

Bristol, Virginia New Elementary School

PPEA Response

Volume I

April 24, 2018



April 24, 2018

Dr. Keith Perrigan
Superintendent
Bristol City Schools
200 Lee Street
Bristol, Virginia 24201

Re: PPEA – Design-Build-Finance Bristol, Virginia Elementary School – Conceptual Phase Proposal

Dear Dr. Perrigan:

J. A. Street & Associates, along with Beeson, Lusk & Street and Public Facilities Investment Corporation/Tamkin Development Corporation, appreciates the opportunity to submit the attached PPEA Conceptual Phase Proposal for a new elementary school in Bristol, Virginia. Our team credentials illustrate a broad depth of relevant project experience including design and construction of a multitude of educational projects in the Upper East Tennessee / Southwest Virginia region as well as financing public facilities throughout the country. As you further assess our proposal, you will learn that our team:

1. Is comprised of the industry-leading firms which have an established work history to bring an experienced and cohesive approach to facility realization;
2. Exhibits an extensive resume of projects of comparable application, size and complexity which offers an experienced team to effectively address the project needs and challenges;
3. Offers a broad depth of experience of design-build delivery which can be applied within a fast-track schedule to balance optimal construction costs and project scheduling;
4. Brings valued experience to the project relative to working within a confined project site environment;
5. Has specialized experience in the privatized development and tax-exempt financing of public facilities; and
6. Has established a long-term commitment to serving the area with a strong historical construction presence and valued relationships with local vendors and government officials.

We are fully prepared to immediately advance to the detailed proposal phase of the project and begin work in the community as soon as possible. We sincerely appreciate the opportunity to be of service once again to the City of Bristol and look forward to proving our value as the ideal design-build-finance partner during the next phase of the selection process.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Street".

Jim Street
Founder & CEO
J. A. Street & Associates

Executive Summary

J. A. Street & Associates (a Virginia Corporation based in Blountville, Tennessee), Beeson, Lusk & Street (a Tennessee Corporation based in Johnson City, Tennessee) and PFIC have a long history of delivering exceptional projects to clients. J. A. Street & Associates will serve as the construction manager and general contractor as well as the lead contact for the project. Beeson, Lusk & Street will serve as the designer and architect of record for the project. PFIC, a nationwide developer that specializes in the privatized development and tax-exempt leaseback financing of facilities and infrastructure, will provide financing for the project. The local experience and proximity of J. A. Street & Associates and Beeson, Lusk & Street combined with the financial expertise of PFIC provides the Bristol, Virginia School Board with a team that will successfully complete the project.

We understand that this project represents a substantial investment in a time of decreasing financial resources. Like other similar communities faced with a myriad of issues of aged and outdated public buildings, the over-arching project challenge is to design and construct a modern, state-of-the-art facility that achieves optimum value. The building must perform well for decades on a number of levels within a reasonably conservative project budget. We will approach the New Elementary School project with a commitment to deliver a high-quality, modern educational facility to serve the children of Bristol for generations to follow. You can expect dedication, hard work, passion, excellent communication, and attention from the J. A. Street/Beeson, Lusk & Street/PFIC team.

We will use the competitive design/build procurement process to combine the expertise and creativity of designers, general contractors, and sub-contractors utilizing their specific talents to provide the best value for the Board and community. To that end, we will maximize the advantages of the design/build procurement process to its fullest level combining our specific educational facility project expertise (our team has the experience of more than 2500 educational projects to pull from) and a proven effectiveness of our contractor relationships to develop an on-point, and cost-effective Detailed Project Proposal; and more importantly, if selected, we will continue to collaborate with the Owner, the Owner's representatives, and each design/build team member to seek the most appropriate, value-based solution.

J. A. Street & Associates self-performs concrete, steel erection and rough carpentry and maintains full-time employees to complete these functions. For those functions that necessitate the use of subcontractors, we maintain a database of over 3500 vendors in a variety of disciplines. Each of these firms is required to be pre-approved to ensure that the vendors are qualified to meet the requirements of the project design and resource demand. All subcontractors must provide references and have appropriate licensure and proof of workers comp insurance. New subcontractors are interviewed to further ensure adequacy to perform on our job sites. Vendors are required to commit to the project schedule prior to being awarded work and are encouraged to provide feedback on ways to improve the project schedule.

J. A. Street's excellent mod rate (Experience Modification Rate) speaks to the safety and efficiency of our jobsites and our bonding capacity speaks to the excellent financial strength and

capacity of the company. We take great pride in the fact that we've never missed a scheduled opening. We take greater pride in our accomplishments at a recently completed project at Emory & Henry College. The project was scheduled for completion in October 2016. Three months prior to the completion date, the client asked for the project to be completed in September to better facilitate students move-in schedules. Utilizing overtime and accelerated delivery of certain items, we were able to meet the client's request.

We plan to deliver the school for the start of the fall 2020 school session. We would like to start the project one month earlier than the date in the preliminary schedule to minimize the likelihood of a weather-dependent component such as masonry being underway during the coldest months of winter.

We understand the importance of finishing projects on time – particularly one such as a school building. Unlike other projects, where a move day gets postponed, as a school board, you do not have the luxury of postponing the movers. You have hundreds of schedules (students, parents, teachers, etc.), transportation routes/plans, and a myriad of other logistical items that require the schedule be adhered to. We understand and will deliver the building as scheduled.

Our excellent working relationship with local officials, working knowledge of the local regulations and robust established vendor / subcontractor base poises us to advance the project without delay.

More specific project information is contained in Volume II – Proprietary Information.

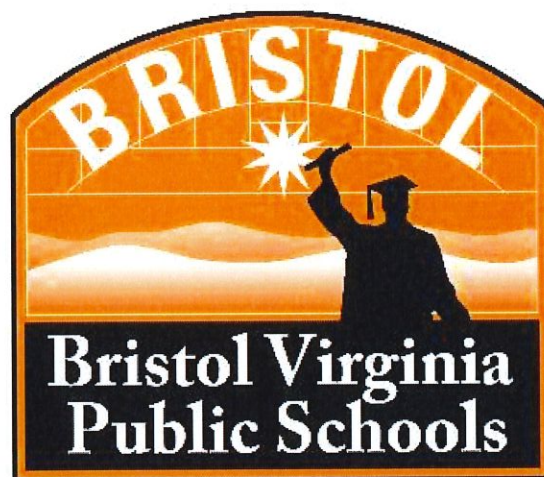


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1. Qualifications and Experience

- a. **Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.**

J. A. Street & Associates, a Virginia Corporation, has been providing Construction Management Services throughout the southeast for over 30 years (incorporated in 1985). Our project partners, Beeson, Lusk & Street and PFIC also, have a long history of delivering exceptional projects to clients. J. A. Street & Associates will serve as the construction manager and general contractor as well as the lead contact for the project. We have experience working on PPEA projects and are working on one in Buchanan County, Virginia now which is being managed by Skanska.

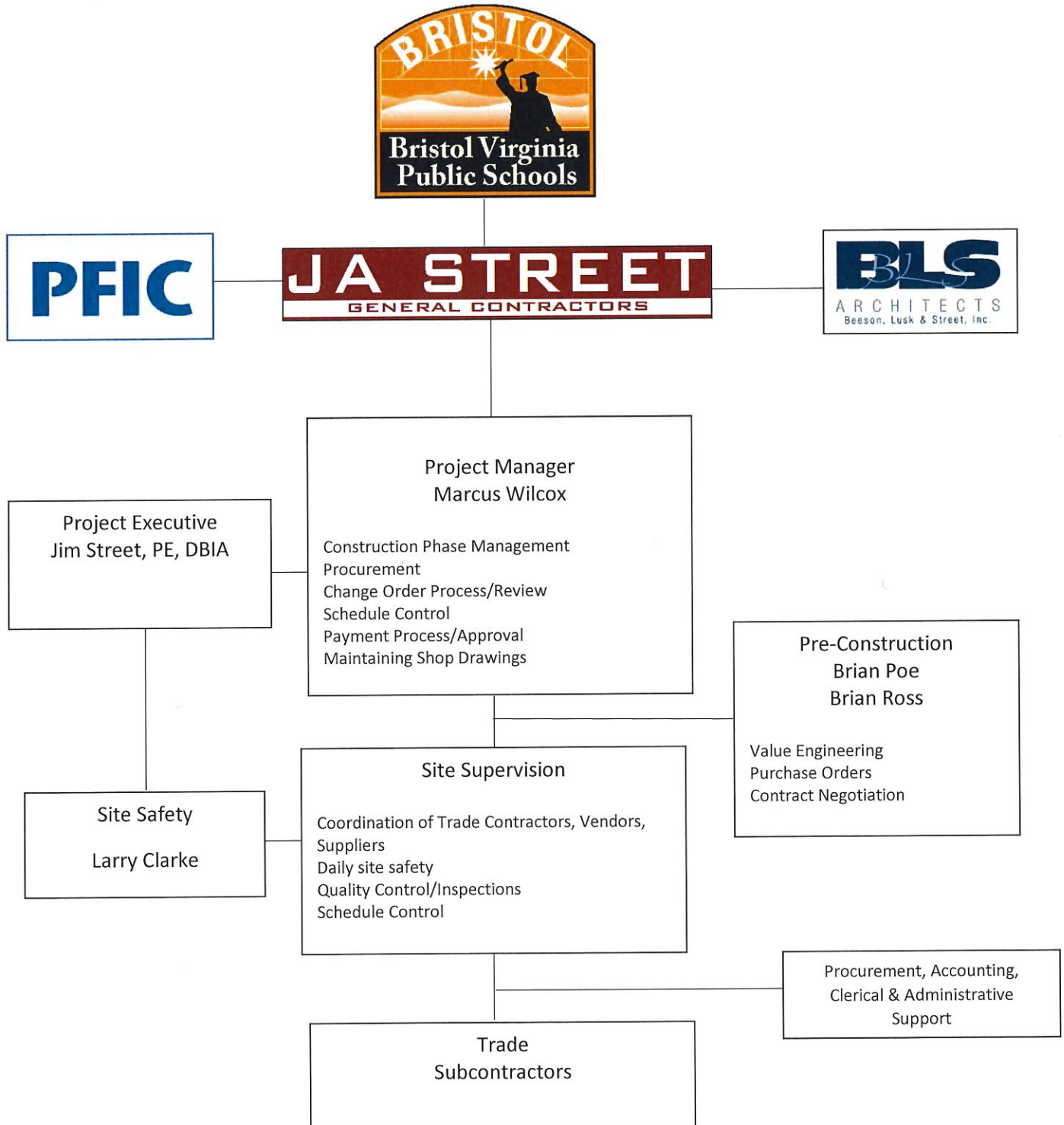
Beeson, Lusk & Street, a Tennessee Corporation, was founded in 1912 and has designed over 5000 projects – over half of those were educationally related. Their history of school design is unsurpassed in the Southwest Virginia and Northeast Tennessee region. Beeson, Lusk & Street will provide design services for the project and serve as the architect of record.

PFIC, a California Corporation, is a nationwide developer that specializes in the privatized development and tax-exempt leaseback financing of facilities and infrastructure for cities, counties and states. Since 1969, PFIC and its parent organization, Tamkin Development Corporation, have completed over 200 public and private projects in 96 cities and 36 states. PFIC will serve the financial needs of the project.

It is our strong belief that clients' needs are best met when the owner, construction manager and design professionals work together from project inception to completion with the common objective being to best serve the owner's interests. This relationship allows the interaction between construction cost, quality and completion schedule to be carefully examined by the team so that a project of maximum value to the owner is realized in the most economical time frame.

We particularly value the ability to have designed and constructed hundreds of buildings in the Tri-Cities, TN/VA region, employed hundreds (either directly or via subcontractors), contributed to the local tax base, worked with local partners to build structures that house new jobs, and made a strong contribution to regional nonprofit agencies. We are committed to the communities where we live, work, and play.

Project Organizational Chart with Lines of Authority Designated



Management Approach

This project represents a substantial investment in a time of decreasing financial resources. Like other similar communities faced with a myriad of issues of aged and outdated public buildings, the over-arching project challenge is to design and construct a modern, state-of-the-art facility that achieves optimum value. The building must perform well for decades on a number of levels within a reasonably conservative project budget. We will approach the New Elementary School project with a commitment to deliver a high-quality, modern educational facility to serve the children of Bristol for generations to follow. You can expect dedication, hard work, passion, excellent communication, and attention from the J. A. Street/Beeson, Lusk & Street/PFIC team.

Maximizing the Benefits of Design/Build

One of the true benefits of the competitive design/build procurement process is to combine the expertise and creativity of designers, general contractors, and sub-contractors utilizing the specific talents and resources of each team member to provide the best value to the Owner. To that end, we will maximize the advantages of the design/build procurement process to its fullest level combining our specific educational facility project expertise and a proven effectiveness of our contractor relationships to develop an on-point, and cost-effective Detailed Project Proposal; and more importantly, if selected, we will continue to collaborate with the Owner, the Owner's representatives, and each design/build team member to seek the most appropriate, value-based solution.

We welcome our role as a highly valuable design/builder, experienced in educational facilities that will focus on executing the design and details of the project requirements in response to the Virginia Educational Facility Guidelines, building codes, and industry standards. As will be seen, our past design experience is very closely aligned to the size, scale, budget and programmatic components of the proposed elementary school, and we are certain that our level of expertise will greatly benefit the project design and construction at every level. Our enclosed project information depicts our expertise at delivering projects similar to the New Elementary School.



We assume that the Detailed Project Proposal phase will include a greater level of performance criteria in the areas where it is clear the Owner will want to define precise systems and conditions, while other areas, the systems will be as proposed by the design/build team and subject to the approval of the Owner. It has been our experience that a truly successful project is grounded

in close collaboration with all members, and to the degree the procurement system will allow, we welcome and encourage opportunities for dialogue with the Program Manager and the School Board in preparation of the proposal, and ultimately arriving at a final design and GMP (Guaranteed Maximum Price).

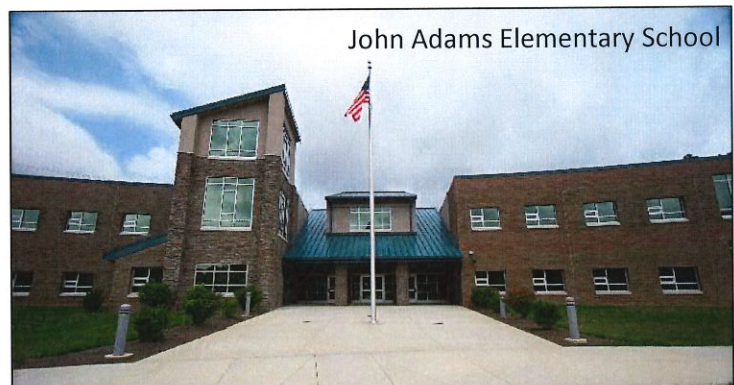
It is understood that the procurement process will require a preliminary cost model and we will include a line-item model inclusive of cost anticipated to be contained within the schedule of values and additional soft costs to be submitted with the Detailed Project Proposal.

Familiarity with Educational Facility Construction Costs

The JA Street/Beeson, Lusk & Street team is truly committed to a sound and proven approach to developing accurate and competitive project costs. Given the nature of the project and limited availability of funds, it is clear that the design choices must be "right-sized" and well thought-out. Knowledge of available systems, related features and benefits, familiarity with suppliers and installers is critical in the juggling act to maximize investment value. Beeson, Lusk & Street's successful track record with hard bid educational facilities, along with our recent and highly relevant cost information from our design/build projects, and JA Street's vast experience and familiarity with the southwest Virginia marketplace, allows us to readily address design decisions and related construction cost grounded in both sensibility and accuracy.

Use of Qualified Local Vendors and Subcontractors

It is our intent to utilize the highest possible number of qualified local vendors and subcontractors familiar with the special nature of the work required. In fact, J.A. Street & Associates has established a long-term commitment to serving the immediate area with a strong historical construction presence and valued relationships with local vendors and government officials.



To that end, one of the first tasks in the preparation of our Detailed Project Proposal will be to pre-qualify vendors and subcontractors for the different disciplines of work. Selection will require the following information:

- Soliciting Requests of Interest (RFI)
- Review of submittal packages
- Work experience
- Licensing
- Certificates of Insurance
- Management and financial abilities
- Safety history References

Value Engineering Combining Educational Facility Familiarity and Local Vendors and Subcontractors

In developing the Detailed Project Proposal and related construction cost, all elements of the design will be evaluated for value engineering ideas solicited from designers, vendors and subcontractors. The goal will be to identify any potential savings by researching the following:

- Substitution of different materials
- Efficiencies of standardized components
- Alternative systems
- National purchasing accounts
- Volume purchases

As the project's plans and specifications are developed, J.A Street and Beeson, Lusk & Street will collaboratively review these documents from a cost/benefit viewpoint with a clear understanding of the project requirements and the design intent. The team will evaluate the project costs in light of the pre-established project requirements and quality standards.

This process starts with the control budget established early in project development. All costs and estimates are continuously compared to the control budget. When the need for value engineering is determined, JA Street's pre- construction department generates a list of options to be considered and reviews each with the Owner and Architect to determine the options which merit further consideration. JA Street will prepare pricing for each option and obtain Team approval for items to be included in design revision. Each option is documented to create a tracking system for budget development with the ultimate objective to identify the *very* best materials and construction methods that will add the greatest value to the project.

Construction Management Overview



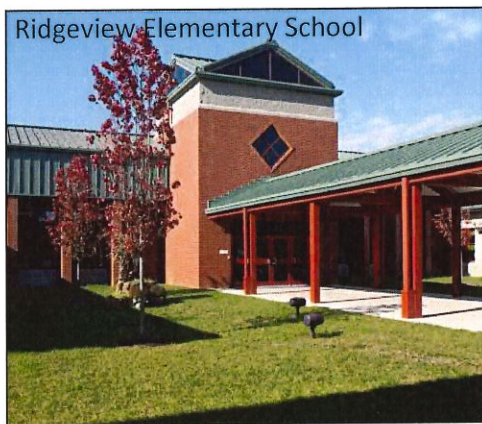
Woodland Elementary School

The three primary functions that an Owner expects his Construction Manager to effectively provide are:

- Cost Control
- Schedule Control
- Quality Control

JA Street's extensive project experience, along with a history of participating in both pre-construction and construction activities, allows us to bring the following benefits:

- Established Systems and Procedures - evolved over 30 years of experience.
- An Experienced Pre-Construction Department - familiar with the intricacies of complex construction projects.
- Extensive Value Engineering Capabilities - ensuring you receive the best value.
- Excellent Purchasing Strength - delivering the maximum from a competitive marketplace, knowing the ability and strength of local subcontractors
- Guaranteed highest quality delivered on time – a reputation for quality and schedule
- An experienced project management staff – the Team that will make it all come together successfully.



We pride ourselves on our ability to be part of the Owner's Team and to be a valuable part of both the pre-construction and construction phases of the project. We feel we contribute to the value of the project and our clients receive the best cost, schedule and quality available in the industry.

JA Street's approach to pre-construction services is to first understand the client's program, goals and requirements. We then immediately begin to estimate the cost and schedule for each project. All information is provided in an "open book" manner.

By working closely with the other members of the Team, JA Street provides the necessary information for the Team to make informed decisions. Through extensive value engineering and constructability analysis, we work toward achieving the best value without compromising the design intent or the function of the facility.

Conceptual Estimating

Accurate cost and schedule control begins with establishing a comprehensive and accurate pre-construction analysis, with particular emphasis on a thorough evaluation of design documents. This is an opportunity to eliminate unnecessary or unforeseen costs and propose the integration design component alternatives which avoid unnecessary lead times or extended field work.

JA Street's approach to conceptual estimating is to understand the Owner's requirements and the Architect's proposed solution to meet these needs. We determine the format the Owner needs to present budget pricing. Our systems offer tremendous flexibility to organize the costs in as much detail as may be required. Once the Team has established a conceptual design, we prepare a detailed line item conceptual budget estimate. This estimate is prepared internally using historical information and is confirmed by input from local subcontractors and suppliers. This conceptual estimate is reviewed with the Project Team and revised accordingly. Eventually, this estimate becomes the framework for all future estimates allowing continuous cost tracking back to the original budget.

Cost Control Procedures

JA Street's approach to cost control begins with the requirements and needs of how the costs will be tracked from the initial pricing through the final construction costs. Then, utilizing an automated system and the expertise of an experienced staff of estimators and accountants, we customize each report to meet specific project requirements. With an entirely open-book approach, pricing is shared with the Owner and A/E team for review and comments.

Our approach to monitoring costs centers on working as a collaborative member of the Project Team. With collective input, we immediately prepare and present a detailed estimate to be used as a "control budget" to monitor costs from design through to building construction.



Once the "control budget" is established, we work closely to ensure there is a clear understanding of what the control estimate is based upon. Every component of the project is carefully evaluated and we can assist the Architect and the Owner with suggestions for alternative materials and systems, if required, to maintain the control budget. This ensures the Owner is receiving the best value for every dollar spent on the project, as well as allowing the decision-making process of the team to facilitate and support the design and construction schedule. This proven method of guaranteeing the cost, while maintaining an aggressive construction schedule, has been provided to the majority of our clients.

During pre-construction, our cost control services, including budgeting, estimating, cash flow analysis and initiating project accounting, are handled at our office as an overhead cost and included in our fee.

Once construction documents are completed, this process will continue throughout the bid procurement phase by:

- Acquiring competitive bid coverage from a thorough selection of pre-qualified suppliers and subcontractors with experience relative to the construction type and size.
- Thoroughly evaluating bid proposals and interviewing apparent low bidders to

ensure full scope coverage and schedule impacts due to inadequate manpower allocation or improper planning.

- Evaluating material lead-times and subcontractor scheduling prior to contract awards to ensure critical paths can be met, improved through negotiations, or that contracts are awarded relative to both cost and scheduling considerations.
- Identifying scope gaps between trades and procuring cost proposals to complete the work prior to execution of related contracts.



Guaranteed Maximum Price (GMP)

We anticipate arriving at the Guaranteed Maximum Price (GMP) as a component at the conclusion of the interim agreement phase. The GMP will be accompanied by a written Explanation of Costs and would define each item of work including assumptions made in determining the cost and any revisions based on Owner requests. It should be noted that the GMP is a MAXIMUM amount, and the actual construction amount can be less based on the finalization of the design. As a matter of procedure, throughout the design process, we will continue to seek opportunities for efficiency and value resulting in project cost savings.

Schedule Control

J.A Street and Beeson, Lusk & Street recognize the challenges of designing and building a project, particularly if an accelerated schedule is required. We bring a proven track record of completing projects on time. Our scheduling systems complement the skills and expertise of our Project Team and are implemented on-site to track progress at the center of activity.

Procedures

Our initial planning efforts focus on developing an overall schedule outlining milestones, responsibilities and critical tasks. We evaluate factors which affect project completion including design schedule, agency review and permits, demolition, site access and construction resources, to arrive at an overall strategy.

J. A. Street regularly monitors and updates each schedule as the project progresses through pre-construction, construction and occupancy. Monthly reporting includes a

section for "schedule status" keeping all team members current on the project schedule.

Planning and sequencing a project is essential to producing a quality product on time. Our Project Team develops a schedule commensurate with the design. We analyze every element and understand how it goes together before we begin to allocate time. J.A. Street seeks input from subcontractors to temper time projections and the resulting schedule is then utilized as a practical management tool for monitoring the progress of work and ensuring all commitments are met.

Monitoring

On a project requiring an accelerated schedule, it is imperative we manage the progress daily and constantly re-evaluate time projections so on-course revisions can be made. J.A. Street designates a member of our Management Team to oversee the data input, coordination of the logistics and schedule updating to ensure an accurate schedule is maintained.

J.A. Street and Beeson, Lusk & Street will conduct bi-weekly project coordination and scheduling meetings. All subcontractors attend these meetings and commitments for production during the upcoming period are made and documented. The reports from these meetings are then distributed to all members of the Project Team, including the Owner and Architect.

Constructability

The project construction scope and components are not beyond the standard demands of an elementary school facility in this region; therefore, no constructability issues are apparent at this phase of the project.

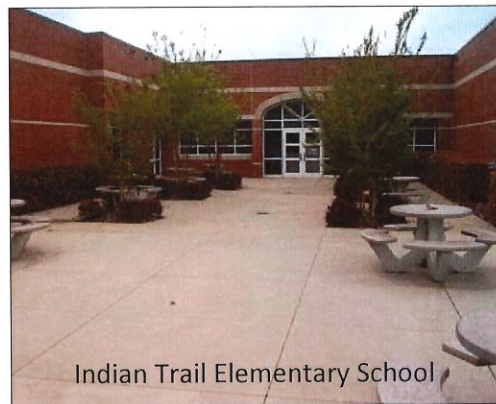
Award and Notice to Proceed

Milestone Schedule

The project construction schedule will be prepared during this period. Utilizing the milestone schedule prepared for the design phase as a base source we will expand it for all construction activities. It will detail the construction activities and display the logical sequence of the activities to complete the project within the desired timeframe. The required resources and subcontractors will be incorporated into each activity. The schedule will use Critical Path Methodology (CPM) to demonstrate the critical activities which must be completed on time to ensure an on-time delivery. Please see



Grandview Elementary School



Indian Trail Elementary School

the conceptual project schedule included later in this document.

