

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: APRIL 25, 2016 AGENDA ITEM NUMBER: 8

**SUBJECT: RESOLUTION AWARDING AND AUTHORIZING EXECUTION OF A CONTRACT WITH STIMMEL ASSOCIATES, P.A. TO PROVIDE PLANNING SERVICES FOR A PROPOSED INDUSTRIAL PARK TO BE LOCATED ON IDOLS ROAD (FORSYTH COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:** Recommend Approval

**SUMMARY OF INFORMATION:**

See attached

ATTACHMENTS:  yes  no

SIGNATURE: *J. Dudley Watts, Jr.* DATE: April 20, 2016  
COUNTY MANAGER

**RESOLUTION AWARDING AND AUTHORIZING EXECUTION OF A CONTRACT  
WITH STIMMEL ASSOCIATES, P.A. TO PROVIDE PLANNING SERVICES FOR A  
PROPOSED INDUSTRIAL PARK TO BE LOCATED ON IDOLS ROAD  
(FORSYTH COUNTY DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT)**

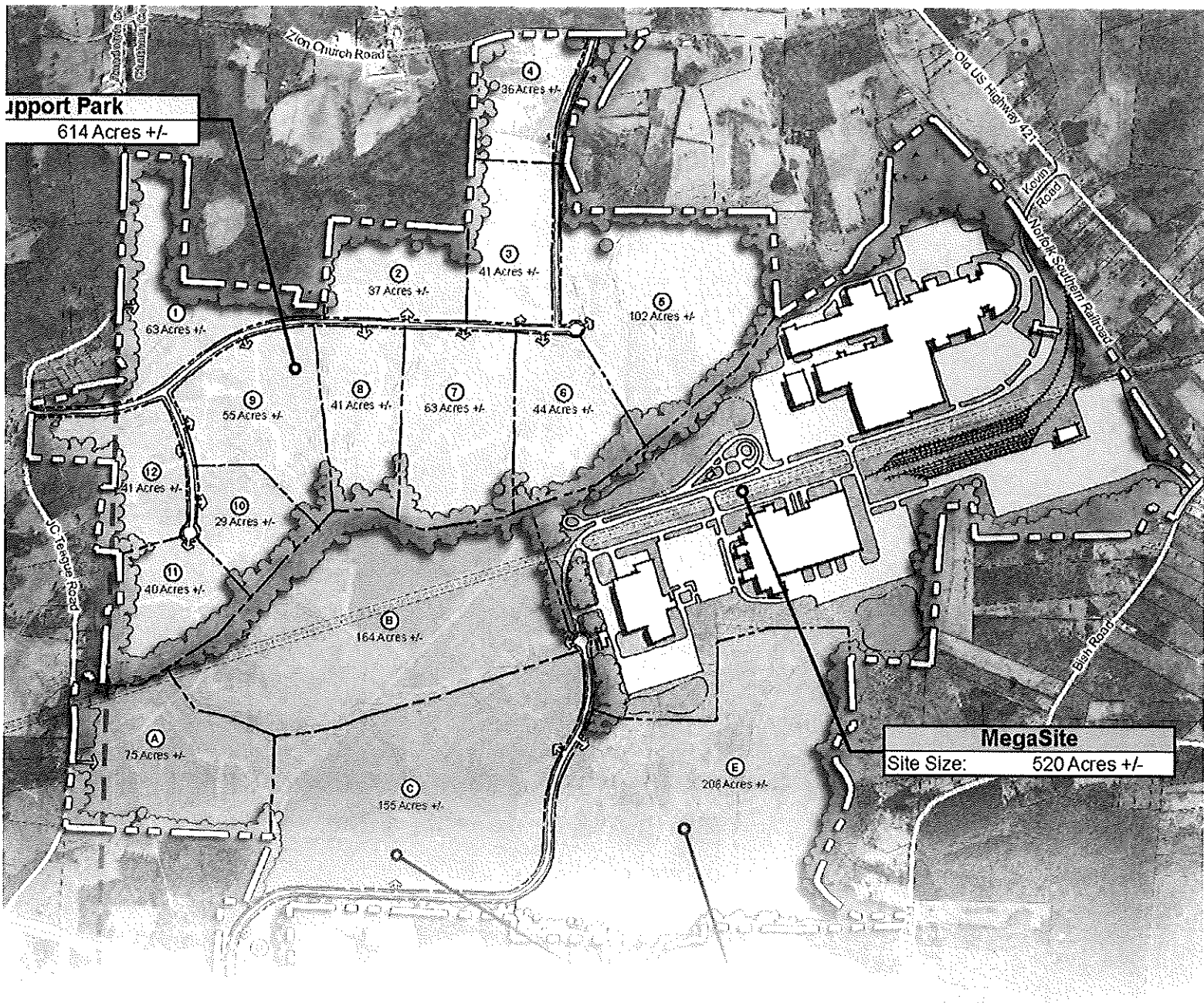
**WHEREAS**, Forsyth County submitted a Request For Proposals (RFP) for preliminary analysis and master planning services for the 169.5 acre Idols Road site; and

**WHEREAS**, five proposals were received in response to the RFP, and based on the company experience, the quality of the proposal, services to be provided, and the lowest price, County staff recommends that the Forsyth County Board of Commissioners award a contract to Stimmel Associates, P.A. in the total amount of \$28,050 for environmental services, site inventory and analysis, and master planning services for the Idols Road site;

**NOW, THEREFORE, BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby awards and authorizes the County Manager and Clerk to the Board to execute a contract, on behalf of Forsyth County, with Stimmel Associates, P.A. for preliminary analysis and master planning services for the Idols Road site in the total amount of \$28,050.

**BE IT FURTHER RESOLVED** that the County Manager is hereby authorized to execute, on behalf of Forsyth County, subsequent contracts or contract amendments for these services within budgeted appropriations in current and future fiscal years if these services are deemed necessary.

Adopted this 25<sup>th</sup> day of April 2016.



**Park Planning Services for Industrial Park Located on Idols Road**  
 Forsyth County Department of Housing & Community Development RFP

**Prepared For:**  
 Daniel W. Kornelis  
 Forsyth County | Dept. of Housing & Community Development  
 201 N. Chestnut St., Ste. 400 | Winston-Salem, North Carolina 27101

**Prepared By:**



March 18<sup>th</sup>, 2016

March 18, 2016

Daniel W. Kornelis  
Forsyth County  
Department of Housing & Community Development  
201 North Chestnut Street, Suite 400  
Winston-Salem, NC 27101

RE: Request for Proposal – Idols Road Industrial Park

Dear Mr. Kornelis:

Stimmel Associates, PA (Stimmel) appreciates the opportunity to provide a proposal for preliminary analysis and master planning services for the 169.5 acre Idols Road site.

