



514 Market Street Wilmington, NC 28401
phone 910.762.2621
www.bmharch.com

November 21, 2024

Heather Finnell, Town Clerk
110 Rothschild Street
Holden Beach, NC 28462
heather@hbtownhall.com

Re: Proposal for Professional Design and Consulting Services
Pier Properties @ 441 Ocean Boulevard West, Holden Beach, North Carolina

Dear Ms. Finnell,

We are pleased to submit our letter of interest for the Pier Properties located at 441 Ocean Boulevard West, Holden Beach, North Carolina.

We are a sixty-seven-year-old North Carolina firm based in Wilmington. Our team has extensive experience with ocean fishing piers throughout the coastal Carolina area. We have worked on the renovation and redevelopment of many facilities and cultural projects as you will see in our brochure.

We would welcome the opportunity to assist with redevelopment of the property located at 441 Ocean Boulevard West in Holden Beach.

Sincerely yours,

George C. Hemingway , III (Chip) AIA, LEED-AP

Statement of Qualifications For: Development of Town Pier 441 Ocean Boulevard

Holden Beach, North Carolina

George C. Hemingway II (Chip) AIA.
email: hemingway@bmharch.com
phone: 910-762-2621



INTRODUCTION

Founded in 1955, Bowman Murray Hemingway Architects is a fifteen-person firm that specializes in full-service custom architectural projects.

For the past twenty-five years, we have designed coastal facilities throughout the Carolinas. We have learned through experience how to design facilities that can withstand and endure the harsh coastal environments in which they are built. These facilities promote enjoyment, appreciation, and enrichment of that same coastal environment.

Our firm believes that the most important part of a project occurs before the first line is drawn. We spend a great deal of time researching a project through staff interviews, visits to similar facilities, and review of proposed programs. We begin each project with an established process that meets the budget and goals of the Owner.

TEAM FOR PIER PROPERTIES PROJECT

ARCHITECT

Bowman Murray Hemingway Architects, PC
George C. Hemingway (Chip), AIA
Wilmington, NC

STRUCTURAL

Andrew Consulting Engineers, PC
Neal W. Andrew, PE, SECP, CBIE
Wilmington, NC

PME

CBHF Engineers, PLLC
David Hahn, PE, Mechanical Engineer
Allen Cribb, PE, Electrical Engineer
Wilmington, NC

CIVIL

Coastal Site Design Engineers
Howard Resnick, PE, LEED, A.P.
Wilmington, NC

LANDSCAPE

Mihaly Land Design, PLLC
Josh Mihaly
Wilmington, NC

COST ESTIMATING

Clancy & Theys Construction Company
Wilmington, NC





George C. Hemingway III (Chip), AIA, LEED-AP

Bowman Murray Hemingway Architects

Chip has over thirty-two years of experience as a practicing architect. He has designed and developed major public and private facilities from the master planning phases through design, construction and project administration. He is committed to sustainability while delivering a high level of design creativity.

Jennette's Pier for the North Carolina Aquariums - *LEED Platinum*

Nags Head, North Carolina

Master plan developing a 1,000' concrete fishing pier with a 17,000 sq. ft. pier house that contains exhibits, aquarium exhibits and a multipurpose space with offices. \$24 million

USS NC Battleship

Wilmington, North Carolina

A new masterplan for the park and extensive renovations and additions to the USS NC Battleship. Phase One consists of a new cofferdam, hull repair and memorial walkway around the ship. Phase One - \$10 million, Phase Two - \$6 million

National Audubon Center and Donal C. O'Brien Sanctuary

Corolla, North Carolina

A masterplan creating a visitor center and a residential retreat complex on a 5000-acre wildlife sanctuary that was formerly the Pine Island Duck Hunting Club. \$11 million

Oregon Inlet Life Saving Station - *2010 AIA Tower Award*

Cape Hatteras National Seashore

National Historic Register building, originally built in 1895, was lifted to new floor and piling foundation system and fully renovated.

Wrightsville Beach Life Guard Tower *2008 AIA Competition Winner*

Wrightsville Beach, North Carolina

The three North Carolina Aquariums

Major additions and renovations with new exhibits:

Roanoke Island Aquarium - 64,000 square feet, \$14 million
Pine Knoll Shores Aquarium - 80,000 square feet, \$25 million
Fort Fisher Aquarium - 85,000 square feet, \$16 million
...and various smaller projects at all three aquariums.

The Elizabethan Gardens

Manteo, North Carolina

A new masterplan for the gardens with the design of major features that will transform the campus to provide new family and event attractions while stimulating new avenues of income for the facility



Registration

North Carolina (1995 - present)
South Carolina
Maryland
Ohio

Years Experience

BMH: 32

Professional and

Community Affiliations

- American Institute of Architects
- NCARB Registration
- LEED - Accredited Professional
- Wilmington Historic Preservation Commission (Past Commissioner)

Education

North Carolina State University
School of Design

Bachelor of Environmental Design
in Architecture, 1988

Bachelor of Architecture, 1992



Neal W. Andrew, PE, SECB, CBIE

President, Andrew Consulting Engineers, PC

Neal Andrew is a graduate of North Carolina State University with a BS in Civil Engineering and a graduate of Georgia Institute of Technology with an MS in Civil Engineering with a concentration in Structural Engineering. During his undergraduate years, Neal was a University Foundation Scholar. Neal has over 29 years of experience. His notable projects include the Cape Fear Community College Fine Arts Center and Union Station building; Observation and Guest Pavilion at Hammocks Beach State Park; Progress Point CVS offices in Wilmington; and served as the Lead Designer for over 150 projects at the GE Facility in Wilmington including offices, clean room labs, manufacturing and utilities.

A partial list of projects:

USS North Carolina Cofferdam and Memorial Walkway

Wilmington, North Carolina

Yaupon Pier Replacement — 900 Foot Ocean Pier

Oak Island, NC

Crystal Pier Rebuild & Renovations

Wrightsville Beach, NC

Duke University Marine Laboratory Research Pier Repairs (2011)

Beaufort, North Carolina

Duke University Marine Laboratory Research Pier (1992)

Beaufort, North Carolina

UNCW Marine Science Center Research Pier

Wilmington, North Carolina

Wynn Plaza Bulkhead Repair, Floating Docks and Gazebo

Town of Wrightsville Beach

Conlon Pier and North Riverwalk Bulkhead

City of Wilmington

Hammocks Beach State Park Visitor Center Ferry Pier,

Boat Lift and Bulkheads

State of North Carolina

Years Experience 29 year's

Certified by Structural Engineering Certification Board

Professional and

Community Affiliations

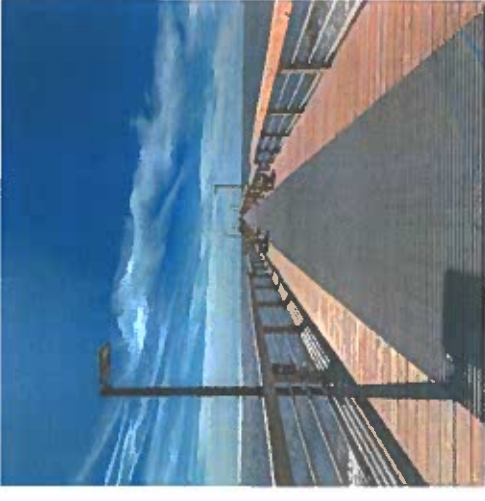
- American Society of Civil Engineers
- National Society of Professional Engineers
- North Carolina State Building Code Council - committee member
- Coastal Resources Commission
- Vice Chair New Hanover County Ports, Waterways and Beach Commission

Education

- North Carolina State University
- Bachelor of Science, Civil Engineering 1993
- Georgia Institute of Technology
- Master's of Science, Civil Engineering 1995