Design Review Meetings

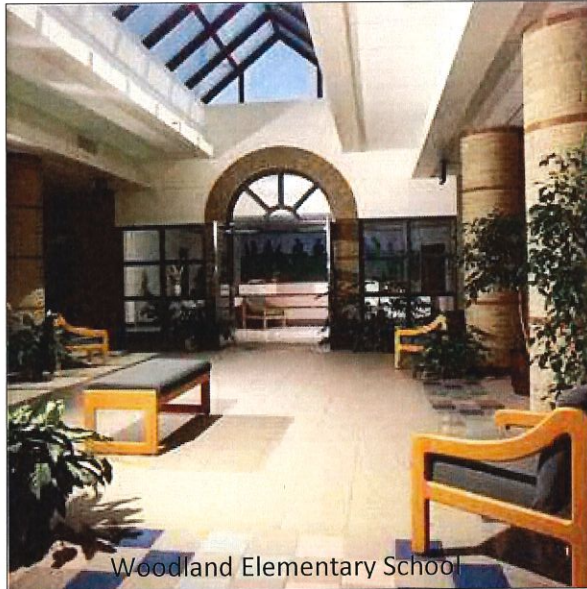
After the award, the design process will require a significant level of dialogue and design review between the school board and the design/build team in order to achieve the greatest value and greatest degree of success. At a minimum, we anticipate monthly progress meetings, and at certain points, the frequency may intensify or diminish depending on the stage of design/construction and the issues to be resolved. At some point, it is likely that the design review meetings will overlap construction progress meetings and become a coordinated event. The design review meetings will be on-point and relevant. Appropriate members of the design/build team will be in attendance and the project leadership will be consistent throughout. Communications will be well documented and managed. The design review agendas will be circulated in a timely manner prior to the meeting, and meeting minutes from previous meetings will be circulated immediately following the design review meeting.



Early Design/Construction

After the Notice to Proceed, the design/build team will immediately proceed into the development of early design and construction packages and a logical sequence to maximize the design, procurement and construction schedule. While the final overall building design is yet to be completed, at this point it is necessary to confirm site geotechnical requirements, foundation requirements, the structural grid and framing requirements. A sufficient level of information must also be understood about the mechanical and electrical systems to consider the underground utility requirements, and the exterior wall system must be understood in order to complete the perimeter foundation design. While design work is progressing, we will interview and pre-qualify local site contractors in anticipation of pre-bid meetings for the early packages. Upon approval by the Owner, the early design package (at a minimum) would include the existing building demolition, site utilities, site grading, foundation plans, and primary structural steel packages.

Permitting and Utilities - Meetings will be scheduled with the local governmental building officials and utilities to coordinate the project permitting and utility relocations. The meetings with the local government will be utilized to inform the officials of the extent of the project and to ensure we uncover any code issues. This will facilitate the building department's plan review and the issuance of the building permit. The meeting with the local utilities will ensure that the utility requirements of the project, both immediate and future, are available in the area. It will also reveal any utility problems prior to beginning work on the site and prevent unnecessary delays to the work.



Bidding - Mandatory pre-bid meetings for subcontractors will be conducted to review the work, the project schedules and to determine a proposal submittal date. The design team will participate in the meetings to ensure the entire scope of work is conveyed to all parties and well understood. Minutes of the meeting would be issued to all bidders and any pertinent questions will be answered by addendum. We will then solicit and evaluate the bid results and submit the bid results and our recommendations as to the best-qualified proposal.

Award - The project team will determine the criteria for awarding the bids to subcontractors. As the bids are received we

will review and evaluate them to determine the best-qualified proposal. The bid results and our recommendations will be submitted for approval by the Owner. Bidders may be requested to interview with the team to clarify any questions concerning their proposals. Once the bid proposals are approved we will prepare the contractual documents for execution. The final contract package will include:

- Contracts
- Insurance Certificates
- Federal, State and City licenses

Additionally, consideration will be given to public safety, specifically site use and circulation during construction. In preparation for the initial construction, consideration will be given to the following:

- Accessibility to building conforms with topography
- Traffic control
- Temporary excavation support
- Utility relocations and service connections
- Construction sediment control plan
- Stormwater management system
- Asphalt pavement and flat concrete

Design Process

After the Detailed Project Proposal and release of the preliminary site design, structural design, and long-lead items, we will progress through the finalization of the design, and predicated upon the construction schedule, we would be prepared to release completed design packages related to building envelope and enclosure, and other identified long-lead items not included in the early scope of work. The project would continue to be developed with an eye on quality assurance and best value according to industry standards, building codes, and the Virginia Educational Facilities Guidelines. The design development will continue to be well-coordinated and well-detailed with a continued focus on collaboration with all team members and the Owner to employ the strength of the design/build procurement model. The construction leadership members of the team have more than one hundred years of construction and design collaboration experience. They will approach the design phase challenging all team members and asking probing questions into all aspects of the project. All components of the project will be evaluated to determine any potential modifications which could affect the constructability, aesthetics, security, and/or economics of the project. These ideas will be presented to the entire team for consideration. The goal will be for all design and construction members to enhance the design in order to maximize the quality of the facility while minimizing the final investment.

Design Quality Control/Quality Assurance (QA/QC)

The J.A. Street/Beeson, Lusk & Street team is dedicated to delivering a high-quality educational facility for the Bristol Virginia Public School Board, and quality is ONLY achieved through intention. It must be a core value of all members of the team engaged in the effort to further the QA/QC efforts, the Owner must understand and convey their requirements; experienced designers familiar with the appropriate method of planning must thoroughly research, understand, and smartly specify and clearly detail the conditions; the construction project must be efficiently scheduled and organized; skilled tradesmen must be available and have sufficient time and resources to complete the work.

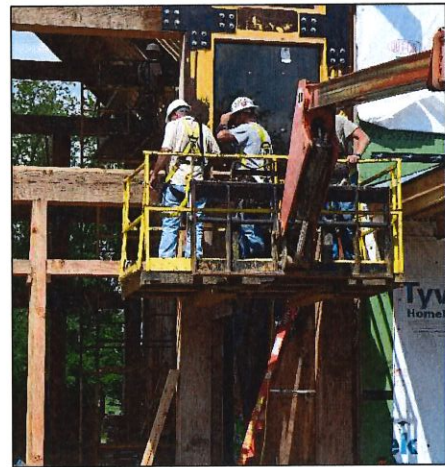


By paralleling the design and construction effort there should be an intentional QA/QC program focused on verification. From the design side, we understand that QA/QC is a task for the most experienced personnel and requires the devotion of time. This means that it is an expensive commitment and one that we will not shirk. We recognize that Quality Assurance and Control is perhaps the most critical component of project delivery. Quality Assurance and Control is a regimented process and we believe our long and successful history, and more importantly, our extensive list of repeat clients, speak to our success as a firm rooted in this task. Fundamentally, this requires time spent by the most experienced architects in the firm, not focused on the minutia of daily project management, to provide critical peer review and analytical critique of the work product.

Construction Quality Control

From the Construction side, there will be daily issues to be addressed, yet the budget and schedule will be strict. Through constant and aggressive communications with construction entities, stakeholders, and design team members, we will be a firm but fair voice with the ultimate responsibility and goal of making the project work greatly. The construction period services include the following:

- Coordinate in-house and consultant field management team.
- Process and approve contractor shop drawings.
- Review the work progress at periods appropriate at the stage of construction.
- Participate in construction progress meetings.
- Respond to and process contractor technical inquiries and contract questions.
- Certify and process contractor monthly pay applications.
- Conduct punch list and final inspections.
- Issue Certificates of Substantial and Final Completion.



As each phase of the project is completed, the work will be inspected by the design team. The work will be accepted by the team or deficiencies noted. Any deficiencies noted will be corrected and the work re-inspected and accepted. At the completion of the project, the on-site construction team will inspect the entire project and prepare a list of deficiencies. The deficiencies will be corrected and the work will be inspected by the design team. Any deficiencies noted during this inspection will again be listed. The deficiencies will be corrected and the work re-inspected and accepted.

On-Site Management

Our onsite construction team will be led by a senior project superintendent. He will control all aspects of the construction site including:

- Quality Control of the work
- Safety of the job site
- Construction layout
- Coordination of contractors
- Delivery of materials
- Daily Inspection Reports
- As-Built Drawings

He will use all the construction documents, project schedule, and GMP as his guideline



during the construction work. He will also receive assistance from our project team and outside professional services as required.

Project Meetings

During the course of the project, weekly project meetings will be scheduled for the construction team. At these meetings a construction weekly update will be delivered to the project team. The upcoming activities will be discussed and any construction related issues that have occurred since the previous meeting will be discussed and resolved. Minutes of the meeting will be kept and distributed to the team.

Project Updates

A weekly Status Report will be prepared each week by the Project Manager and distributed, via email, to the project team and members of the School Board. The report will include the current status of the project, goals for the following week and current job site photographs.

Closeout Documents

At the completion of the work and after all deficiencies are rectified, a final project accounting will be prepared for the project. This will include all the work as outlined and performed according to the GMP documents. This will document the final cost of the project. This amount will not exceed the GMP unless additional scopes of work were incorporated into the project. A final pay request will be prepared for the final cost of the work for approval by the project team.

Operation and Maintenance (O&M) Manuals will be prepared for all the materials, equipment and systems incorporated into the project. These will be organized in sequence with the AIA division breakdown. An index will be included and each item will be tabbed for easy reference. One hard copy and two digital copies will be prepared for distribution. The Owner and Architect will receive a copy and J. A. Street will maintain an electronic copy in our files.

The final As-Built drawings will be prepared. These will incorporate the as-built drawings maintained during the course of the project. The final copy will be prepared on the latest version of the construction plans. One hard copy and two digital copies will be prepared to be distributed to the Owner with the O&M manuals.

b. Describe the experience of the firm or consortium of firms making the proposal, the key principals and project managers involved in the proposed project including experience with projects of comparable size and complexity, including prior experience bringing similar projects to completion on budget and in compliance with design, land use, service or other standards. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties and a description of such guarantees and warranties. Provide resumes of the key individuals who will be involved in the project.

Information in this section is presented as follows:

Projects completed by J. A. Street & Associates/Beeson, Lusk & Street

J. A. Street & Associates

Key principals and project management

Comparable project information

Beeson, Luck & Street

Key principals and project management

Comparable project information

PFIC

Key principals and project management

Comparable project information



It is through relationship-building and working side-by-side that great teams are made. The J. A. Street & Associates / Beeson, Lusk & Street team is not a new pairing. We have a history of successfully completing a variety of projects (both in type and scale) in the Southwest Virginia / Northeast Tennessee region.

Our clients include

Johnson City, Tennessee Board of Education

Bristol Tennessee Essential Services

Wellmont Health System

Mediserve Medical Equipment

The Regional Eye Center



Woodland Elementary School
Johnson City, Tennessee



Indian Trail Middle School
Johnson City, Tennessee

JA STREET

GENERAL CONTRACTORS

Our vision and goal is to continue to be the region's best fully-integrated General Contracting firm. We welcome this challenge and realize that our reputation means everything. We will continue to set higher goals for customer satisfaction. We will promise and deliver a quality product, and continually offer new ideas and proven solutions for functional facilities which will perform now and in the future.

To ensure our vision, we have structured the firm to be responsive, flexible and personalized in the services we provide. We recruit talented professionals from the construction field to architectural design and civil engineering disciplines, who provide excellent communication and project performance to our clients. We also focus on retaining our employees through financial incentives (bonus system and retirement plans) as well as continuing education programs. As a result, our turnover rate among employees is very low compared to any industry, with many employees being with the company since its inception.

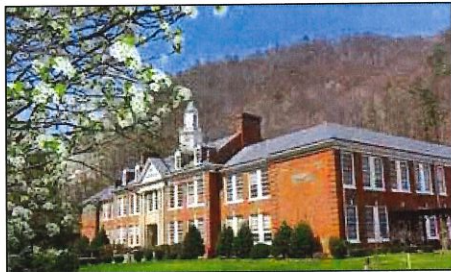


J. A. Street & Associates maintains a high level of performance at both a corporate level and superintendent/project management level. Our commitment to excellence is demonstrated in our receipt of numerous awards and recognitions:

- Over 15 Associated General Contractors (AGC) Contractor of the Year Awards
- 7-time winner of the AGC Contractor Circle of Excellence Awards
- Multiple AGC Project of the Year Awards
- Multiple AGC Project Manager and Superintendent of the Year Awards
- Tennessee Governor's Environmental Stewardship Award for Excellence in Land Use
- A & S Builder of the Year
- Numerous LEED and Green Light projects

Through our over 30 years, we have maintained consistent levels of growth and experience and have established a reputation as a premier builder throughout Tennessee, Virginia, and beyond. We pride itself in continually demonstrating our ability to be an effective member of a construction team. Our ability to build relationships and meet the owner's needs is demonstrated through repeat clients.

- Appalachian School of Law
- Appalachian School of Pharmacy
- KVAT/Food City
- Holston Medical Group
- Highlands Community Services
- King University
- Emory & Henry College
- The Olde Farm
- Bank of Tennessee
- TriSummit Bank
- Friendship Enterprises
- Eastman Credit Union
- MHC Kenworth
- Numerous industrial, commercial and financial institutions



Appalachian School of Law



KVAT



King University



Emory & Henry College

J.A. Street & Associates

J.A. Street, P.E. - Founder and CEO



Jim Street founded our firm in 1985 and has led his company to successfully deliver over one billion dollars of construction projects. Jim leads our team throughout each phase of the construction process, offering invaluable experience at every opportunity.

During the Pre-Construction phase, Jim is heavily involved in assessing the scope of work, providing insight to value engineering opportunities and performing constructability reviews. He works closely with Brian Poe to evaluate the cost of the work and resolve contracts. His interaction with the project team extends to the subcontractors with regard to coordination, negotiations and establishing clear performance goals.

Relying on his wealth of experience as having performed as a Project Manager himself, Jim continues his leadership throughout the construction phase. He will work closely with the Project Managers to help schedule the work and coordinate the team members to optimize the field execution. He also makes himself directly available should issues arise in the field. Jim's "hand on" approach to management extends into the field. Our superintendents have a high level of respect for him as he visits job sites regularly and is accessible for field coordination and mentoring. His expectations of quality control and safety implementation are met due in large part to his communication and presence throughout project execution.

Jim thrives on proactively addressing potential construction issues and thinking outside the box at every opportunity. He will make himself directly available to the client's team members and coordinates the Construction Management effort to the fullest potential. From design inception to final completion, he is the "glue" that maintains a cohesive effort from the project team to deliver the highest level of value in our industry.

EDUCATION

1972 Bachelor of Science Degree in Civil Engineering – Virginia Polytechnic and State University - Blacksburg, Virginia

1966 Grundy High School, Grundy Virginia

REGISTRATIONS

Professional Engineer TN #012433

Professional Engineer WVA #015313

Professional Engineer KY #15003

DBIA #D644

AFFILIATIONS

Member & Past President Tri-Cities Branch of Associated General Contractors
Member & Past President Associated General Contractors of Tennessee
Member Associated General Contractors of America
Past Trustee of the CompTrust / AGC of Tennessee
Past Member & Past President Bristol Jaycees
Past Board Member First Vantage Bank
Past President Bristol Boys & Girls Clubs
Past Tennessee State Coordinator & Current Member Sequoyah Council Boys Scouts

Past Chairman and Member of Sullivan County Partnership Board (Networks)
1996 Tennessee State Coordinator for the Sequoyah Council Boy Scouts
Past Regional Campaign Chairman of Tri-Cities Hokie Club of Virginia Tech

AWARDS

Boys & Girls Clubs of America National Medallion
Boys & Girls Clubs of America National Service to Youth Award
Boys & Girls Club Zella Moore Arnold Award
Recognized by the Business Journal as "One of Twenty-Five Most Powerful Male Executives"
Junior Achievement 2007 Business Hall of Fame Inductee



Mountain Mission School

J.A. Street & Associates Brian Poe - President



Brian leads the Pre-Construction effort of the project and brings more than twenty-five years of experience which has been dedicated exclusively to this crucial phase. Brian joined our company in 2000 and has fulfilled the role of Pre-Construction Manager and/or Estimator on the vast majority projects presented herein.

Brian's primary responsibilities are to determine the scope and specification of the work, procure vendor proposals, compile estimates, control the cost, offer value options and buyout the project through vendor purchase orders and subcontract agreements.

As he has performed on countless projects in the past, Brian will coordinate with the client's requirements and facility needs to orchestrate the engineering and vendor efforts to an optimal response. Brian works closely with all team members throughout facility inspections, engineering charrettes and owner meetings. His leadership during these phases ensures that the scope of work and specifications adhere to all facility and performance requirements.

Proper job cost awareness and control begins with accurate estimating, and Brian's primary responsibility is to deliver the highest level of cost accuracy and awareness. The assessment of costs at the outset can determine if the project is constructed, the scope of construction and the quality of components. Key decisions are made from the outset on the basis of cost estimates. Complex projects may go through multiple levels of design and estimating, each allowing an opportunity where crucial decisions can be made prior to completion of design and commencement of construction. As the design is developed, more information is generated and cost uncertainties are reduced. The best estimate for any particular project makes full use of the time and information available in order to eliminate the greatest number of unknowns and variables. The degree of accuracy for a cost estimate should be consistent with the accuracy of the data on which the cost estimate is based. Brian delivers these goals with clear communication of all potential variables and maintains cost control from the outset.

Effective cost management ensures that functional components of the project perform at a high degree of efficiency and at an economical investment cost, without forfeiting quality. Cost management must remain in a position of control from the inception of the project to its conclusion and is particularly important in the early stages. Poor or late cost decisions can be as damaging to the project as poor execution of the design. Cost information must be available at every level of planning, designing, and valuation or construction, in order to match the corresponding design or construction information available. Brian performs a continual constructability review analysis of the project throughout the Pre-Construction process, thereby maximizing the value and expediting the project delivery in the field.

Throughout the design process, Brian performs value engineering studies. While reviewing an estimate, Brian affords consideration to alternative construction methods or systems. Note that these alternatives may not always reduce cost but may instead improve the long-term performance and maintenance of systems. It is in these earliest stages of the project

development that the greatest degree of effectiveness is attainable to control cost. By the time the working drawings are complete and the project goes into construction, he has the least opportunity to reduce costs without sacrificing project integrity. To be effective in controlling cost, Brian is heavily involved from the very beginning of the project development. He participates in the planning, helping the project team decide on the systems that make up the building. With this early involvement in the planning phase, the project team has an established awareness to make recommendations for alternative building solutions as the project progresses. A project cannot succeed without this strong foundation in cost control, scope awareness and specification/performance. Brian is our dedicated team member with the experience to deliver these goals to the highest potential.

PROJECT EXPERIENCE

- Marion Correction Center – Marion, Virginia
- Virginia City Hybrid – St. Paul, Virginia
- Bristol Virginia School Board – Bristol, Virginia
- Tri-Summit Bank – Kingsport, Tennessee
- 620 State – Bristol, Tennessee
- Tipton Street – Johnson City, Tennessee
- Bristol Motor Speedway Infield – Bristol, Tennessee
- Three Rivers Market – Knoxville, Tennessee – U.S. Green Building Council, East Tennessee Chapter, 2013 Green Light Award
- The Olde Farm Pavilion – Bristol, Virginia
- The Olde Farm Party Barn – Bristol, Virginia
- Race-Day Condos - Bristol, Tennessee
- Consol Coal Maintenance Building – Oakwood, Virginia
- Social Security Administration Office, Wytheville, Virginia – U.S. Green Building Council, LEED Certification - 2012
- EQT, Clintwood, Virginia
- Grundy Baptist Church – Grundy, Virginia
- Dickenson Center for Education & Research, Clintwood, Virginia
- Mountain Mission School, Grundy, Virginia
- Grundy Baptist Church, Grundy, Virginia
- Appalachian College of Pharmacy, Oakwood, Virginia
- K VAT Corporate Office – Abingdon, Virginia – 2013 AGC Project of the Year
- HMG Medical Plaza, Kingsport, Tennessee
- Regional Center for Health & Professions – Kingsport, Tennessee
- King College Student Center – Bristol, Tennessee
- University of Appalachia Booth Center – Grundy, Virginia
- SwVCC Learning Resources Center – Cedar Bluff, Virginia
- SwVCC Russell Hall Health Sciences Building, Cedar Bluff, Virginia
- SwVCC Buchanan/Davis Renovations, Cedar Bluff, Virginia
- SwVCC Higher Education Center – Abingdon, Virginia
- TriSummit Bank – Johnson City, Tennessee – AGC Project of Year for 2008
- Abuse Alternatives – Bristol, Tennessee

- Westside Elementary School – Elizabethton, Tennessee
- John Adams Elementary School – Kingsport, Tennessee

REGISTRATIONS

Licensed Masonry Subcontractor, State of Tennessee

EDUCATION

Computer Sciences

Virginia Commonwealth University

Richmond, Virginia 1986-1988

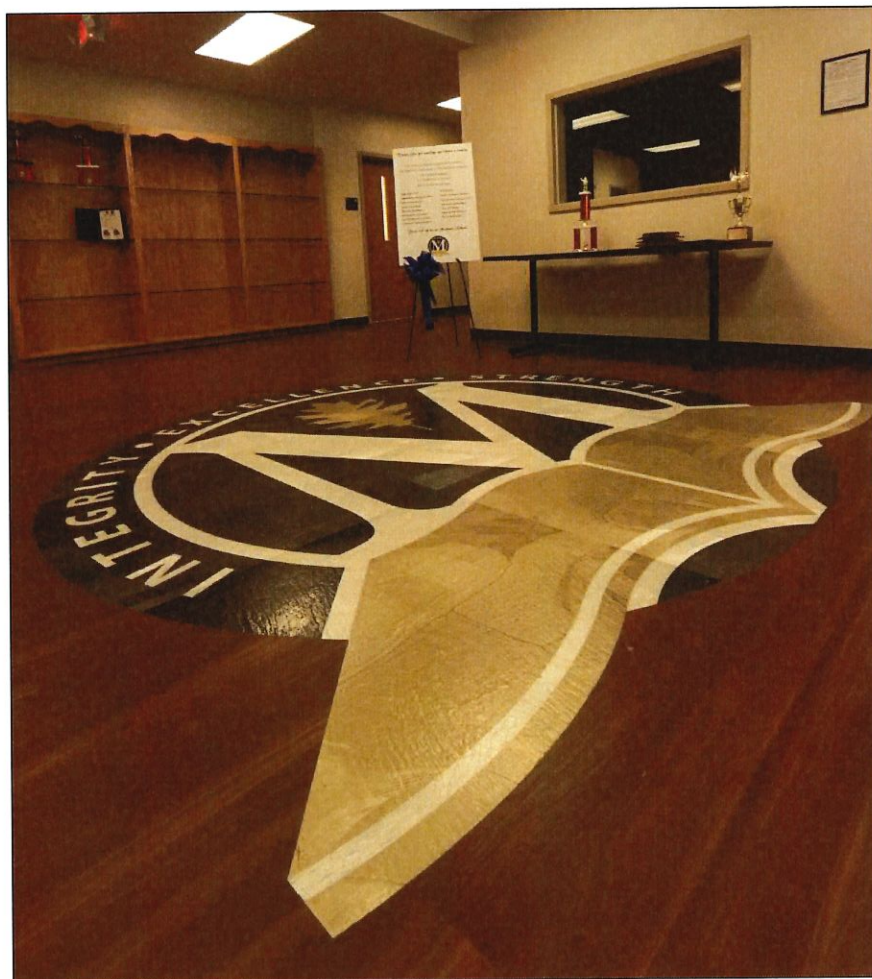
Marion High School

Marion, Virginia 1985

AFFILIATIONS

Past Board President – Boys and Girls Club of the Mountain Empire

Zella Arnold Award – Boys and Girls Club of the Mountain Empire



Morrison School

J. A. Street & Associates

Brian Ross - Estimator



Mr. Ross is an experienced estimator who began his career as a production builder/developer in 2001. Brian learned early in his career the value of collaboration among design professionals, consultants, manufacturers and builders while performing cost estimation and production management tasks for residential communities. He further honed those skills when he entered the high-end custom remodeling industry and later custom home building. After relocating to the Tri-Cities, Brian's excellent communication skills proved valuable while he was an adjunct faculty member at Northeast State Community College where he taught Architectural Drafting and Engineering Graphics courses in both lecture and computer lab settings. He also recruited professional advisory panel members and facilitated feasibility discussion for a potential construction curriculum. Brian continued to use his collaboration, communication and estimating skills while operating his own custom remodeling and home building business until joining our company in 2015.

EXPERIENCE

- East Tennessee State University Physical Therapy Renovation – Johnson City, Tennessee
- Tennessee High School Restroom Renovations – Bristol, Tennessee
- Bristol Tennessee Essential Services Warehouse Addition (Commercial Kitchen) – Bristol, Tennessee
- Single and multi-family production home building
- Construction document development / architectural coordination
- Custom home building and renovation
- Freddy's Steakburgers & Frozen Custard – Johnson City, Tennessee
- Hunter Wright Stadium Addition (Kingsport Mets Facility) – Kingsport, Tennessee
- Regional Eye Center – Kingsport, Tennessee
- Sunbelt Rentals – Blountville, Tennessee
- Emory and Henry Band Room – Emory, Virginia
- Bristol Compressors renovation/addition – Bristol, Virginia
- Hallmark House Assisted Living Facility – Louisville, Kentucky
- Wallace Subaru/Volkswagen Body Shop – Bristol, Tennessee
- TriSummit Bank renovation – Bristol, Virginia
- Holston Army Ammunition Plant (Entry Post Renovations) – Kingsport, Tennessee
- Fire Station – Bristol, Tennessee
- Wellmont OBGYN medical office renovations – Kingsport, Tennessee
- Freddy's Steakburgers & Frozen Custard – Bristol, Virginia
- Freddy's Steakburgers & Frozen Custard – Morristown, Tennessee

EDUCATION

Bachelor of Science, Construction Engineering Technology
East Tennessee State University, Johnson City, TN
President, Construction Management Association
Award Recipient, Outstanding Technology Student of the Year
Scholarship Recipient, Associated General Contractors and Professional Construction Estimators Association

JOB RELATED EDUCATION/TRAINING

Operations Management

Project Management

Psychology (Coursera/Udemy)

Home Energy Analysis and Implementation (BPI and RESNET)

Green Building and Aging-in-Place (NAHB)

Lead-Safe Renovation (EPA)

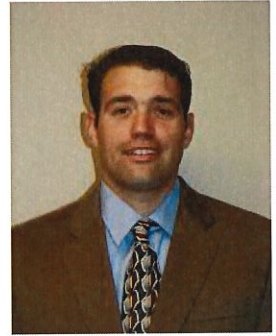
Estimating Building Construction – Construction Estimating Institute



Southwest Virginia Higher Education Center

J. A. Street & Associates

Marcus Wilcox - Senior Project Manager



Mr. Wilcox has extensive experience in construction. He began his pursuit in the field as a craft worker in 1994 and simultaneously earned a Bachelor of Science degree in 1998. He served as an Assistant Superintendent from 1999-2001 on projects ranging from \$3 million to \$15 million in value.