Stimmel has over 30 years of experience working with major industrial clients in addition to preparing industrial and business park master plans. We understand what the end user expects and wants to know about a project site. We have previously conducted site analysis, master planning, and marketing services for Forsyth County and its surrounding counties with the focus on attracting large businesses. To provide a more comprehensive scope of services on this project, Stimmel Associates will be joined by Samet Corporation, Pilot Environmental, Inc., and ECS Carolinas, LLP. Based upon our experience, we have catered our proposal around blending your needs with the perspective of a potential end user.

Please accept this letter with attached information, including:

- Project Team Qualifications
- Team Member Resumes
- Relevant Experience
- Project Understanding
- Scope, Fee & Schedule
- References

We appreciate your consideration of our firm to provide these services and are excited about the possibility of working with Forsyth County on this project. Please do not hesitate to contact us with any questions or comments concerning this proposal. We look forward to working with you.

Sincerely,



Luke A. Dickey  
Partner / Project Manager  
Stimmel Associates, PA

## **TABLE OF CONTENTS:**

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**SECTION 2:** Proposed Project Team & Qualifications

**SECTION 3:** Industrial Park Planning Experience

**SECTION 4:** Proposal: Scope, Fee & Schedule

**SECTION 5:** References

## SECTION 1: Firm Information

# 01

Since its inception in 1986, Stimmel has combined the skill & creativity of landscape architects & planners with the dedication & experience of professional engineers to plan dynamic spaces for people to live, work & play.

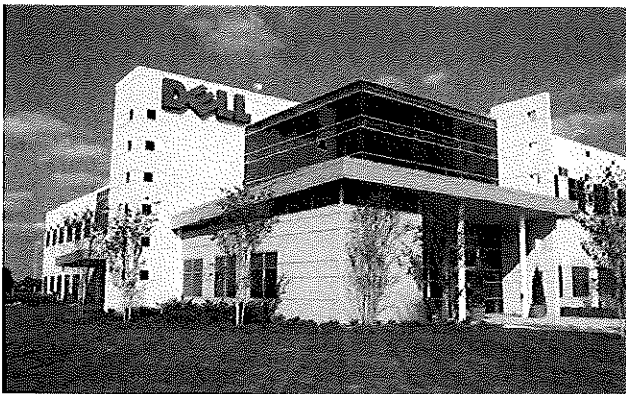
Based in Winston-Salem, North Carolina, we are a full service Landscape Architecture, Land Planning & Civil Engineering firm with 30 years of experience in more than 175 communities in the southeast. With our expert professional staff of 40, including Land Planners, Licensed Landscape Architects & Civil Engineers, LEED Accredited Professionals & former governmental regulatory officials, we help a broad range of clients determine what to build & where to build it. While our approach is grounded by practical experience, our objective is to create vibrant work integrated with the surrounding environment.

We are effective negotiators capable of reconciling diverse priorities & achieving timely approvals. As a result, Stimmel's work is compelling, financially viable & environmentally appropriate.

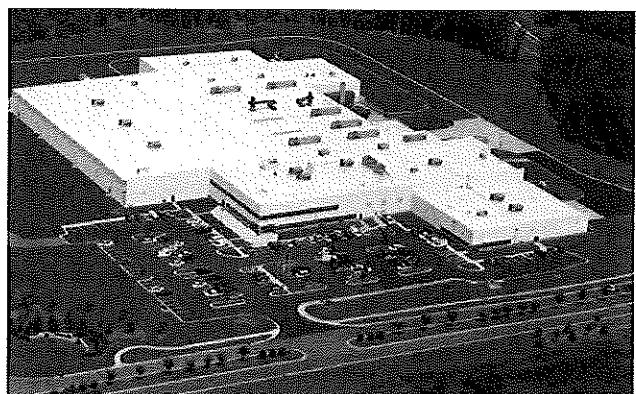
- 30 years in business
- 40 Design & Engineering Professionals
- Licensed Landscape Architects
- Licensed Civil Engineers
- LEED Accredited Professionals
- Licensed in 6 states
- Offices in Winston-Salem & Charlotte
- 175+ Communities in the Southeast
- NCDOT Pre-Qualified
- Small Professional Services Firm (SPSF)

Our firm is experienced in managing multi-phased projects involving large consultant teams & multiple stakeholder groups. We have worked extensively with client, consultant, community, & regulatory groups on economic development projects.

We thrive on our participatory process & our skills in resolving difficult issues by building consensus & attaining a shared project vision.



Dell Manufacturing Facility | Winston-Salem, NC



Reidsville Industrial Park: Alcan Packaging Facility | Reidsville, NC

## SECTION 2: Proposed Project Team & Qualifications

02

**Stimmel Associates, P.A.** has studied all of the information provided in the original RFP and as a result, has created this team of design professionals who are expressly qualified to bring their leadership and experience to address all of the unique aspects and requirements of your project. Collectively we have successfully completed hundreds of important projects in Forsyth County and have been part of several Industrial Park Planning projects. It is our experience that these types of projects are demanding. They require a strategy from the beginning and a team that can execute that plan. Described below is our team and how we intend to implement our strategy for successful evaluation and analysis of the potential site on Idols Road.



Our team is led by **Stimmel Associates, P.A.** (Stimmel) of Winston-Salem, NC. Located downtown, Stimmel has 30 years of experience working with major industrial clients. We understand what the end user expects and wants to know about a project site. As the *Lead Project Manager* and *Land Planning Consultant*, they are well versed in working with Forsyth County. Additionally, Stimmel will serve as our team's civil engineer. Their familiarity with the site and local jurisdictional review requirements will be valuable in maintaining the project schedule.



**Samet Corporation** (Samet) located in Greensboro, NC will provide *ROI Analysis* and *Site Development Total and Cost Estimates*. Based upon their experience in developing more than 1,000 industrial acres in Central North Carolina over the past 50 years, our team will construct and deliver a development proforma for the project. Our team will take the proposed infrastructure design, including all public roads, water, sewer and other business park infrastructure proposed and estimate the development expense to put that infrastructure in place. Then, based upon our experience, we will provide a market driven and expected velocity of sales accompanied by a market rate sales price to derive a complete project proforma. This individual proforma will highlight the total development cost, total estimated life cycle of the project, yielding the ultimate return on investment for the project owner. With our proven track record of developing industrial sites, we can accurately and efficiently estimate both the cost of development and the market rate absorption of the industrial lots, as experienced by our team in the local marketplace for the past 50 years.



**Pilot Environment Inc.** (Pilot) of Kernersville, NC will serve as our team's *Environmental Consultants*, providing *Phase 1 Environmental Site Assessment* and *Preliminary Wetlands/Stream Determination*. They provide their extensive experience with local and state guidelines, principles, codes and regulations to the project ensuring that planning efforts translate smoothly into the most timely and cost effective manner.



**ECS Carolinas LLP** (ECS) located in Greensboro, NC, will serve as our *Geotechnical Engineers* providing *Geotechnical Subsurface Investigation*. Their firm's approach to geotechnical engineering extends beyond simply providing engineering data. They pride themselves in educating their clients about the risks and benefits of the engineering recommendations they make; resulting in minimized errors, and enhancing collaboration amongst our design team.