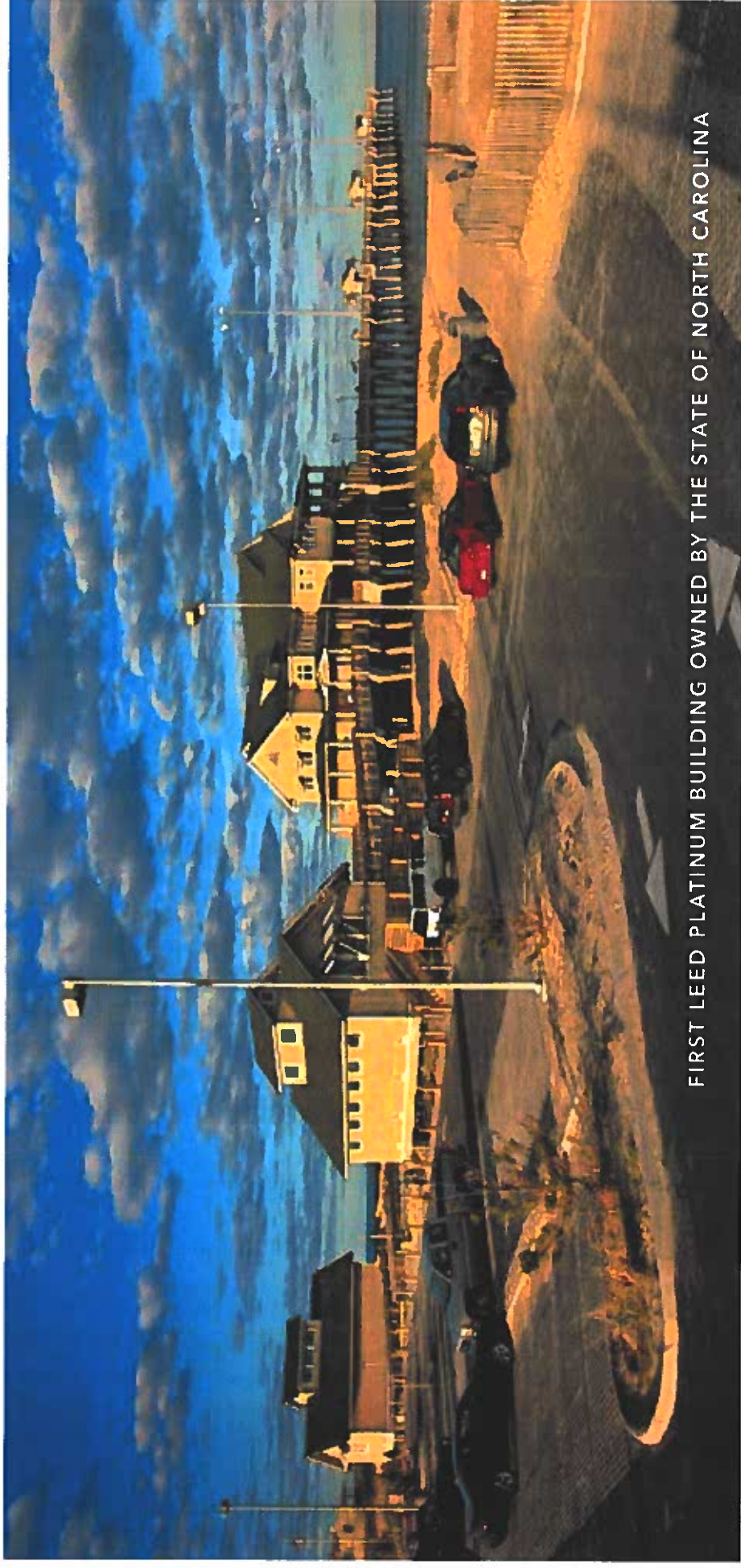
Awards

- PENC Southeast Chapter 2011 Engineer of the Year
- PENC Outstanding Technical Achievement Award for NC 2016

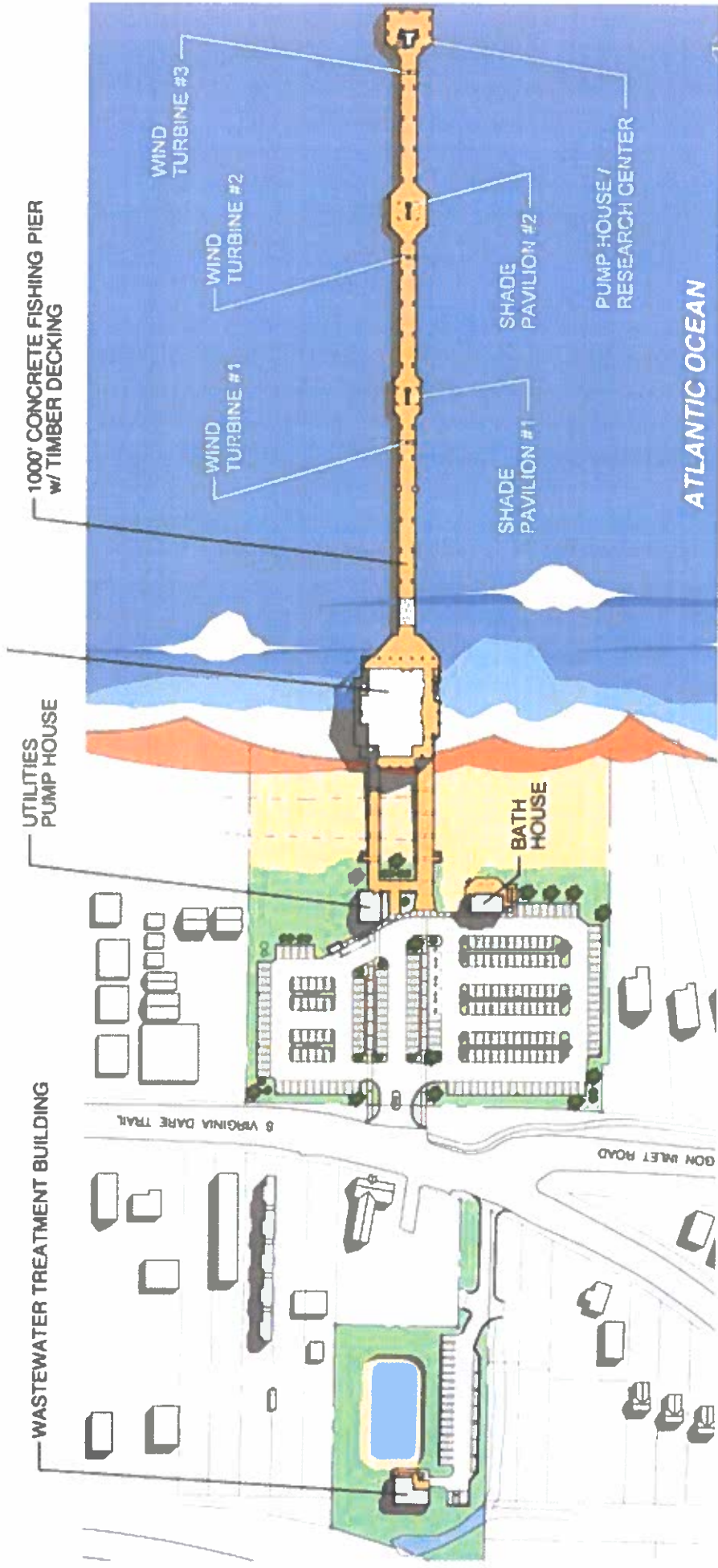


Nags Head, North Carolina Jennette's Pier

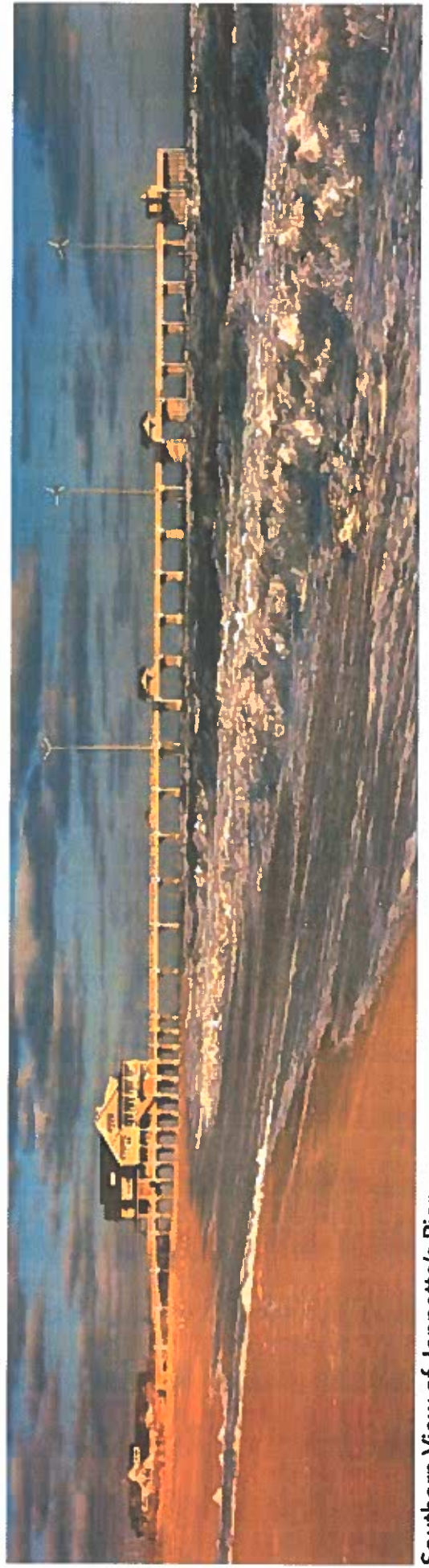
Jennette's Pier replaces the old pier structure that was built in 1939. The original pier structure was destroyed by Hurricane Isabel in 2003. The new pier is a 1000' long concrete structure with a 17,000 square foot pier house. The first floor features a tackle shop, aquarium exhibits and classroom. The upper floor is a large multipurpose room with a full commercial kitchen and administrative offices. While maintaining a traditional feel, the pier features many cutting edge alternative energy components.



