje.

OUR DEDICATED PROJECT TEAM

MBP’s proposed project team brings a depth of expertise and a proven track record of working together successfully on similar projects for North Carolina units of government. Our team structure is based on continuity, a single clear voice on behalf of the Town, and providing a high level of service.

Andy Miller, PE, CCM – Contract Executive: Based in Raleigh, NC, Mr. Miller brings 30 years of experience in personnel management, senior project management, and engineering. He will serve as the primary point of contact for this contract, overseeing all contractual matters and providing high-level advisory services on alternative delivery methods, including Design-Build. His deep connection to Eastern NC, where he worked for 15 years, drives his commitment to delivering exceptional services. Mr. Miller was instrumental in the Beaufort County IDIQ and NCDOT Value Assessment Projects.

QUALIFICATIONS AND EXPERIENCE

OUR TEAM'S COLLABORATIVE EXPERIENCE

Andy Miller, Joe Murphy, Stacy Tietje, and Ron Rose form a highly experienced and cohesive team. Specifically, the proven working relationship between Joe Murphy and Stacy Tietje on projects for the City of Fayetteville provides a significant advantage, ensuring seamless coordination and a deep understanding of municipal client needs and processes. Furthermore, the successful collaboration between Ron Rose and Stacy Tietje on the Dorchester County Emergency Operations Center project underscores their combined expertise in managing complex public safety infrastructure. This collective experience ensures a cohesive and integrated team that understands how to collaborate efficiently, communicate effectively, and deliver results for complex municipal projects in North Carolina. This established working relationship minimizes ramp-up time and maximizes efficiency from the project's kick-off.

We have included further information, including resumes of our key members, within this proposal.

3) INDICATE ANY INNOVATIVE METHODS AND/OR TECHNIQUES THAT CAN BE APPLIED TO THIS PROJECT THAT YOU HAVE APPLIED ON PRIOR SUCCESSFUL PROJECTS TO ENHANCE EFFICIENCY, TIMELINESS, AND QUALITY OF WORK

INNOVATIVE METHODS AND TECHNIQUES TO ENHANCE EFFICIENCY, TIMELINESS, AND QUALITY

MBP is committed to leveraging cutting-edge technology and proven methodologies to optimize project outcomes. We continuously seek and implement innovative solutions that enhance efficiency, improve timeliness, and elevate the quality of our services. For the Swansboro EOC/PSB Project, we propose to apply the following innovative methods and techniques, which we have successfully utilized on prior projects:

- **HoloBuilder 360 Digital Image Capturing:** MBP utilizes 360-degree cameras to fully capture construction progress on-site. Inspectors set up job-walk routes to capture progress photos at consistent locations. Through a collaborative platform, MBP shares all progress photos with the client and other authorized viewers, providing high-resolution, 360-degree photos of the project. This technology is invaluable for:
 - **Enhanced Documentation:** Creating a comprehensive visual record of construction progress, crucial for resolving disputes, verifying work, and documenting as-built conditions.
- **Improved Communication:** Providing Town officials and stakeholders with real-time visual updates, fostering transparency.
- **Timeliness and Efficiency:** Expediting issue resolution by providing immediate visual context for discussions, thereby preventing delays and rework. This was successfully applied on projects like the Galloway Ridge at Fearington where visual documentation aided in progress reporting and issue tracking.
- **Advanced Project Management Information Systems (PMIS) and Specialized Applications (e.g., Raken):** MBP employs industry-leading PMIS platforms and specialized applications like Raken to manage project data, documents, and communications. Our general approach ensures:
 - **Centralized Data Management:** All project documentation, including meeting minutes, submittals, RFIs, change orders, and as-built records, are maintained in a centralized, accessible system. This ensures that all team members and stakeholders have access to the latest information, reducing communication gaps and improving decision-making speed.
 - **Streamlined Workflows:** Automation of routine tasks and standardized processes within the PMIS enhance efficiency, ensuring that approvals, reviews, and tracking are handled systematically and on-time.
 - **Real-time Reporting:** The PMIS facilitates the generation of real-time reports on project status, budget, schedule, and risk assessments, providing accurate and up-to-date information for the Town.
- **Interactive Project Dashboards:** To provide highly visible and easily digestible project information, MBP develops customized interactive dashboards. These dashboards integrate data from our PMIS and other sources to present key performance indicators (KPIs) in a clear, graphical format.
 - **High-Visibility Reporting:** Dashboards offer a concise overview of project health, budget status, schedule adherence, and critical milestones, making it easy for Town leadership and Town Council to quickly grasp project progress and identify potential issues.
 - **Enhanced Decision-Making:** By presenting complex data in an intuitive format, dashboards

QUALIFICATIONS AND EXPERIENCE

empower informed decision-making, allowing for proactive adjustments and strategic interventions.

