

# FRANK HARMON ARCHITECT

FRANK HARMON, FAIA, PRINCIPAL  
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corporation, founded 1985  
NC liscense # 1934

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## STATEMENT OF QUALIFICATIONS NEW ORANGE COUNTY ENVIRONMENT AND AGRICULTURE CENTER

Proposal Contact:  
Hannah Ross  
Business Manager, Frank Harmon Architect  
hannah@frankharmon.com

14 E. Peace St.  
Raleigh, NC 27604  
p 919 825 1366  
f 919 829 2202

## TABLE OF CONTENTS\*

Cover Letter .....p. 3-4 (Section 3)
Experience.....p. 5 (Section 4)
Project Team.....p. 5 (Section 5)
Construction Administration + Local Economy.....p. 6 (Sections 6 + 7)
Current Projects.....p. 7 (Section 8)
Previous Experience relevant to this RFQ.....p.8-13 (Section 9)
Sub-Consultants.....p.14 (Section 10)
Additional Information.....p.15 (Sections 11-15)
<b>ATTACHMENTS: Responders' Certification Form and Non-Collusion Affidavit</b> (Section 1)

\*See cover sheet for Section 2. Introductory Information

David Cannell  
Purchasing Agent  
Orange County Office of the Purchasing Agent  
200 S. Cameron St.  
Hillsborough, NC 27278

Dear Orange County,

Congratulations for embarking on the design of the Orange County EAC.

As a firm, we make it a point to seek out projects that serve the public and sustain the environment. Because sustaining the environment is part of the mission of Orange County EAC, we believe that the buildings and landscape at EAC should exist in harmony with their natural environments.

Many of our favorite projects focus on parks and recreation offices, meeting rooms, teaching kitchens and outdoor learning. The North Carolina Botanical Garden Visitors Education Center, for example, includes meeting spaces, offices, kitchen demonstration areas and extensive outdoor teaching areas. At visitor's centers and park offices across North Carolina, our projects are models of sustainability and demonstrate the role that environmentally responsible architecture can play in serving the economy.

We have received many awards for our work, especially for our projects that visibly enhance and celebrate the natural environment. These awards are the result of our ability to serve our clients in ways that are both practical and innovative, within budget, and on time. They are also the result of our practice to facilitate a series of study and design workshops that draw on the energy and knowledge of you, the client, and all your constituents. Bottom line: We firmly believe in the value of collaboration and believe that good design goes hand-in-hand with social, cultural, and environmental responsibility.

We have assembled an excellent region-based design team to meet the needs of a project as multifaceted as yours. Our team includes Frank Harmon Architect, who specializes in regional, environmentally appropriate architecture. Frank will provide project oversight and design guidance, and will work with you in contract negotiation and scope definition. As our landscape design partner, we have chosen Surface 678, a firm with over 20 years of experience in researching and designing regionally appropriate landscape projects. Surface 678's practice represents cutting-edge thinking around sustainable sites and uses nature's inspiration to create memorable visitor experience. We are collaborating on Horseshoe Farm Park in Wake County, a 146-acre natural preserve in a horseshoe bend of the Neuse River. Our two firms' specializations complement each other well.

As a collaborative effort, we bring a team of experts to the project with years of award-winning experience in successfully completing site-sensitive, regionally appropriate, LEED certified modern architecture that celebrates the art and craft of building; landscape architecture that enhances the attributes of existing sites and heals the scars of construction; and mechanical systems that provide comfort and efficiency while allowing the buildings users to enjoy daylight, views and fresh air.

One of our most valuable design tools is our ability to truly listen to our clients. We accomplish this through facilitated design workshops and through on-going communication with all stakeholders. We designed all of the projects illustrated in our proposal with public meetings and public process involvement.

On the following pages, we will introduce the project team and our fee proposal.

Thank you for the opportunity to share our approach and project examples. We would very much like to work with you on the Orange County Environment and Agriculture Center.

Sincerely,

A handwritten signature in black ink that reads "Frank Harmon". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Frank Harmon, FAIA

## SECTION 4. EXPERIENCE

Frank Harmon Architect PA is a multi-award-winning, LEED AP, green architecture firm founded in 1985. While many architects have embraced the principles of sustainable design over recent years, we have been designing environmentally responsible, modern buildings for nearly three decades – long before the term “green architecture” became a part of the general lexicon. Sustainability is the most important architectural issue of our time.

We are a client-based design practice. The story of our projects, whether a 70,000-square-foot corporate headquarters or a playhouse for children, is told through the conversations we have with our clients and the particular chemistry of the sites upon which we build. The results are portraits of our clients, as diverse and individual as they are.