Responsibilities included directly supervising J. A. Street & Associates, Inc. hourly personnel, performing layout, day to day subcontractor coordination, receipt and review of material deliveries, performing quality control and safety checks on a daily basis, and ensuring that job site access and protection was maintained.

From 2001-2007 he served as Project Superintendent directly overseeing projects ranging from \$300,000 to \$6.9 million in value. Superintendent responsibilities included daily/weekly scheduling, procurement of materials, tools, and equipment, coordination of subcontractors, quality control, Owner/Architect interaction, job site documentation on a daily/weekly basis, processing Requests for Information, organizing safety meetings, overseeing safety measure implementation, and coordinating and updating drawings/revisions.

He was promoted to the position of Project Manager in 2007. Experience as Project Manager consists of a diversity of projects, with the largest single project valued at \$17.9 million dollars. Responsibilities include but are not limited to all Owner, Architect, vendor and sub-contractor coordination, procurement of materials, developing and maintaining construction schedule, shop drawing review, submittal coordination and contract document management. Marcus also currently serves as the company's continuing education director for field personnel.

Having a heavy background in field construction experience, Marcus brings an aggressive approach to scheduling, anticipating and resolving constructability issues, motivational methods and subcontractor coordination. His primary focus will be to ensure that the project is managed in a manner that meets or exceeds the standards set by the contract documents, quality control standards and Owner/Architect expectations in order to ensure that the project team is successful in achieving all project goals.

PROJECT MANAGER EXPERIENCE

- Kenworth – Chillicothe, Ohio
- Kenworth – Gainesville, Georgia
- Kenworth – Mableton, Georgia
- Marion Correction Center – Marion, Virginia
- Virginia City Hybrid – St. Paul, Virginia
- Bristol Virginia School Board – Bristol, Virginia - 2012 AGC Project of Year
- Tri-Summit Bank – Kingsport, Tennessee
- HUF Manufacturing- Greeneville, Tennessee
- David Crockett High School - Jonesborough, Tennessee
- Bristol Motor Speedway Infield – Bristol, Tennessee
- The Olde Farm Pavilion – Bristol, Virginia - 2011 AGC Project of Year

- Grandview Elementary – Jonesborough, TN
- Race-Day Condos – Bristol, Tennessee
- Consol Coal Maintenance Building – Oakwood, Virginia
- TriSummit Bank – Johnson City, Tennessee – AGC Project of Year
- VPI, Inc. – Duffield, Virginia
- Eastman Credit Union – Bristol, Virginia
- Wells Fargo Renovation – Johnson City, Tennessee
- VCHEC Administration Building – St. Paul, Virginia
- LeClerc – Kingsport, Tennessee
- Aspen Dental Upfit – Kingsport, Tennessee
- Buchanan County MOB – Grundy, Virginia
- VC Clarifying Building – St. Paul, Virginia
- 24-Hour Storage – Bristol, Tennessee
- Blue Ridge Nissan – Wytheville, Virginia
- The Olde Farm Wine Cellar – Bristol, Virginia
- Tipton Street Building Urban Redevelopment – Johnson City, Tennessee
- Second Harvest Food Bank Office, Freezer and Repack – Kingsport, Tennessee
- AGC Glass Renovation/Addition – Church Hill, Tennessee
- City Central Urban Redevelopment – Bristol, Tennessee
- 620 State Street Urban Redevelopment – Bristol, Tennessee
- Mellow Mushroom – Bristol, Virginia
- Gold Into Cash – Johnson City, Tennessee
- Aspen Dental Upfit – Kingsport, Tennessee
- VHEC Ash Silo – St. Paul, Virginia
- Celebration Church – Blountville, Tennessee
- PSAP Washington County Call Center – Washington County, Virginia
- Washington County General Services Renovation – Washington County, Virginia
- One 12 Downtown – Johnson City, Tennessee
- Accent Storage – Johnson City, Tennessee
- AGC Glass Company – Church Hill, Tennessee
- American Tire – Piney Flats, Tennessee
- Washington County Animal Shelter – Washington County, Tennessee
- B & B shops – Hickory, North Carolina
- 24 Hour Storage – Johnson City, Tennessee
- Duffield Technology Building – Duffield Virginia
- Discovery Church – Bristol, Tennessee
- Exide Office Addition – Bristol, Tennessee
- Exide Orbital – Bristol, Tennessee
- Frito Lay – Piney Flats, Tennessee
- Gastroenterology Associates – Bristol, Tennessee
- Keen Mountain Regional Jail – Buchanan County, Virginia
- Mountain States Health Alliance Cardiology Renovation – Johnson City, Tennessee
- The Olde Farm Lodge – Bristol, Virginia
- Riverside Call Center – Weber City, Virginia
- Russell County Shell Building – Lebanon, Virginia
- TEC – Kingsport, Tennessee

- Johnson City Veterinary Clinic – Johnson City, Tennessee
- VFP – Duffield, Virginia
- W & L Corporate Offices – Chilhowie, Virginia
- Shops @ West Market Upfit – Johnson City, Tennessee
- W – L Maintenance Building – Chilhowie, Virginia
- State of Franklin Bank – Johnson City, Tennessee
- Carrier Building renovation (under construction) – Kingsport, Tennessee
- Emory & Henry College Student Housing and Community Building (under construction) – Emory, Virginia
- Keene Mountain Correctional Center renovation (under construction) – Buchanan County, Virginia

EDUCATION

1998 Bachelor of Science, Construction Engineering Technology
East Tennessee State University, Johnson City, TN

JOB RELATED EDUCATION/TRAINING

Drug Free Workplace

10-Hr OSHA

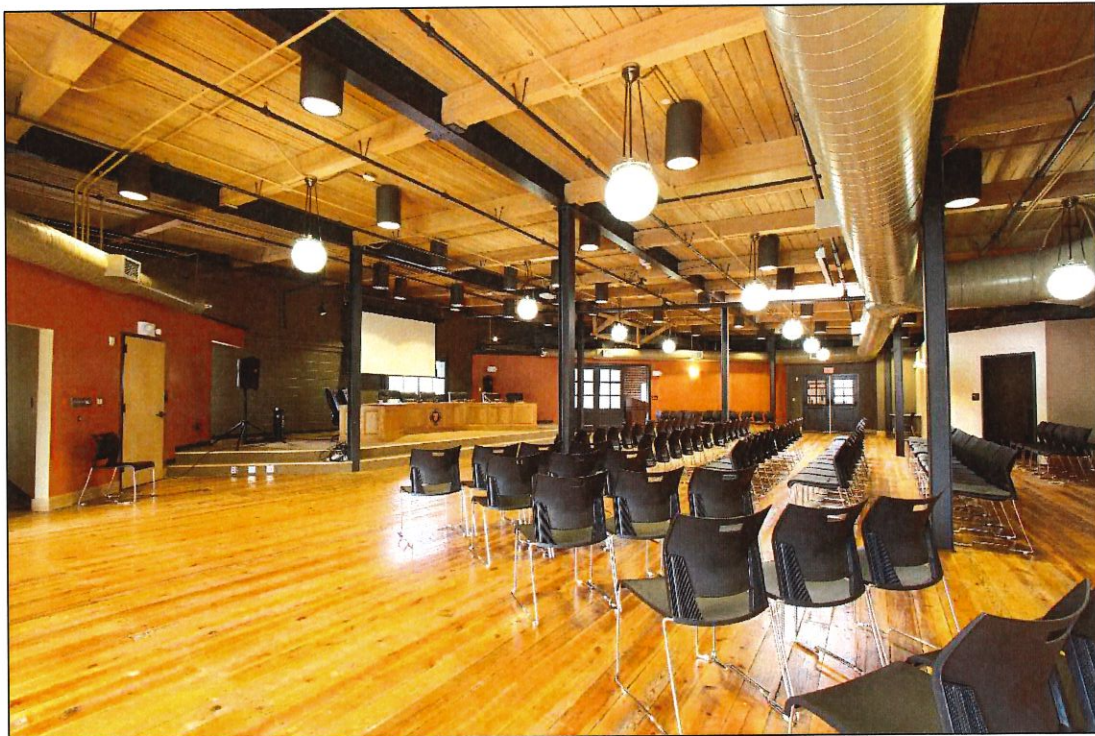
Trenching Safety Training Class

Scaffolding Safety

Powered Industrial Truck Operator

First Aid Training

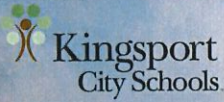
CPR Training



Bristol, Virginia School Board Offices

John Adams Elementary School

Kingsport, Tennessee

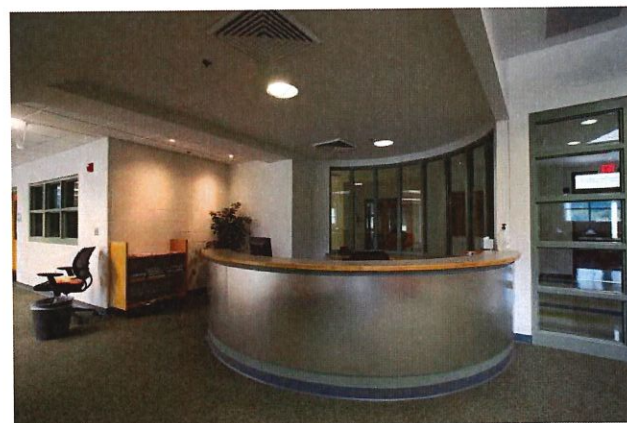
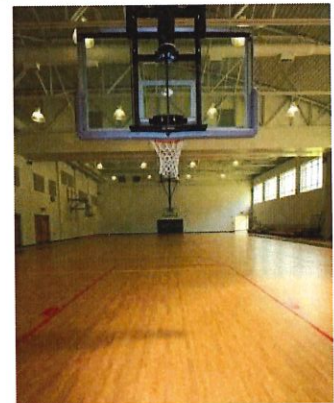
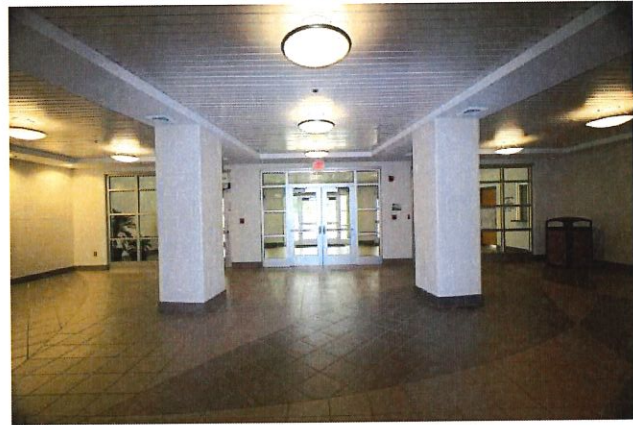


Client: City of Kingsport, Tennessee
Location:
2727 Edinburgh Channel Road
Kingsport, Tennessee

J. A. Street & Associates Role: General
Contractor
Size: 98,000 s.f.
Completed: August 2009
Construction Amount: \$14,645,000

Project Executive: Jim Street
Pre-Construction: Brian Poe
Project Manager: John Tomlinson

This two-story facility was constructed as part of a new community in Kingsport, Tennessee. The site presented challenges which involved repairing a sink hole and properly dealing with a wet-weather spring. The school utilizes a geothermal system for heating and cooling. The exterior consists of a masonry, cast stone, stone and EFIS finish with multiple roof systems on intersecting planes.



East Side Elementary School

Elizabethton, Tennessee

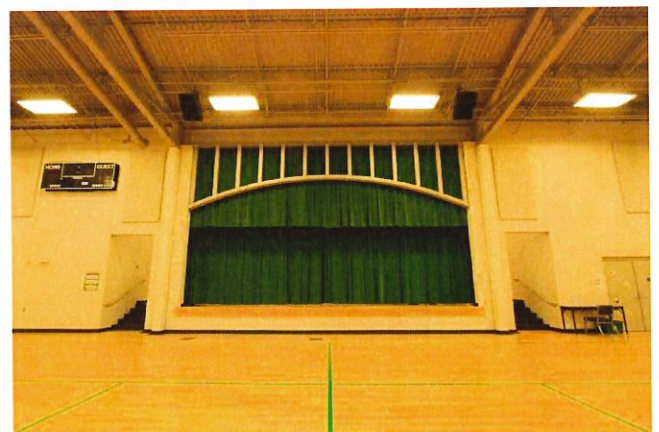
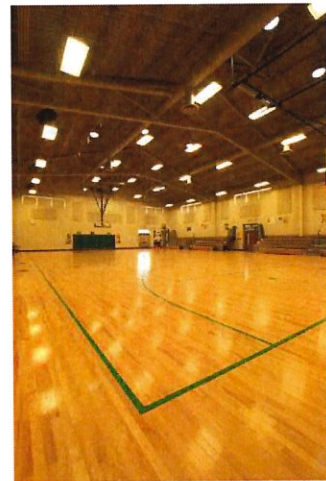


Client: Elizabethton City Schools
Location:
800 Siam Road
Elizabethton, Tennessee

J. A. Street & Associates Role: General
Contractor
Size: 16,122 s.f.
Completed: August 2011
Contract Amount: \$2,091,000

Project Executive: Jim Street
Pre-Construction: Brian Poe
Project Manager: John Tomlinson

This project consisted of a one-story addition to the existing elementary school and provided four classrooms and a new gymnasium.



West Side Elementary School

Elizabethton, Tennessee

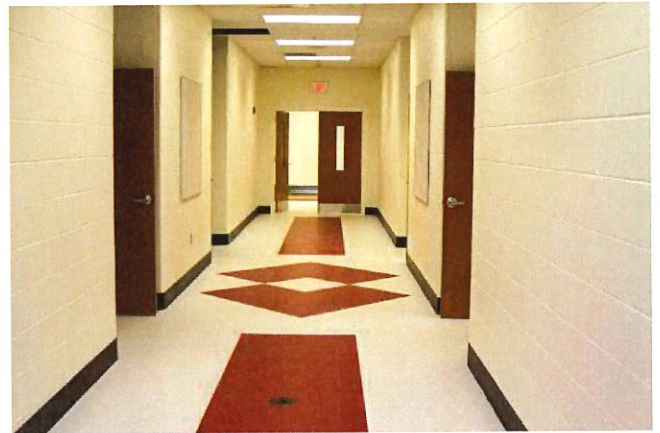


Client: Elizabethton City Schools
Location:
1310 Burgie Street
Elizabethton, Tennessee

J. A. Street & Associates Role: General
Contractor
Size: 14,400 s. f
Completed: August 2010
Contract Amount: \$2,000,400

Project Executive: Jim Street
Pre-Construction: Brian Poe
Project Manager: John Tomlinson

This project consisted of the addition of a gymnasium and four classrooms. The existing gymnasium and cafeteria were renovated to be a cafeteria only. Restrooms, resource area and administration offices were added to the space formerly occupied by the stage.



Grandview Elementary School

Telford, Tennessee



Client: Washington County Dept. of Education

Location:

Telford, Tennessee

J. A. Street Project Role: Construction Manager

Size: 98,000 sf

Completion Date: October 2008

Contract Value: \$17,940,657

Project Executive: Jim Street

Pre-Construction Manager: Brian Poe

Project Manager: Marcus Wilcox

Superintendent: Charles Roark



This project involved new 98,000sf state of the art educational facility consisting of over 40 classrooms, commercial kitchen, library and gymnasium. This facility was also designed to serve as a community resource with special focus on the exterior sports facilities. These amenities consist of regulation football field surrounded by a track, one softball field, 2 baseball fields and a practice field area.



Morrison School

Bristol, Virginia



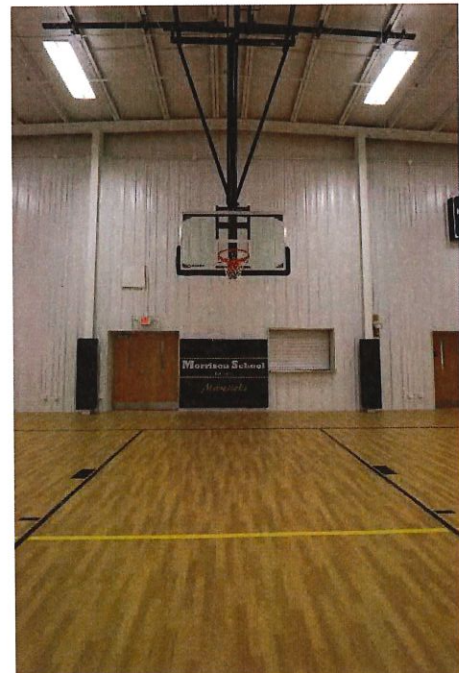
Client: Morrison School
Location:
200 North Pinecrest Lane
Bristol, Virginia

J. A. Street & Associates Role: Design/Build
Size: 20,113 sf
Contract Amount: \$2,247,109
Completion Date: 2015

Project Executive: Jim Street
Pre-Construction Manager: Brian Poe
Project Manager: David Patrick

J. A. Street & Associates were contracted to design and build a new facility for Morrison School, a private Pre-K through 8th grade school. The structure contains classrooms, assembly areas, a cafeteria with a catering kitchen and a full-sized gymnasium with a stage.

The building has a structural steel frame and is constructed on a concrete slab. The roof has asphalt architectural shingles. The building exterior is clad in Hardi Plank siding and stone wainscoting as well as stone veneered columns. The gymnasium is clad in prefinished metal wall panels. Solar panels are situated on the roof.



Highlands Community Services Children's Center Abingdon, Virginia



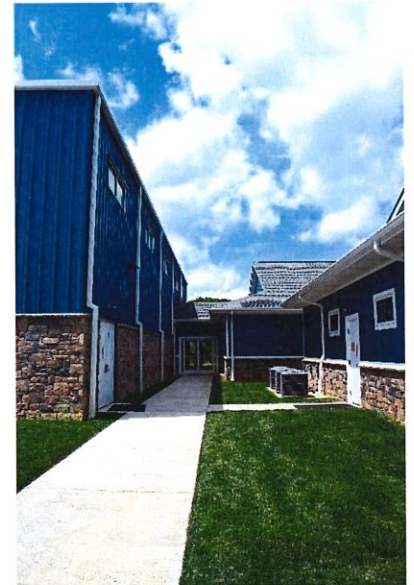
Project: Highlands Community
Services Children's Center

Location:
Baugh Lane
Abingdon, Virginia

J. A. Street Role: Design Build
Size: 33,303 square feet
Completed: January 2017
Contract Value: \$4,340,111

Project Executive: Jim Street
Pre-Construction Manager: Brian Poe
Project Manager: Don Osborne
Project Superintendent: Avery Mullins

The Center consists of a main building and a gymnasium. The main building is wood frame construction with a pre-engineered gymnasium on the westerly side. The main structure is clad in hardi-plank siding with stone veneer and the gymnasium is accented in stone veneer. The main building has an asphalt shingle roof and the gymnasium has a standing seam metal roof. Each entry way has stone veneered columns. The building provides areas for offices, classrooms, counseling, a cafeteria and kitchen. This project was utilized the Virginia PPEA procurement process.



Mountain Mission School

Grundy, Virginia



Client: Mountain Mission School

Location:

1760 Edgewater Drive

Grundy, Virginia

J. A. Street Role: General Contractor

Size: 19,000 sf

Completed: June 2011

Contracted Amount: \$5,500,000

Project Executive: Jim Street

Pre-Construction: Brian Poe

Project Manager: Kim Hodge

New educational building, new gymnasium and the remodeling of an existing 19,000sf school building. Mountain Mission is a unique school which provides not only an exceptional education but also, a home, a family, friendship and spiritual guidance to children of all ages and continuing through young adults. Some features of the new and renovated space consist of state of the art computer labs. All classrooms are equipped with smart boards and distance educational capabilities. A building security system with monitoring and access systems was also integrated into the project. Renovation of existing building included asbestos abatement, new wall, ceiling and floor finishes, replacement of all windows and interior doors and new storefront entry systems with security controls.



Client: Washington County Department of Education

Location:

684 Old State Route 34

Jonesborough, TN 37659

J. A. Street Role: Construction Manager

Size: 36,000 Addition/Renovations

Contract Amount: \$11,429,649

Project Executive: Jim Street

Pre-Construction Manager: Brian Poe

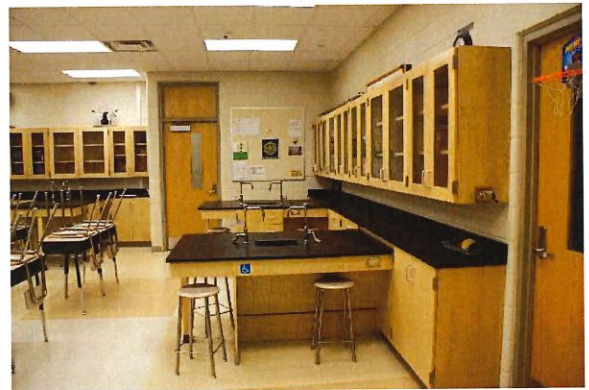
Project Manager: Marcus Wilcox

Superintendent: Pat Cockrum

This project consisted of a state of the art science wing and renovation of an additional 104,000 s f including a kitchen, gym, auditorium, class, and library spaces. J.A. Street was the successful bidder and due to county budget constraints, was asked to provide extensive value engineering to reduce project costs by 1.5 million dollars with the HVAC system being the primary focus. Working closely with the design team, owner, and subcontractors; the target was met by identifying the immediate areas of need and providing alternates for a long term sustainable and expandable HVAC system. This project was anticipated to last 24 months but was accomplished in 18 months by coordinating directly with the owner, taking advantage of down times when occupancy was at lower levels (fall, Christmas, spring, & summer breaks).



David Crockett High School (Addition & Renovations) Jonesborough, Tennessee



Emory & Henry College Student Village Emory, Virginia



Client: Emory & Henry College
Location: 2430461 Garnand Drive
Emory, Virginia 24327

J. A. Street Project Role: General Contractor
New Construction
Size: 8 dormitories (5,500 sf each) and a community building (10,821 sf)
Completed: August – November 2018
Contract Amount: \$10,906,582

Project Executive: Jim Street
Pre-Construction: Brian Poe
Project Manager: Marcus Wilcox
Superintendent: Avery Mullins

This project involved demolition of several residential structures, site grading and construction of 8 dormitories, a community building and parking lot. Two dorm structures have 13 suites each, others are townhouse-style and have 3 or 4 bedrooms. Buildings with suites have fiber cement siding and brick veneer. The townhouse buildings have brick veneer. The multilevel brick and pre-cast stone community building has lounges, laundry, fitness center, classrooms an apartment, and exterior patio with fire pit. All buildings feature columned porches and aluminum railings.



Kingsport Center for Higher Education

Kingsport, Tennessee



Client: City of Kingsport
Location:
300 W. Market Street
Kingsport, TN 37660

J. A. Street & Associates Role: Construction Manager
Size: 54,450 sf
Completed: September 2009
Contract Amount: \$9,814,532

Project Executive: Jim Street
Pre-Construction: Brian Poe
Project Manager: David Mason

This project consisted of site work and construction of a higher education center housing six different colleges concentrating on healthcare with labs, lecture rooms and auditorium. Congressman Phil Roe also has a regional office at the facility.

This building is Certified LEED Silver.



Northeast State Regional Center for Health Professionals Kingsport, Tennessee

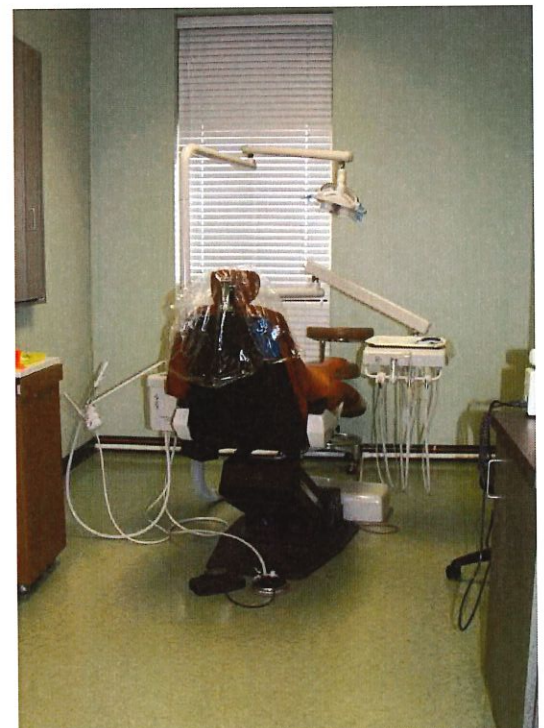


Client: City of Kingsport
Location:
301 Louis Street 300 W. Market Street
Kingsport, TN 37660

J. A. Street Project Role: Construction
Manager
Size: 43,000 s.f.
Completion Date: July 2007
Contract Amount: \$4,229,427

Project Executive: Jim Street
Pre-Construction: Brian Poe
Project Manager: John Tomlinson

This project involved site work and design-build of a new Health Sciences building for Northeast State Community College in partnership with the City of Kingsport. The new building houses teaching labs and classrooms for dental, nursing and paramedic students.



Northeast State Community College Humanities Blountville, Tennessee



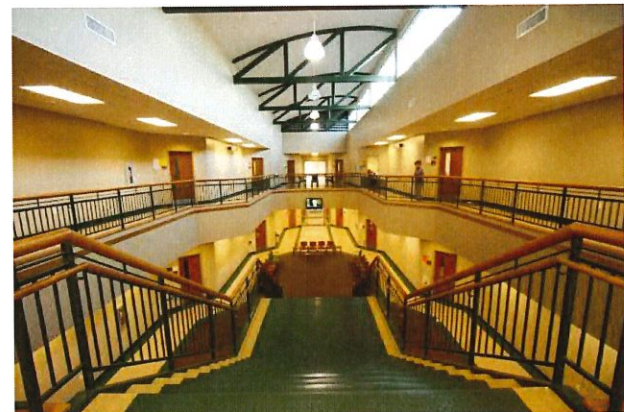
Client: Tennessee Board of Regents
Location:
2425 Highway 75
Blountville, Tennessee 37617

J. A. Street Project Role: General Contractor
New Construction
Size: 79,446sf
Completed: September 2007
Contract Amount: \$14,170,923

Project Executive: Jim Street
Pre-Construction: Brian Poe
Project Manager: Donald Osborne
Superintendent: Avery Mullins

The scope of work consisted of site work and construction of a new Humanities Building equipped with numerous classrooms and demonstration areas and a state of the art Performing Arts Center with auditorium seating for 163. The classroom wing of the building features a clerestory monumental stairwell.