- **Transparent Communication:** These dashboards serve as an excellent tool for presenting project updates to the Town Council and other stakeholders, fostering transparency and accountability. Our experience with highly visible projects, such as the Pender County J.H. Lea K-8 School, has honed our ability to present complex project information clearly and effectively to governing bodies.

PROJECT APPROACH: COORDINATION, COMMUNICATION, AND PRESENTATION OF INFORMATION TO TOWN COUNCIL

MBP understands that the Swansboro EOC/PSB Project is a highly visible undertaking for the Town, requiring exceptional coordination, transparent communication, and clear presentation of information to Town leadership and the Town Council. Our project approach is specifically designed to meet these critical needs, especially within a Design-Build (DB) delivery framework.

PROACTIVE COORDINATION WITHIN DESIGN-BUILD

Integrated Team Approach: We will serve as the Town's advocate, working collaboratively with the Design-Build firm and all other project stakeholders. Our role is to verify seamless coordination among all parties, facilitating effective communication and problem-solving inherent in the DB model. We will confirm the Town's objectives are clearly communicated and upheld throughout the integrated design and construction process.

Regular Progress Meetings: We will schedule and lead regular progress meetings (weekly, bi-weekly, or as needed) with the integrated project team, including the Design-Build firm, Town staff, and other key stakeholders. These meetings will review project status, coordinate upcoming work, and address any emerging issues, ensuring alignment with the DB schedule and budget.

Issue Resolution Facilitation: MBP will proactively identify potential issues and facilitate their resolution, ensuring that non-conforming work or discrepancies are addressed promptly and effectively, minimizing impacts on schedule and budget within the DB framework.

TRANSPARENT AND CONSISTENT COMMUNICATION

Primary Point of Contact: Joe Murphy will serve as the primary point of contact for the Town, centralizing communications and ensuring consistency in messaging across the Design-Build team.

Comprehensive Reporting: We will provide regular, detailed updates to Town officials and project stakeholders, including progress reports, budget status, risk assessments, and as-built records. Our reports will be customized to meet the specific needs of the Town, ensuring all pertinent information is conveyed clearly and concisely.

Open Dialogue: We maintain an open and continuous dialogue with the Design-Build firm, Town staff, and other agencies, fostering a collaborative environment where information flows freely and concerns are addressed in a timely manner.

EFFECTIVE PRESENTATION OF INFORMATION TO TOWN COUNCIL FOR A HIGHLY VISIBLE PROJECT

Tailored Presentations: Recognizing the importance of clear and concise communication to governing bodies, MBP will prepare tailored presentations for the Town Council. These presentations will utilize our interactive dashboards, visual aids (including HoloBuilder 360 imagery), and executive summaries to convey complex project information in an easily understandable format.

Strategic Recommendations: We will advise Town leadership on critical project decisions, providing independent, expert recommendations based on thorough analysis of design documents, cost estimates, schedules, and risks. Our presentations to the Town Council will include these recommendations, along with the rationale and potential impacts, to support informed decision-making for this highly visible project.

Experience with Public Bodies: Our extensive experience with municipal clients, has equipped us with the expertise to effectively communicate project status, challenges, and solutions to public officials and stakeholders, ensuring the Town Council is always well-informed.

MBP's commitment to quality, client service, and innovative project delivery ensures that the Town of Swansboro will receive industry leading owner's representative and advisory services for this critical project.

QUALIFICATIONS AND EXPERIENCE

WHY MBP?

MBP is uniquely positioned to support the Town of Swansboro's emergency services building project with a proven track record of delivering high-quality results for municipal clients across North Carolina. Our team brings specialized expertise in construction management, commissioning, and owner's representation for public safety and emergency services facilities, providing projects that are delivered on time, within budget, and to the highest standards of quality and performance. MBP's approach emphasizes proactive communication, rigorous project controls, and tailored solutions that safeguard the Town's interests at every stage, from early planning through construction closeout. With deep regional experience, flexible staffing, and a commitment to transparency and accountability, MBP provides the technical excellence and local knowledge necessary to navigate the complexities of emergency services projects. By choosing MBP, the Town of Swansboro gains a trusted partner dedicated to minimizing risk, maximizing value, and supporting the long-term success and resilience of its emergency services infrastructure.