# LUKE DICKEY

## Partner/Project Manager

ldickey@stimmelpa.com | (336) 723-1067  
601 N. Trade St. Ste. 200, Winston-Salem, NC 27101



Luke serves as Project Manager for industrial/economic development, commercial/retail and residential development projects. Luke is also the Director of the Land Planning Department where he is responsible for client contact/coordination, determining the scope of work, preparation of proposals, site planning, zoning/board approvals, neighborhood organizational input and municipal review meetings, opinion of probable costs, and supervision of staff. Luke has been with Stimmel for 13 years.

### EDUCATION

- Ball State University Muncie, Indiana**
- » Bachelor in Landscape Architecture, 2002
- » Minor in Sustainable Land Systems

### EXPERIENCE

- Stimmel Associates, P.A. Winston-Salem, North Carolina**  
Landscape Architects, Land Planners, Civil Engineers
- » Project Manager, June 2002 to Present

### ORGANIZATIONS

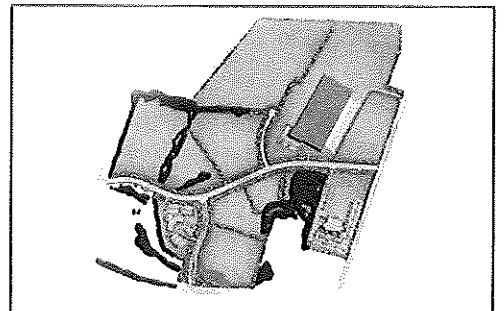
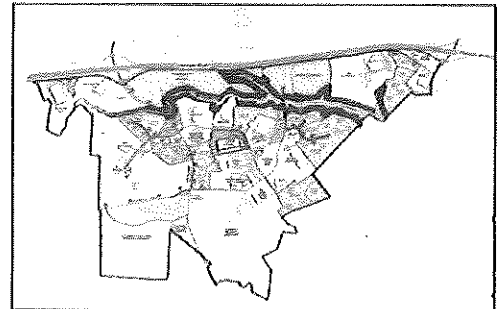
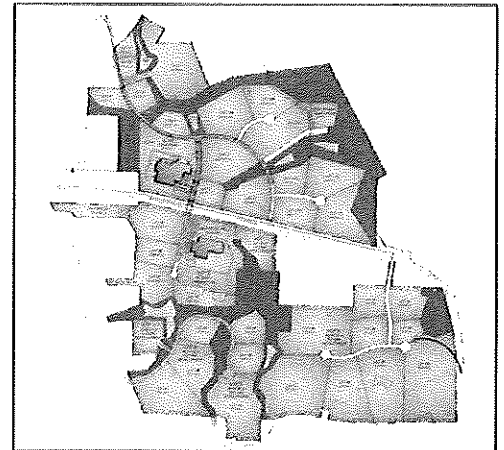
- » NCEDA, Member
- » The Children's Home Community Representative, 2012-Present
- » Winston-Salem Chamber of Commerce Governmental Affairs Committee 2009-2011

### REPRESENTATIVE PROJECT TYPES & CLIENTS

#### Land Planning & Landscape Architecture

#### Industrial/Business Parks

- Union Cross Business Park Forsyth County** | 403 acres
- Winston-Salem Business Site & Dell Site Forsyth County** | 200 acres (part of 650 acre Winston-Salem Alliance Park)
- Chatham Siler City Advanced Manufacturing Site Chatham County** | 1,800 acres
- Davidson Industrial Business Park Davidson County** | Currently 400+ acres of original 1200 acres
- Rock Creek Center Guilford County** | 678 acres –including Project Green site– 105 acres
- Riverstone Business Park Rutherford County** | 1,112 acres
- Reidsville Industrial Park Reidsville, NC** | 774 acres
- Premier Center High Point, NC** | 89 acres
- Ashley Furniture Advance, NC** | 40+ acres
- Triad Business Park Kernersville, NC** | 360 acres
- Mendenhall at Piedmont Center High Point, NC** | 140 acres



#### FROM TOP

**Reidsville Industrial Park**  
Master Plan  
Reidsville, North Carolina

**Rock Creek Center**  
Master Plan  
Guilford County, North Carolina

**Premier Center**  
Master Plan  
High Point, North Carolina



# STEPHEN OWEN

## Land Planning Designer

sowen@stimmelpa.com | (336) 723-1067  
601 N. Trade St. Ste. 200, Winston-Salem, NC 27101



Stephen serves as Land Planning Designer for healthcare, industrial/economic development, university, commercial/retail and residential development projects. He is responsible for due diligence and site analysis, site planning, plan submittals, and graphic presentations. He has been involved with providing these services for many of the firm's large scale land planning projects and the Duke Site Readiness projects. Stephen has been with Stimmel for 10 years.

### EDUCATION

**Campbell University** *Buies Creek, North Carolina*

» Bachelor of Science in Biology, 1998

**NC A&T State University** *Greensboro, North Carolina*

» Bachelor in Landscape Architecture, 2006

### ORGANIZATIONS

» City of Reidsville Planning Board, 2010-2015 (*Chairman 2015*)

### REPRESENTATIVE PROJECT TYPES & CLIENTS

#### Industrial/Business Parks

**Union Cross Business Park** *Forsyth County* | 403 acres

**Winston-Salem Business Site & Dell Site** *Forsyth County* | 200 acres (part of 650 acre Winston-Salem Alliance Park)

**Chatham Siler City Advanced Manufacturing Site** *Chatham County* | 1,800 acres

**Davidson Industrial Business Park** *Davidson County* | Currently 400+ acres of original 1200 acres

**Rock Creek Center** *Guilford County* | 678 acres –including Project Green site– 105 acres

**Riverstone Business Park** *Rutherford County* | 1,112 acres

**Reidsville Industrial Park** *Reidsville, NC* | 774 acres

#### Duke Site Readiness:

**Carlton Thomas Site** *Rowan County* | 603 acres

**Brown Site** *Rowan County* | 110 acres

**Coastal Site** *Rowan County* | 54 acres

**Love Site** *Cabarrus County* | 87 acres

**Reedy Fork Site** *Guilford County* | 375 acres

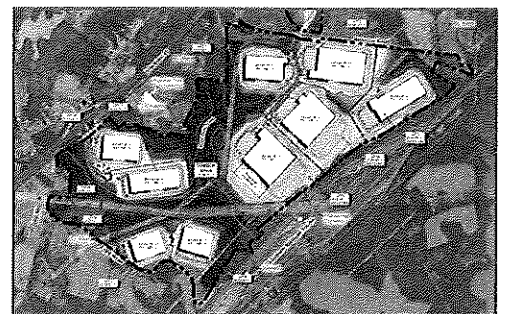
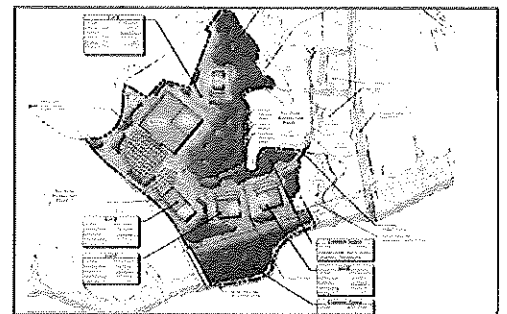
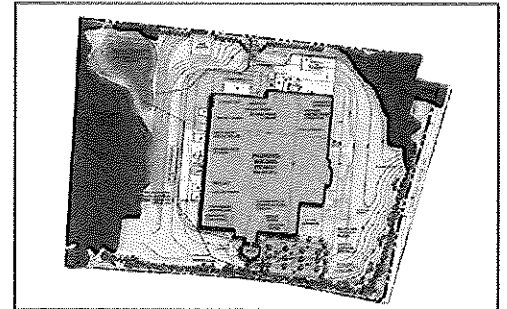
**Daniel Road Site** *Rutherford County* | 90 acres