Client Contact: Dennis Smalley (865-981-5376)
dsmalley@tbr.edu



SWVCC Learning Resource Center Cedar Bluff, Virginia



Client: Virginia Communities College System

Location:

669 Community College Road
Cedar Bluff, Virginia

J. A. Street & Associates Role: Construction Manager

Size: 54,743 sf

Completed:

Contract Amount: \$10,706,929

Project Executive: Jim Street

Pre-Construction Manager: Brian Poe

Project Manager: Jeremy Fields

Superintendent: Roger Alley

This facility utilized poured-in-place walls and includes a 15,000 library, classrooms, computer labs, TV broadcast facilities, and administrative support space. The design featured areas without ceilings that required special coordination between disciplines to achieve the required aesthetic. This project was administered by the State Building Commissioner.





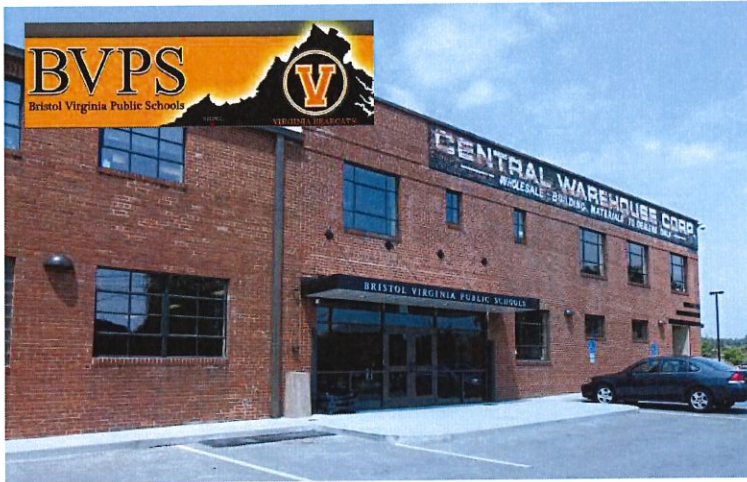
This project was extremely complex to execute as it presented many obstacles to overcome:

- Severe topographic issues
- Poor soils resulting in an undercut foundation
- Supply delivery through student parking lot
- A complex elevator system
- Proximity to other buildings
- Presence of student during construction



J. A. Street & Associates completed a second project on site while working on the Learning Center. Soil removal from this project was used as fill for the maintenance facility. Not only were the soils an issue, the topography on this campus is such that an elevator system is used to provide safe student movement between buildings. This is a very compact campus with little room to relocate things like parking temporarily. Because of this, supplies were delivered through an in-use student parking lot. As the project progressed, it was necessary to move the job site trailer to a student pedestrian area as there was no other functional location. Construction crews daily performed their jobs and shared pedestrian areas with students for the two-year duration of the project.

Bristol Virginia School Board Bristol, Virginia



Client: Bristol Virginia School Board
Location:
Lee Street
Bristol, Virginia

J. A. Street Role:
Size: 37,800 sf
Completed: 2012
Contract Amount: \$2,988,000

Project Executive: Jim Street
Pre-Construction Manager: Brian Poe
Project Manager: Marcus Wilcox

Historic renovation of former Bristol Supply building located in Bristol, Virginia. Project consisted of extensive restoration and improvements to the existing structure and building envelope required to meet the needs to serve as the Central Office for the City of Bristol Schools. Over 28,000sf of this building is now being utilized as assembly and office space with appeal of the 1940's structure accenting the modern necessities required to facilitate the needs of the multiple divisions housed within the building. This 3M project was completed in 10 months creating an inviting yet nostalgic new home for Bristol, Virginia School Administrators.



Sullins Academy

Bristol, Virginia



Client: Sullins Academy
Location:
22218 Sullins Academy Drive
Bristol, Virginia

J. A. Street Project Role: General
Contractor
Completion Date: 2007
Contract Value: \$1,021,876

Project Executive: Jim Street
Pre-Construction Manager: Brian Poe

Sullins Academy is situated on a 32-acre campus in Bristol, Virginia that includes outdoor playing fields a spacious playground, a stream for environmental studies and remaining areas for possible future development. Inside, the gymnasium boasts a climbing wall and stadium seating. Each classroom is equipped with a large flat screen television, Apple computer and access to iPads and iPods. There is also a science lab for middle school instruction.



Dickenson Center for Education & Research

Clintwood, Virginia

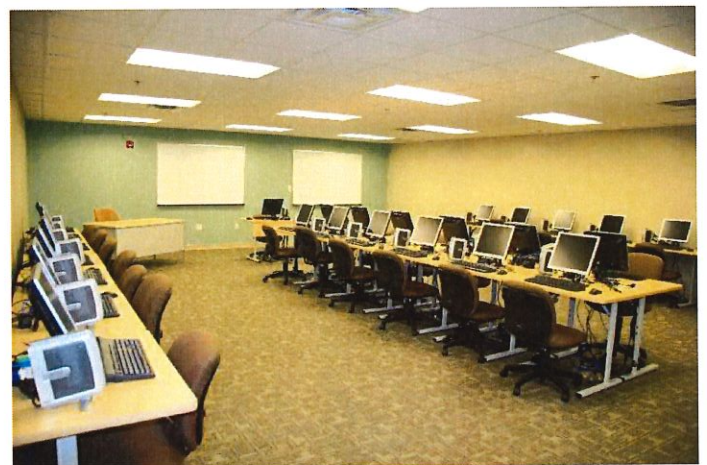


Client: Dickenson County IDA
Location:
818 Happy Valley Drive
Clintwood, VA

J.A. Street Project Role: Construction Manager
Size: 61,000 sf
Completed: August 2009
Project Cost: \$3,685,110

Project Executive: Jim Street
Pre-Construction Manager: Brian Poe
Project Manager: Kim Hodge

Scope: Convert existing warehouse space into a continuing education facility. The project also included construction of new entrance towers and new exterior finishes. Interior space consists of Science and Chemistry labs, Computer labs, Distance Learning classrooms, Nursing, Industrial Training classrooms with student showers and a conference area. Approximately 7,000 sf was left as warehouse space and will be built-out as needed.



QUALITY ASSURANCE

J.A. Street & Associates, Inc. strives to achieve excellence in all our work. From the planning stage through completion of the project, we manage details to ensure the highest level of quality by employing five major components of Quality Assurance:

1. **Planning:** Develop and organize a plan to maximize efficiency and quality.
2. **Management:** Consistently encourage high-quality workmanship by providing a stable, clean, safe environment in which to work.
3. **Communication:** Develop an open communication among team members and process all information in a timely manner.
4. **Techniques:** Constantly implement and improve on efficient methods for the construction process.
5. **Accuracy:** Do it right the first time.

J.A. Street & Associates, Inc.'s approach to ensuring quality begins with our people. Management personnel are responsible for providing a quality product. It is their responsibility to understand **J.A. Street & Associates, Inc.'s** role in achieving the Owner's objectives and to establish and implement the plan required to efficiently achieve these objectives.



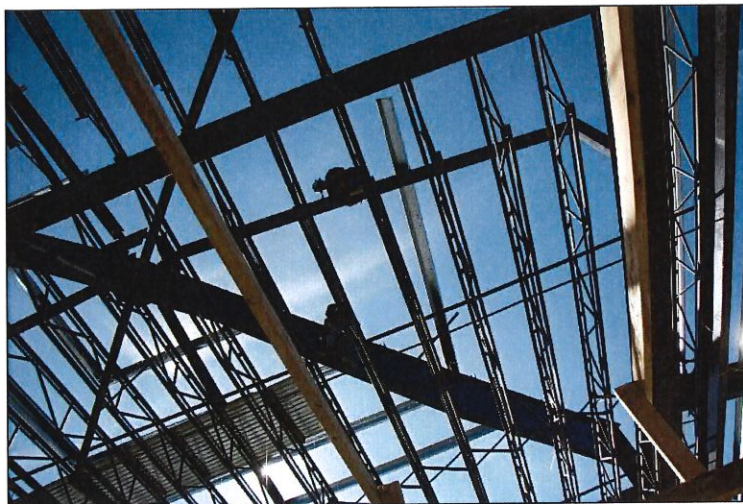
Procedures

Pre-Construction

- Meet with Owner and Project Team to establish quality goals for the project.
- Review plans and specifications for constructability and conformance with design criteria, applicable codes and completeness.
- Evaluate material selections for appropriateness to the intended use. Determine if substitute materials are available to meet form and function requirements at better value to the project and at better life cycle costs.
- Pre-qualify subcontractors, vendors and suppliers for work on the project. Evaluate past project performances and check references.

Construction

- Review shop drawings and submittals for compliance with contract documents.
- Where appropriate, visit vendors and suppliers to ensure materials are manufactured to standards set by contract drawings.
- Check deliveries of materials for conformance to project specifications.
- Inspect all work in relation to workmanship and compliance with contract documents.
- Provide immediate notification of any non-conforming work and schedule corrective action.
- Monitor progress of all corrective work.
- With Owner, prepare and complete corrective action lists at substantial completion.
- Prepare and accomplish final inspections of the work for Owner acceptance.



J.A. Street & Associates, Inc.'s commitment to quality is well-known. We encourage you to check our references on current and completed projects.

SAFETY PROGRAM

J.A. Street & Associates, Inc. is committed to Safety and to providing a safe working environment for all our associates, subcontractors, suppliers and consultants.

We employ a Safety Director whose chief responsibility is to implement all facets of our Safety Program from training to job site inspections, compliance with OSHA Standards and strict adherence to our Drug Policy. Our current Tennessee Workers Compensation MOD is .84. This results in lower labor costs for the Owner as well as indicating the commitment of **J.A. Street & Associates, Inc.** to safety.

Commitment

J.A. Street & Associates, Inc. has a commitment to a comprehensive Proactive safety program. This is achieved by utilizing a total team effort with the goal of providing the best possible working environment for employees, subcontractors, vendors/suppliers and visitors to the job site.

Planning

Safety starts with the design and planning of the project. **J.A. Street & Associates, Inc.** will consult with the Project Team to ensure that the design means and methods of the project will limit any unnecessary and dangerous construction activities.

- Safety Meetings** Weekly safety meetings are conducted at our job sites to discuss any problems which may have occurred and recommended action plans to ensure a safe job site.
- Superintendent** On the job site the Superintendent is responsible for emphasizing safety to all employees and subcontractors. All employees are required to attend weekly safety meetings in which safety precautions and OSHA regulations are stressed. The Superintendent and his foreman continually monitor the job site for safety violations and potential safety hazards.
- Hiring** All new employees with **J.A. Street & Associates, Inc.** are required to read the Company's Safety Manual and indicate by signature that this has been accomplished prior to starting work.

The Safety Manual for **J.A. Street & Associates, Inc.** is provided to each project Superintendent.

Drug Policy

J.A. Street & Associates, Inc. adheres to a substance abuse and drug/alcohol testing policy which prohibits the use, possession, selling, distribution or transportation of illegal drugs, alcohol or other substances which are not being taken in accordance with a prescription, on company premises or on company job sites.

We require drug/alcohol testing for all applications for employment, at post-accident times, for reasonable suspicion, and on a random basis. Our policy is applied across the board and strictly adhered to. This requirement is part of our overall Safety Program and the policies and procedures are included in our Safety Manual.



QUALIFICATIONS & EXPERIENCE:

Founded in 1912 and now led by Anthony K. Street, President, with the support of a talented, experienced support team, **Beeson, Lusk & Street, Inc. Architects** have provided award-winning design to meet the challenges of technological advances, growing communities and shifting enrollments. Since the firm's inception, educational design has been a focus. Having performed over 5,000 projects in the last 106 years, over 50% of these projects have been educationally related. **Beeson, Lusk and Street's** history of work in school design is unsurpassed in the southwest Virginia and Northeast Tennessee Region. Our clients enjoy working with a design team that understands, relates and values the quality, durability and functional economy required for a school facility in the Southwest Virginia region.



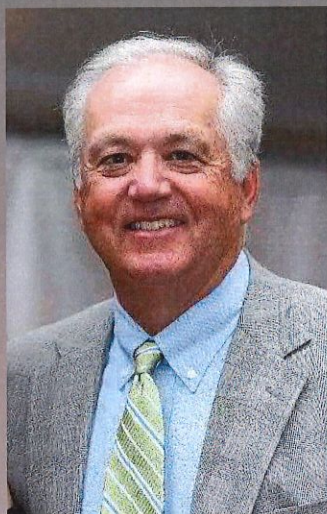
The Entry at Woodland Elementary School is alive with natural light, color

PROJECT APPROACH:

Beeson, Lusk and Street's project approach emphasizes participation by various user groups. Administration, Teachers, Maintenance, and Community groups, as selected by the school system, are invited to interview/work sessions to determine the desires, experiences (what has worked and what has not), needs, expectations and dream of each group. **Beeson, Lusk and Street** will utilize the information from these interview sessions to develop a space planning program. This program will be an important document which will define, in general, what will be included in the new facility. From this early design exercise, the course for a new facility, which is tailored to the needs, character and spirit of the school system and community will begin to take shape. As the design is developed, durability, aesthetics, technological infrastructure, teaching efficiencies, lighting, heating and cooling and all the details required for an enhanced learning environment will be developed.



Cloudland Elementary School had to be replaced due to the flood of 1998. Beeson, Lusk & Street assisted with finding a site that was accessible and well out of the flood plain.



Anthony K. Street, president of BLS Architects, has been with the firm for thirty-nine years. Previously, he was with firms in Knoxville, and Nashville, TN for six years. At BLS, Street is responsible for the firm's overall direction including design, project management, project procurement and contract administration/negotiating. Street's experience is deep in education, government, and industrial design.

Education:

B.S. Architecture
University of TN, Knoxville

Registrations:

Tennessee
Virginia

North Carolina

Organizations:

American Institute of
Architects
National Council of
Architecture
Registration Boards
Past President,
Northeast TN Chapter,
American Institute of
Architects

Boards Served On:

- 'The River' a Safe
Place for Women
- Quest, Washington County
School Foundation
- Boys and Girls Club
- Historical Zoning Board

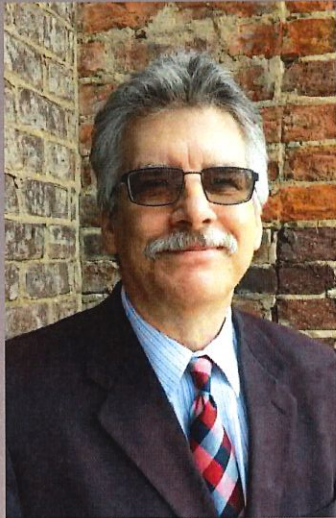
Educational experience includes a new Kingsport Higher Educational Facility, Kingsport, TN, a new Unicoi County 6-8 Middle School, Unicoi County, TN, a new Ridgeview Pre K-8 Washington County, TN School, a new Indian Trail Middle School, and a new Woodland Elementary School for Johnson City, TN, a new Hampton K-8 School, Hampton, TN, a new Cloudland Elementary School, Roan Mountain, TN, and a new Greenlee Primary School, Mitchell County, NC. Master planning and facility assessment studies have been performed for Kingsport City Schools, Sullivan County TN Schools, Washington County TN Schools, Unicoi County TN Schools, and Carter County TN Schools. Mr. Street was Associate Architect for the new Bristol, TN. Public Library.

Renovation projects include additions and renovations to Science Hill High School, an auditorium and classroom addition to Indian Trail Middle School, Johnson City, TN, six classroom addition to Cloudland High School, Roan Mountain, TN, chemistry and math classroom expansion to Unaka High School, Carter County, TN, classroom additions to Central Elementary School, new auxiliary gymnasium addition to Happy Valley Elementary School, a new media center and classroom additions to Gouge Elementary, Tipton Hill Elementary and Buladean Elementary Schools, Mitchell County, NC.

Additional renovations include the Avery County Courthouse, renovations and additions to the Avery County Jail Annex building, Newland, NC, a new Mitchell County Courthouse, Day Care and Social Services Facilities for Mitchell County, NC, renovations to the Washington County Courthouse, additions to the Unicoi County Jail and Courthouse Annex, and additions to the Carter County Courthouse, Elizabethton, TN.

On the **industrial** side, Mr. Street designed a new manufacturing facility for Harris-Tarkett in Johnson City, TN, and a new manufacturing facility for Jarl Extrusions, New Hampshire, numerous additions and renovations to Snap-On Tools Corporation, Elizabethton, TN, and numerous projects for Nuclear Fuel Services, Erwin, TN.

BLS TEAM



Education:

B.S. Architecture
University of TN,
Knoxville

M.S. Civil Engineering,
University of TN,
Knoxville

Organizations:

National Council of
Architecture
Registration Boards

Daniel C. Jackson, through his thirty-one years of experience at BLS, offers clients solid architectural and engineering skills. He has proven his ability to blend architecture and engineering into real, economical design solutions.

Mr. Jackson has provided project coordinator skills on many complex BLS projects including the new Boones Creek PreK-8 School, Washington County, TN, a new Scott County Sports Complex, ADA renovations to Wise Primary and J.J. Kelly High Schools, Wise, VA, a new elevator addition to J.J. Kelly High School, Wise, VA, a new elevator addition to Shoemaker Elementary, Scott County, VA, cafeteria addition to Nickelsville Elementary School, Scott County, VA, a new elevator addition to St. Paul High School, Wise, VA, additions to Ervinton Elementary School and additions to Sandlick Elementary, Dickenson County, VA.

Other **educational projects** includes a new Woodland Elementary School, Johnson City, TN, a new Indian Trail Middle School, Johnson City, TN, a new auditorium and classroom addition to Indian Trail Middle School, Johnson City, TN, a new Unicoi County 6 - 8 Middle School, a new Ridgeview PreK - 8 School, Washington County, TN, a new Cloudland Elementary, a six classroom addition to Cloudland High, Roan Mountain, TN, a new Hampton K - 8 School, Hampton, TN, classroom addition to Central Elementary School, Carter County, TN, a new auxiliary gymnasium addition to Happy Valley Elementary School, a new band room addition to Cloudland High and Hampton High Schools, a new elevator addition to Hampton High School, Carter County, TN, and numerous re-roofing projects for Carter County School System, Carter county, TN, renovations to Rogersville City School, a new stadium and field house for Burke-Toney Stadium, additions and alterations to three Hamblen County Schools, Morristown, TN, and additions and alterations to West View Elementary School, additions and alterations to Sulphur Springs Elementary School, Washington County, TN.

Mr. Jackson also played a major role in the construction technology and contract administration for the new Memorial Park Community Center, Johnson City, TN, Cardinal Park Outfield Fence and Lighting, office and manufacturing addition to Snap-On Tools Corp., Elizabethton, TN, a renovation of Building 340 for Nuclear Fuel Services, Erwin, TN, renovations to the Main Office for Elizabethton Federal Savings Bank, Elizabethton, TN, a new Elizabethton Federal Savings Branch Bank Facility, Johnson City, TN, a new Sanctuary addition to Grace Baptist Church, Elizabethton, TN, additions and renovations to the First Christian Church, Johnson City, TN, a new Grounds/Maintenance Building for the Veterans Administration, Mountain Home, TN, VA/ETSU Medical School Consolidation, a new Energy Systems Building, re-roofing of Building 200, a Kitchen Consolidation for Building 160, and a new 600 Bed Domiciliary project for the Veterans Administration at Mountain Home, TN.



Education:

B.S. Civil Engineering

University of TN,

Knoxville

Environmental

Engineering,

Business Administration

Registrations:

Tennessee

Organizations:

American Society of

Civil Engineers

Robert Tester, through his years of experience with Beeson, Lusk & Street, offers clients solid engineering design.

Mr. Tester has provided engineering expertise on many projects for Beeson, Lusk & Street. Educational projects include a new Unicoi County 6-8 Middle School, Unicoi County, TN, a new Ridgeview PreK-8 Washington County, TN School, structural design for the mechanical room addition to Gray Elementary School, Washington County, TN. Renovations to an existing 4,600 square foot Bowman Middle School, Mitchell County, NC, Mitchell County High and Harris Middle schools sidewalks and ramp addition, Mitchell County, NC, a gymnasium and classroom addition to Duffield Elementary School, Scott County, VA. Numerous school for projects for Hawkins County, TN which consists of a new combined Clinch K-12 School, additions to Church Hill Middle, a new Church Hill 5-6 School, a classroom addition to St. Clair Elementary School, additions to Bulls Gap Elementary and Middle School, additions to Cherokee High School and Volunteer High School and additions to Dryden Primary School, Lee County, VA.

Other projects include a new Milligan College Convocation Center, Milligan College, TN, a new Carver Recreational Center, Johnson City, TN, a new entrance to the Johnson City Municipal Building, structural design for a network of steel mezzanines for Framatome ANP, Inc., Erwin, TN, Civil and structural design for an addition to the Unicoi County Health Department, Erwin, TN, structural design for a major addition to the Avery County Courthouse, Newland, NC, and structural design for a new building for the South Elizabethton Utility District, Elizabethton, TN, a new branch banking facility for Elizabethton Federal Savings Bank, Mountain City, TN, renovations to the main office of Elizabethton Federal Savings Bank, Elizabethton, TN, and a new main office for Johnson City Federal Credit Union, Johnson City, TN.



HAROLD DAMRON, P.E.

ELECTRICAL ENGINEER

VREELAND ENGINEERS, INC.

Education:

Bachelor of Electrical
Engineering
University of TN,
Knoxville

Registrations:

Professional Engineer –
Tennessee
Virginia
North Carolina

Wisconsin

Missouri

Illinois

New Jersey

Ohio

Maryland

Louisiana

Michigan

Washington

California

West Virginia

Organizations:

National Society of
Professional Engineers

IEEE

Harold Damron has 32 years of experience in electrical design and construction administration for projects such as office buildings, sports facilities, schools, hospitals, and motels. After acting as Engineer-in-Training under both Fred Vreeland and Charles Luttrell, Harold assumed responsible charge in 1992. Harold is Vice President of the firm.

Performed electrical design for numerous K-12 facilities, including new construction projects, addition/renovation projects, and major/minor renovation projects throughout career at Vreeland Engineers. In East Tennessee school systems served include Blount County, Loudon County, Carter County, Unicoi County, Hawkins County, Washington County, Sullivan County, Hamblen County, Jefferson County, Knox County, Claiborne County, Greene County, Cocke County, Sevier County, Grainger County, Alcoa City, Maryville City, Greeneville City, Kingsport City, and Johnson City. In North Carolina school systems served include Clay County, Cherokee County, Graham County, Swain County, Macon County, Jackson County, Madison County, Buncombe County, Henderson County, Mitchell County, Avery County, Surry County, and Cherokee Central Schools. In Virginia school systems served include Washington County, Lee County, Scott County, Wise County, Dickenson County, and Buchanan County. In Kentucky school systems served include Letcher County, Harlan County, Pike County and Bell County.

Significant office projects include the General Shale Corporate Office Building, Johnson City, TN; the Holston Medical Group Data Center and Medical Office Building, Duffield, VA; and the Home & Garden Television (HGTV) Office and Studio, Knoxville. Other projects include the new Power Generation Shelter for the Tennessee Air National Guard, Alcoa, TN; Cherokee K-12 School, Cherokee, NC; the Hawkins County Jail/Courthouse in Hawkins County, TN; and several electrical upgrade projects at Tennessee Technological University, Cookeville, TN.



Education

Certified in Mechanical
Drafting and Design
Technology, Knoxville
Technical Center

United States Air Force
School of Graphics

Community College of the
Air Force Civil Engineering

Certifications

HVAC Design Certification
from Carrier Corporation

Pumping Systems Design
Certification from Bell and
Gossett

Affiliations

N.F.P.A.

Knoxville Board of
Education Advisory
Committee for Vocational
Education

American Society of
Plumbing Engineers,
Charter Member

Tennessee Air National
Guard - Retired
Engineering Technician
134th Civil Engineering
Squadron



RONALD W. DONAHUE

Engineering Services Group, Inc.,

President /Fire Protection / Plumbing Designer

Ronald W. Donahue is a firm principal and head of the Fire Protection and Plumbing Department. He brings Engineering Services Group more than over 36 years of design experience in plumbing, fire protection, pumping systems, sub-surface sewage disposal, site utilities, and storm drainage. Mr. Donahue has design experience for a variety of projects including educational facilities, industrial and warehouse facilities, military facilities, office buildings, dormitories and retail. Mr. Donahue has served as project manager and lead designer for all ESG projects in Western North Carolina and Upper East Tennessee. Mr. Donahue has experience on several hundred school projects throughout Tennessee and North Carolina.

Role on this Project

Mr. Donahue would serve as Lead Plumbing and Fire Protection Designer for the project.

Partial Relative Project Experience Includes:

Unicoi County Middle School	Gladeville Middle School
Boones Creek Middle School	Hardin Valley Academy
Brickey McCloud Elementary School	Hardin Valley Middle School
Carter Elementary School	Karns Primary and Interm. School
Cedar Bluff Primary School	L & N STEM Academy
Cherokee Ravensford K-12 School	Northshore Elementary School
Coulter Grove Middle School	Ridgedale Elementary School
Dogwood Elementary School	Sevier County Middle School
Gibbs Elementary School	Shouns - Neva Middle School
Gibbs Middle School	Webb Lower School



JEFFREY R. (RUSTY) WHILLOCK, PE

Engineering Services Group, Inc.,

President / Mechanical Engineer



Education

B.S., Mechanical Engineering,
University of Tennessee, 1994

Registrations

Registered in TN, AL, GA, KY,
NC, SC, and VA

Memberships

American Society of Heating,
Refrigeration and Air
Conditioning Engineers
(ASHRAE)

American Society of
Mechanical Engineers
(ASME)

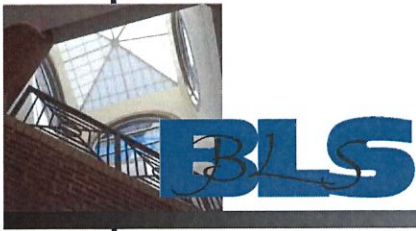
Jeffery R. (Rusty) Whillock has 24 years experience in designing, pricing and supervising the installation of commercial, industrial and institutional mechanical systems. Types of facilities include educational facilities, office buildings, government buildings, warehouse distribution centers, industrial manufacturing, and healthcare facilities. Mr. Whillock has designed various types of mechanical systems including: Two-pipe and four pipe hydronic systems, water source heat pumps systems, rooftop air unit systems (i.e. constant volume, vav, vvt), split system air unit systems, fresh air systems and geothermal heat pump systems. Mr. Whillock has been the engineer of record for numerous educational facilities throughout Tennessee and North Carolina.