QUALIFICATIONS AND EXPERIENCE

FIRE STATION #5 WILMINGTON, NORTH CAROLINA



CLIENT
City of Wilmington

TOTAL CONSTRUCTION COST
\$3.4 million

SCOPE OF WORK
MBP provided a commissioning design review of the 95% construction documents (CD) and back check of the 100% CDs. MBP provided the commissioning plan, conducted site observations of the systems to be commissioned, developed the PFCs, generated and witnessed the FPTs, conducted commissioning meetings, and provided the City with the final commissioning report and systems manual. Ten months after project acceptance, MBP conducted the warranty review meeting with the City, design team, and contractors.

PROJECT DESCRIPTION
The project involved the construction of a new 10,774-square-foot fire station. Systems commissioned include variable refrigerant flow systems, dedicated outdoor air unit, vehicle exhaust removal system, and domestic water heaters.

J.H. LEA ELEMENTARY AND J.H. LEA MIDDLE SCHOOL BURGAW, NORTH CAROLINA



CLIENT
Pender County Schools

TOTAL CONSTRUCTION COST
\$135 million

SCOPE OF WORK
MBP provided comprehensive services to represent the Owner's interests throughout the remaining construction phases. Services included serving as the primary liaison between the Owner and Design-Build team; facilitating project meetings; and communicating updates and decisions to stakeholders. Construction activities were monitored to ensure compliance with contract documents and specifications, and RFIs, submittals, PCOs, and pay applications were reviewed. During closeout, coordination with the Commissioning Agent supported system performance verification and assistance was provided with final inspections and occupancy certification.

PROJECT DESCRIPTION
The project encompassed 290,000 square feet and included both an elementary school (ES) and a middle school (MS) wing. It featured 78 classrooms with a total capacity of 2,312 students between the two wings. Each wing had its own dining room and gymnasium, while the MS wing also contained specialized classrooms for music, dance/drama, art, health, and a STEM lab. Outdoor amenities included a playground, a baseball/softball field, and a multipurpose field. Parking areas accommodated employees, visitors, and buses, and a shared ES/MS courtyard served as a central gathering space.

QUALIFICATIONS AND EXPERIENCE

EMERGENCY OPERATIONS CENTER SUMMERVILLE, SOUTH CAROLINA

CLIENT

Dorchester County

TOTAL CONSTRUCTION COST

\$9.8 million

SCOPE OF WORK

MBP provided on-site quality assurance review services to include confirming work is being completed per plans and specifications; preparing daily reports that include information such as an overview of work performed, including labor, equipment, materials, safety conditions, compliance issues, important conversations, progress photos, and other relevant information; evaluating the quantity and condition of stored materials and recommend payment accordingly and recommend deductions for the overstated value of work in place and work not in compliance with the contract documents; and serving as a resource to the County and Rosenblum Coe Architects to assist in addressing project inquiries.

PROJECT DESCRIPTION

The project consisted of constructing a state-of-the-art facility to house the EOC and Consolidated Dispatch Center. This new facility was built within the Dorchester County Law Enforcement Complex located in Summerville, SC. This new facility was rated for hurricane-force winds and seismic activity.

FIRE STATION #9 FAYETTEVILLE, NORTH CAROLINA

CLIENT

City of Fayetteville

TOTAL CONSTRUCTION COST

\$15 million

SCOPE OF WORK

MBP provided comprehensive services spanning the entire project lifecycle, including pre-construction, construction, and closeout phases. During pre-construction, services included supporting CMaR selection, contract negotiation, design reviews, and cost and schedule analysis. During construction, owner's representative services were provided through site visits, quality assurance inspections, and document reviews, including evaluation of pay applications and change orders. During closeout, commissioning activities and systems testing were monitored to verify the facility is fully operational and ready for occupancy.

PROJECT DESCRIPTION

The project consisted of constructing a new approximately 13,000-square-foot fire station utilizing the Construction Manager at Risk (CMaR) delivery method. The facility features a minimum of three drive-through apparatus bays, individual dorm rooms, a combined kitchen/dining/day room, hose storage and repair areas, tool and decontamination rooms, gear storage, a multipurpose room, public and private restrooms, an HVAC/storage mezzanine, laundry facilities, a radio/report room, fitness room, IT and electrical rooms, and administrative offices.