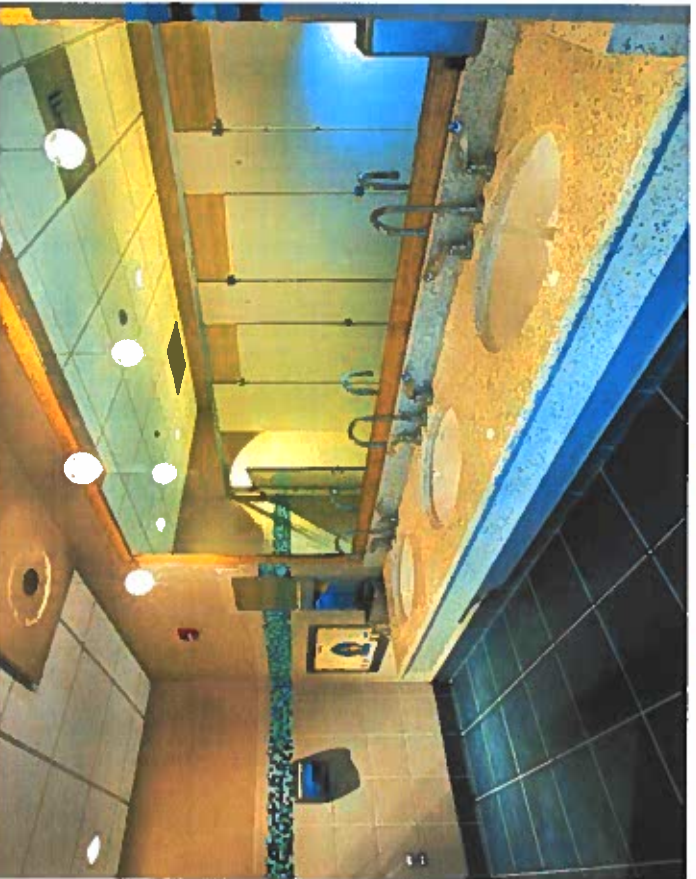
FIRST LEED PLATINUM BUILDING OWNED BY THE STATE OF NORTH CAROLINA



Jennette's Pier Master Plan



Southern View of Jennette's Pier



Nags Head, North Carolina

Jennette's Pier Bath House

The Jennette's Pier Bath House was designed as a compliment to Jennette's Pier to serve the beach bound public in the traditionally popular beach strand adjacent to the pier. It has restrooms and changing areas that was designed to be naturally ventilated and filled with natural light. The bath house has a large ocean front deck with showers for beach goers to cleanse the salt water and sand before returning to their cars.

One of the buildings unique features is that it has a grey water re-use plumbing system that allows water from the facility to be treated and recycled within the toilet fixtures to greatly reduce the fresh water used. It was built with a concrete elevated floor structure and wood frame walls.



Crystal Pier Renovations

Wrightsville Beach, NC

Andrew Consulting Engineers (ACE) was requested to conduct a structural evaluation of the existing Crystal Pier in 2011 due to accumulated storm damage. Their investigation included the use of divers to evaluate the piling and visual observations of the framing and their connections to each other. The resulting recommendation was for a significant rehabilitation of the pier. In 2012, the owner of Oceanic Restaurant hired the firm to provide construction documents for widening a portion of an existing approximately 245' long timber pier by 6' on both sides and adding an approximately 27' x 34' covered platform to the pier closest to the Oceanic Restaurant used for outdoor dining. The total pier length was extended to 470 feet. The project included both repairs to existing framing in many areas and new pier framing in other locations.



Yaupon Pier Replacement

Oak Island, NC

In 2014, ACE conducted structural evaluations of the Yaupon Beach (Oak Island) Fishing Pier and the Flying Fish Restaurant. The results indicated the pier needed to be replaced within a three-to-five-year period and until then. In 2016, Hurricane Matthew impacted the area and some portions of the pier collapsed and other areas were significantly damaged. The Town of Oak Island hired ACE to design a new replacement timber pier in 2017 that would maintain its pre-storm configuration and its connection to the restaurant. ACE assisted the town with environmental permits, and grant funding. The new timber pier is 925 feet long and 14 feet wide and has two wide platforms and a gazebo at the outer end. The project incorporated ADA compliant slopes and handrails, and a life safety plan into the design of the pier.

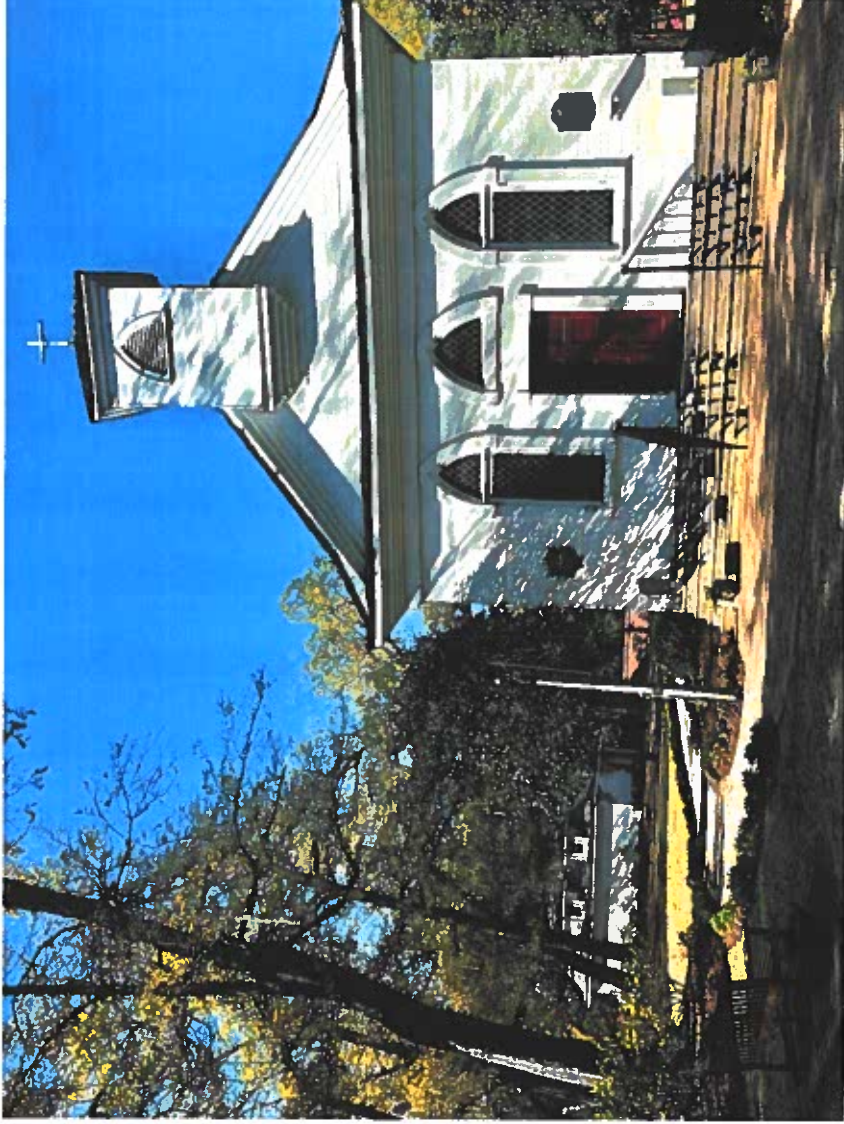


Wilmington, North Carolina

Lebanon Chapel

Restroom Building

This project consisted of the Master Plan of the Lebanon Chapel grounds which is owned by St. James Episcopal Parrish and is located on the grounds of Airlie Gardens. Phase 1 of the master plan, completed in 2019, consisted of a restroom, bridal facility and storage area. Phase 2 will be a new parlor/meeting space and residence for visiting lecturers and clergy.