Underpinning our practice are professionalism and sustainability in the widest sense. We work as a relatively small, close-knit team with a carefully chosen number of projects, enabling us to offer an exceptional level of service to our clients. Our work has won 55 design awards and is published internationally.

## SECTION 5. FHA PROJECT TEAM



**Frank Harmon, FAIA** - Frank Harmon, FAIA is an architect, educator, and author of *Native Places*. He has designed sustainable modern buildings across the Southeast for 30 years. Founded in 1981, Frank Harmon Architect is a design studio of architects, designers, and makers whose work engages pressing contemporary needs such as sustainability, placelessness, and the restoration of cities and nature. A graduate of the Architectural Association in London, he is a Professor-in-Practice at the NC State University College of Design. In 2013, he received the F. Carter Williams Gold Medal from the North Carolina Chapter of the American Institute of Architects (AIA), the highest honor bestowed upon a North Carolina architect.



**Tika Hicks** of Raleigh brings 12 years of experience in architectural project management, design and production services to the firm, which includes educational/institutional, commercial and residential projects, as well as historic preservation. Among other notable projects, she was instrumental in the restoration of the modernist Henry Kamphoefner residence and in its subsequent renovation/addition in conjunction with the late N.C. State University's College of Design Professor Robert Burns, FAIA. Tika's previous work experience includes stints with Raleigh firms Kurt Eichenberger, AIA, Richard Hall Associates, Clearscapes, and Cannon Architects, and with the Chapel Hill firm Lucy Carol Davis Architects.



**Jacob Burke, Assoc. AIA** - Jacob Burke is an architectural intern and project designer with Frank Harmon Architect, PA. A fourth generation Texan, Jacob followed his interest in craft and design eastward from the plains to North Carolina (after a pit-stop in Alaska and an B.S. in psychology) where he earned his Master of Architecture degree from North Carolina State University in December 2012. While still a student, Jacob interned with FHA and joined the firm in January 2013. His current projects include the Shibata Residence near Seagrove, NC. The house is designed for potters Takuro and Hitomi Shibata and is due for completion this fall.

## SECTION 6. CONSTRUCTION ADMINISTRATION

We follow the Construction Administration delivery model established by AIA General Conditions of Contract and use relevant AIA documents. This includes:

1. Pre Construction Conference
2. Weekly site meetings
3. Monthly progress meetings
4. Shop drawings and materials submittals
5. Pre-construction meetings for specified materials and methods, for example roofing.
6. Requests for payment
7. RFI's and interpretation
8. Change orders
9. Punch list and close out documents

## SECTION 7. LOCAL ECONOMY

Our work is regionally based because we believe that buildings should be at home in their place. Thus we always design with local materials and makers in mind. This encourages local builders and makers to participate in the construction process and to support the local economy.

At the Starworks project in Star North Carolina, for example, we make it a prerequisite to use local firms. The mission of Starworks is to improve the economy of the region by supporting local artists, craftsmen and environmentally inspired businesses. Over a six year period Starworks has completed \$1,200,000 in renovation and new construction using local contractors and subcontractors, including a geothermal heating and cooling system by a contractor who became a tenant of Starworks. The current \$1.6 M renovation and new construction project at Starworks will be built by HM Kern Contractor, a local firm in Greensboro NC.

At the North Carolina Botanical Garden we used Atlantic White Cedar siding recovered from hurricane-felled trees in the Great Dismal Swamp in eastern NC. We encouraged the CM At Risk to employ local contractors and crafts people wherever possible. This included site work, landscaping, rough carpentry, finish carpentry, alternative energy, recycled rainwater systems and geothermal.

For the Center for Architecture and Design we specified stone from three North Carolina quarries and Atlantic white cedar from Gates County. The Geothermal system and the zinc roof were sourced locally and installed by Wake County contractors. Constructing the Center created 226 jobs over an 18 month period.

## SECTION 8. CURRENT FHA PROJECTS

<b>PROJECT NAME + LOCATION</b>	<b>START DATE</b>	<b>EXPECTED COMPLETION</b>	<b>COST</b>
Avent Residence	Oct. 2015	June 2016	\$620,000
Horseshoe Farm Nature Park	Oct. 2014	June 2015	\$1.4M
Horseshoe Farmhouse	Nov. 2015	June 2016	\$240,000
LeBauer City Park	May 2015	April 2016	\$1.3M
Schaeffer Residence	Jan. 2015	June 2016	\$675,000
Sepi Residence	Sept. 2015	June 2016	\$912,000
Private Residence	April 2013	Oct. 2015	\$6.3M
STARworks	Oct. 2015	June 2016	\$1.6M

Frank Harmon Architect and subcontractors are actively working across the triangle and have the staff resources necessary to successfully and economically complete the Orange County EAC project.