**Heath Dairy Road Site** *Randolph County* | 200 acres

**Washburn Switch Business Park** *Cleveland County* | 386 acres

**Blue Ridge Aerospace & Industrial Park** *Burke & Caldwell Counties* | 771 acres

**Marks Creek Site** *Richmond County* | 100 acres



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#### **Winston-Salem Alliance Park**

Caterpillar Site Plan  
Winston-Salem, North Carolina

#### **Riverstone Business Park**

Conceptual Master Plan  
Rutherford County, North Carolina

#### **Davidson Industrial Park**

Conceptual Master Plan  
Davidson County, North Carolina

# NEAL TUCKER P.E.

## Partner/Director of Civil Engineering

ntucker@stimmelpa.com | (336) 723-1067

601 N. Trade St. Ste. 200, Winston-Salem, NC 27101



Neal serves as the Director of Civil Engineering and Senior Project Manager for various commercial, industrial, mixed use and residential development projects. His responsibilities include client contact and management, determining the scope of work for projects, preparing proposals for professional services and engineering staff management. Professional experience includes six years as a Project Manager in the general construction industry, and 23 years as a Project Engineer/Engineering Project Manager for projects in the areas of land development, industrial civil engineering and agricultural waste management. Consulting engineering and design experience includes: preliminary feasibility studies, preliminary cost estimates, site layout, sedimentation and erosion control, grading and earthwork analysis, storm drainage systems, stormwater management systems, drainage studies, dams, water distribution and sewer collection systems, sewer drainage basin studies, sewage pump stations, roadways, onsite wastewater treatment and disposal, specifications, bidding and negotiation, contract administration including preparing contracts, change orders, pay request review and approval and construction observation.

### EDUCATION

North Carolina State University *Raleigh, North Carolina*

» Bachelor of Science in Civil Engineering – Construction Option - 1981

### LICENSES

Professional Civil Engineer

» North Carolina 14985    » West Virginia 15009    » Georgia 29990  
» South Carolina 19029    » Tennessee 109554    » Iowa 13441  
» Virginia 34541

### ORGANIZATIONS

» American Society of Civil Engineers, *Member*

### REPRESENTATIVE PROJECT TYPES & CLIENTS

Union Cross Business Park *Forsyth County* | 403 acres

Rock Creek Center *Guilford County* | 678 acres –including Project Green site–  
105 acres

Project Stingray | *Greensboro, NC*

Winston-Salem Business Site & Dell Site *Forsyth County* | 200 acres (part of  
650 acre Winston-Salem Alliance Park)

Reidsville Industrial Park *Reidsville, NC* | 774 acres

Premier Center | *High Point, NC*

Ashley Furniture | *Advance, NC*



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**Dell Manufacturing Facility**  
Winston-Salem, North Carolina

**BB&T Ballpark**  
Storm Water Management  
Winston-Salem, North Carolina

**Premier Center**  
Storm Water Management  
High Point, North Carolina

# Brian Hall, LEED, AP BD+C

## Preconstruction Project Manager

bhall@sametcorp.com | (336) 544-2643  
309 Gallimore Dairy Rd., Ste. 102, Greensboro, NC 27409



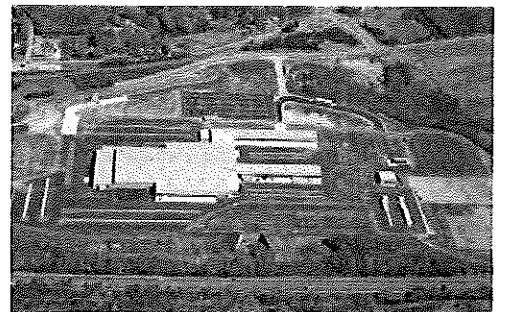
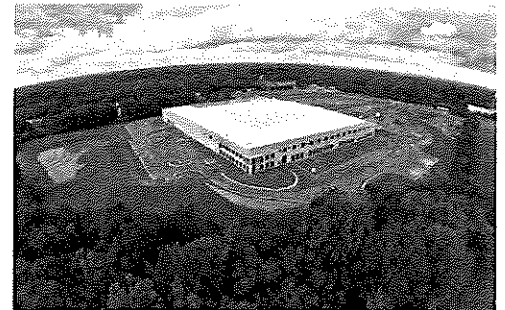
Brian has over 11 years experience in Site Certification, commercial real estate sales and land development. His communication and organizational skills are effective when working with multiple entities to assist all in achieving their mutual and individual goals. As Development Manager he will initiate and maintain relationships with prime owner contacts and designers to facilitate development activities. He will help foster a sense of community among the project team, monitor/control development of the project to ensure the project is completed on schedule and within budget. Brian will represent Samet Corporation on the development end in all management/owner meetings.

### EDUCATION

- University of North Carolina at Greensboro - Bryan School of Business
  - » Master of Business Administration
- Mary Washington College *Fredericksburg, Virginia*
  - » BA in Business Administration

### REPRESENTATIVE PROJECT TYPES & CLIENTS

- NCIC: NC Industrial Center *Mebane, NC* | 600 Acre Industrial Park
- Piedmont Corporate Park *Greensboro, NC* | 160 Acre Industrial Park
- Triad Business Park *Kernersville, NC* | 370 Acre Industrial Park
- AREVA / Columbiana Hi Tech *Kernersville, NC* | 100,000 sf Facility
- Cambro Manufacturing *Mebane, NC* | 220,320 sf Facility
- FFF Enterprises *Kernersville, NC* | 88,789 sf Distribution Facility
- Sheetz Distribution Center *Burlington, NC* | 250,000 sf Facility
- Kidde Distribution *Mebane, NC* | 245,000 sf Warehouse / Distribution
- TriVantage *Mebane, NC* | 102,000 sf Warehouse / Distribution
- Becton Dickinson *Mebane, NC* | 100,000 sf Manufacturing
- Ferraro Foods *Mebane, NC* | 60,000 sf Food Distribution
- NCIC Spec Building *Mebane, NC* | 134,000 sf Spec Building
- FedEx Ground *Kernersville, NC* | 125 Acre Industrial Development



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**Cambro Manufacturing Facility**  
Mebane, North Carolina

**TriVantage**  
Mebane, North Carolina

**FedEx Ground Transportation Hub**  
Kernersville, North Carolina

# MICHAEL BRAME, PWS

## Partner/Senior Project Manager

bluckey@pilotenviro.com | (336) 708-4620  
PO Box 128, Kernersville, 27285



Mr. Michael Brame of PEI will serve as the Principal for the duration of the project. Mr. Brame is a Professional Wetland Scientist that has over 18 years' experience with wetland and natural resources assessments. He has performed field work, conducted jurisdictional determinations, permitting services and provided oversight and Principal review for thousands of projects ranging in size from one-half acre to 2,000 acres.