REFERENCES

Individual	Associated Project	Role/Expertise	Contact Information
Daniel Prentice	Emergency Operations Center, Dorchester County, SC	Administrator Dorchester County	843-518-3871 DanielPrentice@charlestoncountyschools.gov

This project involved a new EOC facility, including a 911 call center and Sheriff Dispatch Center. Mr. Prentice's perspective as the County Architect on this project is invaluable, as it directly relates to MBP's capability in managing design, construction, and technical aspects of critical public safety infrastructure, which is highly analogous to the Swansboro EOC/PSB project.

Roger Hunt, Jr.	Fire Station #9, City of Fayetteville, NC	Project and Contract Manager City of Fayetteville	910-433-1173 RogerHunt@FayettevilleNC.gov
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MBP provided owner's advisor services for future projects for this fire station. Mr. Hunt's direct experience managing projects with MBP for a North Carolina municipality underscores our team's understanding of local government needs and our ability to deliver on fire station development.

Mike Naklicki, PMP, EI	Fire Station #5, City of Wilmington, NC	Division Project Manager City of Wilmington	910-341-5897 Mike.Naklicki@wilmingtonnc.gov
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Mr. Naklicki's perspective will speak to MBP's performance in construction document review, on-site monitoring, and cost control for municipal facilities in North Carolina. The experience with a fire station project directly demonstrates our capability in managing public safety infrastructure.

The references provided represent key stakeholders and decision-makers from government entities who have directly engaged with MBP on significant capital improvement projects. Their insights will attest to MBP's team performance, our proactive approach to project management, and our dedication to achieving client objectives.

These individuals can provide firsthand accounts of MBP's expertise in navigating complex project challenges, fostering effective communication among all stakeholders, and upholding high standards of quality and professionalism.

Andy Miller, PE, CCM Contract Executive



BACKGROUND

Mr. Miller has 30 years of experience as a construction professional with expertise in personnel management, senior project management, and engineering. His experience includes managing large-scale projects and contracts, building and maintaining critical client relationships, and achieving consistent results in changing environments. Mr. Miller specializes in maximizing productivity, identifying cost-reduction opportunities, and developing solutions to optimize operations and project initiatives. With a strong technical background and experience in OSHA and safety compliance and NC Building Codes, he brings a unique perspective to his work. Mr. Miller has a track record of delivering successful projects and he is passionate about driving results through collaboration and strategic planning.

EDUCATION

BS, Civil Engineering with
Construction, North Carolina State
University, 1995

PROFESSIONAL CERTIFICATIONS/REGISTRATIONS

Professional Engineer (PE), North
Carolina

Certified Construction Manager
(CCM)

OSHA 10 Hour Course Construction
Safety and Health

NC General Contractor Qualifier
#Q46353

PROFESSIONAL ASSOCIATIONS

Member, Construction Management
Association of America (CMAA)

RELEVANT EXPERIENCE

City of Fayetteville, Fire Station #9, Fayetteville, NC: As Service Line Manager, providing general oversight of personnel and managing project needs. The project consisted of constructing a new approximately 13,000-square-foot fire station utilizing the Construction Manager at Risk (CMaR) delivery method. The facility features a minimum of three drive-through apparatus bays, individual dorm rooms, a combined kitchen/dining/day room, hose storage and repair areas, tool and decontamination rooms, gear storage, a multipurpose room, public and private restrooms, an HVAC/storage mezzanine, laundry facilities, a radio/report room, fitness room, IT and electrical rooms, and administrative offices. The total construction value was \$15 million.

North Carolina Department of Transportation, I-2513 Cost-Schedule Risk Assessment, NC: As Senior Project Manager, oversaw the program management for NCDOT Facilities roofing repair/replace initiative. This included the assessment of facility roofs across all 14 divisions in the state of North Carolina. From that assessment, a priority list was established with an associated budget used to strategically administer the projects available funding. Project management was then provided to perform the needed work. This included project controls, contract administration, project closeout, and warranty compilation. The NCDOT Facilities Management Division received approximately \$14 million from the state to address roofing repairs and replacements. The funds were allocated across all 14 Divisions across the state. The program encompassed hundreds of roofing projects and addressed critical roofing needs to provide much-needed improvements to NCDOT's facilities.

Danville Public Schools, G.L.H. Johnson Elementary School and Arnette Hills Elementary School, Danville, VA: As Service Line Manager, supported project staff, including Senior Project Manager, Project Manager, and Clerk of the Works. Participated in owner, architect, contractor owner, architect, contractor (OAC) meetings both on site and remotely. Reviewed all

Andy Miller, PE, CCM Contract Executive

reports, managed project financials and invoicing, and participated in schedule reviews. The project consisted of constructing a new approximately 78,000-square-foot elementary for 650 students on an existing cleared slightly sloping site. The total construction value was \$34 million.