SECTION 9. PREVIOUS EXPERIENCE with work SIMILAR IN NATURE to the  
NEW ORANGE COUNTY ENVIRONMENT AND AGRICULTURE CENTER

1. North Carolina Botanical Garden.....	p. 8
2. NC Pottery Center.....	p. 9
3. Walnut Creek Wetlands Center.....	p. 10
4. Merchants' Millpond.....	p. 11
5. STARworks .....	p. 12

## NORTH CAROLINA BOTANICAL GARDEN VISITOR EDUCATION CENTER Chapel Hill, NC

### PROJECT SUMMARY

Area 31,129 sf

Cost \$10.1 million

Completion 2009

Project Manager Frank Harmon

Owner NC Botanical Garden  
(919)962-0522

Original contract amount \$8.7M

Change orders: \$600,000  
(6 change orders)

The North Carolina Botanical Garden is committed to excellence in research, university instruction, conservation, plant collections and public programs. The Visitor Education Center will provide a gateway into the Botanical Garden, helping visitors focus their attention by creating a sense of place and continuity of experience. The LEED Platinum building will exemplify a positive union between natural and built environments, becoming a model of sustainability for UNC and the state of North Carolina.

All users - staff, visitors, faculty, Foundation and the community - have actively participated in the design process. Our team facilitated sixteen design workshops, drawing on the energy and knowledge of all constituents to create the building and landscape design. Our concept creates a family of buildings, gently composed on the wooded hillside, drawing energy from the sun for heating, hot water and lighting. The building is a gateway to nature.



## NORTH CAROLINA POTTERY CENTER Seagrove, NC

### PROJECT SUMMARY

Area	8,112 sf
Cost	\$1.4 million
Completion	1999
Project Manager	Frank Harmon
Owner	NC Pottery Center Foundation (336)873-8430
Original contract amount	\$1,376,000
Change orders:	\$24,000 (2 orders)

In 1996, the directors of the North Carolina Pottery Center asked us to design a place to display pottery and welcome visitors to Seagrove, NC. They wanted simple, well-lighted buildings that would be reminiscent of family potteries in the region. At the center of the site stood a grove of 100-year-old oak trees.

The buildings are designed around the oak grove so that visitors can move outdoors into the shade of the trees. The main building features a gallery with a monitor roof and a meeting room for demonstrations. The education building includes indoor and outdoor covered areas for throwing pots. We wanted the buildings to be part church and part barn, celebrating the folk art of North Carolina.



## WALNUT CREEK WETLANDS CENTER Raleigh, NC

### PROJECT SUMMARY

Area	7,500 sf
Cost	\$1.92M
Completion	2008
Project Manager	Frank Harmon
Owner	City of Raleigh Parks and Recreation Department (919)966-4822
Original contract amount	\$1.8M
Change orders:	\$120,000 (4 orders)

The Walnut Creek Wetland Center is a Visitor Center that is part of a transformation of over 50 acres of abused, polluted wetlands in southeast Raleigh near the downtown urban center into a living, natural resource for the city. By reclaiming the wetlands area, the Center promotes understanding and protection of an urban wetland, enhances community pride, and encourages economic development in this area of the city. Poised above the flood plain to create a minimal footprint, the Center embraces the indigenous materials surrounding it and responds to the climate and culture of southeast Raleigh. The all-wood construction utilizes recycled materials wherever possible and blends seamlessly into the landscape. A bio retention system adjacent to the parking lot is also in place to filter storm water runoff before it returns to Walnut Creek. The Center houses a lobby and exhibit area, classrooms, a conference room and a kitchen. Here, children and adults learn about urban wetlands within a wetland while enjoying renewed interest in this area of the city.