Role on this Project

Mr. Whillock would serve as Principal in Charge at Engineering Services Group, Inc., as well as overall project manager.

Partial Relative Project Experience Includes:

Unicoi County Middle School	Jefferson Middle School
Boones Creek Middle School	L & N STEM Academy
Carpenters Elementary School	Maryville Middle School
Carter Elementary School	Maury Middle School
Cedar Bluff Primary School	Mt. Horeb Elementary School
Cherokee Ravensford K-12 School	Northshore Elementary School
Coulter Grove Middle School	Philadelphia Elementary School
Gibbs Elementary School	Prescott Pre-K-8 School
Gibbs Middle School	Sevier County Middle School
Gladeville Middle School	Shouns - Neva Middle School
Hardin Valley Academy	Upperman Middle School
Hardin Valley Middle School	Webb Lower School
Heritage Middle School	



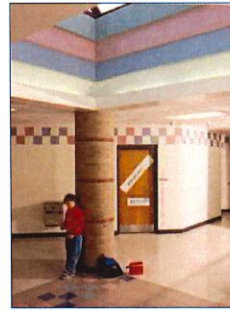
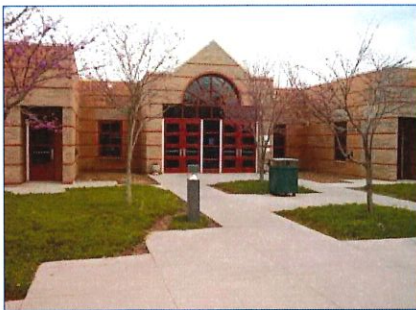
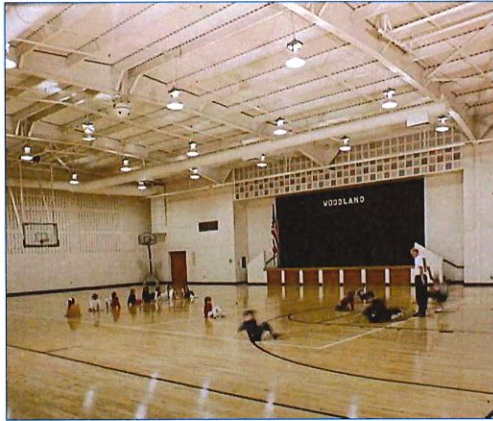
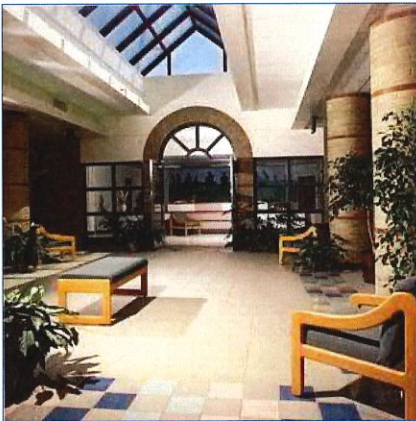
Woodland Elementary School Johnson City, TN

Project Experience

Woodland Elementary, the first school completed in a 40 million dollar building program, set the tone and standard for a system-wide upgrade.

The Woodland design features arched entrance and windows, spacious student lobby with original sculpture, and the attractive fit of the building into its residential setting. Woodland was selected as a School of the Year by the Tennessee School Board Association for its appeal to students, faculty and community.

*First Place Winner,
School of the Year
Tennessee School Board Association*

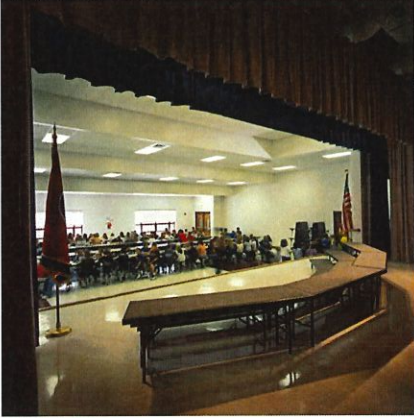




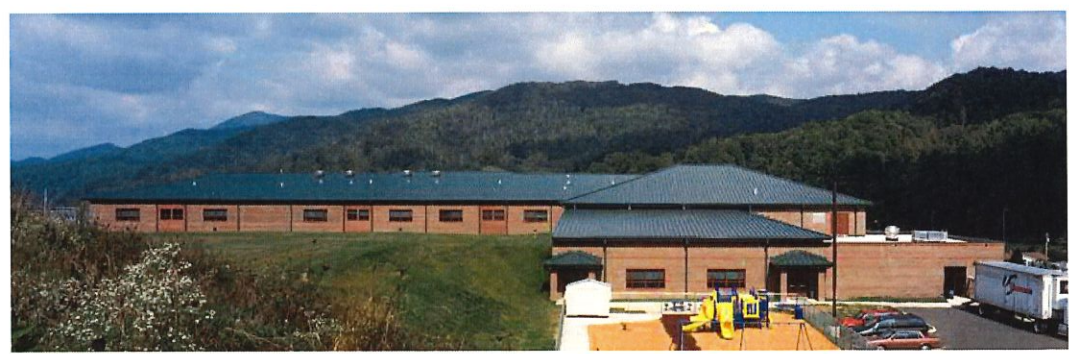
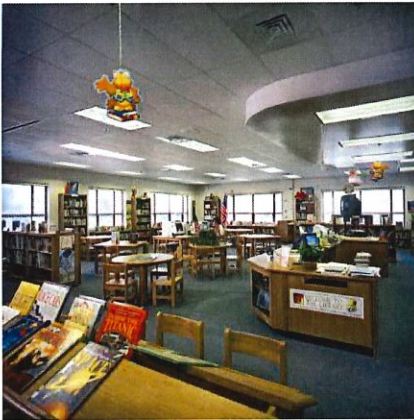
Cloudland Elementary School

Roan Mountain, TN

Project Experience

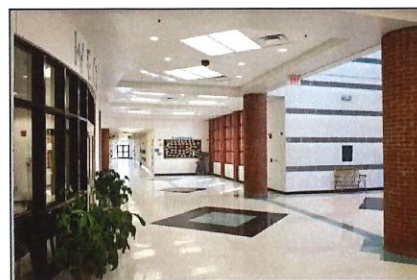
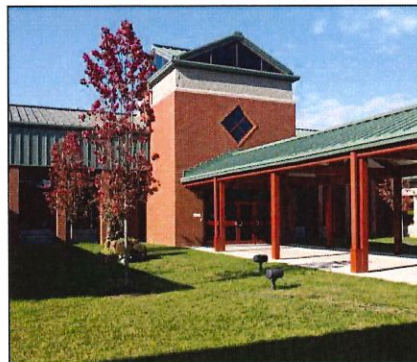
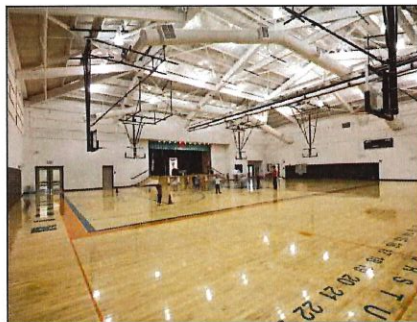
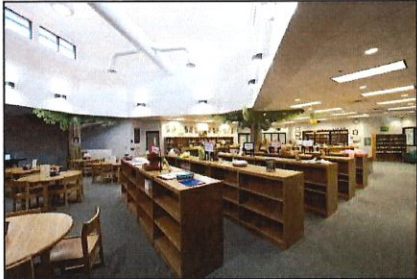


Cloudland Elementary School (K-6) was **programmed and designed** as a replacement school necessitated by flood damage suffered by the community in January 1998. The new 400 student school, wrapped around a hillside, is a two-story structure, which minimizes building footprint. Classrooms are stacked and placed so that beautiful mountain views can be appreciated. The Media Center has a panoramic view to the north and the east. The common use activity-based areas are removed from the classrooms, allowing for quieter study and community access. The cafeteria, with a stepped ceiling, is a multipurpose space for dining and stage presentations. This technologically equipped school, utilizes geothermal heating and cooling. To make efficient use of the limited site area, the geothermal wells are located under the parking areas.





Project Experience



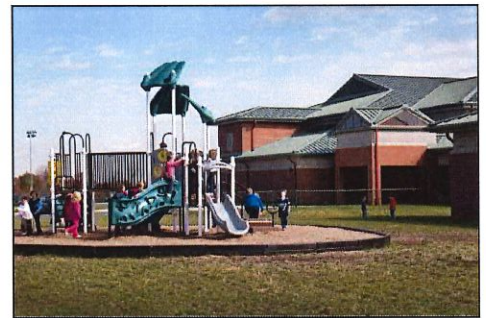
Ridgeview Elementary School Washington County, TN

A new elementary school for **Washington County Schools** was required in order to relieve crowding at the elementary schools. The new elementary school was **programmed and designed** by Beeson, Lusk & Street, Architects.

Design was for a pre-kindergarten through eighth grade school to accommodate 810 students with no requirements for expansion. The school design created an informal privacy for the various age groups to be housed, creating a series of 'schools within a school'. A central area of common use spaces was developed to allow convenient student access. The school is comprehensive in its offering of arts, physical activity and special education and is to include opportunity for drama, music, art, and outdoor and indoor athletic spaces.

The school site, located near a state highway, but adjacent to a residential neighborhood, posed challenges in terms of an elevation difference of 35 feet between the site entry, building entry and athletic fields. An effort was made to maintain the residential feel of the neighborhood by forming terraced 'benches' for the building and athletic fields. A scaled down facility of sloped metal roofs, contrasting building masses and open exterior space create a sense of informal activity. Separate drives for bus and car traffic provide efficiency and additional safety for all students with ample stacking space for before and after school traffic. Geo-thermal wells for the heating and cooling system are located beneath the football/soccer field. A 'four-plex' design of softball and baseball fields was developed for both school and community use.

People's Choice Award
New Elementary School Category
Tennessee School Board Association





Project Experience

Unicoi Middle School Erwin, TN



A new middle school for **Unicoi County Schools** was required in order to move the eighth grade out of the high school and to relieve crowding at the elementary schools. Beeson, Lusk & Street, Architects **programmed and designed** the new school with respect to an adjacent residential neighborhood. The final design provides an appropriate sense of scale in relationship to nearby homes.

The 800-student school contains a pre-school component of five classrooms, an 800-seat gymnasium, art room, band room, chorus room, science and computer labs. The academic areas of the school are accessible to common use areas, with a gymnasium that can be utilized in the evenings after regular school hours. The building was designed to be durable, maintainable and energy efficient. BLS provided **contract administration** on the project, and worked closely with the owner and contractor on scheduling, to ensure that the project stayed on schedule and in budget.



Beeson Lusk & Street, Inc., Architects

EDUCATION

HAMPTON ELEMENTARY SCHOOL

client: Carter County, TN School Board

project: New construction, 86,180 square feet

The design had to incorporate separate educational areas for K-5 and 6-8 students. The site contained three existing buildings: an elementary school, a vocational building converted to classrooms, and a special education building. The design allowed the old buildings to remain in use until the new facility was ready to be occupied.

The new school complex included a gym, 600-seat auditorium area, 24 classrooms, a computer center, a media center, eight special education rooms, kitchen/cafeteria, a music room, and enlarged playgrounds. The project was recognized for design excellence by the Tennessee School Board Association.

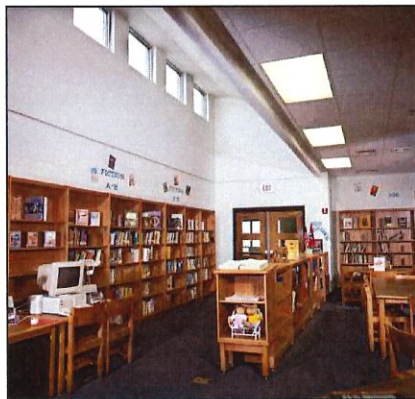
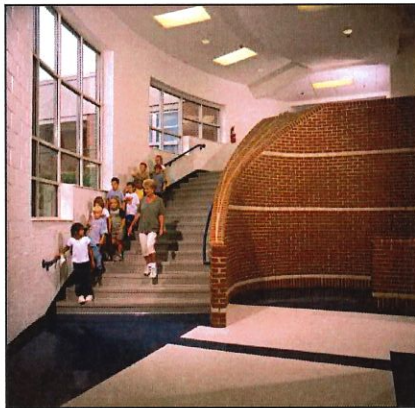


Project Experience

South Central Elementary School Washington County, TN

Beeson, Lusk & Street, Architects **programmed, designed** and provided **construction administration** for this 57,340 S.F. project.

This design was a replacement facility for an existing, outdated building. The new facility included a 600-seat gymnasium with separation from the majority of the building for community and night time use. Also included was a Media Center, full service kitchen and cafeteria, art, music, and special education space. Due to the remote location of the facility, alternative heating and cooling designs were explored. The resulting system was geothermal heating and cooling, in an effort to reduce operational cost. The construction was phased due to budgetary constraints, and the geothermal system's flexibility worked well with the phasing requirements.

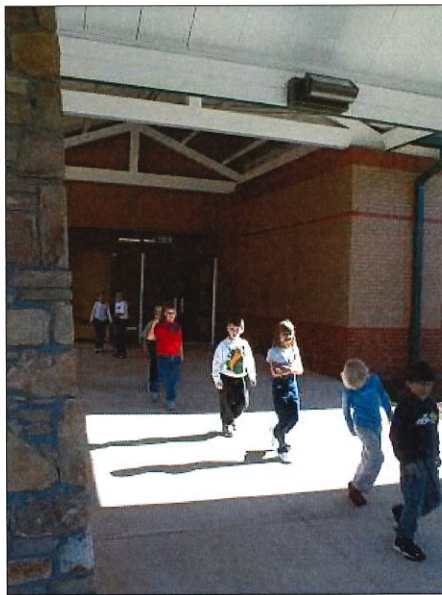
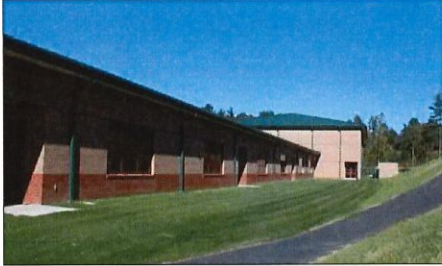




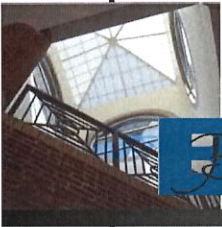
Project Experience

Greenlee Primary School Mitchell County, NC

Beeson, Lusk & Street, Architects programmed and designed a new primary school for Mitchell County Schools, NC. Durable construction materials, including brick veneer, native stone veneer, metal roof panels and terrazzo flooring were incorporated for long-lasting durable design. Sitework and site drainage was extensive due to the confined location of the new building at the top of a sloping mountainside. The building construction was preformed within the budget, and was completed for use in time for the beginning of the school year.



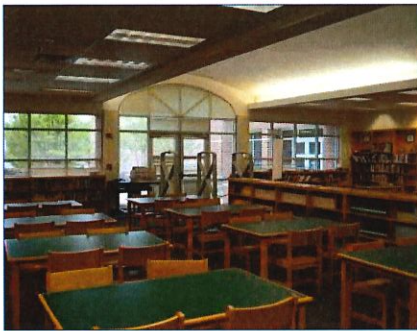
Beeson Lusk & Street, Inc., Architects



Project Experience

Indian Trail Middle School Johnson City, TN

The challenge was to combine traditional values with the latest technological capabilities. The complex is wired from the ground up with cutting-edge technology that students will learn with and use in the workplace of the 21st Century. The overall design of the structure is reminiscent of schools designed by Beeson, Lusk & Street, Architects, and built in the early 20th Century in Johnson City. The light tower at the center of the entry, and an additional five skylights, provide natural light into the structure.



Beeson Lusk & Street, Inc., Architects



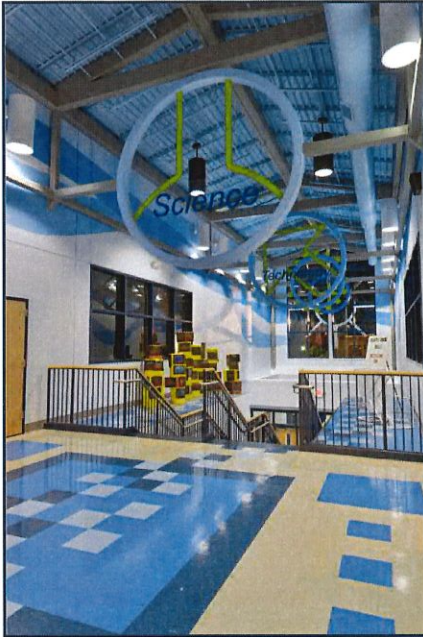
Project Experience

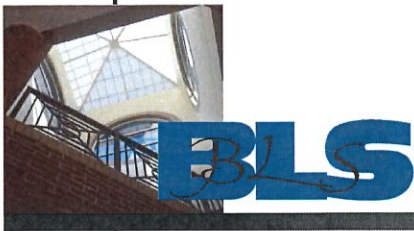
Additions and Renovations to Ketron Elementary School Sullivan County, TN

Ketron Elementary School was a former high school and later an intermediate school for the county. The newly renovated masonry and steel structure, including new building additions, features a centrally located media center looking into a multi-story court and stair displaying STEM themed structural steel roof supports. The school has two dedicated project labs featuring configurable four student tables with sink pedestals, data and power connections, and can be used for in-school or broadcasted projects.

The STEM initiative purposefully utilizes technology that has been designed into every classroom, from whiteboards to wireless connectivity, giving the students access to mobile notebooks, interactive learning tables and classroom learning tools.

The Additions and renovations included new efficient geo-thermal heating and cooling design for the entire school. Cameras and secured entrances were incorporated into the design for overall security. Renovated gymnasium and dressing areas and a new playroom for the youngest children promote wellness. The school site included new football/ soccer field and track, new softball and baseball fields with multiple playground areas.



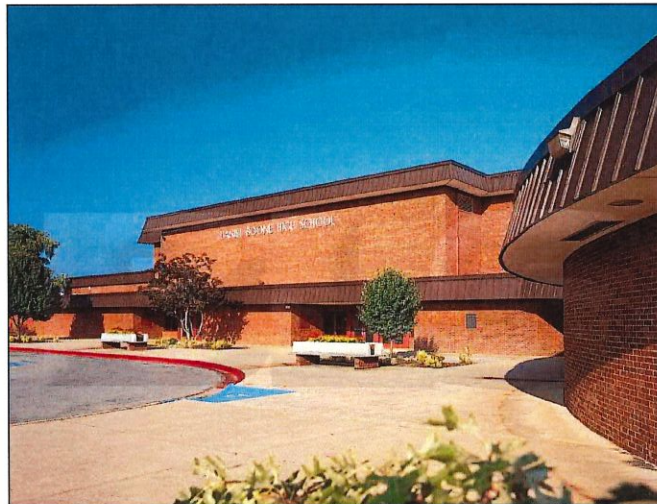


Project Experience

Daniel Boone High School Washington County, TN

Daniel Boone High School was originally designed by Beeson, Lusk and Street, Architects in 1970. The school opened in the fall of 1971. BLS designed the renovation and upgrade of the HVAC system with a Geo-thermal closed loop system in 1998. Daniel Boone High School was the first school in Tennessee to utilize a geo-thermal system. In 2008, Beeson, Lusk and Street designed extensive renovations to the school with the addition of a new administration suite, new lighting, new lockers and finishes as well as the addition of a new Science wing and ROTC indoor drilling facility.

Beeson, Lusk & Street performed a **building evaluation** for the existing school that included **environmental, geotechnical, structural** and **space information**. Out of this assessment a program and budget were developed for consideration by the Board of Education. All information was presented to the **public** and upon acceptance by the County Commission the project was funded and constructed.





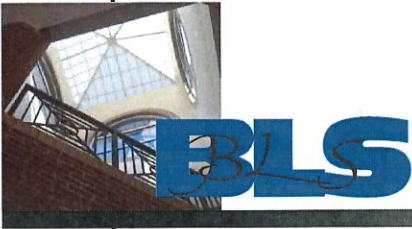
Gymnasium Addition to Twin Springs High School Nickelsville, VA

Project Experience



Beeson, Lusk & Street, Architects designed a new gymnasium and dressing room/toilet addition for **Twin Springs High School**. Durable construction materials, including matching brick veneer, complement the existing building. Sitework and site drainage was extensive due to the confined location of the existing building against a sloping mountainside. The building construction was performed without disruption to the normal school schedule and was completed for use in time for the beginning of the school year.

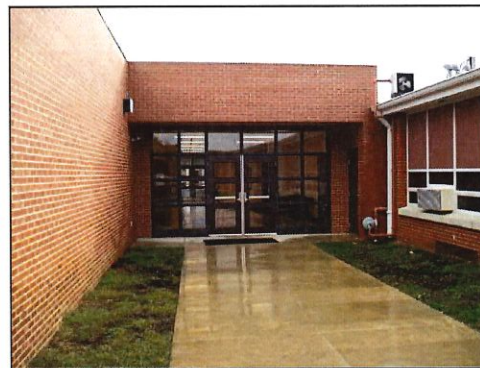
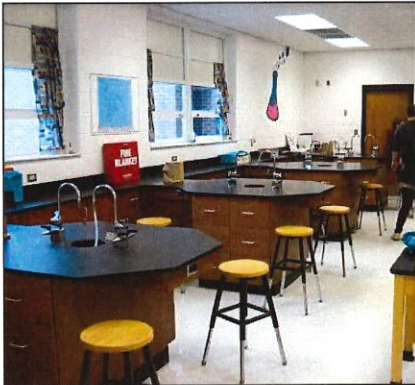
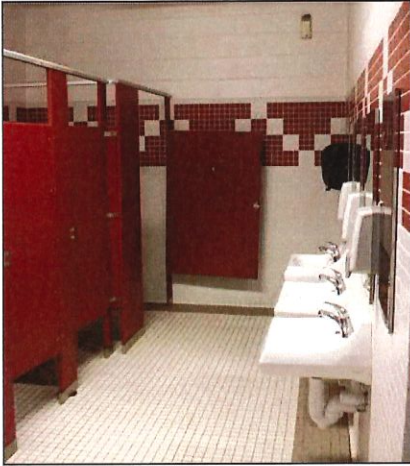




Project Experience

Addition and Renovations to Unaka High School Carter County, TN

Beeson, Lusk & Street, Architects have completed numerous projects at **Unaka High School**. The latest project included the addition of science classrooms, a new administrative suite, renovation of the existing toilets, window replacement, and installing new retractable bleachers in the gymnasium. BLS designed the addition so that interruptions to the school activities would be minimal. BLS provided **contract administration** on the project, and worked closely with the owner and contractor on scheduling to ensure that the project stayed on schedule and in budget.

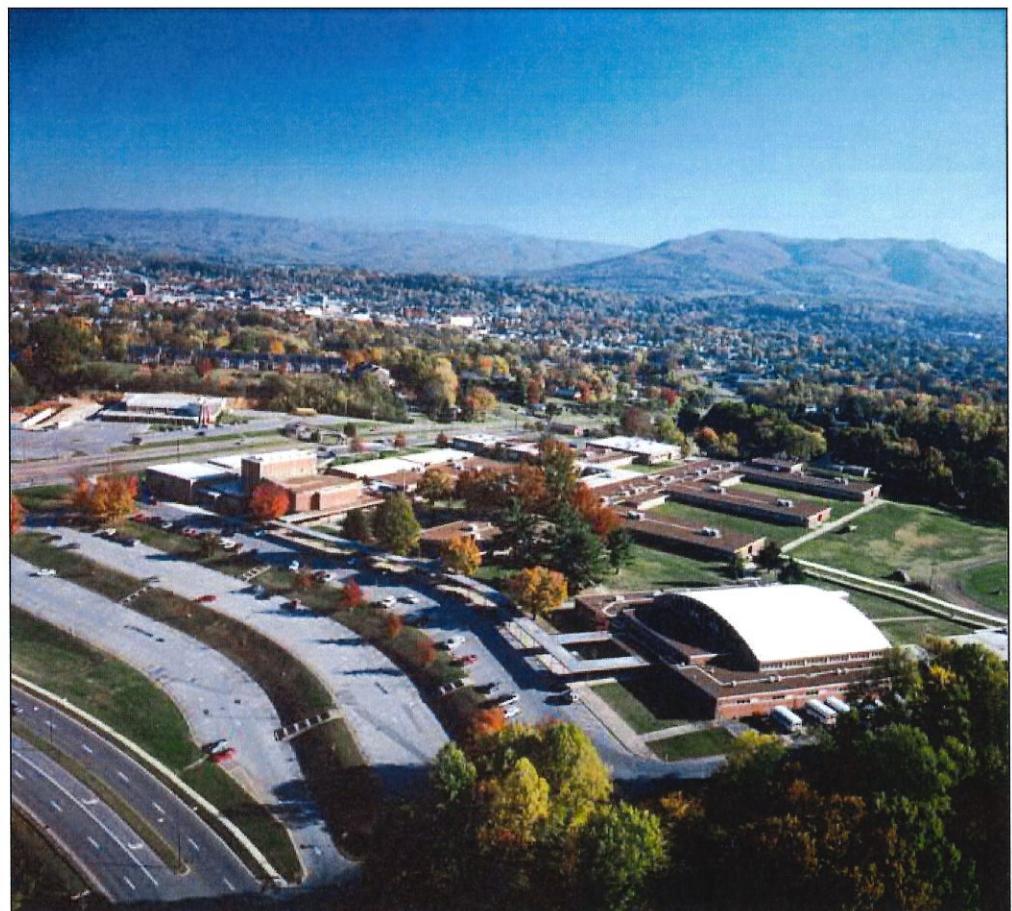
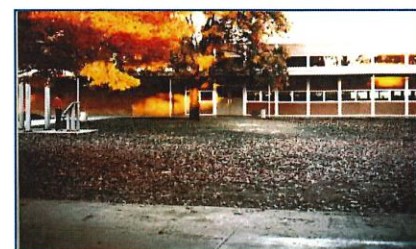
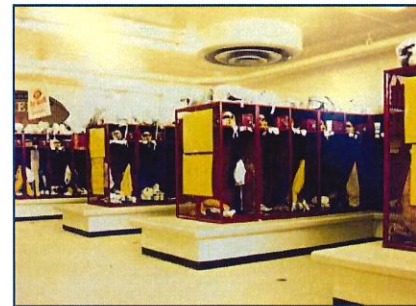




Project Experience

Additions and Renovations to Science Hill High School Johnson City, TN

Science Hill High **School** required expansion and renovation in order to accommodate the addition of 390 ninth grade students due to the introduction of the middle school concept into the Johnson City School System. Beeson, Lusk & Street, Architects **programmed and designed** the new twelve classroom addition required and expansion of the kitchen and cafeteria, purchase of new food service equipment, expansion of athletic dressing facilities, and total window replacement. The renovations included total replacement of the heating/air conditioning systems and correction of fire code deficiencies throughout the campus. The facility was designed to accommodate approximately 1400 students.