### EDUCATION

North Carolina State University *Raleigh, North Carolina*

- » Bachelor of Science - Natural Resources, 1997

### REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- » Professional Wetland Scientist
- » North Carolina Association of Environmental Professionals
- » Environmental Professional as defined in § 312.10 of 40 CFR 312
- » Society of Wetland Scientist (SWS)

# BRADLEY LUCKEY

## Partner/Senior Project Manager

mbrame@pilotenviro.com | (336) 708-4997  
PO Box 128, Kernersville, 27285

Mr. Brad Luckey will be the primary Project Manager for the project. Mr. Luckey has over four years' experience with wetland and natural resources assessments. Mr. Luckey is a Licensed Soil Scientist in training as well as a Professional Wetland Scientist in training. Mr. Luckey has performed hundreds of wetland determinations/ delineations, jurisdictional determinations, threatened/ endangered species evaluations and preliminary archaeological evaluations on various projects throughout North Carolina, Virginia, Tennessee and South Carolina.

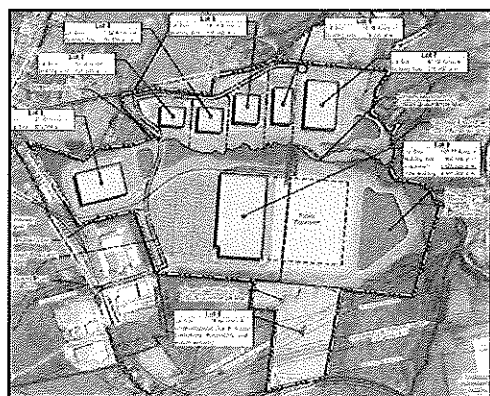
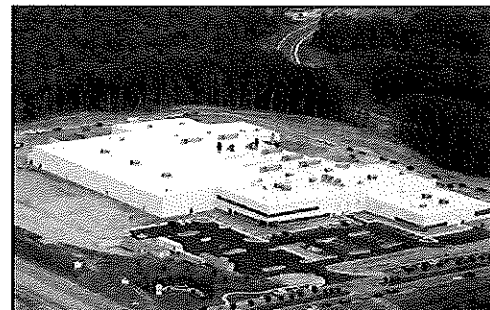
### EDUCATION

North Carolina State University *Raleigh, North Carolina*

- » Bachelor of Science - Agronomy-Soil Science, 2008

### REGISTRATIONS, CERTIFICATIONS & AFFILIATIONS

- » North Carolina DOT Level III: Designer of Sediment & Erosion Control Plans
- » North Carolina Licensed Soil Scientist In-Training
- » Soil Science Society of North Carolina



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**Reidsville Industrial Park**  
Reidsville, North Carolina

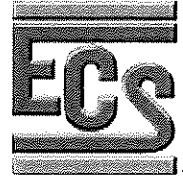
**Union Cross Business Park**  
Storm Water Management  
Kernersville, North Carolina

**Washburn Switch Business Park**  
Conceptual Master Plan  
Cleveland County, North Carolina

# JONATHAN RICH

## Project Manager

jrich@ecslimited.com | (336) 856-7150  
4811 Koger Blvd., Greensboro NC 27407



Mr. Rich has over 15 years experience in civil engineering and land surveying. He has over 10 years experience in residential and commercial drafting and design. He has experience in density testing of soils using various techniques; experienced in all aspects of concrete testing, experienced in foundation testing using the dynamic cone penetrometer and visual methods. He also has experience in inspecting the placement and installation of steel reinforcement for structural concrete. Mr. Rich is also knowledgeable in ASTM standards and specifications.

### EDUCATION

Guilford Technical Community College *Jamestown, North Carolina*  
» Civil Engineering Technology, Land Surveying Technology, 2001

### REGISTRATIONS

- » Troxler Nuclear Gauge Certification
- » NC DOT, Division of Highways: Concrete Field Technician
- » ICC Soils Special Inspector

# KALEN CUTHBERTSON

## Field Technician

kcuthbertson@ecslimited.com | (336) 856-7150  
4811 Koger Blvd., Greensboro NC 27407

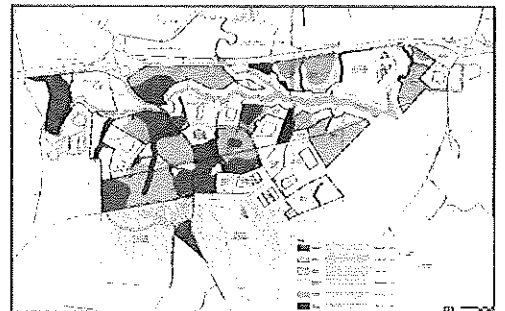
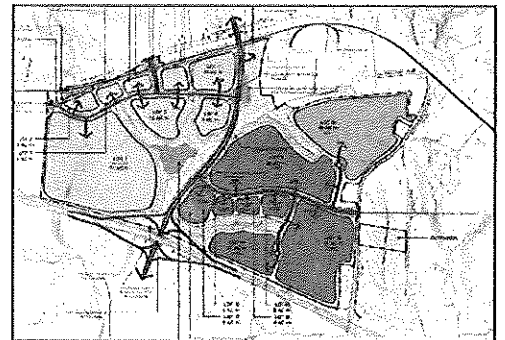
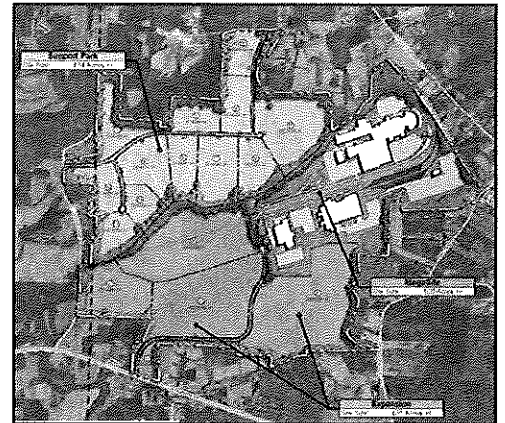
Mr. Cuthbertson is currently a field technician for ECS Carolinas, LLP. He is responsible for performing testing on soils, foundations, concrete and asphalt testing. Mr. Cuthbertson is knowledgeable in ASTM, ACI, AASHTO, ICC, and NCDOT standards and specifications.