## MERCHANTS' MILLPOND - GATESVILLE, NC

### PROJECT SUMMARY

Area	7,500 sf
Cost	\$1.4M
Completion	2009
Project Manager	Frank Harmon
Owner	State of North Carolina Parks and Recreation (252)357-1191
Original contract	\$1.3M
Change orders:	\$100,000 (3 orders)

The NC Division of Parks and Recreation needed a Visitors Center and an Open Air Classroom building at Merchants Millpond State Park. We conceived the building as a low wall separating the open, sunny arrival area from the shadows of the pond. Visitors enter the lobby under a low eave. Then the roof expands upward to frame a signature view of the millpond, cypress trees, and sky. A deep porch invites visitors to step outside. Viewed from the Millpond by visitors traveling to campsites by canoe, the center is barely visible, appearing more as a quiet eave on the hillside. All programmatic areas—exhibits, classroom, auditorium and ranger offices—have breathtaking views over the pond and, in turn, receive northeast light from clerestories in the roof. The building is LEED Gold certified.



## STARWORKS CENTER FOR CREATIVE ENTERPRISE STAR, NC

### PROJECT SUMMARY

Area 14,000 sf renovation

Cost \$1.6M

Completion 2016

Project Manager Tika Hicks

Owner STARworks Center for Creative Enterprise

Original contract amount \$1.6M

# and total amount of change orders: under construction, no change orders

The project calls for transforming a 184,000-square-foot, 1950s textile mill into an arts and crafts incubation center for artists, craftspeople, and crafts-related businesses. Program requirements include a gallery, outdoor entertainment pavilion, indoor performing arts center, classroom spaces, a restaurant, business offices, and arts and crafts studios, some as large as 1500-square-feet. Our design will uncover the original two-story brick building, which served as various schools from the 1800s to the 1950s when the Russell family bought the property and began adding buildings for textile manufacturing.



## SECTION 10: SUB-CONSULTANTS

### 1. SGI ENGINEERING



Charles E. Murphy, P.E. is a consulting **structural engineer** practicing in North Carolina and surrounding states since 1988 through his firm SGI Engineering in Carrboro, NC. The practice encompasses historic, commercial, institutional, industrial, and residential projects employing a wide range of structural types including design in timber, steel, reinforced concrete, masonry, and light gage steel.

*Frank Harmon Architect has been working with Mr. Murphy for more than 20 years.*

### 2. SURFACE 678



Surface 678 is a **landscape architecture** practice headquartered in Durham, NC, who creates places that serve user needs, promote social interaction, and enhance a site's natural and cultural attributes. Guided by ideals of simplicity, resilience and community enrichment, we foster the artful integration of a site's ecology and architecture into functional and legible landscape design.

Distinctive places often blend function with a celebration of the site as a unique place. We think it is possible— and desirable—to extend architectural themes outward and draw landscape architectural themes inward. We use visually exciting landscape forms and share materials and colors with the architecture in ways that express a connection with the site's natural setting and cultural context.

*Frank Harmon Architect has been working with Surface for 10 years.*

### 3. SUD ASSOCIATES, PME



#### JEROME C. HAY, PE , LEED AP – VICE PRESIDENT

Jerome has over 27 years of experience performing engineering studies, energy analysis, research, and design work. He is trained in solar and hydronic design. He specializes in the design of installing and replacing of HVAC equipment, plumbing, fire protection, and the implementation of energy conservation measures. Jerome Hay has performed studies, project management, project development, mechanical design, construction administration and field inspections for university facilities, hotels, county buildings, public schools, medical facilities, industrial, hospitals, and ecclesiastical buildings.

*Frank Harmon Architect has been working with Sud Assoc. for 12 years.*

## SECTION 11 AFFILIATION

Frank Harmon Architect encourages affiliation and collaboration with minority, women-owned and disadvantaged businesses.

## SECTION 12 QUALITY CONTROL AND ASSURANCE

We have completed over 200 projects with a combined value of \$265M. Our repeat clients and the performance of our buildings speak for themselves.

## SECTION 13 LITIGATION

Frank Harmon Architect has no litigation within the last ten years.

We were working with UNC on a project for the Botanical Garden. Following completion of the project in 2009, UNC expressed some concerns about issues with the site drainage and storm water runoff systems. We have engaged the consultants we used on that project to discuss these issues with UNC. We are still discussing full resolution of these claims and issues, but no litigation has been threatened or filed. UNC has indicated a desire to settle this claim, but we have not reached a point where such resolution has manifested.

## SECTION 14 FHA HOURLY BILLING RATES + REIMBURSEABLES

Frank Harmon - \$200/hr

Tika Hicks - \$100/hr

Jacob Burke - \$75/hr

*Reimbursables:*

Mileage - .58/mile

Printing + delivery costs

## SECTION 15 WILLINGNESS TO ENTER CONTRACT WITH ORANGE CO.

Frank Harmon Architect is willing to sign the Orange County Standard Contract Agreement for Design Consultant Services.