Danville Public Schools, George Washington High School and J.M. Langston Campus, Danville, VA: As Service Line Manager, supported project staff, including Senior Project Manager, Project Manager, Clerk of the Works. Participated in owner, architect, contractor owner, architect, contractor (OAC) meetings both on site and remotely. Reviewed all reports, managed project financials and invoicing, and participated in schedule reviews. The project consisted of renovations and additions to two schools, including the George Washington High School (\$74 million) and the J.M. Langston Campus (\$42 million), where extensive campus-wide renovations and additions with upgrades to infrastructure, security, and technology were performed. The total construction value was \$98 million.

Stanley Martin, Falls Village Clubhouse, Durham, NC: As Service Line Manager, supervised and guided team members and provided all requested company resources to the team as needed. Supported contract modifications, scope clarifications, and schedule guidance. The project involved the construction of a 15,890-square-foot facility, which included a clubhouse, amenity center, and pool. The total construction value was \$5.7 million.

Joe Murphy, CCM Senior Project Manager



BACKGROUND

Mr. Murphy brings more than 43 years of experience in design and construction management. He is a Certified Construction Manager and a Certified Construction Contract Administrator and has managed programs and construction projects totaling over \$1 billion. Mr. Murphy is proficient in recognizing potential problems early and proactively managing those issues to ensure the completion of all objectives. His construction knowledge and expertise in bidding and construction documents enhance the quality of any program seeking successful completion. He has experience in all design and construction phases, including estimating, scheduling, quality assurance, project management, documentation, and administration.

RELEVANT EXPERIENCE

EDUCATION

AAS, Architectural Technology, Wake Technical Community College, 1983

PROFESSIONAL CERTIFICATIONS/REGISTRATIONS

Certified Construction Manager (CCM)

OSHA 10 Hour Course Construction Safety and Health

PROFESSIONAL ASSOCIATIONS

Member, Construction Specifications Institute (CSI)

Pender County Schools, J.H. Lea Elementary and J.H. Lea Middle School, Burgaw, NC:

As Senior Project Manager, served as the Owner's Representative, coordinating with the Design-Build team and overseeing project progress, cost, and quality through construction and closeout. The project encompassed 290,000 square feet and included both an elementary school (ES) and a middle school (MS) wing. It featured 78 classrooms with a total capacity of 2,312 students between the two wings. Each wing had its own dining room and gymnasium, while the MS wing also contained specialized classrooms for music, dance/drama, art, health, and a STEM lab. Outdoor amenities included a playground, a baseball/softball field, and a multipurpose field. Parking areas accommodated employees, visitors, and buses, and a shared ES/MS courtyard served as a central gathering space. The total construction value was \$135 million.

City of Fayetteville, Fire Station #9, Fayetteville, NC: As Senior Project Manager, oversaw the Owner's Advisor duties on the project. Responsible for advising on key project considerations and management of task activities. The project consisted of constructing a new approximately 13,000-square-foot fire station utilizing the Construction Manager at Risk (CMaR) delivery method. The facility features three drive-through apparatus bays, individual dorm rooms, a combined kitchen/dining/day room, storage areas, tool and decontamination rooms, a multipurpose room, public and private restrooms, a mezzanine, laundry facilities, a radio/report room, fitness room, and administrative offices. The total construction value was \$10 million.

Chesapeake Public Safety Operations Building, Chesapeake, VA: As Project Manager, provided construction management services for the City of Chesapeake including a full constructability review, Division 00 front end bidding documents review, contractor selections and bidding assistance, and full on-site project management and inspections. This project consisted of the complete construction of a new three-story public safety operations building. The building houses the Offices of Emergency Management and Emergency Operations Center, the 911 City Call Center, the Emergency

Joe Murphy, CCM Senior Project Manager

Communications Center, the Department of Information Technology Data Server Room, and Staff and Support areas. Additional aspects of the building include perimeter security anti-ram knee-walls, bollards, landscape elements, and a service yard with perimeter security. The work also included site development, hardscapes, and landscape for the building site. The building provided approximately 51,150 gross square feet, restricted parking for approximately 140 vehicles, and 60 visitor parking spaces. The total construction value was \$25 million.