Town of Wrightsville Beach

Bath House

Completed in 2020 the East Salisbury Street Revitalization was a project in which BMH designed a new Bath House and Changing Facility. The new building was designed to accommodate all people visiting the beach, ADA compliant with large outdoor shower area. The building also has restrooms and covered seating areas. This building at the end of E. Salisbury was designed to compliment the Lifeguard Stand designed by Bowman Murray Hemingway Architects.



Swansboro, North Carolina

Hammocks Beach State Park

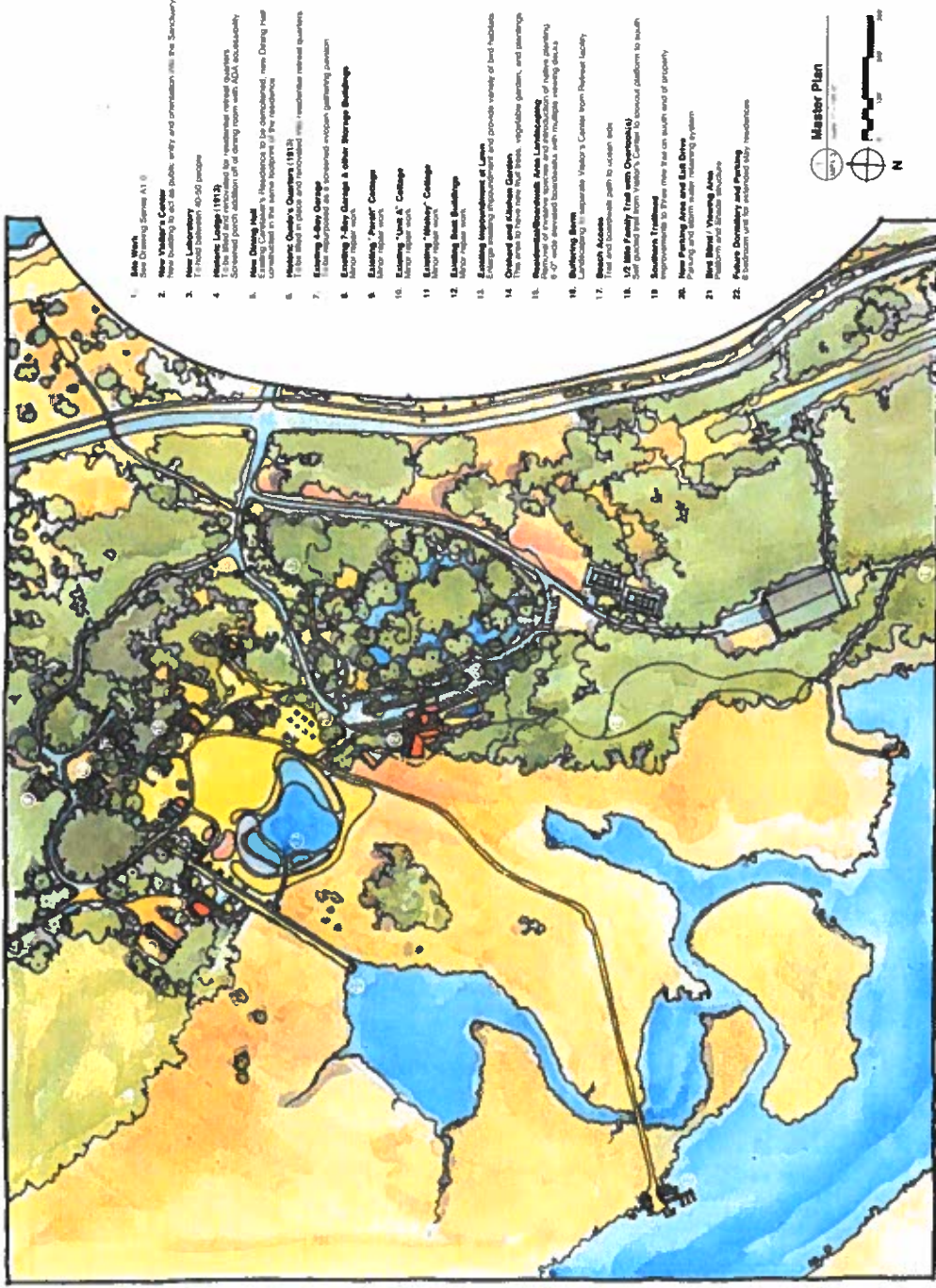
Hammocks Beach Bath House was designed to serve a new campground with four new cottages at Hammocks Beach State Park. It was designed to passively solar with its orientation and overhangs to allow the winter sunlight into the building while shading the summer sun but still allowing plenty of natural light into the structure.

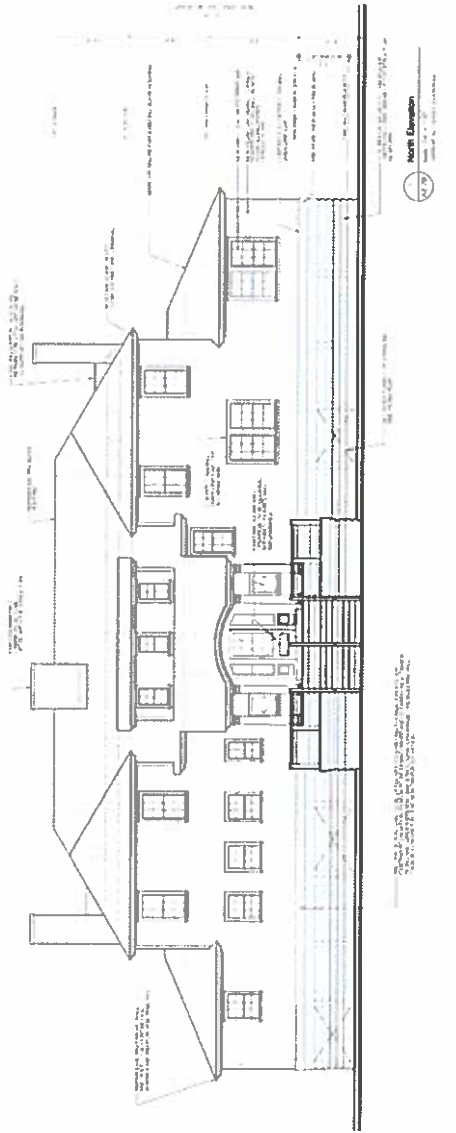
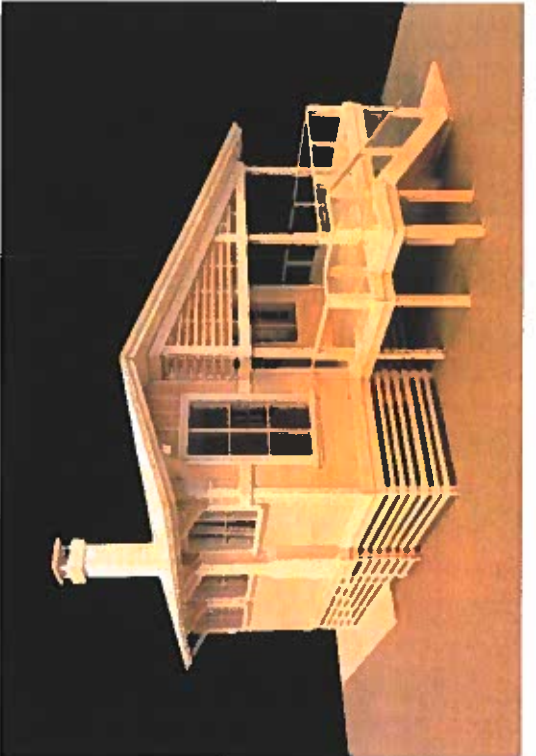
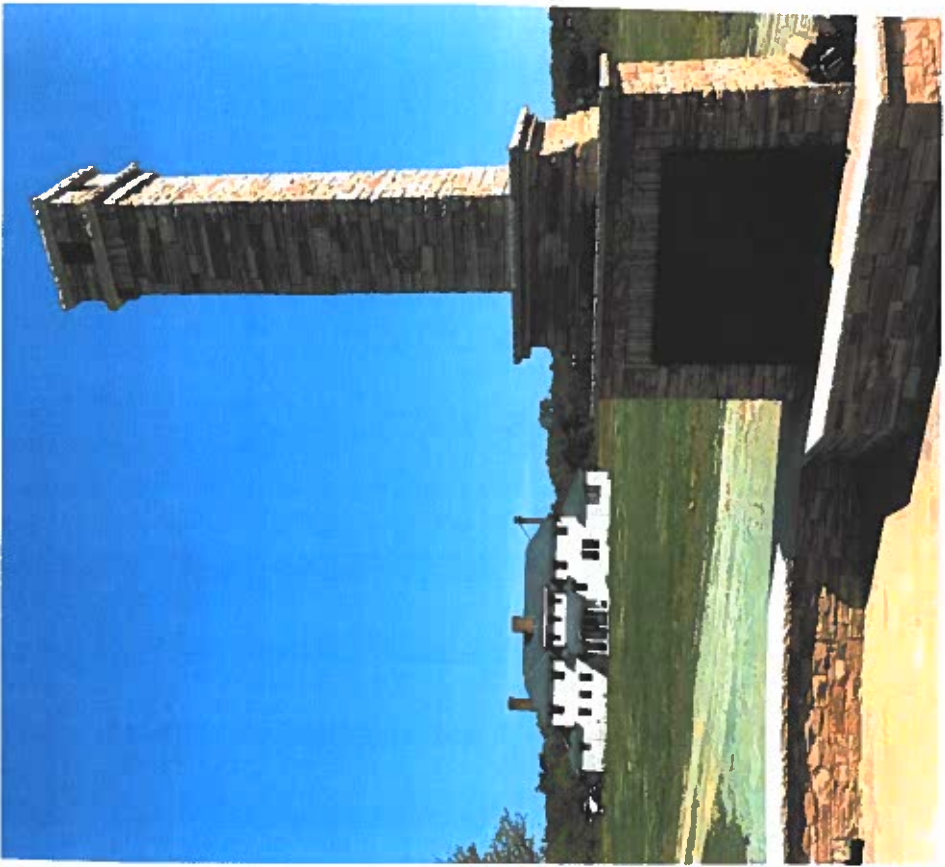
The bathhouse is entered from under a large covered porch that is oriented to accept the summer south west winds. The orientation also allows the outdoor covered space to be shielded from the north winds. It is naturally ventilated and heated to the extent that it prohibits freezing of the plumbing systems. The clean modern design compliments the four adjacent camping cottages all of which have sweeping views of the tidal creek.