Beeson Lusk & Street, Inc., Architects

PFIC CORPORATE BACKGROUND

PFIC is a nationwide developer that specializes in the privatized development and tax-exempt leaseback financing of facilities and infrastructure for cities, counties and states. Since 1969, PFIC and its parent organization, Tamkin Development Corporation, have completed over 200 public and private projects in 96 cities in 36 states.

As a partner in the development process, PFIC offers a full range of comprehensive services that satisfy every aspect of development from programming & planning to occupancy. We form a highly specialized team with the City, the District, community stakeholders, and our development team from the beginning of the planning process and remain in close contact throughout the entire project so that every step is anticipated, managed, and resolved in a professional manner. This team approach transfers the design, construction and financing risk from the public sector to private sector.

PFIC's tax-exempt leaseback financing programs are tailored to meet the needs of our clients. We structure our leases using tax-exempt rates that mirror the current rates at which our clients currently borrow. We provide funds to cover 100% of the project cost for up to 30-year terms and can base the annual payments on current revenues. We also provide short-term financing solutions structured around special use taxes, other revenues, or future bond issuances. Whether utilizing long-term or short-term leaseback financing, our programs expedite the development process, lock in today's low-interest rates, and allow construction to commence before costs continue to rise. In the event our clients choose to issue their own financing for the project, the PFIC team works hand in hand with the financing team to ensure all planning, design, construction, permits, and entitlements are prepared for the seamless issuance of funds.

During the planning phase of the project, we ensure that the project meets the programming needs of the City and School District while adhering to the budget requirements of the same. This is key to the successful completion of any project. We analyze the estimated construction cost of the project during various points of the planning process and determine resultant tax-exempt lease rates the City should expect to pay based on the current market conditions. This allows the City to modify the plans for the project to fit its budget.



JEFFREY TAMKIN – PRESIDENT

BUSINESS CAREER

Mr. Tamkin is President and CEO of Tamkin Development Corporation and Public Facilities Investment Corporation, which are engaged in the development and financing of facilities, buildings and infrastructure. Since its establishment in 1969, Tamkin Development Corporation and Public Facilities Investment Corporation has developed and managed numerous industrial and commercial real estate development projects throughout the United States and Canada. These have ranged from 5,000 to 500,000 square feet and have included office buildings, business parks, shopping centers, and industrial buildings. Clients have included public entities and private corporations such as San Bernardino, CA, Palmdale, CA, Pitney Bowes, Inc., Wal-Mart Corporation, IBM, Dow-Corning, and Unisys Corporation completing over 200 projects in 96 cities in 36 states in the United States and Canada.

EDUCATION

A.B., Princeton University, Princeton, New Jersey

M.B.A., University of Southern California, Los Angeles, California

CURRENT COMMUNITY INVOLVEMENT

Board of Directors, Economic Resources Corporation (a non-profit corporation that developed an Industrial Park in Watts to provide jobs for the unemployed)

Board of Governors, Cedars-Sinai Medical Center

Executive Committee, Fraternity of Friends, Music Center, County of Los Angeles

Founder, Los Angeles Museum of Contemporary Art

FORMER COMMUNITY INVOLVEMENT

Board of Trustees, Brentwood School

Board of Trustees, Crossroads School

Dean's Council, University of California, Los Angeles, School of Architecture and Urban Planning

Board Member, USC Andrus School of Gerontology

Sponsor of Los Angeles Business Council Outstanding Commercial Development Award

Citizens Advisory Committee, 1984 Olympic Organizing Committee

Board of Directors, Los Angeles Municipal Art Gallery

Board of Trustees, Outward Bound

Official Salaries Authority, City of Los Angeles

Board of Directors, West Los Angeles Veloway

Governing Board of the Intermodal Container

Transfer Facility Joint Powers Authority, Port of Los Angeles

MEMBER

American Public Works Association

American Water Works Association

International Council of Shopping Centers

International Parking Institute

National Association of Industrial and Office Parks

Society of Industrial and Office Realtors

Urban Land Institute

MILITARY

Lieutenant j.g., United States Navy

KYLE HINES – VICE PRESIDENT

Responsibilities

Kyle Hines manages PFIC's Dallas office and is responsible for coordinating the acquisition, development and financing of all project types for Tamkin Development Corporation and Public Facilities Investment Corporation. Public sector experience includes the nationwide development & financing of facilities for cities, counties, states, higher education, healthcare and public/private/charter K-12 clients. Private sector experience includes underwriting and sourcing investment properties including office, industrial, retail and multifamily projects.

Recent Project Development and Finance Experience

Western Sierra Collegiate Academy – Rocklin, CA

An approximately 75,000 square foot Middle/High School facility for Rocklin Academy Charter School.

McFarland, CA Joint-Use City Hall and Police Station – McFarland, CA

A 15,000 renovation, expansion and modernization of McFarland's City Hall and Police Station.

Putnam County Business Park - Palatka, FL

A P3 development in conjunction with Putnam County, FL.

North County Cemetery District, CA

A P3 development and financing for a cemetery district in northern San Diego County.

The Gardens at Wakefield Plantation – Raleigh, NC

A 55+ Senior Living Facility acquired, owned and operated by Tamkin Development Corporation.

Professional Experience

Tamkin Development Corporation / Public Facilities Investment Corporation

Los Angeles, CA

January 2006 to Present

Red Crayon Group

Grand Rapids, MI

November 2001 to December 2005

Education

Michigan State University – Bachelor of Arts with Honors

Telecommunications & Business Administration

Professional Memberships

Urban Land Institute

NAIOP

SELECTED PUBLIC-PRIVATE PARTNERSHIP EXPERIENCE

PFIC and its parent company, Tamkin Development Corporation, have developed, financed and leased-back over 200 public and private projects in 96 cities in 36 states. PFIC has extensive experience working with a wide variety of public and non-profit entities. PFIC's development and finance programs transfer the design, construction, financing and management risk from the public / non-profit entities to the private sector. Below is a partial list of projects that were public-private partnerships with cities, counties, redevelopment authorities or other non-profit entities. PFIC acted as the developer and/or provided financing for all projects.

Western Sierra Collegiate Academy – Rocklin, CA

PFIC provided its design, build and finance solution for the development of this approximately 74,000 square foot educational facility in Rocklin, CA for Rocklin Academy, a non-profit charter school. Western Sierra Collegiate Academy is housed in a former call center facility that has been renovated to be used as a middle and high school. PFIC negotiated the purchase of the existing facility, managed the design and construction and provided funds for the building acquisition and construction.



Palmdale Youth Library - Palmdale, CA

Working with the City of Palmdale and the Palmdale Redevelopment Agency, PFIC provided a design, build and finance solution to develop the new Palmdale Youth Library. PFIC ground leased the land from the City during design and construction. Upon completion of construction, the City chose to purchase the project from the public/private partnership and own the project outright.



Putnam County Business Park - Palatka, FL

PFIC developed and financed the Putnam County Business Park in Palatka, FL working in conjunction with multiple public and non-profit entities including the City of Palatka, Putnam County and the Putnam County Chamber of Commerce. The Putnam County Business Park serves as an economic driver for Putnam County by providing commercial, industrial and logistical space to corporations wishing to locate in Putnam County.



McFarland, CA City Hall and Police Station

PFIC is providing the City of McFarland, CA with a complete renovation, modernization, and expansion of its joint-use City Hall and Police Station facility. PFIC provided the funding for the approximately 15,000 square foot renovation project and is working with the City and its stakeholders to develop a programming and modernization plan to better serve the citizens of McFarland.



Montrose County Sheriff's Department – Montrose, CO

PFIC has completed the initial programming and planning for the development of 64 new beds and 16 new infirmary and mental health beds at the Montrose County Sheriff's Department's Adult Jail Facility. The \$20 million expansion and renovation project is now in the design and construction phase.



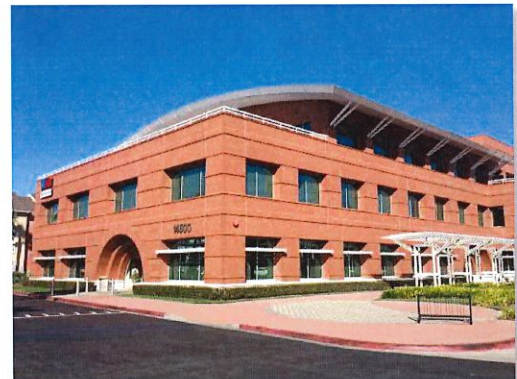
Menlo College – Atherton, CA

PFIC is working with Menlo College to develop both a faculty housing project as well as a student housing project on Menlo College's campus in the heart of Silicon Valley. Due to the high cost of living and tight housing market, it is imperative that Menlo provides its staff and students housing options that are affordable. PFIC is currently developing plans for this crucial project for the college's future.



Other Public and Non-Profit Projects:

- North County Cemetery District
Escondido, CA
- Brentwood School Auditorium & Science Center
Los Angeles, CA
- Mendocino Coast Health Care District
Fort Bragg, CA
- Intermodal Container Transfer Facility
Long Beach, CA
- Social Security Building
Temple, TX
- San Bernardino Redevelopment Agency
San Bernardino, CA
- Fontana Redevelopment Agency
Fontana, CA
- Laredo International Airport
Laredo, TX
- Tacoma Redevelopment Agency
Tacoma, WA
- Portland Redevelopment Agency
Portland, OR



- c. For each firm or major subcontractor that will be utilized in the project, provide a statement listing all of the firm's prior projects and clients for the past 3 years and contact information for those clients, including names, addresses, and telephone number. If a firm has worked on more than 10 projects during this period, it may limit its prior project list to 10, but shall include all projects in similar scope and size to the proposed project and shall include as many of its most recent projects as possible. Each firm or major subcontractor shall be required to submit all performance evaluation reports or other documents which are in its possession evaluating the firm's performances during the preceding in terms of cost, quality, schedule maintenance, safety and other matters relevant to the successful project developments, operation, and completion.

Prior project experience contact information is included in the following pages. Please see each firm's detailed project sheets in the prior section for more information.

JA STREET

GENERAL CONTRACTORS

The J. A. Street & Associates team has a high level of experience in Construction Management with both new construction and renovation of educational buildings (both public and private). The following list illustrates educational buildings completed by JASA.

Project: Emory & Henry College Student Housing & Community Center Description: Construction of 8 dormitories and a community center Contact: David Kidd (276-944-6070)
Project: Emory & Henry College Band Room Description: Construction of a pre-engineered practice facility for the band Contact: David Kidd (276-944-6070)
Project: Morrison School (Bristol, Virginia) Description: Construction a new school and gymnasium Contact: Jamie Verderosa 276-669-2823
Project: East Side Elementary School (Elizabethton, Tennessee) Description: Construction of a one-story addition Contact: E. C. Alexander, Superintendent (423-547-8111)
Project: West Side Elementary School (Elizabethton, Tennessee) Description: Construction of a new school Contact: E. C. Alexander, Superintendent (423-547-8111)
Project: Bristol Virginia School Board Offices Description: Adaptive Reuse of Building Contact: Tammy Jones (276-821-5600)
Project: Mountain Mission School (Grundy, Virginia) Description: Construction of new educational building, gymnasium and remodeling of existing school building Contact: Chris Sloan (276-935-2954)
Project: John Adams Elementary School (Kingsport, Tennessee) Description: Construction of a new two-story elementary school with a gymnasium Contact: David Mason (423-229-9400)
Project: Grandview K-8 School (Washington County, Tennessee) Description: Construction of a new 98,000 square foot elementary school consisting of over 40 classrooms, commercial kitchen, library and gymnasium Contact: Phillip Patrick (423-753-1100)
Project: David Crocket High School (Washington County, Tennessee) Description: Construction of an addition (36,000 square feet) and interior remodeling (104,000 square feet) Contact: Phillip Patrick (423-753-1100)
Project: Kingsport Higher Education Center (Kingsport, Tennessee) Description: Construction of a new educational building Contact: Dennis Phillips (423-292-6449)

December 20, 2016

To Whom It May Concern:

During my ten years as Mayor of the City of Kingsport, Tennessee, I had the pleasure of working with J. A. Street & Associates on a variety of projects. One of the more notable was the redevelopment of an industrial site. The site was formerly occupied by a manufacturing facility which was razed to provide acreage in the downtown area for a grocery store. Without Jim's and the J. A. Street team's creativity and input, the project would never have materialized. Today, the site is occupied by a grocery store, farmer's market, carousel and office building. It is an extremely successful development that was well-received by the public because of the historic integrity that was maintained in the design.

It was also my pleasure to work with the J. A. Street & Associates team on many other projects including the following:

Riverview Community Center (\$1.3 million)
V. O. Doby's Educational Center (\$6.5 million)
Allied Health Building (\$4.2 million)
Kingsport Higher Education Center (\$10 million)
John Adams Elementary School (\$14.7 million)
Meadowview Convention Center (\$14.5 million)

I'll be glad to discuss with you my experience working with the J. A. Street team. If you would like to do so, please call me at 423-292-6449.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Phillips". The signature is stylized with a large, looped initial "D".

Dennis Phillips
City of Kingsport Mayor, 2005 - 2015

EMORY HENRY
COLLEGE



March 28, 2017

To Whom it Concerns:

During my seven years working in Washington County, it has been my pleasure to work with J. A. Street & Associates on several projects. My first projects involved interaction as County Engineer and Building Official reviewing and inspecting construction. Currently as Director of Capital Design, Construction, and Project Management for Emory & Henry College I have taken the role of the client, ensuring quality of construction at a fair price while meeting both budget and schedules. The Street team is currently working at E&H College main Campus in Emory, Virginia. Our extensive \$13 million design/build project involves multiple residential halls and a community center to provide necessary living experiences to upper classmen prior to graduation. The time sensitive project includes energy efficient HVAC systems, fire alarm systems, CCTV systems, Data/AV systems, and elevator installations to ensure a higher quality of living, learning, and overall life style for our students.

I have found the J. A. Street team to be responsive and conscientious of our end goal and associated budget while understanding the importance of schedule for the new class year.

I'll be glad to discuss further my experience working with the J. A. Street team.

Sincerely,

David M. Kidd PE
Emory & Henry College
dkidd@ehc.edu



K-VA-T Food Stores, Inc. | Corporate Support Center
1 Food City Circle (24210) | PO Box 1158 | Abingdon, VA 24212
276.623.5100

April 17, 2018

Keith Perrigan
Superintendent
Bristol Virginia Public Schools
200 Lee Street
Bristol, VA 24201

Dear Superintendent Perrigan,

I recently learned of your exciting new elementary school project. This will certainly will be a great addition to Bristol, VA and the surrounding area.

Our company has enjoyed a successful partnership with the J. A. Street team for more than 30 years on over 100 stores, all of which have been contracted by way of a handshake. They also built our new, modern state-of-the-art corporate headquarters in Abingdon, VA.

Their expertise and pride are evident in the quality of their work. We have always been very pleased with the value they deliver as well. Our office complex is equal to or greater than those of our national peers, yet the construction costs were significantly lower. They consistently maintain high levels of quality and value in delivering their services. We share these principles as a common bond, as our customers rely on the same level of service and value from our retail supermarkets.

I would certainly recommend that you request the same management team that directed our office project. Jim Street, Brian Poe and Marcus Wilcox are outstanding individuals who work together seamlessly. We have been extremely pleased with their efforts in managing the design and construction of our office complex, and I highly recommend them as your partner to ensure the success of your elementary school project.

Sincerely,

FOOD CITY

A blue ink signature of Steven C. Smith, written in a cursive style.

Steven C. Smith
President & CEO



JASTREE-01

CSWINNEY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/13/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Shafer Insurance Agency, Inc. 4105 Fort Henry Drive Regions Bank Building, Suite 206 Kingsport, TN 37663	CONTACT NAME:	
	PHONE (A/C, No, Ext): (423) 239-6235	FAX (A/C, No): (423) 239-9580
INSURED J.A. Street & Associates, Inc. PO Box 725 Blountville, TN 37617	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Travelers	
	INSURER B: Builders Mutual Insurance Company	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
19070		
10844		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			DT-CO-5F746392-PHX-18	03/01/2018	03/01/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Ben \$ 1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			DT-810-5F746392-TIL-18	03/01/2018	03/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP 3J355347	03/01/2018	03/01/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WCP1058355/PWC1011895	04/01/2018	04/01/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented			QT-660-5F896370 COF-18	03/01/2018	03/01/2019	Per Item 250,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Bristol, VA Elementary School Project

CERTIFICATE HOLDER

CANCELLATION

Bristol Virginia Public Schools Dr. Keith Perrigan, Superintendent 200 Lee Street Bristol, VA 24201	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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BLS REFERENCES

Name of Organization for

Which Services Were Provided:

Project: **Woodland Elementary School**

For: Johnson City Schools, TN

Project: **Indian Trail Middle School**

For: Johnson City Schools, TN

Project: **Additions and Renovations to
Science Hill High School**

For: Johnson City Schools, TN

Name and Address of Contact Person:

of Contact Person:

Dr. Steve Barnett, Superintendent

Johnson City Schools

100 East Maple Street

Johnson City, TN 37601

phone: 423.434.5200

Name of Organization for Which Services
Were Provided:

Project: **Cloudland Elementary School**

For: Carter County, TN Schools

Project: **Hampton Elementary School**

For: Carter County, TN Schools

Project: **Additions and Renovations to
Unaka High School**

For: Carter County, TN Schools

Name and Address

of Contact Person:

Dr. Kevin Ward, Director of Schools

Carter County, TN Board of Education

305 Academy Street

Elizabethton, TN 37643

Phone: 423.547.4000

BLS REFERENCES

Name of Organization for
Which Services Were Provided:

Project: **New Ridgeview Pre K-8 School**
For: Washington County, TN Schools

Project: **South Central Elementary School**
For: Washington County, TN Schools

Project: **Daniel Boones High School**
For: Washington County, TN Schools

Name and Address
of Contact Person:

Mr. Phillip Patrick, Maintenance Supervisor,
Washington County, TN Board of Education
405 W. College Street
Jonesborough, TN 37659
Phone: 423.426.1169 or 423.753.1100

Name of Organization for
Which Services Were Provided:

Project: **New Unicoi 6-8 School**
For: Unicoi County School Board

Name and Address
of Contact Person:

Mr. John English, Director of Schools
Unicoi County Board of Education
100 Nolichucky Avenue
Erwin, TN 37650
Telephone: 423.743.1600

BLS REFERENCES

**Name of Organization for Which Services
Were Provided:**

Project: **Greelee Primary School**
For: Mitchell County, NC Schools

**Name and Address
of Contact Person:**

Mr. Chad Calhoun, Superintendent
Mitchell County Schools
72 Ledger School Road
Bakersville, NC 28705
Phone: 828.766.2220

**Name of Organization for Which Services
Were Provided:**

Project: **Additions and Renovations to
Ketron Primary School**
For: Sullivan County Schools, TN

**Name and Address
of Contact Person:**

Ms. Evelyn Rafalowski, Director of Schools
Sullivan County Department of Education
154 Blountville Bypass
P.O. Box 306
Blountville, TN 37617
Phone: 423-354-1000

**Name of Organization for Which Services
Were Provided:**

Project: **New Gymnasium for
Twin Springs High School**
For: Sullivan County Schools, TN

**Name and Address
of Contact Person:**

Mr. Robert Sallee, Supervisor of Maintenance
340 East Jackson Street
Gate City, VA 24251
Phone 276.386.6118



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/17/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Risk Strategies Company 104 Woodmont Blvd. Suite 400 Nashville TN 37205		CONTACT NAME: Judy Whit PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: jwhit@risk-strategies.com
INSURED Beeson, Lusk & Street, Inc., Architects 207 East Main Street, Suite 3c P.O. Box 1909 Johnson City TN 37605-1909		INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Cas & Surety co AM INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES

CERTIFICATE NUMBER: CL1841161255

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ. JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EX EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			105265794	04/10/2018	04/10/2019	Each Claim \$1,000,000 Annual Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

New Bristol Virginia Elementary School

CERTIFICATE HOLDER

City of Bristol, Virginia Schools attn: Dr. Keith Perrigan
200 Lee Street

Bristol

VA 24201

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

M B Christian

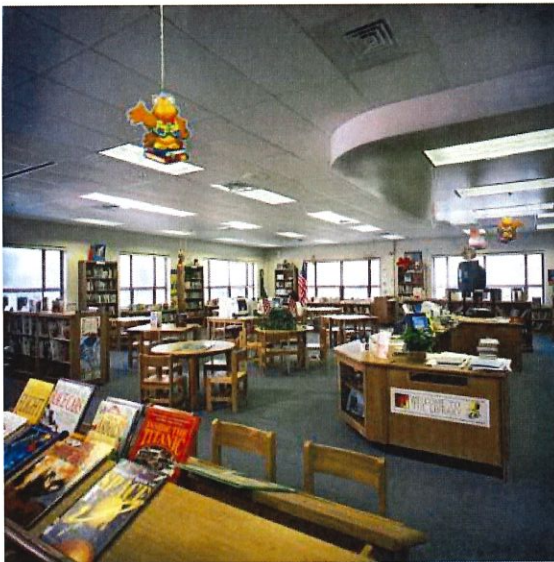
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d. Provided the names, prior experience, address, telephone numbers and email addresses of persons within the firm or consortium of firms who will be directly involved in the project or who may be contacted for further information.

J. A. Street & Associates
245 Birch Street, Blountville, TN 37617
Jim Street
423-323-8017
jastreet@jastreet.com

Beeson, Lusk & Street
207 E. Main Street #3C, Johnson City, TN 37604
Tony Street
423-928-1175
tstreet@blsaarch.com

PFIC
11755 Wilshire Boulevard, Suite 2350, Los Angeles, CA 90025
Jeffrey Tamkin
310-575-9447
Jeff@tankin.com



Cloudland Elementary



Ketron Elementary

e. Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.

The most recently audited financial statement is included in Volume II, Proprietary Information.

f. Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to The Virginia State and Local Government Conflict of Interests Act (Va. Code 2.2-3100 et seq.).

There are no known persons with J. A. Street & Associates or with any of our partnering firms obligated to disqualify themselves due to conflicts of interest.



Woodland Elementary

- g. Identify proposed plan for obtaining sufficient numbers of qualified workers in all trades or crafts required for the project.

J. A. Street & Associates self-performs concrete, steel erection and rough carpentry and maintains full-time employees to complete these functions. For those functions that necessitate the use of subcontractors, we maintain a database of over 3500 vendors in a variety of disciplines. Each of these firms is required to be pre-approved to ensure that the vendors are qualified to meet the requirements of the project design and resource demand. All subcontractors must provide references and have appropriate licensure and proof of workers comp insurance. New subcontractors are interviewed to further ensure adequacy to perform on our job sites. Vendors are required to commit to the project schedule prior to being awarded work and are encouraged to provide feedback on ways to improve the project schedule.

J. A. Street & Associates firm employs sound ethics and consistent payment which generates repeat business with both local and regional vendors and subcontractors. This results in vendors and subcontractors' attention to quality and schedule performance and better pricing. All subcontractors are paid within three days of J. A. Street & Associates receiving payment from Owner. Most importantly, subcontractors and suppliers are treated fairly.



East Side Elementary

- h. Identify the proposed plan for complying with Va. Code 22.1-296.1, if applicable, or explain why the requirements are inapplicable.**

§ 22.1-296.1. Data on convictions for certain crimes and child abuse and neglect required; penalty. (As applicable to provision of contract services)

C. As a condition of awarding a contract for the provision of services that require the contractor or his employees to have direct contact with students on school property during regular school hours or during school-sponsored activities, the school board shall require the contractor to provide certification that all persons who will provide such services have not been convicted of a felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child.

Any person making a materially false statement regarding any such offense shall be guilty of a Class 1 misdemeanor and, upon conviction, the fact of such conviction shall be grounds for the revocation of the contract to provide such services and, when relevant, the revocation of any license required to provide such services. School boards shall not be liable for materially false statements regarding the certifications required by this subsection.

This subsection shall not apply to a contractor or his employees providing services to a school division in an emergency or exceptional situation, such as when student health or safety is endangered or when repairs are needed on an urgent basis to ensure that school facilities are safe and habitable, when it is reasonably anticipated that the contractor or his employees will have no direct contact with students.

No members of our team should be in the Van Pelt school building as part of this construction project. Thereby, minimizing any potential interaction with children.