Durham Police Department Headquarters Complex, Durham, NC: As Estimator, provided construction document phase cost estimating services for the architect of record, including scope of work verification, pricing, quantity takeoffs, and quality control. The project included the Police Headquarters for District 5, which is an approximately 126,000-square-foot facility and contains the 911 Communications Center, the Forensics Services Unit, Traffic Services, and the K-9 Unit; and a 177,450-square-foot structured parking deck with approximately 445 spaces as well as some program space. There are considerable sitework and exterior safety components to the project as well. The total construction value was \$52 million.

Fire & Emergency Services Center, Fayetteville, NC: As Cost Estimator, performed the structural estimate for this state-of-the-art fire and emergency training facility. The project involved the new construction of a 28,367-square-foot building with offices, classrooms, locker rooms, and exercise space. The project also included several structures in the “Burn Village” as well as a helicopter landing area and restroom.

Petersburg City Hall, Petersburg, VA: As Senior Consultant, developed the architectural interior construction cost estimate for this 60,000-square-foot, three-story building. Coordinated with mechanical and electrical estimators to ensure all scope was represented in the final estimate. Performed takeoff and cost estimating using On Screen Takeoff, RS Means Cost Works, and Microsoft Excel software. The project consisted of the construction of a new City Hall. This LEED Silver certifiable, three-story, approximately 61,651-square-foot building provided office and meeting

spaces for all major city departments. The exterior shell and structure of the building was constructed using a structural steel frame with exterior walls constructed of steel stud framing with brick and architectural precast masonry veneer. The interior walls were mostly framed using light gauge steel studs and drywall and included office space for major city departments as well as an Emergency Operations Center and new City Council Chambers. The building was equipped with an emergency backup generator, electrical systems, plumbing and mechanical systems, digital mechanical controls, and a fire alarm and sprinkler systems. The design of the building is compatible with the historic architecture and rich heritage of Petersburg, VA, while providing a vision for the future. The project is registered with the US Green Building Council to seek LEED Silver Certification. The total construction value was \$18 million.

City of Suffolk, Suffolk City Hall and Call Center, Suffolk, VA: As Senior Consultant, participated in the design charrette prior to the construction document phase. The project included the construction of a new two-story municipal center and E-911 call center to replace existing facilities and consolidate City offices. The project encompassed 100,000 square feet of office space, the E-911 call center, conference rooms, large public lobbies and meeting spaces, Council Chambers, City Manager’s offices, information technology department, and mechanical equipment rooms to service public needs and create a “one-stop-shop” for the residents of Suffolk. The elliptical “one-stop-shop” lobby became a two-story open space with clerestory windows, another Council Chambers became a story and a half, due to the ceiling height required in the council chambers. The roof was a combination of sloped and flat roofs, with mansards designed to shield rooftop equipment from view at street level. Once the new municipal center was constructed the existing municipal center will be demolished for construction of a new parking lot. Site improvements included power, telecommunications, water, sewer, sight lighting, stormwater management, concrete paths, asphalt parking, and landscaping. The total construction value was \$37.5 million.

Stacy Tietje, CCM Project Manager



EDUCATION

M Arch, Architecture, Tulane University, 2005

B Arch, Architecture, Tulane University, 2005

PROFESSIONAL CERTIFICATIONS/REGISTRATIONS

Certified Construction Manager (CCM)

OSHA 30 Hour Course Construction Safety and Health

PROFESSIONAL ASSOCIATIONS

Member, Construction Management Association of America (CMAA)

Associate, American Institute of Architects (AIA)

BACKGROUND

Ms. Tietje is an accomplished construction professional with over 13 years of experience in the industry, boasting a strong background in architectural design. Her expertise encompasses a broad range of projects, from commercial to residential, with a proven track record of managing developments valued between \$300k and \$13M. Ms. Tietje was responsible for the development and construction oversight of the new store construction and renovations of quick-serve restaurants and grocery stores across multiple states before MBP. Her role involves coordinating with a diverse team of professionals, creating strategic plans, and ensuring the successful execution of projects. Ms. Tietje's leadership extends beyond project management to mentoring teams of Project Managers, Site Superintendents, and Construction Coordinators, showcasing her ability to lead, innovate, and deliver exceptional results in the construction sector.

RELEVANT EXPERIENCE

Dorchester County, Emergency Operations Center, Summerville, SC: As Project Manager, provided oversight and quality assurance services during the construction phase. The project consisted of constructing a state-of-the-art facility to house the EOC and Consolidated Dispatch Center. This new facility was built within the Dorchester County Law Enforcement Complex located in Summerville, SC. This new facility was rated for hurricane-force winds and seismic activity. The total construction value was \$9.8 million.