### EDUCATION

Guilford Technical Community College *Jamestown, North Carolina*  
» Civil Engineering Technology, Land Surveying Technology, 2012

### CERTIFICATIONS

- » NCDOT Concrete
- » Humboldt Radiation Safety for NUKE



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**Chatham/Randolph County Megasite**  
Conceptual Master Plan  
Chatham/Randolph County

**Triad Business Park**  
Concept Plan  
Kernersville, North Carolina

**Rock Creek Center**  
Buildable Area  
Guilford County, North Carolina

## SECTION 3: Industrial Park Planning Experience

# 03

Due to the many facets and complexity of this project, our team's knowledge and expertise acquired from similar projects will help us execute our designs accurately, on time and on budget.

Our team has worked extensively with one another as well as with Forsyth County on a wide variety of projects ranging from one acre sites to 650 acre industrial parks. Our experience has given us the knowledge and ability to be innovative on any type of project we have the opportunity to collaborate on.

### Industrial Park Planning Projects Include:

#### Union Cross Business Park

Located in Winston-Salem, North Carolina, Union Cross Business Park is a 400-acre Business Park with 29 lots consisting of office, warehouse and light industrial sites. Stimmel provided: Master Planning, Rezoning, Site Planning, Public Presentations, Site Analysis, Road Layout and Profiles, Utility Coordination and Plans, Stormwater Management, Sidewalk and Berming Plans, Amenity Design, Landscape Plans, Bidding and Construction Administration.

#### Triad Business Park

Centrally located, Triad Business Park represents a cooperative effort between the City of High Point, Forsyth County, Guilford County and the Town of Kernersville. The Park's initial site analysis through rezoning and Master Planning was conducted by Stimmel.

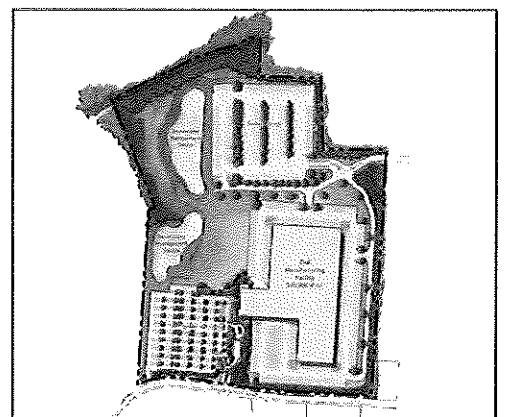
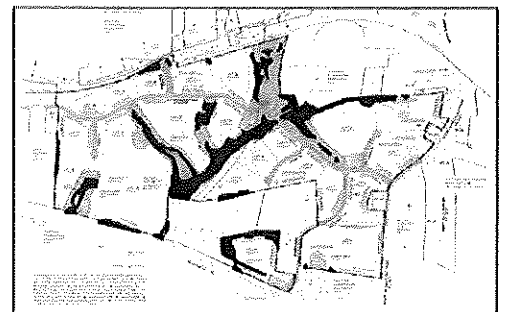
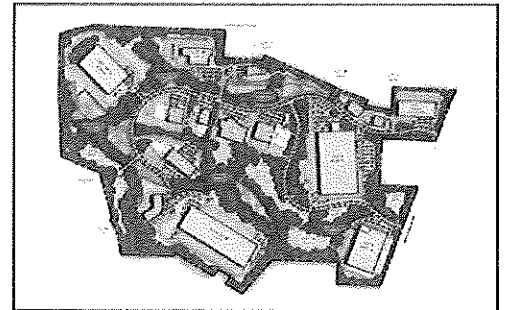
#### Winston-Salem Alliance Park

A 650 +/- acre Industrial / Business Park located between Highway 311 and Interstate 40 in Winston-Salem, North Carolina consisting of multiple Manufacturing and Warehouse Facilities/Developments, including Dell Computers and Johnson Development/Caterpillar Manufacturing and Warehousing Facility.

The Dell Manufacturing Facility is a 750,000 sq. ft. plant located on 100 acres with 2,000 employee & 1,400 tractor trailer parking spaces.

The Caterpillar, Inc. Manufacturing and Warehousing Facility is a 100-acre, 866,500 sf industrial manufacturing/warehouse facility within the Winston-Salem Alliance Park.

Stimmel provided the following services: Rezoning and Board Approvals, Land Planning, Civil Engineering, Stormwater Management, Landscape Plans, Sign Concepts, Site Analysis, and Preliminary Master Plans.



**Union Cross Business Park**  
Master Plan  
Forsyth County, North Carolina

**Triad Business Park**  
Preliminary Master Plan  
Kernersville, North Carolina

**Dell Manufacturing Facility**  
Master Plan  
Winston-Salem, North Carolina

stimmel

## Our team has worked on the following projects:

Union Cross Business Park *Forsyth County* | 403 acres  
Winston-Salem Business Site & Dell Site *Forsyth County* | 200 acres (part of 650 acre Winston-Salem Alliance Park)  
Chatham Siler City Advanced Manufacturing Site *Chatham County* | 1,800 acres  
Davidson Industrial Business Park *Davidson County* | Currently 400+ acres of original 1200 acres  
Rock Creek Center *Guilford County* | 678 acres –including Project Green site– 105 acres  
Riverstone Business Park *Rutherford County* | 1,112 acres  
Reidsville Industrial Park *Reidsville, NC* | 774 acres  
Premier Center *High Point, NC* | 89 acres  
Ashley Furniture *Advance, NC* | 40+ acres  
Mendenhall at Piedmont Center *High Point, NC* | 140 acres  
NCIC: NC Industrial Center *Mebane, NC* | 600 Acre Industrial Park  
Piedmont Corporate Park *Greensboro, NC* | 160 Acre Industrial Park  
Triad Business Park *Kernersville, NC* | 370 Acre Industrial Park  
AREVA / Columbiana Hi Tech *Kernersville, NC* | 100,000 sf Facility  
Cambro Manufacturing *Mebane, NC* | 220,320 sf Facility  
FFF Enterprises *Kernersville, NC* | 88,789 sf Distribution Facility  
Sheetz Distribution Center *Burlington, NC* | 250,000 sf Facility  
Kidde Distribution *Mebane, NC* | 245,000 sf Warehouse / Distribution  
TriVantage *Mebane, NC* | 102,000 sf Warehouse / Distribution  
Becton Dickinson *Mebane, NC* | 100,000 sf Manufacturing  
Ferraro Foods *Mebane, NC* | 60,000 sf Food Distribution  
NCIC Spec Building *Mebane, NC* | 134,000 sf Spec Building  
FedEx Ground *Kernersville, NC* | 125 Acre Industrial Development  
AICD (NC Commerce Park) *Mebane* | Sewer Line – Approximate 1,750 Foot Corridor  
Buckhorn EDD *Mebane* | Four Project Areas Totaling over 2,000 Acres  
Atlantic Gulf Coast Pipeline *North Carolina, West Virginia, Pennsylvania* | Sewer Line –Approximate 660 Mile Corridor