National Audubon Society in North Carolina, Pine Island Sanctuary, Corolla, NC

The National Audubon facility in Corolla, NC was the conversion of a 100-year-old duck hunting camp into a residential retreat facility for groups to enjoy the 6,000 acres of natural beauty. We renovated six existing buildings and built three new ones. It was transformed into a residential retreat facility that encourages and facilitates the enjoyment of the natural wonder that abounds on the site. Groups will be able to stay a weekend, a week or a month for concentrated study, stewardship and comradery.





Historic Preservation to the: **Oregon Inlet Life Saving Station**



The North Carolina Aquarium's Oregon Inlet Lifesaving Station

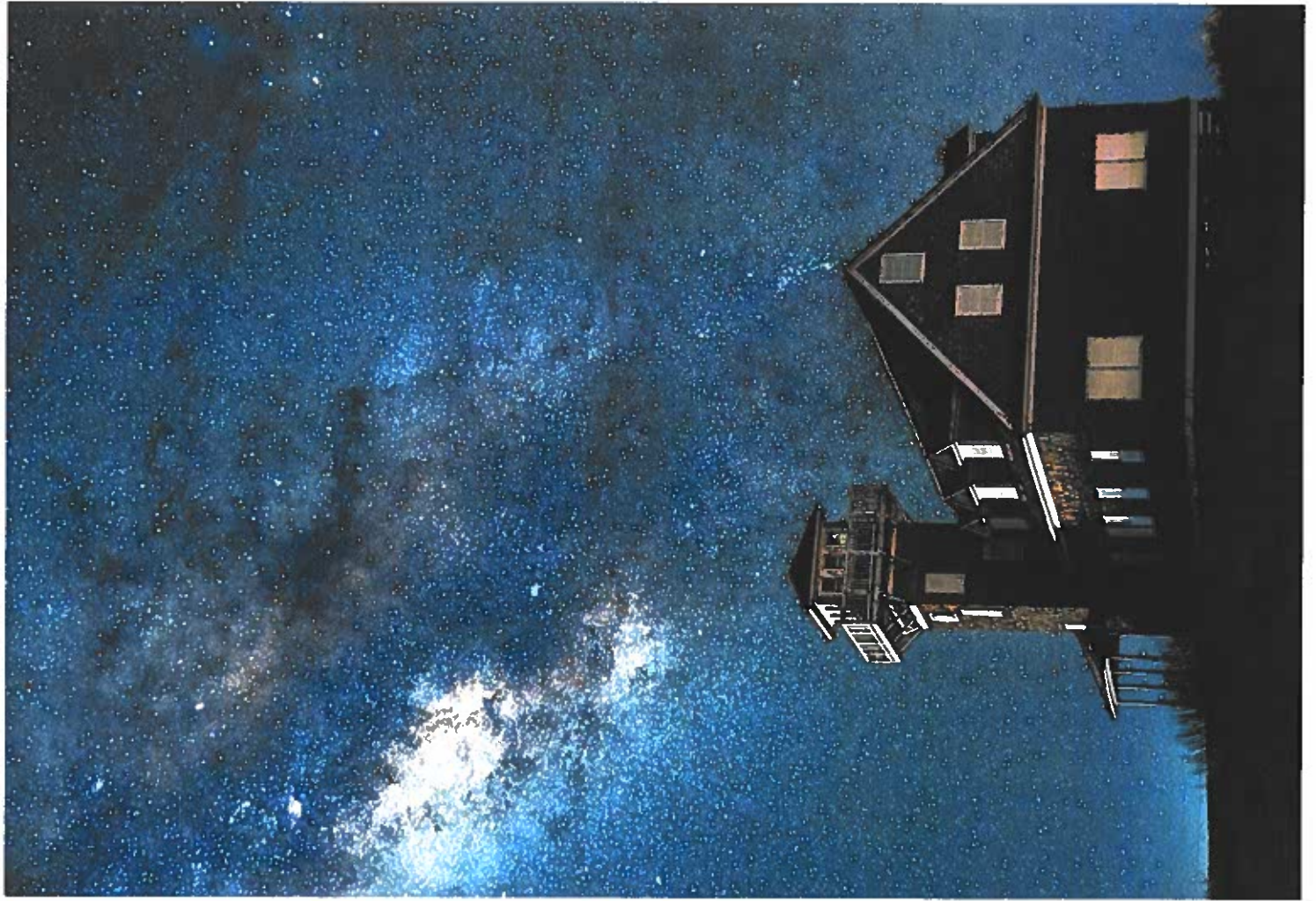
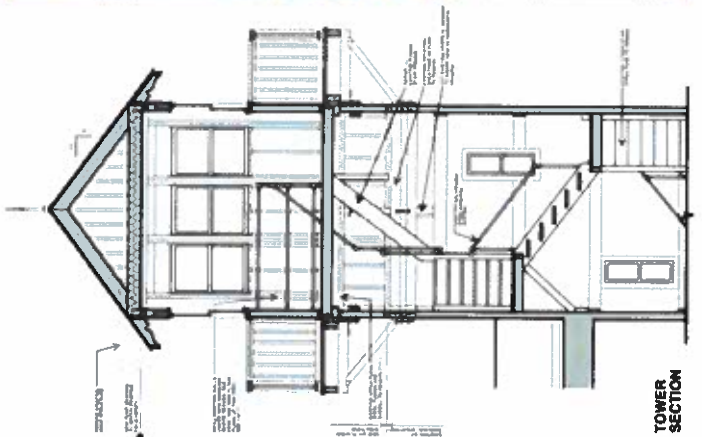
Cape Hatteras National Seashore - Pea Island, North Carolina

Oregon Inlet Lifesaving Station built in 1897 was restored and raised in order to preserve this historic structure. On the National Register of Historic Places the Coast Guard last used the station in 1988 and was acquired by the North Carolina Aquariums in 2000. The project included raising the building 10 feet and placing it on pilings, allowing the sand to blow freely underneath. The concrete floor was replaced by wood, plus the roof and windows were restored. This project included renovating the look-out tower that looks out over Oregon Inlet and the Atlantic Ocean.