City of Fayetteville, Fire Station #9, Fayetteville, NC: As Project Manager, provided coordination, oversight and quality assurance services from design through construction. The project consisted of constructing a new approximately 13,000-square-foot fire station utilizing the Construction Manager at Risk (CMaR) delivery method. The facility features three drive-through apparatus bays, individual dorm rooms, a combined kitchen/dining/day room, storage areas, tool and decontamination rooms, a multipurpose room, public and private restrooms, a mezzanine, laundry facilities, a radio/report room, fitness room, and administrative offices. The total construction value was \$10 million.

Cumberland County, Cumberland County Crown Event Center, Fayetteville, NC: As Project Manager, provided coordination, oversight and quality assurance services from design through construction. The project included the construction of an approximately 134,000 square-foot multipurpose event center. The venue was designed as a high-quality, state-of-the-art facility, including key features such as acoustics, stage setup, rigging capacity, and back-of-house areas to accommodate various user needs. The building showcases a three-story main event hall with a seating capacity of 3,000, a second-level VIP area with suites and a lounge, and a rooftop terrace with views of the downtown skyline. Additionally, it offers a separate 4,500-square-foot multipurpose room and other breakout spaces, which can

Stacy Tietje, CCM Project Manager

be used either in conjunction with or independently from the main event area, alongside state-of-the-art back-of-house and performer spaces. The total construction value was \$145 million.

North Carolina Department of Transportation, FMD Project Management Support: As Project Manager, provided coordination, oversight and quality assurance services during the design and construction phase of multiple renovation projects within NCDOT facilities. The NCDOT Facilities Management Division received approximately \$14 million from the state to address roofing repairs and replacements. The funds were allocated across all 14 Divisions across the state. The program encompassed hundreds of roofing projects and addressed critical roofing needs to provide much-needed improvements to NCDOT's facilities.

Stanley Martin, Falls Village Clubhouse, Durham, NC: As Project Manager, provided coordination, oversight and quality assurance services during the construction phase. The project involved the construction of a 15,890-square-foot facility, which included a clubhouse, amenity center, and pool. The total construction value was \$5.7 million.

Galloway Ridge at Fearington, Senior Living Renovations, Pittsboro, NC: As Project Manager, provided coordination, oversight and quality assurance services during the construction phase. The project involved renovating the existing facility to include a new bakery kitchen, a-la-carte kitchen, private and upscale dining spaces. The total construction value was \$12.3 million.

East West Alliance Northridge Park, Ltd., Northridge Park Townhome Expansion, Fayetteville, NC: As Project Manager, provided oversight and quality assurance services during the construction phase. The project consisted of constructing two new 4,800-square-foot, 4-unit townhome buildings within The Townes at Northridge Park community. These new homes were built north of the existing community on Green Valley Road in Fayetteville, NC. The total construction value was \$1.67 million.

Ron Rose Construction Manager



PROFESSIONAL CERTIFICATIONS/REGISTRATIONS

VDOT Intermediate Work Zone Traffic Control and Flagger

PROFESSIONAL ASSOCIATIONS

Member, Construction Management Association of America (CMAA)

BACKGROUND

Mr. Rose has 47 years of experience in the construction industry, with 15 years of construction management experience in municipal, federal, and commercial sector projects. He has extensive experience as both a building contractor, as well as an owner's representative and is experienced in all facets of construction phase requirements including cost estimating, scheduling, quality assurance project management, documentation, and contract administration. He is experienced in job site safety, quality control, field inspections, codes, and project team coordination. Mr. Rose recognizes potential problems early and proactively manages the issues to ensure completion. He is a dynamic, qualified, and highly ethical commercial construction project manager who values hard work, construction expertise, and collaborative working relationships. His extensive experience includes multiple fast track and tight budget projects. He has consistently met owner requirements that projects be completed on-time, within budget, and of the highest quality.