All bid packages and prequalification criteria will include the requirement that any subcontractor or vendor shall adhere to the above regulation. All subcontractors and vendors must certify to J. A. Street & Associates that this requirement has been met or will be met before being eligible to bid on the project.

Visitors to the site must also adhere to the regulation. All visitors must check in with either the project manager or job superintendent before entering the job site. The Project Manager for this project has extensive experience with Virginia Department of Corrections projects which requires strict adherence to job site security and is accustomed to managing complex sites. The same strictness will apply to this site.

- i. For each firm or major subcontractor that will perform construction and/or design activities, provide the following information:
 - 1) A sworn statement by an authorized representative of the firm attesting to the fact that the firm is not currently debarred or suspended by any federal, state or local government entity.
 - 2) A statement that reviews all relevant information regarding technical qualifications and capabilities, firm resources and business integrity of the firm, including but not limited to bonding capacities, insurance coverage and firm equipment. This statement shall also include a disclosure for the past three years of any of the following conduct by the firm or its principal shareholders:
 - a. Bankruptcy filings;
 - b. Liquidated damages;
 - c. Fines, assessments or penalties;
 - d. Judgments or awards in contract disputes;
 - e. Contract defaults or terminations;
 - f. License revocations, suspension, disciplinary actions;
 - g. Prior debarments or suspensions by a governmental entity;
 - h. Denial of prequalification, findings of non-responsibility;
 - i. Safety past performance data including fatality, incidents, "Experience Modification Rating," "Total Recordable Injury Rate," and "Total Lost Workday Incident Rate:"
 - j. Violations of any federal, state or local criminal or civil law;
 - k. Criminal indictments or investigations; and
 - l. Legal claims filed by or against the firm.

Please see the following pages for the requested information.

JA STREET

GENERAL CONTRACTORS

J. A. Street & Associates is not, nor have we ever been, debarred or suspended by any federal, state or local government entity.

All relevant information regarding technical qualifications and capabilities, firm resources and business integrity of the firm included herein is true and accurate.

	2017	2016	2015
Bankruptcy filings	no	no	no
Liquidated damages	no	no	no
Fines, assessments or penalties	yes*	no	no
Judgments or awards in contract disputes	no	no	no
Contract defaults or terminations	no	no	no
License revocations, suspension, disciplinary actions	no	no	no
Prior debarments or suspensions by a governmental entity	no	no	no
Denial of prequalification, findings of non-responsibility	no	no	no
Safety past performance data including fatality, incidents	1	6	6
"Experience Modification Rating,"	0.77	.098	0.97
"Total Recordable Injury Rate,"	.9245	5.76	5.76
"Total Lost Workday Incident Rate:"	.9245	3.85	3.85
Violations of any federal, state or local criminal or civil law	no	no	no
Criminal indictments or investigations	no	no	no
Legal claims filed by or against the firm	no	no	no



 Jim Street, CEO & Founder

J. A. Street & Associates

Date: 4/24/18

*This fine was noted at "other than serious" and was assessed on a joint venture project. The total fine was \$2970. J. A. Street's portion was \$1485.

In the Tri-Cities since 1980

Shafer Insurance Agency, Inc.

Regions Bank Building, Suite 206

4105 Fort Henry Drive

Kingsport, TN 37663

office 423.239.6235 or 423.929.9280

office fax 423.239.9580

Shaferinsurance.com

December 28, 2017

Dr. Keith Perrigan, Superintendent
Bristol Virginia City School Board
200 Lee Street
Bristol, VA 24201

RE: J. A. Street & Associates, Inc.

Dr. Perrigan,

We have handled the bonds needs of J. A. Street & Associates, Inc. for over 30 years. Bonding has been through Western Surety Company, a CNA Company. CNA's (Western Surety) is rated A (Excellent) by A. M. Best Company and A (Strong) by Standard & Poor's. In these tough economic times, many contractors have seen their bond capacity reduced at higher rates. J. A. Street & Associates, Inc. has recently had their bond rates reduced to the lowest CNA has to offer.

We have a bond program in excess of \$125,000,000 and are fully prepared to handle bonding for your project. J. A. Street & Associates, Inc. has an excellent reputation with owners, architects, subcontractors and suppliers in their trade area. I am sure you will be very pleased with the selection of J. A. Street & Associates, Inc. for your upcoming project.

Sincerely yours,



Aaron R. Jensen

ARI/cs



Aaron Jensen
Jason Tallent
Andy Shafer
Russ Townsend
Bo Shafer
Roger Gum
Alma Baker
David Humphreys
Bill Rowland
Bill Wieseuegel
Lisa Helton
Stacy Woodard
Leslie Frazier
Justin Baxter

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Regions Bank Building, Suite 206

4105 Fort Henry Drive

Kingsport, TN 37663

office 423.239.6235 or 423.929.9280

office fax 423.239.9580

ShaferInsurance.com

December 28, 2017

Dr. Keith Perrigan, Superintendent
Bristol Virginia City School Board
200 Lee Street
Bristol, VA 24201

RE: J. A. Street & Associates, Inc.

Dr. Perrigan,

This letter is to confirm that J. A. Street & Associates, Inc. is capable of providing insurance for this project in accordance with the requirements and general conditions. The workers compensation experience rating modifier for the last three years for J. A. Street & Associates, Inc. is as follows:

2017	0.77
2016	0.98
2015	0.97

Sincerely yours,



Aaron Jensen

AJ/cs



Aaron Jensen
Jason Tallent
Andy Shafer
Russ Townsend
Bo Shafer
Roger Gum
Alma Baker
David Humphreys
Bill Rowland
Bill Wiesehuegel
Lisa Helton
Stacy Woodard
Leslie Frazier
Justin Baxter

Equipment Type	Quantity
Air Compressor	1
Angle Grinder	5
Auger Attachment for Skid Steers	1
Back Hoe	5
Band Saw	9
Beamer	7
Belt Crane	1
Belt Sander	3
Biscuit Jointer	1
Bobcat	2
Boom Truck	2
Bottle Jack	1
C Clamp	1
Cable Crimps	1
Cement Mixer	1
Charger	1
Chop Saw	3
Circular Sar	15
Combination Hammer Kit	1
Compact Router	1
Compressor	1
Concrete Edger	1
Concrete Float	1
Concrete Jointer	1
Concrete Saw	4
Concrete Vibrator	1
Cone Saw	1
Cordless Light	1
Core-Drill	2
Crane	2
Cut Off Saw	7
David White Level & Tripod	2
David White survey Instrument	2
David White Transit Level	2
Dehumidifiers	5
Demo Hammer	2
Dremel 4000	1
Dremel Ultra-Saw	1
Drill	36
Drill/Driver	2
Drill/Hammerdrill Kit	1

Drum Fan	14
Dump Truck	2
Fiber Glass Rod	1
Finish Nailer	7
Framer Saw	1
Generator	7
Genie Boom	1
GFCI	2
Grade Rod	1
Grinder	25
Hammer Drill	38
Hammer Drill/Recip Saw	1
Hammer/Screw	1
Handle Drill	1
Harness	7
Heat Gun	3
Heater	2
Hole Shooter	1
Holeshooter Drill	1
Hyster 70	1
Impact Drill	2
Impact Drive	1
Impact Driver	23
Impact Gun	3
Impact Saw	3
Impact Wrench	3
Impacts	2
Impact	1
Isolating Saw	2
Jackhammer	2
Jigsaw	11
Jobsite Trailer	20
Jobsite Tool Trailer	1
Joiner	1
Lanyards	4
Laser	7
Laser Level Topcon	2
Laser Screed	1
LB White Tradesman 400	3
LB White Tradesman 400 Plus	1
Level	1
Level Transit	1
Level Tripod	1

Light Tower	1
Mini Excavator	1
Miter Saw	6
Mixer	1
Multi Saw	1
Multi-tool cordless	1
Nail Gun	7
Nibblers	4
Orbit Sander	3
Oscillating saw	1
Scissor lift	10
Sedan	4
Skytrak	10
SUV	12
Sweepster	2
Swivel head shear	1
Tamper - Wacker	1
Tool Kit	1
Topco Auto Level-24X & Tripod	1
TopCon AT-G6 Level	1
Topcon Auto level	2
Topcon Builders Level	1
Topcon laser level	1
TopCon TriPod	1
Torch Set	1
Tradesman 400 Plug LB White	1
Trailer	6
Trailer Tag-a-long	1
Transit	1
Trim Router	1
Tripod	1
Truck (pick up)	28
Truck 1-Ton GMC 3500	1
Truck 1-Ton HD 3500	1
Truck Chevy	1
Truck Kenworth 3-Ton	1
Utility pump	1
Van	1
Water Pump	1
Welder	4



Beeson, Lusk & Street is not, nor have we ever been, debarred or suspended by any federal, state or local government entity.

All relevant information regarding technical qualifications and capabilities, firm resources and business integrity of the firm included herein is true and accurate.

	2017	2016	2015
Bankruptcy filings	No	No	No
Liquidated damages	No	No	No
Fines, assessments or penalties	No	No	No
Judgements or awards in contract disputes	No	No	No
Contract defaults or terminations	No	No	No
License revocations, suspension, disciplinary actions	No	No	No
Prior debarments or suspensions by a governmental entity	No	No	No
Denial of prequalification, findings of non-responsibility	No	No	No
Safety past performance data including fatality, incidents	n/a	n/a	n/a
"Experience Modification Rating,"	n/a	n/a	n/a
"Total Recordable Injury Rate,"	n/a	n/a	n/a
"Total Lost Workday Incident Rate:"	n/a	n/a	n/a
Violations of any federal, state or local criminal or civil law	No	No	No
Criminal indictments or investigations	No	No	No
Legal claims filed by or against the firm	No	No	No

Anthony K. Street, President
Beeson, Lusk & Street

Date: 4/13/2018

2. Project Characteristics

- a. Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are identified.

Please see Volume II – Proprietary Information



Ridgeview Elementary

b. Identify and fully describe any work to be performed by the Board or any other public entity.

Open communication between our team and the school board as well as the board's active involvement throughout the project is invaluable in delivering a successful project. To be more specific, the board will be relied upon to assist our team with the following:

- Assistance in planning and coordinating meetings in the community such as those with neighborhood, civic, faculty/staff/PTA/parent groups
- Attend community meetings
- Attend regularly scheduled progress meetings throughout the project
- Share any applicable historical or current information that may be useful to the successful delivery of the project
 - Site information (plats and plans)
 - Surveys (land and data)
 - Traffic studies
 - Geotechnical information
 - Utility information
- Work with our team to create a mechanism to add to the BVPS website to keep the public informed of the project
- Allow a camera to be installed at the project site for both security and to view project progress
- Local government agencies/departments (inclusive of BVUA) need to provide timely review of submittals



Grandview Elementary

c. Include a list of all federal, state and local permits and approvals required for the project and include a schedule for obtaining such permits and approvals.

Our experience and knowledge of the local process as well as an excellent working relationship with city staff members and utility providers enables our team efficiently move through the development process with minimal delays. Once the concept design is approved by the BVPS, our team will invite all state, local and utility officials needed for the project to attend a pre-construction meeting. In that meeting, we will review the construction plans and schedule. This standard operating procedure has proven to effectively eliminate delays, ascertain that all permitting requirements are met and that the approving body is aware of the schedule and knows when to anticipate review and permitting information from our team.

The following list details the necessary permits and approvals to complete the Bristol Virginia Public School Board's project:

- City of Bristol Virginia Comprehensive Plan conformance – per the Virginia Code – Bristol Virginia Planning Commission's determination of substantial conformance in accordance with the adopted plan.
- City of Bristol Virginia Site Plan Review – administrative approval – City of Bristol Engineering Division
 - This is a comprehensive review whereby all affected agencies/departments review plans and provide feedback to the Engineering Department. Those agencies include the City's Public Works Department, Bristol Virginia Utilities Authority (waste and sewer), Community Development (zoning and land use), and other utility providers.
- City of Bristol Virginia Subdivision Regulations (to consolidate old lots and to adjust the boundary line between the school and park) – administrative approval – City of Bristol Community Development
- City of Bristol Virginia Engineering Division – Erosion and Stormwater items. Bristol, Virginia has a certified Virginia Stormwater Management Program so approvals from Virginia Department of Environmental Quality are not necessary. There are two levels of approval necessary:
 - Soil and Erosion / Land Disturbing permit – regulations for this permit govern how the site is managed during the construction process
 - Permanent Stormwater Management/Water Quality – regulations for this step in the approval process govern post-construction (i.e., how the site permanently deals with stormwater)
- Virginia Department of Health – Kitchen design approval

- City of Bristol Virginia Building Permit – administrative approval utilizing requirements of the Virginia Uniform Statewide Building Code and ADA Standards for Accessible Design (2010)
- City of Bristol, Virginia Fire Marshal – review of building plans for compliance with Virginia Uniform Statewide Fire Code.
- State Fire Marshal (if assistance is requested by the local Building Official)
- City of Bristol, Virginia Certificate of Occupancy



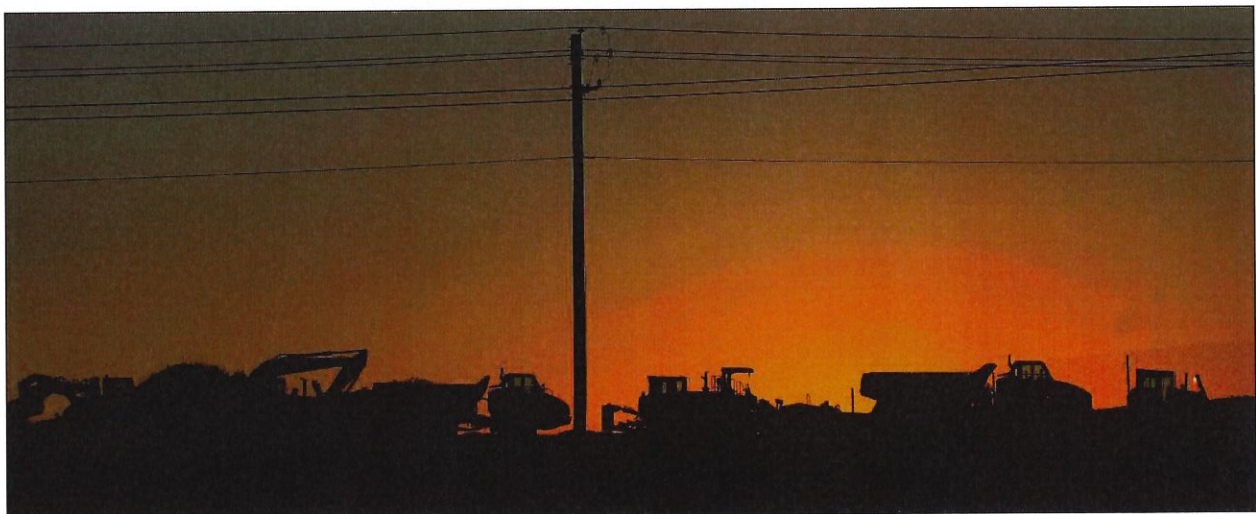
- d. Identify any anticipated adverse social, economic, environmental and transportation impacts of the project measured against the comprehensive land use plan of any affected jurisdiction and applicable ordinances and design standards. Specify the strategies or actions to mitigate known impacts of the project.

One of the most frequently expressed topics and concerns raised by a neighborhood when a new use is proposed is traffic – specifically, can the existing street network hand any additional traffic. Traffic counts are regularly taken by both VDOT and the MPO (the Metropolitan Planning Organization) and are available for use in traffic analysis. When a location and design are finalized, we will coordinate with the local officials to design entrances and circulation patterns so as to minimize burdens to the existing network.

An additional traffic concern sometimes expressed is the conflict between private vehicles v. buses. The final site design will address this issue and provide for the safe circulation of both modes of transportation.

Another concern may be the general noise of construction as well as the presence of construction vehicles in neighborhoods. Normal and customary construction noise will be present during business hours. The Bristol, Virginia Code of Ordinances limits the hours for construction activity between 7:00 a.m. and 6 p.m. on weekdays (unless special permission is granted by the Building Official for urgent public health and safety necessity). When a site and design are finalized, we will designate a single point of entry and exit for construction vehicles.

The Comprehensive Land Use Plan speaks to the need to be mindful to “safeguard the City’s streams, mature trees, wetlands, and ponds.” The plan further speaks to the value of parks and open spaces in the community. The final design will be respectful of these valuable community and environmental assets.



- e. Identify the projected social, economic, environmental and transportation impacts of the project measured against the comprehensive land use plan of any affected jurisdiction and applicable ordinances and design standards.

In compliance with regulations of the Commonwealth of Virginia, the City of Bristol, Virginia recently amended the Comprehensive Plan – the document that guides growth and development in the city. This plan makes many references to schools and school / public buildings. Those references noted (with commentary) are as follows:

- “The city continues to partner with Bristol Virginia Public Schools in striving to become one of the highest performing districts in the region, providing excellent education and attracting young families to the community.” (Bristol, Virginia Comprehensive Plan, page 29)

The partnership to provide a new contemporary school for Bristol’s children will greatly advance this goal.

- “Conduct a comprehensive life cycle assessment for all City buildings, equipment, vehicles, facilities, and properties”. (Bristol, Virginia Comprehensive Plan, page 103)

The Board has completed an inventory of the school buildings. The results of that study revealed the following:

- Highland View – A third party is being paid to manage asbestos, it is not ADA compliant, it has outdated infrastructure with regard to electrical, plumbing and HVAC, the kitchen is in need of repairs and has limited space, there is a continuous use of air scrubbers as a response to complaints of mold, the fire protection system is in need of updating, there are structural issues with water infiltration into exterior parapet walls and roof vents, restrooms need updating, storage areas are beyond capacity and creating clearance deficiencies for custodial services, electrical access and egress, and there are conflicts between bus loading and car ridership areas. (Source: Bristol Virginia School Board Presentation)
- Stonewall Jackson – A third party is being paid to manage asbestos, there are radon removal systems on the west side, there are structural issues with water infiltration on the north side walls, the electrical, plumbing and HVAC are outdated, the kitchen area is in need of repair and has limited space, restrooms need updating, the outside steps on the west side need replacing in order to meet building codes, parking is limited and Euclid Avenue parking is unsafe, the fire protection system needs updating and the bus loading and car rider areas create unsafe conditions. (Source: Bristol Virginia School Board Presentation)
- Washington-Lee - A third party is being paid to manage asbestos, it is not ADA compliant, the electrical, plumbing and HVAC are outdated, the sidewalks are not in compliance with building codes, the intercom system needs updating,

restrooms need updating, the fire protection system is in need of updating, bus loading and car rider areas create unsafe conditions, and there are outside drainage issues with stormwater on the back side of the building. (Source: Bristol Virginia School Board Presentation)

As presently described, this project would close all three of these school and construct a new facility. The new facility would have none of the issues noted above; thereby, further advancing the goals of the plan.

- “Work with other public agencies to maintain adequate sites and facilities.” (Bristol, Virginia Comprehensive Plan, page 103)

As noted above, the current school facilities are inadequate and, in some cases, there are site inadequacies as well. Construction of a new school building also advances the plan by providing both adequate sites and facilities to be maintained in the future.

- “Work with the Bristol, VA Public Schools (BVPS) as they re-assess their facility needs, including development of new facilities and/or redevelopment and re-use of closed facilities.” (Bristol, Virginia Comprehensive Plan, page 103)

This project is evidence of the advancement of this goal. Additional information is included in Volume II, Proprietary Information.

- “Work with schools to review the existing parking facilities, buildings, drop-off/pick-up areas, and bus parking, including ingress and egress to ensure they are adequate and if not, identify opportunities for improvement.” (Bristol, Virginia Comprehensive Plan, page 103)

Please see Volume II, Proprietary Information.

- “Work with school to ensure proper buffering surrounding school facilities and provide safe and adequate access to all school sites.” (Bristol, Virginia Comprehensive Plan, page 103)

Please see Volume II, Proprietary Information.

- LRTP – Bonham Road from Lee Highway to Old Airport Road, northern intersection. Extend to five-lane north of Interstate 81 and four-lane south of Interstate 81; replace Bonham Road bridge over Beaver Creek with wider bridge (six lanes or more). \$5,443,000. (Bristol Urban Area Long-Range Transportation Plan Year 2035)

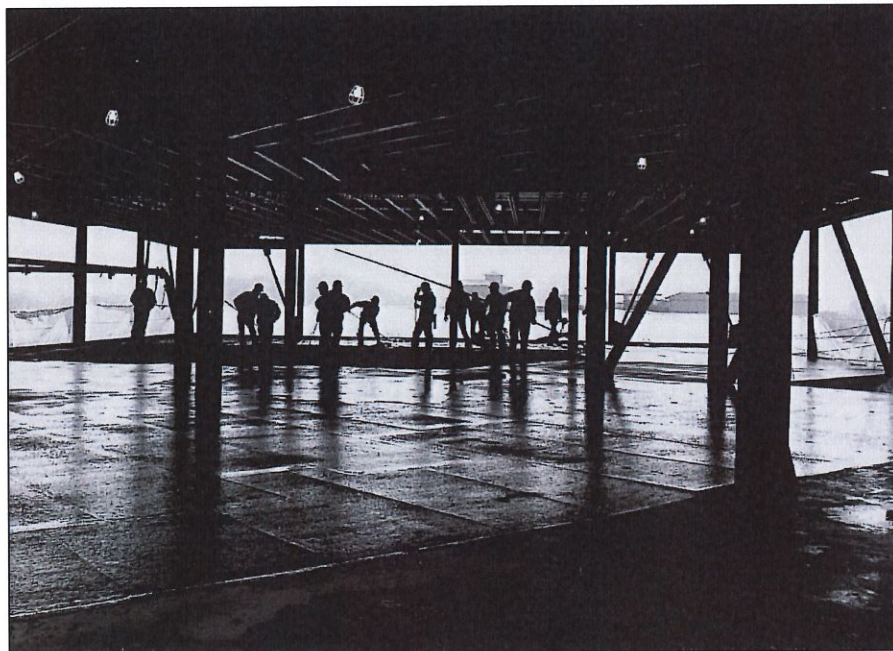
This project will improve traffic circulation in the general area of the school site.

f. Identify contingency plans for addressing public needs in the event that all or some of the project is not completed according to the projected schedule.

We take great pride in the fact that we've never missed a scheduled opening. We take greater pride in our accomplishments at a recently completed project at Emory & Henry College. The project was scheduled for completion in October 2016. Three months prior to the completion date, the client asked for the project to be completed in September to better facilitate students move-in schedules. Utilizing overtime and accelerated delivery of certain items, we were able to meet the client's request.

If, for some uncontrollable reason, there is a need to accelerate the schedule, we will extend our construction hours (if outside the bounds of hours set by City Code, we will coordinate with the Building Official for approval to do so), assign additional personnel and/or accelerate delivery of items to the project.

We plan to deliver the school for the start of the fall 2020 school session. In reviewing the Board's PPEA Checklist, we note that an interim or comprehensive agreement is scheduled to be issued in November 2018. We would like to start the project one month earlier than that to minimize the likelihood of a weather-dependent component such as masonry being underway during the coldest months of winter. Please see the project schedule response for more information.



g. Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.

As stated in the prior section, we take great pride in the fact that we've never missed a scheduled opening and greater pride in the fact that we have accelerated schedules to meet the clients' needs. Our proposed project schedule demonstrates the manner in which we will have the building ready for the start of the fall 2020 school session.

Our project will be fully bonded. Many clients impose liquidated damage clauses in the contracts to protect against completion delays.

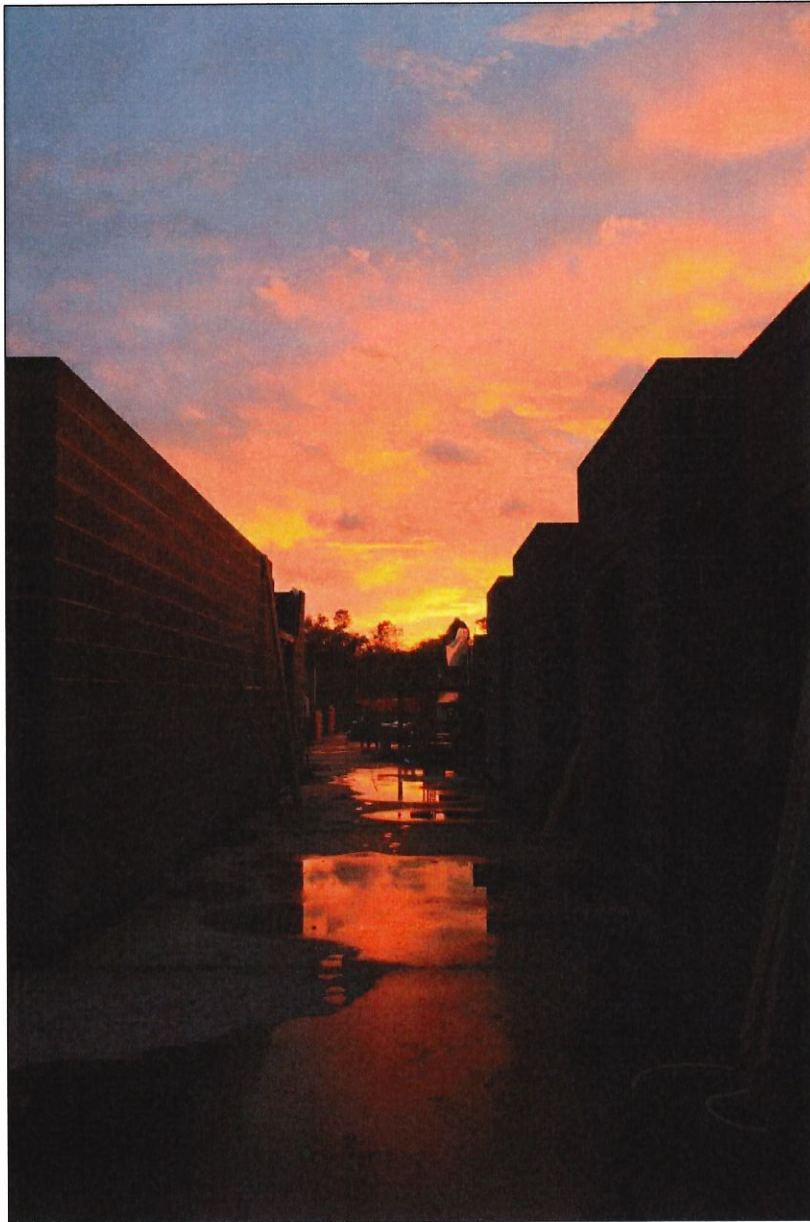
We understand the importance of finishing projects on time – particularly one such as a school building. Unlike other projects, where a move day gets postponed, as a school board, you do not have the luxury of postponing the movers. You have hundreds of schedules (students, parents, teachers, etc.), transportation routes/plans, and a myriad of other logistical items that require the schedule be adhered to. We understand and will deliver the building as scheduled.