### Duke Site Readiness:

Carlton Thomas Site *Rowan County* | 603 acres  
Brown Site *Rowan County* | 110 acres  
Coastal Site *Rowan County* | 54 acres  
Love Site *Cabarrus County* | 87 acres  
Reedy Fork Site *Guilford County* | 375 acres  
Daniel Road Site *Rutherford County* | 90 acres  
Heath Dairy Road Site *Randolph County* | 200 acres  
Washburn Switch Business Park *Cleveland County* | 386 acres  
Blue Ridge Aerospace & Industrial Park *Burke & Caldwell Counties* | 771 acres  
Marks Creek Site *Richmond County* | 100 acres

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## SECTION 4: Proposal: Scope, Fee & Schedule

04

March 18, 2016

Daniel W. Kornelis  
Forsyth County  
Department of Housing & Community Development  
201 North Chestnut Street, Suite 400  
Winston-Salem, NC 27101

RE: Request for Proposal – Idols Road Industrial Park

Dear Mr. Kornelis:

Stimmel Associates, PA (Stimmel) appreciates the opportunity to provide a proposal for preliminary analysis and master planning services for the 169.5 acre Idols Road site. Below is our recommended scope of services based on the items identified in the request for proposal (RFP) provided by you.

Stimmel has 30 years of experience working with major industrial clients and planning of industrial parks. We understand what the end user expects and wants to know about a project site.

### SCOPE OF SERVICES

This scope is based on Stimmel providing the following services:

- Task 1: Environmental Services
- Task 2: Site Inventory & Analysis
- Task 3: Master Planning
- Optional Services

### TASK 1: ENVIRONMENTAL SERVICES:

Stimmel shall be the primary consultant on the project. Stimmel proposes to team with Pilot Environmental (Pilot) and ECS Carolinas, LLP (ECS) to provide environmental services for the project as requested. Stimmel shall coordinate with Pilot and ECS to provide the following services:

- Phase 1 Environmental Site Assessment - Pilot
- Stream / Wetland Determination - Pilot
- Preliminary Geotechnical Subsurface Exploration - ECS (*Recommend 8 soil borings with an average depth of 25'-30'*)

### TASK 2: SITE INVENTORY & ANALYSIS:

The proposed Site Inventory & Analysis services shall provide Stimmel and Forsyth County with an overall picture of the opportunities and constraints for future site development.

#### TASK 2.1: KICK-OFF MEETING WITH CLIENT

Stimmel will meet with the Client to review the project scope and determine project schedule.

#### TASK 2.2: ASSEMBLE BASE MAP

Stimmel will prepare a base map to utilize in preparing the conceptual master plan and opinion of development costs from base information provided by Forsyth County or from available digital base information from the local jurisdiction and from the environmental consultants.



Base information data to include:

- Topography (two foot contour intervals)
- Hydrology (flood plain, historical flood data, streams, creeks, wetlands, and watersheds)
- Right-of-Way boundaries
- Land ownership boundaries/parcel data
- Utilities (public and private water, sewer, electrical, telephone, telecom, gas – as available)
- Existing buildings
- Vegetation (wooded areas)
- Aerial photographs
- Boring locations

#### **TASK 2.3: SITE VISIT**

Stimmel will collect information about the physical character, opportunities and constraints of the existing site and connections to adjacent parcels. One (1) site visit is proposed.

#### **TASK 2.4: CONTACT LOCAL REGULATORY AGENCIES**

Stimmel will contact the local regulatory agencies to review development regulations, zoning, and environmental regulations which may affect the development.

- Review applicable Development/Zoning Ordinances and Watershed/Stormwater Regulations

#### **TASK 2.5: CONTACT UTILITY PROVIDERS**

Stimmel will contact the utility providers that currently provide or may provide service to the project site to identify locations of utilities, available capacity, and options to service the site.

- Water & Sewer Service
- Electricity Provider
- Natural Gas
- Telecommunications

#### **TASK 2.6: PREPARE BUILDABLE AREA PLAN**

Stimmel will prepare a buildable area plan based on information gathered in the Site Inventory & Analysis and based upon the results of the Wetlands Determination and Preliminary Subsurface Exploration.

- Identify potential adjacent tracts for expansion
- Identify potential development constraints and remedies

### **TASK 3: CONCEPTUAL MASTER PLANNING & DEVELOPMENT COSTS:**

A thorough Site Inventory & Analysis will lead to a more realistic and creative concept plan. Our approach to master planning is to let the site, the user needs, and program elements shape the design.

#### **TASK 3.1: MEETING WITH CLIENT**

Stimmel will coordinate a meeting with the Client to review the Site Inventory & Analysis and Buildable Area Plan to discuss the direction for preparing the Conceptual Master Plan. Overall goal of the meeting is to identify:

- Master Plan Goals and Priorities
- Potential Access Locations
- Range of Lot Sizes
- Potential Amenities/Open Space
- Additional Program Elements
- Identify Potential Adjacent Tracts for Expansion

### **TASK 3.2: PREPARE CONCEPTUAL BUBBLE PLANS**

Stimmel will prepare up to three (3) conceptual bubble plans based on direction established in the meeting. The conceptual bubble plans will depict:

- Proposed Road Layouts and Access Points
- Proposed Lots with Acreage
- Proposed Open Space and Amenity Locations
- Approximate Stormwater Management Locations
- Potential Wetland/Stream Impacts

### **TASK 3.3: CONCEPTUAL BUBBLE PLAN REVIEW**

Stimmel will meet with the Client to review the conceptual bubble plans and to select a preferred conceptual bubble plan or combination of conceptual bubble plans to determine the direction to prepare the Conceptual Master Plan.

### **TASK 3.4: PREPARE CONCEPTUAL MASTER PLAN**

Stimmel will prepare the Conceptual Master Plan per comments and recommendations from the Client. The Conceptual Master Plan shall be a color rendered plan overlaid on aerial imagery. The Conceptual Master Plan shall include:

- Proposed Road Layouts and Access Points
- Proposed Lots Depicting Potential Building, Parking, and Service Area Layouts
- Proposed Open Space and Amenity Locations
- Approximate Stormwater Management Locations
- On-Site Preliminary Utility Layout for Water, Sewer and Storm Drainage
- Rough Grading Plan Based on 10' Contours

### **TASK 3.5: OPINION OF SITE DEVELOPMENT COSTS & RETURN ON INVESTMENT**

Stimmel in coordination with Samet Corporation will prepare an Opinion of Site Development Costs and Return on Investment based on the Conceptual Master Plan.

- Mass grading & cut/fill study utilizing the preliminary boring reports, erosion control, and stormwater management costs.
- Road and utility infrastructure costs
- Landscaping allowance for code required plantings
- Amenity allowance for entrance signage or potential common amenity areas

### **TASK 3.6: DEVELOPMENT FEASIBILITY & CONCEPTUAL MASTER PLAN PRESENTATION**

Stimmel will attend one (1) meeting to present the Development Feasibility and Conceptual Master Plan to the Client and other individuals as selected by the Client to attend the presentation.