RELEVANT EXPERIENCE

Pender County Schools, J.H. Lea Elementary and J.H. Lea Middle School, Burgaw, NC: As Construction Manager/Owner's Representative, provided quality assurance inspections, project documentation controls, cost control, and reporting. In addition, performed site visits and coordinated with the general contractor to verify that work as performed according to the plans and specifications and the expected level of quality was being met. Reviewed and provided recommendations to the owner with respect to the general contractor's pay applications; attended bi-weekly progress meetings, and track the contractor's schedule to ensure that the project is proceeding on time per the schedule. The project encompassed 290,000 square feet and included both an elementary school (ES) and a middle school (MS) wing. It featured 78 classrooms with a total capacity of 2,312 students between the two wings. Each wing had its own dining room and gymnasium, while the MS wing also contained specialized classrooms for music, dance/drama, art, health, and a STEM lab. Outdoor amenities included a playground, a baseball/softball field, and a multipurpose field. Parking areas accommodated employees, visitors, and buses, and a shared ES/MS courtyard served as a central gathering space. The total construction value was \$135 million.

Dorchester County, Emergency Operations Center, Summerville, SC: As Construction Manager/Owner's Representative, provided quality assurance inspections, contract administration and support, project documentation controls, scheduling, cost control, and reporting. In addition, performed site visits and coordinated with the general contractor to verify that work as performed according to the plans and specifications and the expected level of quality was being met. Developed a digital picture file and submitted to client upon completion of construction phase services. Reviewed and provided recommendations to the owner with respect to the general contractor's pay applications; attended bi-weekly progress meetings; coordinated all punchlist items with the owner and general contractor; and collected all closeout

Ron Rose Construction Manager

documents required by the owner to include all warranty certificates, operation and maintenance manuals, and as-built drawings. The project consisted of constructing a state-of-the-art facility to house the EOC and Consolidated Dispatch Center. This new facility was built within the Dorchester County Law Enforcement Complex located in Summerville, SC. This new facility was rated for hurricane-force winds and seismic activity. The total construction value was \$9.8 million.

Ashburn Sheriff Station, Ashburn, VA: As Construction Manager/Owner's Representative, contract administration and support, project documentation controls, scheduling, cost control, and reporting. In addition, performed site visits and ensured level of quality was being met. Reviewed and provided recommendations to the owner with respect to the general contractor's pay applications and attended progress meetings. The project included the new construction of an 18,450-square-foot one-story structure including sally port and secure detention facilities, administrative offices including a community meeting room and associated support areas. It was constructed with a sloped roof for the purpose of avoiding rain water issues that have become troublesome on many buildings with flat roofs. The building face was designed with thin brick and aluminum panels for aesthetic purposes and for keeping the building congruent with the surrounding community without portraying the appearance of a typical institutional facility and also incorporated ballistic security components. The total construction value was \$14.9 million.

Kirkpatrick West Fire & Rescue Station #27, Loudoun County, VA: As Construction Manager/Owner's Representative, contract administration and support, project documentation controls, scheduling, cost control, and reporting. In addition, performed site visits and ensured level of quality was being met. Reviewed and provided recommendations to the owner with respect to the general contractor's pay applications and attended progress meetings. The project consisted of the new construction of a 17,874 square foot, single-story structure with four apparatus bays, apparatus support spaces, bunk rooms, administrative offices, shower and locker areas, kitchen and dining spaces,

and an office for the Loudoun County Sheriff. The total construction value was \$8 million.

North Carolina Department of Transportation Division 3 On-Call, Wilmington, NC: As Construction Manager/Owner's Representative, provided quality assurance inspections, contract administration and support, project documentation controls, scheduling, cost control, and reporting. In addition, performed site visits and coordinated with the general contractor to verify that work as performed according to the plans and specifications and the expected level of quality was being met. Developed a digital picture file and submitted to client upon completion of construction phase services. Reviewed and provided recommendations to the owner with respect to the general contractor's pay applications; attended bi-weekly progress meetings; coordinated all punchlist items with the owner and general contractor; and collected all closeout documents required by the owner to include all warranty certificates, operation and maintenance manuals, and as-built drawings. The project consisted of reconstruction of Market Street into a super-street configuration.

North Carolina Department of Transportation Division 3 Castle Hayne, Various, NC: As Construction Manager/Owner's Representative, provided quality assurance inspections, contract administration and support, project documentation controls, scheduling, cost control, and reporting. In addition, performed site visits and coordinated with the general contractor to verify that work as performed according to the plans and specifications and the expected level of quality was being met. Developed a digital picture file and submitted to client upon completion of construction phase services. Reviewed and provided recommendations to the owner with respect to the general contractor's pay applications; attended bi-weekly progress meetings; coordinated all punchlist items with the owner and general contractor; and collected all closeout documents required by the owner to include all warranty certificates, operation and maintenance manuals, and as-built drawings. The project involved various Division 3 tasks, including the Shallotte Rest Area.