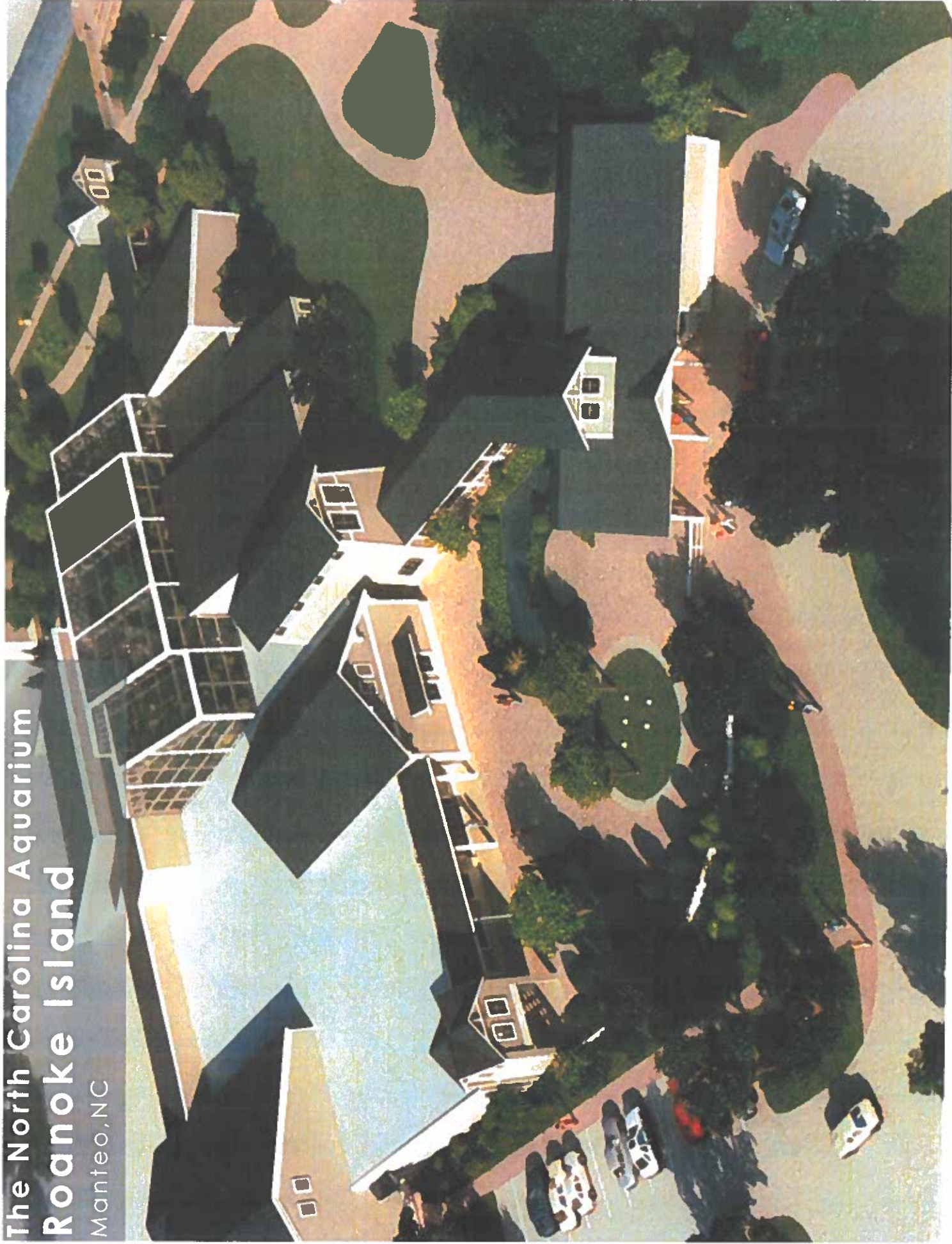


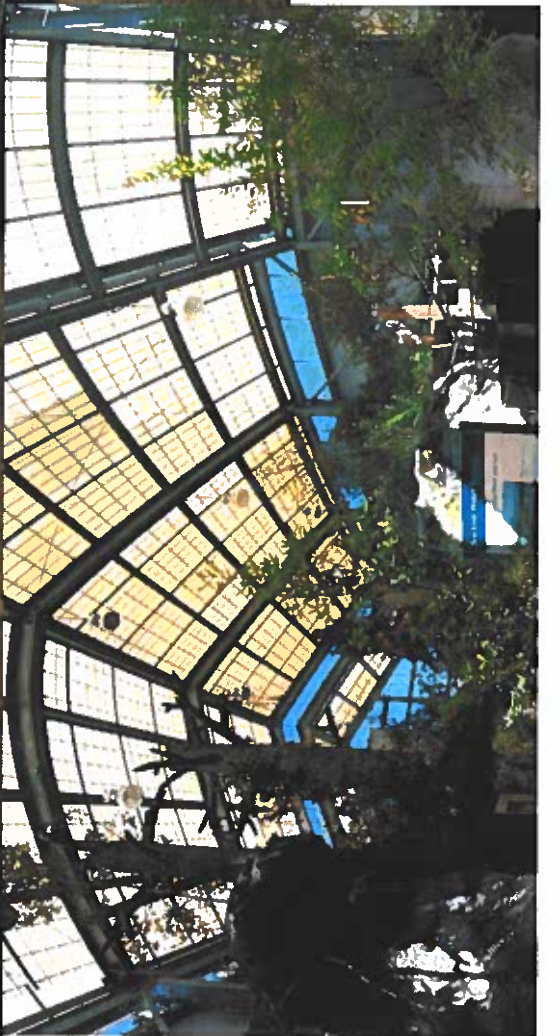
Oregon Inlet Lifesaving Station is a
NC AIA Tower Award Winner for Historic Preservation

After



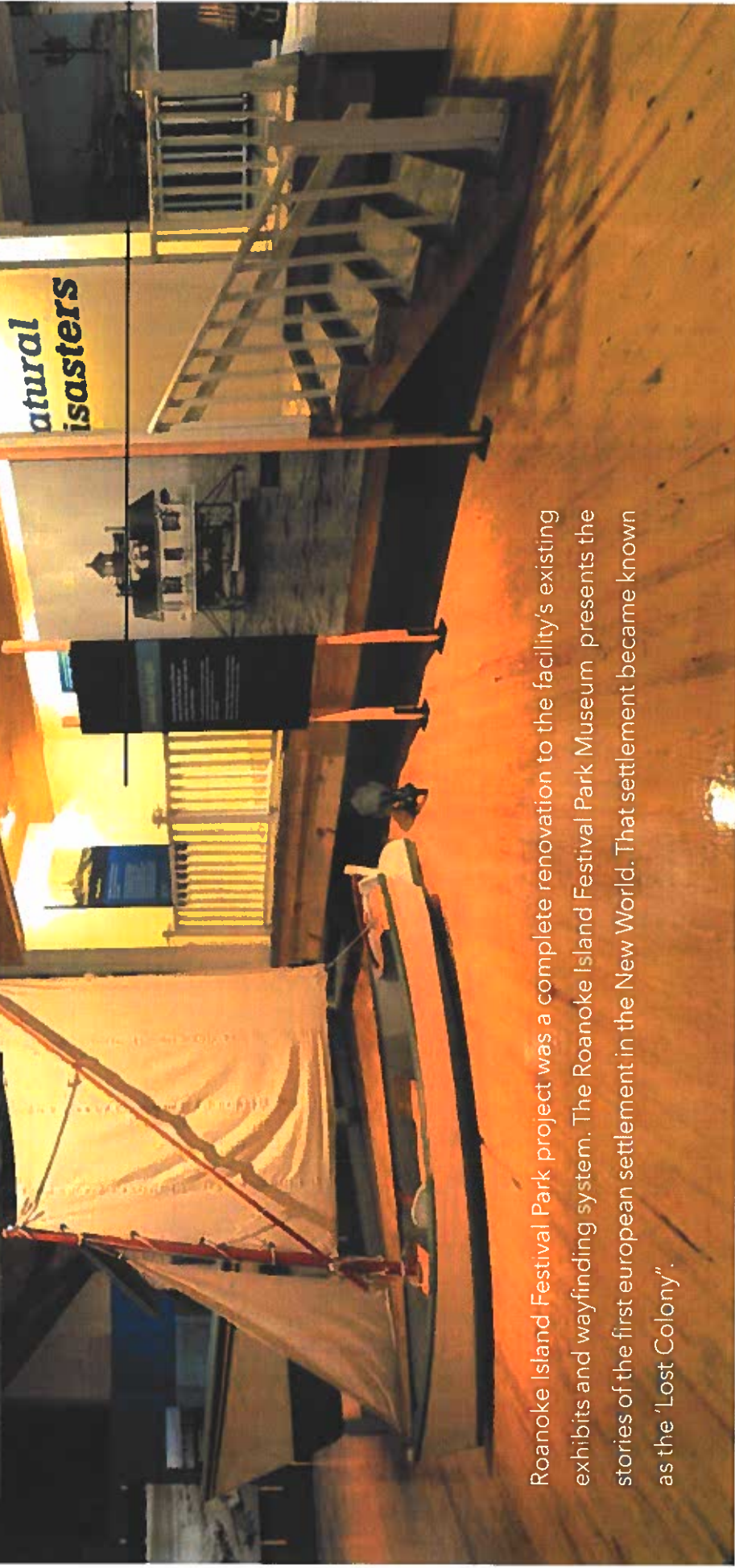
The North Carolina Aquarium
Roanoke Island
Manteo, NC