### **OPTIONAL SERVICES:**

#### **OPT 1: PUBLIC MEETINGS & ADDITIONAL MEETINGS**

Meetings with the public, including neighborhood meetings, and additional meetings outside of the meetings outlined in the scope of services will be provided on an hourly basis.

#### **OPT 2: REZONING SERVICES**

Stimmel has over 29 years of experience of providing rezoning services for a multitude of projects. Stimmel has provided services in over 175 communities throughout the Southeast. Stimmel can provide the following rezoning services:

- Rezoning Site Plan Preparation & Submittal
- Coordinate and Facilitate Neighborhood Drop-in Meetings
- Prepare Political Rezoning Strategy
- Coordinate and Meet with Local Elected Officials
- Represent Client and Project at Public Hearings (Planning Board/Zoning Commissions and City Council Meetings)

**FEE & TERMS**

Services described in the Scope as Task 1, Task 2 and Task 3 shall be provided on a Lump Sum basis. The breakdown of fees is as follows:

<b>SERVICES</b>	<b>Lump Sum</b>
<b>Task 1: Environmental Services (Provided by Pilot &amp; ECS)</b>	
• Phase 1 Environmental Site Assessment - Pilot	\$ 1,700
• Wetland Determination - Pilot	\$ 1,600
• <u>Preliminary Subsurface Exploration - ECS (8 borings / 25'-30' average depth)</u>	<u>\$ 4,750*</u>
<b>Total Task 1:</b>	<b>\$ 8,050</b>
<b>Task 2: Site Inventory &amp; Analysis</b>	<b>\$ 5,000</b>
<b>Task 3: Conceptual Master Plan &amp; Development Costs</b>	<b>\$ 15,000</b>
<b>Total:</b>	<b>\$ 28,050</b>

*\*An estimated \$1,200 may be required for clearing for drill rig access and depends on the location of borings.*

**OPTIONAL SERVICES**


OPT 1: Public Meetings & Additional Meetings	\$ Hourly
OPT 2: Rezoning Services	\$ Hourly

**REIMBURSABLE EXPENSES**

Reimbursable expenses are in addition to compensation for Scope of Services and include expenses incurred by Stimmel and Stimmel's employees and consultants in the interest of this project. Reimbursable expenses are further defined in Appendix A, but in general, may include costs associated with transportation, reproduction, postage, long-distance communications, etc.

We would be pleased to answer any questions you may have or to clarify any portion of this proposal. If this proposal meets with your approval, please sign below and return one copy for our files.

Sincerely,

  
 Luke A. Dickey  
 Partner / Project Manager  
 Stimmel Associates, PA

**Company:** \_\_\_\_\_

**Approved By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

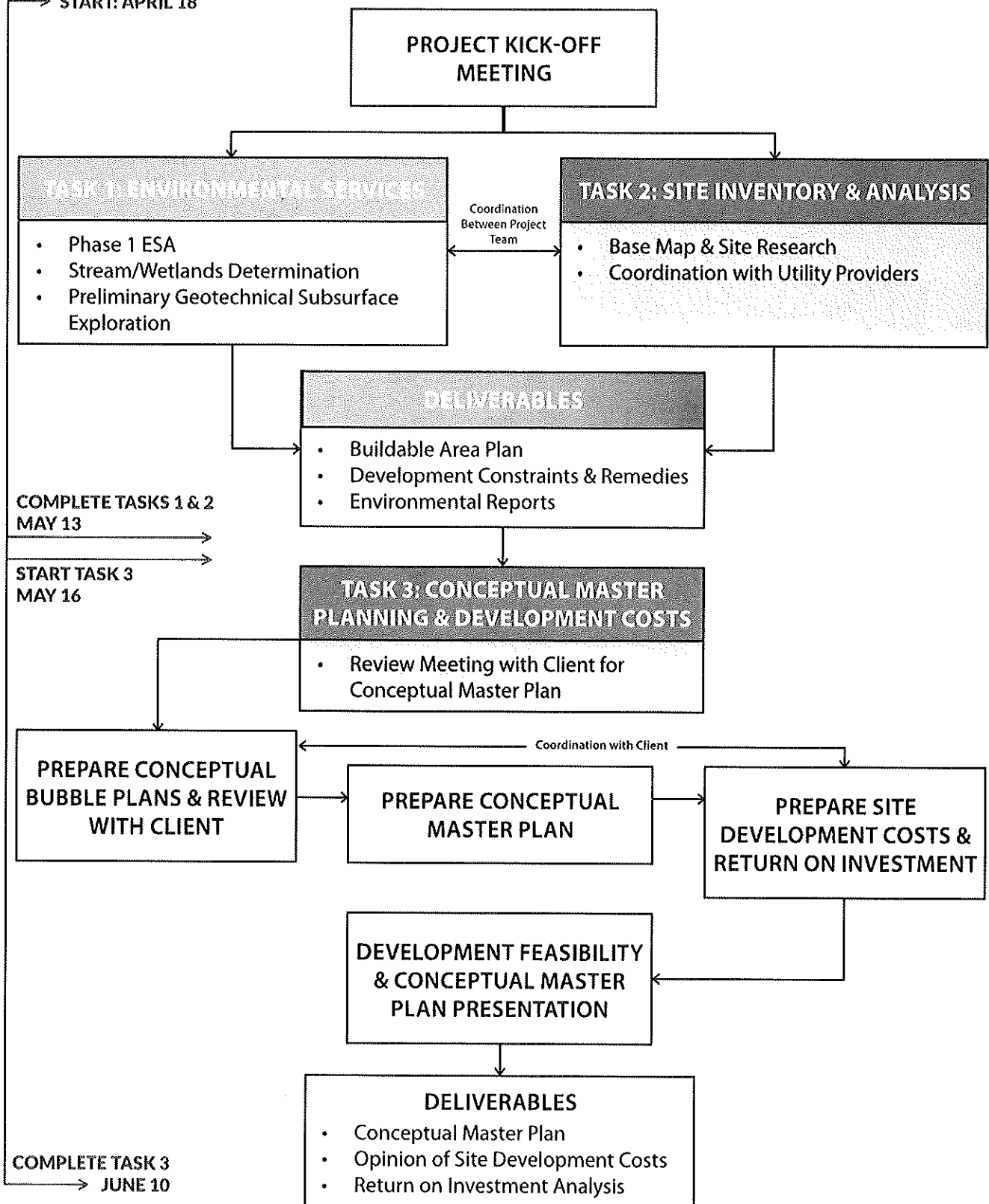
**Date:** \_\_\_\_\_

# DESIGN PROCESS

SEE SCOPE OF SERVICES FOR MORE DETAILS

## EXAMPLE TIMELINE

→ START: APRIL 18



## SECTION 5: References

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**Our projects have attracted major national & global industrial clients:**



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