Unicoi Middle

- h. State assumptions related to ownership, legal liability, law enforcement and operation of the project and the existence of any restrictions on the public entity's use of the project.

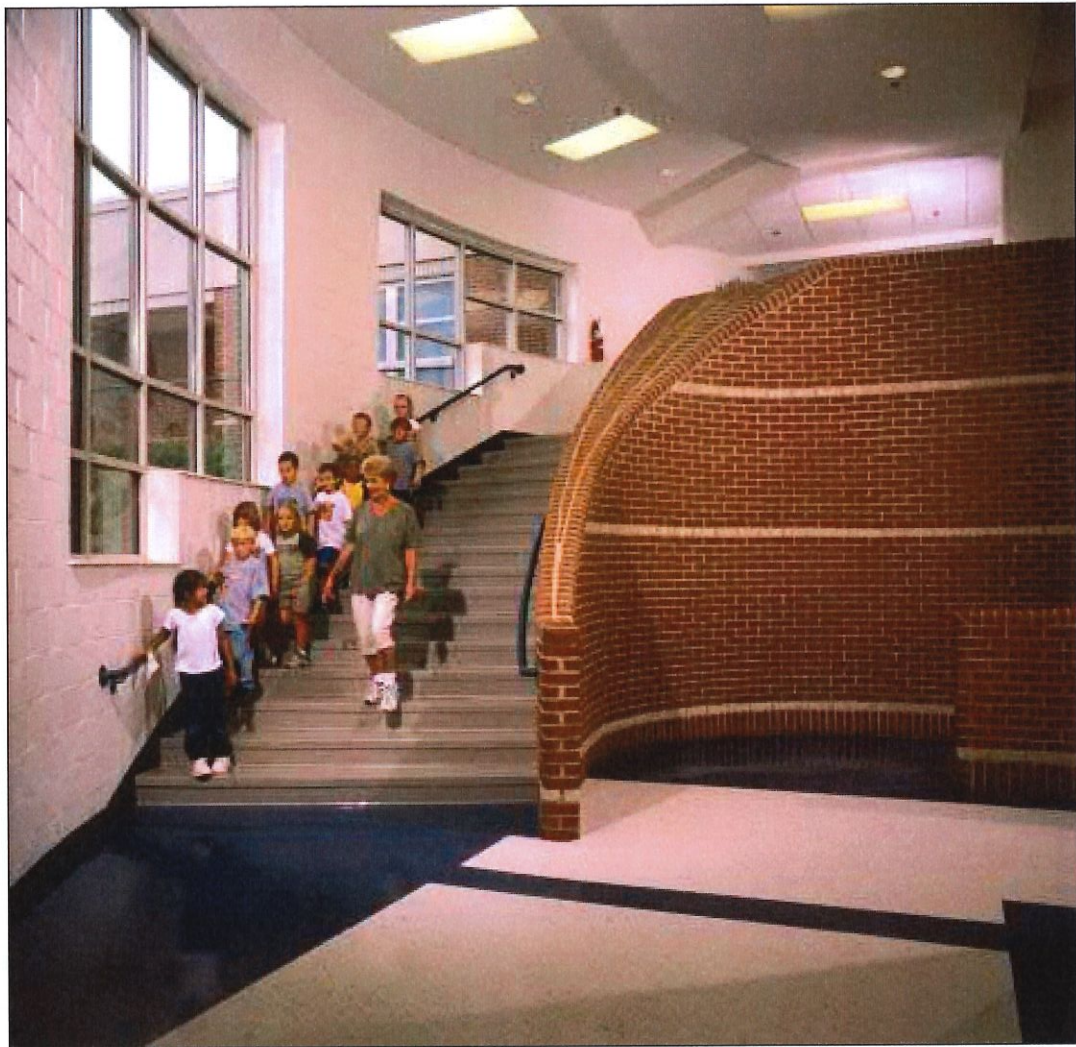
Please see Volume II, Proprietary information for our response.



Grandview Elementary

- i. Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work

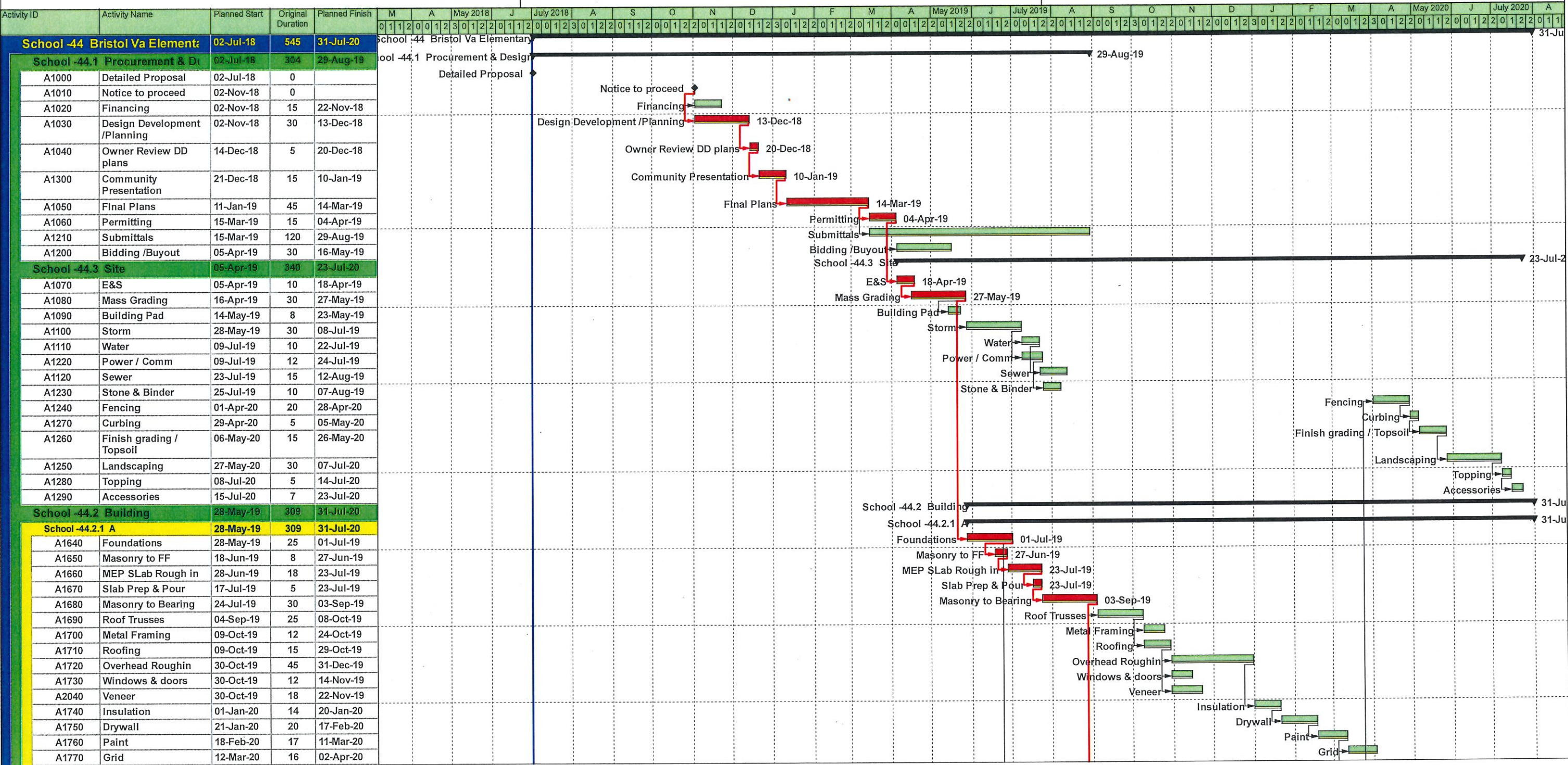
There are no phased or partial openings planned for the project.

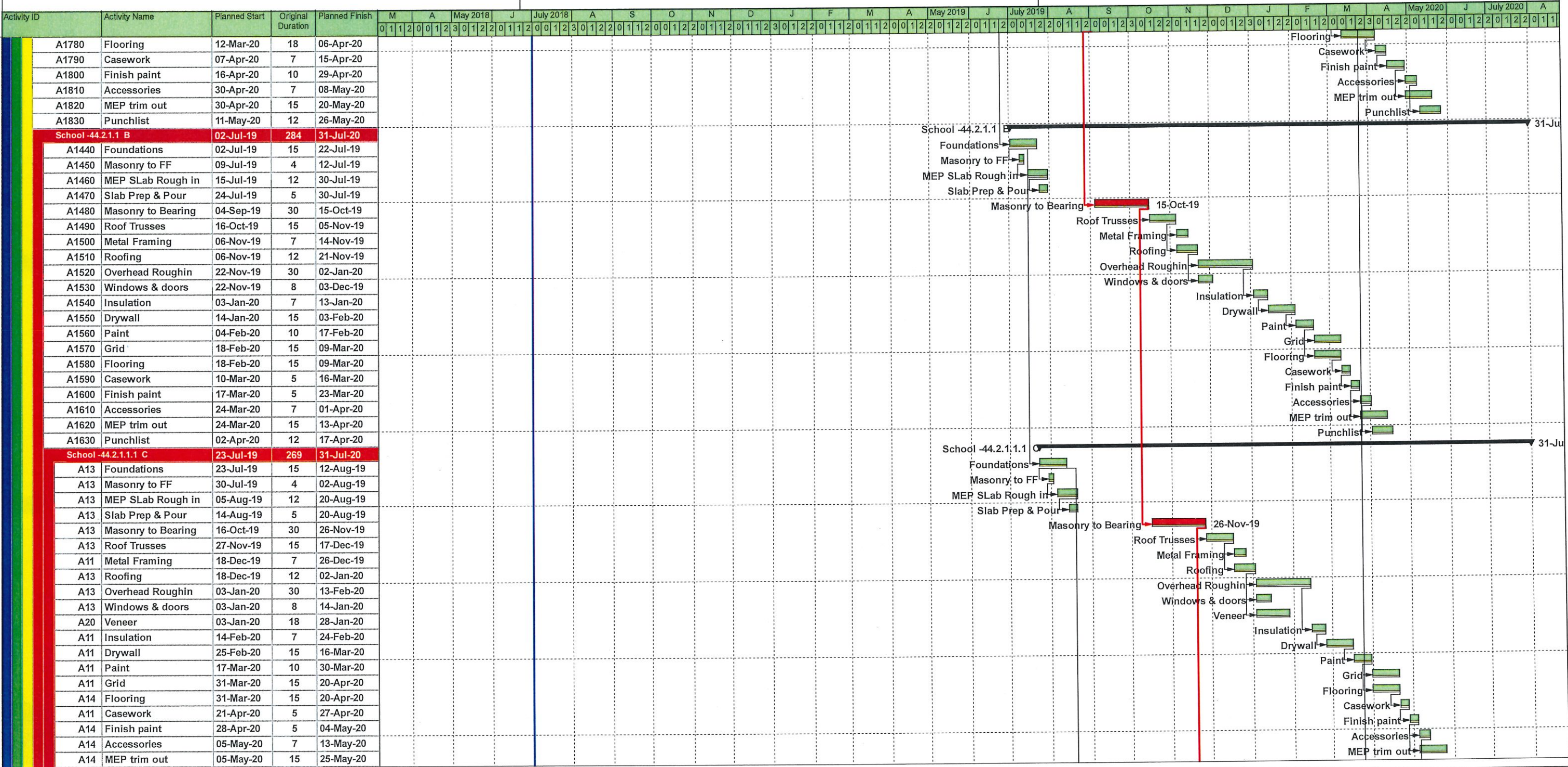


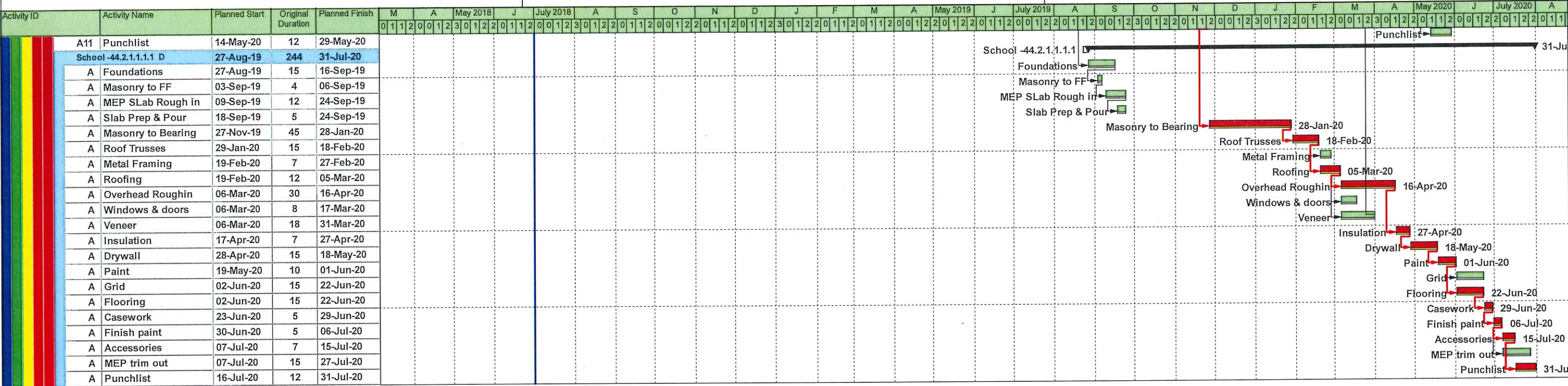
South Central Elementary

- j. Identify the proposed schedule for the work on the project, including sufficient time for the Board's review, and the estimated time for completion.

Please see the following Preliminary Construction Schedule.







k. Describe any architectural, building, engineering or other applicable standards that the proposed project will meet.

The new Bristol, Virginia Elementary School will be designed and constructed to conform to all applicable codes inclusive of:

The Virginia Public School Facility Guidelines

Bristol, Virginia Zoning Ordinance

Bristol, Virginia Subdivision Regulations (to move property line between the school and city park)

2012 Virginia Uniform Statewide Building Code and associated reference codes inclusive of the 2010 ANSI/ADA, the 2012 Mechanical, Electric and Plumbing Code, and the 2011 National Electrical Code. Please note that there is a possibility that the 2015 Code may be adopted by September 2018. If so, any plans that are substantially complete by the adoption of the new codes may use the 2012 Code. Project plans that are not substantially complete by the adoption of the new codes, must use the 2018 code revision.

2012 Virginia Uniform Statewide Fire Code – like the Virginia Uniform Statewide Building Code, a revision is possible later in the year. If adopted the 2015 Virginia Uniform Statewide Fire Code will be applicable.

Virginia Stormwater Management Program (inclusive of erosion and sediment control and water quality)

3. Project Financing

Please see Volume 2 – Proprietary Information

4. Project Benefit and Compatibility

a. Identity who will benefit from the project, how they will benefit and how the project will benefit the Board and the overall community.

The primary beneficiaries of the project are the students who will be attending a new state-of-the-art school. This building will give the students a modern learning environment without the negative attributes associated with obsolete buildings (asbestos, inadequate/inefficient HVAC, outdated classroom configurations, inefficient classroom sizes, etc.).

Both the students and teachers benefit when the class sizes are more even (rather than some being too small and others too large). As was pointed out at one of the Board's public hearings, unevenly sized classes have an adverse effect on test scores.

The school board benefits by having only one elementary campus with two buildings to maintain rather than having three outdated, environmentally questionable, and/or obsolete school buildings in the system. The board also benefits from the PreK-2 and 3-5 model. Kathy Hicks, Program Director of School Nutrition, stated that "to maximize our federal funding in school nutrition, the best route to take is the PreK-2 and the 3-5 model."

The community benefits from having a new community asset and meeting place. Additional information about the community's benefit is included in Volume II – Proprietary Information.



Darrell's Dream

- b. Identify any anticipated public support or opposition, as well as any anticipated government support or opposition (including that in any affected jurisdiction) for the project.

Anticipated public support or opposition

This project was the subject of a series of public meetings held early in the calendar year at each of the elementary schools. A member of our team attended two of those meetings to learn more about the project and the public's reception of the proposal. It was clear that parents, family members, and community advocates welcomed many aspects of the project:

- A new learning environment for the children
- A modern facility
- A safe facility
- Increased opportunities for children

There were also concerns expressed by those in attendance:

- The possibility of losing “neighborhood identity” with the closure of Stonewall Jackson, Washington Lee, and Highland View – losing the community school set up.
- Concern about closures leaving vacant buildings
- Longer travel time for children and parents given the non-central location
- Reduction of Suncrest Park acreage
- Traffic capacity
- Concern that fewer children (system-wide) can walk to school
- Concern about upgrade/modification needs for Van Pelt
- No sidewalks in the Van Pelt area
- Concern about public housing authority residents/children and distance to Van Pelt and
- The need for a “safe zone” that can accommodate 1100 students

Anticipated government support or opposition

It is anticipated that the local governing body would be supportive of a new, safe, and modern school facility and the ancillary benefits that come with such a facility. It is also anticipated that the governing body would have concerns about the costs of a new facility.

- c. Explain the strategy and plans, including the anticipated timeline, that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

Effective public engagement provides many benefits to a project – especially projects such as this, that will result in a new community facility. As the term “community facility” implies, this facility will be owned by everyone in the community. Successful projects provide ample opportunities for public engagement throughout the process so that knowledge is disseminated and valuable opinions and thoughts are gathered.

Beeson, Lusk & Street utilizes public engagement/community information gathering sessions in their projects to aid them in designing structures that both meet the client and community’s needs. They will bring those skills to this project as well.

Utilizing the Preliminary Construction Schedule inserted earlier we propose the following public engagement opportunities:

1. Shortly after receipt of the Notice to Proceed, we will hold the first community information gathering/input meeting. This meeting may be held in November. It should be noted that one meeting may not be sufficient for this project. Several meetings may be more beneficial so that more people are given opportunities to provide input.
2. Our schedule also builds in a public meeting (Community Presentation) in late December/early January. As noted earlier, several meetings at varying times of day may be more beneficial to provide ample opportunity for engagement.

Other items that will be utilized throughout the design and construction process:

1. The current practice of the school system’s website postings for information about the new schools should continue. Our team will provide links from our website to the school’s site to further the output of information.
2. We will also utilize a job site camera with a link to the footage on our website so that our progress can be easily viewed.
3. We will partner with the Board and school system staff to make presentations to local civic groups which will enable many business leaders in the community to be informed of the project and provide input.
4. We will be available for both PTA, School Board and City Council work sessions or regular meetings for progress reports/presentations.

- d. Describe any anticipated significant benefits to the community and the Board, including anticipated benefits to the economic, social, environments, transportation, etc., condition of the Board and whether the project is critical to attracting or maintaining competitive industries and businesses to the area.

In the economic development world, it is often speculated that inventory may draw a prospect to your community but deals are closed based on the quality of life. While scholarly information in that regard is limited, there is research that demonstrates that there may be more to this thought than speculation.

In “Public Schools and Economic Development: What the Research Shows” (Jonathan D. Weiss, Knowledge Works Foundation, 2004), the author found that “by educating the future workforce, public schools help make states and localities more economically competitive. In addition, as a basic industry, schools are major employers that have a short-term stimulus impact on state and local economies. Evidence suggests that the quality of public schools can also influence business site selection and labor location decisions.” Weiss also found that “while measurement difficulties exist, there is an emerging consensus among researchers that the condition of school facilities affects academic achievement, as indicated by higher student scores on standardized tests. In exploring the characteristics of a school’s physical structure that potentially impact student performance, he considers such factors as indoor air quality, ventilation and thermal comfort, lighting acoustics, and building age and quality.” He found that “poor ventilation, thermal discomfort, poor acoustics, and artificial lighting can also be obstacles to student learning” and “concludes that better facilities can improve the percentage of students performing at or above grade level by 3 to 4 percent and that ‘improving facilities may be just as helpful as reducing class size’.”

Additional researchers found additional benefits to new school construction, particularly with regard to student performance and property values. In “The Effect of School Construction on Test Scores, School Enrollment, and Home Prices” (Christopher Neilson and Seth Zimmerman, Institute for the Study of Labor publication, November 2011), the authors write that “taking advantage of the staggered implementation of a comprehensive school construction project in a poor urban district, we find that by six years after building occupancy, \$10,000 of per-student investment in school construction raised reading scores for elementary and middle school students by 0.027 standard deviations. For a student receiving the average treatment intensity, this corresponds to a 0.21 standard deviation increase. School construction also raised home prices and public school enrollment in zoned districts.” Neilson and Zimmerman also found that “principals agreed that the school construction project raised motivation at home and at school...When asked to identify specific building features that were important to student success, principals pointed to library improvements and heating, air conditional and ventilation.”

In the study “K-12 Education in the U.S. Economy: Its Impact on Economic Development, Earnings, and Housing Values” (National Education Association Research Working Paper, Thomas L. Hungerford and Robert W. Wassmer, April 2004), it was determined that “the existing empirical evidence indicates that K-12 expenditures have the effect of increasing personal income, manufacturing investments and employment, number of small business starts, and the residential labor force available in a metropolitan area.” The study further notes that “parents raise concerns over the quality of the schools their children attend because a good primary and secondary education is absolutely essential for success in their children’s transition into either higher education or the labor market after high school.” It was also noted that “the business community recognizes that publicly provided K-12 education is an investment in human capital and makes workers more productive.....and a K-12 education also establishes essential social and productivity skills, such as showing up for work on time, staying at work for the requisite time, and working with others.”



Highlands Community Services

- e. Describe the project's compatibility with the Board's and/or affected jurisdiction's local comprehensive plan (including related environmental, land use and facility standards ordinances, where applicable), infrastructure development plans, transportation plans, the capital improvements plan or other government spending plans.

The City of Bristol, Virginia's recently revised and adopted Comprehensive Plan addressed several items that relate to projects such as this. A review of the document provided the following items for consideration (our team's notes follow).

- "As growth and redevelopment have occurred, the City has been mindful to work with developers to safeguard the City's streams, mature trees, wetlands, and ponds." (Bristol, VA Comprehensive Plan, page 28)

We will work with the School Board and city official to retain as many mature trees on site as possible.

- "Parks & Open Space. The parks and Open Space designation comprises the City's green spaces. Parks include grounds used for active recreation, including parks, athletic fields, trails, playgrounds, and golf courses. Open Spaces are passive natural areas, often within a subdivision or along waterways, and also include cemeteries. Such uses are often associated with public uses such as a school and should be integrated, where possible, into the fabric of the nearby area, through pedestrian connections." (Bristol, VA Comprehensive Plan, page 32)

We will work with the community and School Board to ensure that pedestrian access to the park is not impeded.

- "The city continues to partner with Bristol Virginia Public Schools in striving to become one of the highest performing districts in the region, providing excellent education and attracting young families to the community." (Bristol, Virginia Comprehensive Plan, page 29)

This project will further the city's goal of providing excellent education and attracting young families to the community.

- "Conduct a comprehensive life cycle assessment for all City buildings, equipment, vehicles, facilities, and properties". (Bristol, Virginia Comprehensive Plan, page 103)

The assessment performed by the School Board was in compliance with the objective.

- "Work with the Bristol, VA Public Schools (BVPS) as they re-assess their facility needs, including the development of new facilities and/or redevelopment and re-use of closed facilities." (Bristol, Virginia Comprehensive Plan, page 103)

The success of this project depends on the partnership between the City of Bristol, Virginia and the School Board.

- “Work with schools to review the existing parking facilities, buildings, drop-off/pick-up areas, and bus parking, including ingress and egress to ensure they are adequate and if not, identify opportunities for improvement.” (Bristol, Virginia Comprehensive Plan, page 103)

A part of the approval process for this project involves site plan review by the city staff. (Prior to that review, the plans will have been approved by the School Board.) This step in the process formalizes the aforementioned objective of the plan.

- “Work with schools to ensure proper buffering surrounding school facilities and provide safe and adequate access to all school sites.” (Bristol, Virginia Comprehensive Plan, page 103)

With input from both the community and the Board, adequate buffering and access will be provided at the new facility.

- f. provide a statement setting forth participation efforts to be undertaken in connections with the project with regard to the following types of businesses:
- i. minority-owned business
 - ii. woman-owned business
 - iii. small business

J. A. Street & Associates is committed to utilizing DBE sub trades to the greatest extent possible on its projects. J. A. Street & Associates has a proven track record of not only pursuing and encouraging the participation of disadvantaged business enterprises, but of fulfilling and surpassing the intent of established goals. J. A. Street & Associates expects all contractors who supply, or seek to supply, goods and services to make good faith efforts to provide opportunities to companies owned by those who historically have not been represented in the awarding of governmental contracts.

On prior projects, J. A. Street & Associates has used the following methods to provide an opportunity to business enterprises owned by minorities, women, persons with a disability and small business enterprises:

- Sending e-mail blasts to DBE firms in our vendor database for all pre-bid meetings we host at the project site.
- Placing legal advertisements in the local and regional newspapers, specifically targeting disadvantaged businesses to bid on this project.
- Plans will be available on an FTP site allowing both DBE and traditional contractors to easily and affordably access the plans and information.

We will also utilize the Small Business & Supplier Diversity SWaM & DBE Directory to identify registered firms providing services or products needed for this project. These companies will be afforded the opportunity to bid on the project.

J. A. Street & Associates will negotiate in good faith with interested DBE businesses and not reject them as unqualified without sound reasons based on their capabilities.