Roanoke Island Festival Park

Manteo, NC



Roanoke Island Festival Park project was a complete renovation to the facility's existing exhibits and wayfinding system. The Roanoke Island Festival Park Museum presents the stories of the first European settlement in the New World. That settlement became known as the "Lost Colony".

The North Carolina Coastal Federation

Headquarters in Ocean, NC



1 Waterside Overview



2 South Elevation



The North Carolina Aquarium

At Pine Knoll Shores

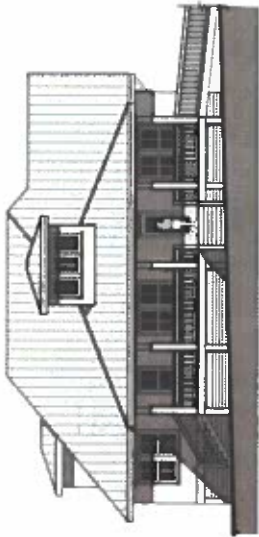
Pine Knoll Shores, North Carolina

Pine Knoll Shores Aquarium Renovation and Addition is designed in a style expressing the history, waters, and environment of the barrier islands of North Carolina. The new exhibition space was created to expand the Aquarium's storyline: "North Carolinas Aquatic Life from the Mountains to the Sea." This expansion was sited carefully to avoid historic wetlands and complement the adjacent forest. The 95,000 square foot facility is designed to sit quietly within the Theodore Roosevelt National Forest.

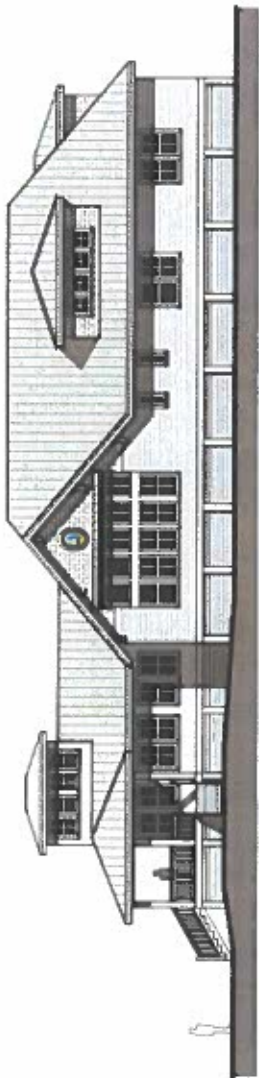




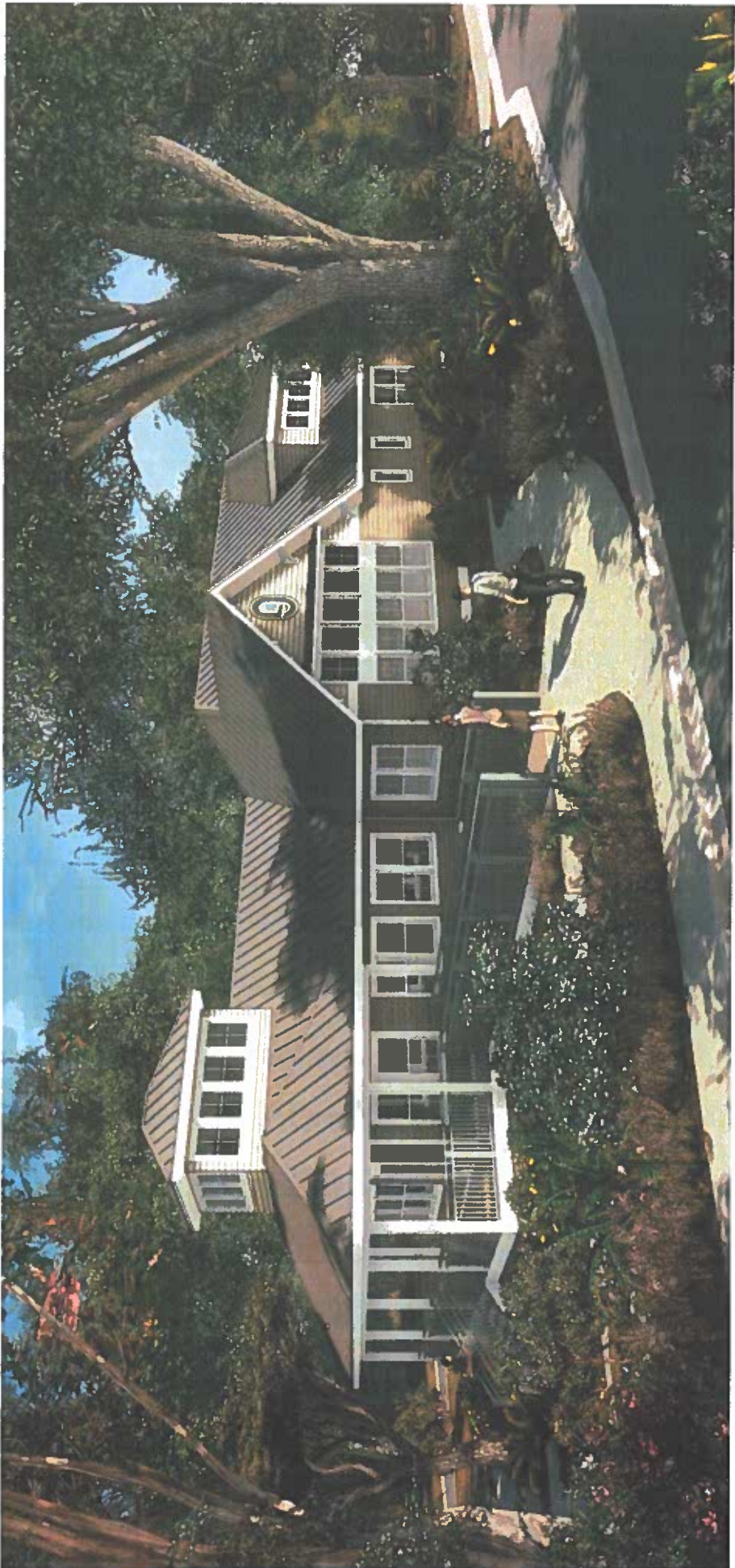
Bald Head Island NC
New Village Town Hall



4 East Elevation
Scale 1/8" = 1'-0"



5 North Elevation
Scale 1/8" = 1'-0"

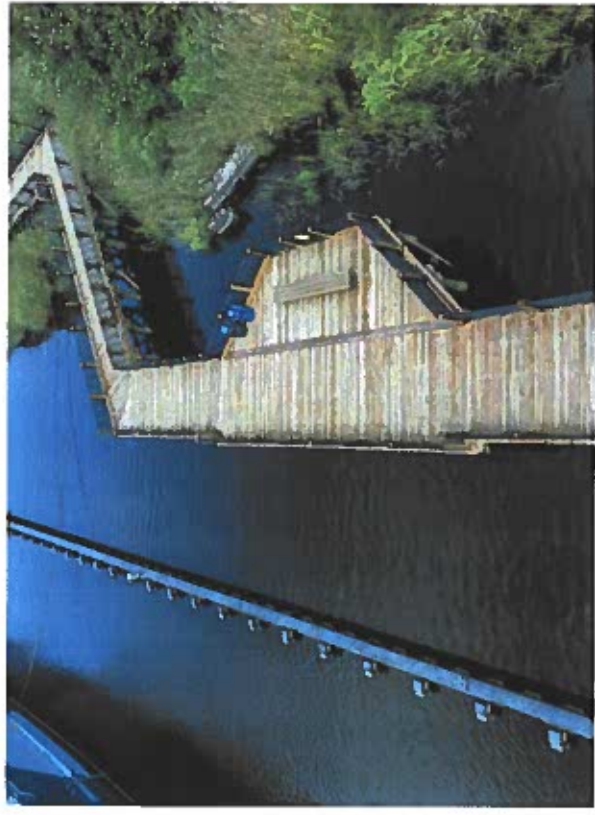
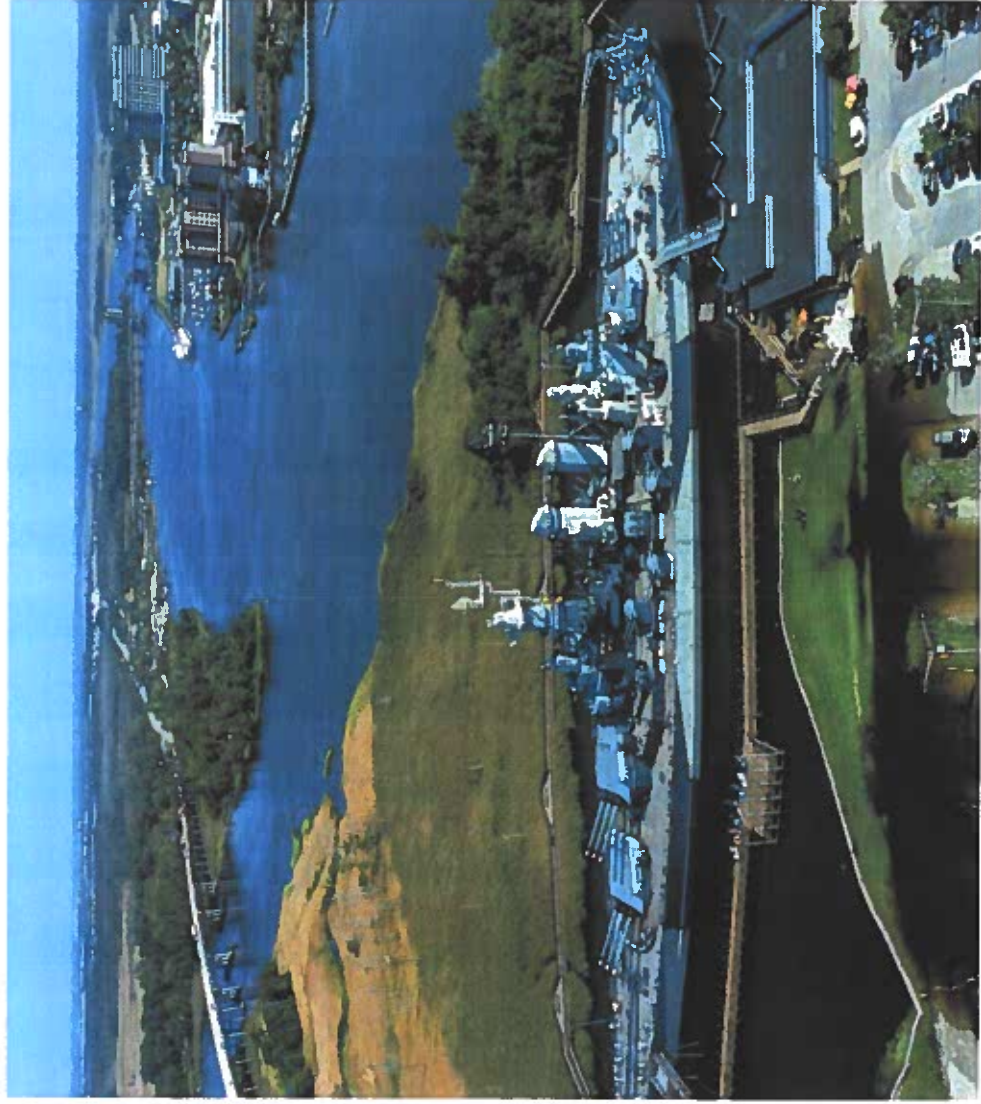


The USS NC Battleship

Hull Renovations, Cofferdam Repairs & Memorial Walkway

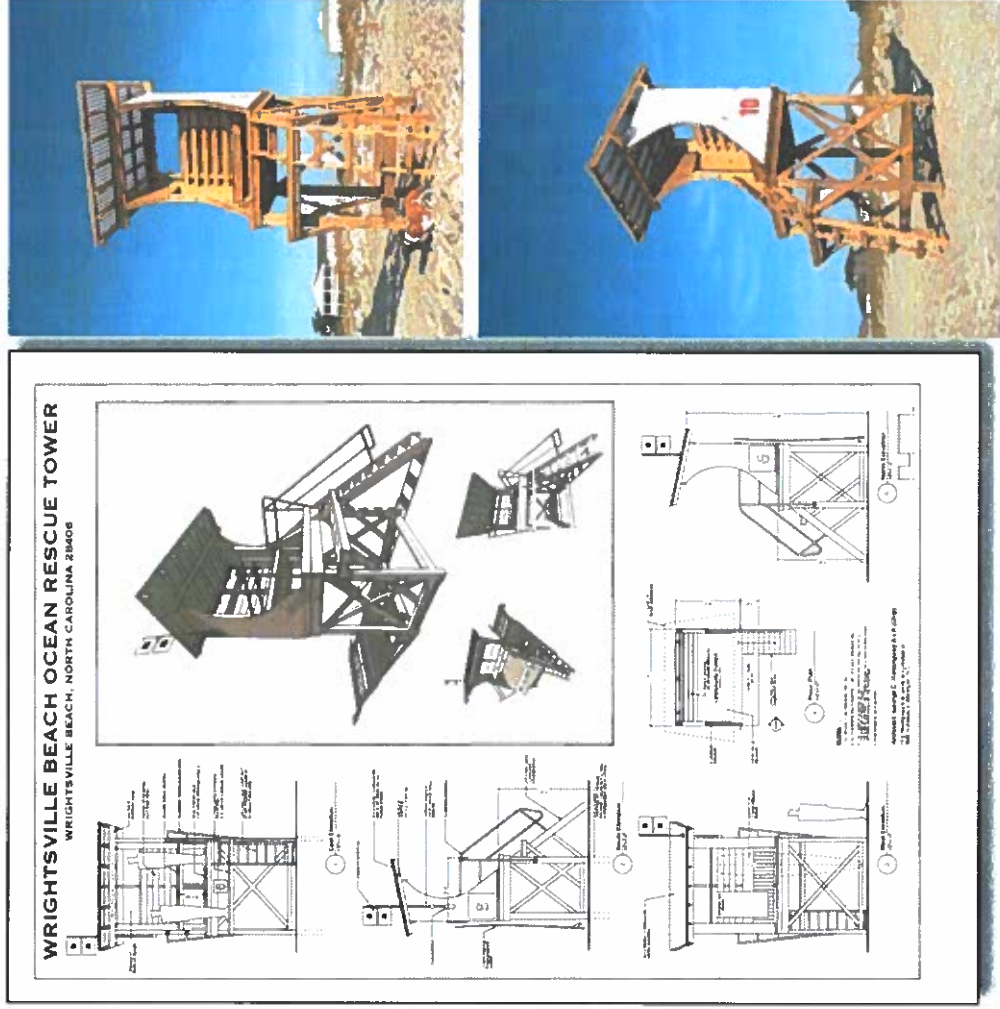
Wilmington, NC

Bowman Murray Hemingway Architects were the lead for the design team for the renovation to the USS Battleship North Carolina. The project insured that the national treasure remains a memorial to WWII for years to come. Highlighting the battleship site and its maritime history was a significant portion of the new project. It included wood walkways, boat launch, marina, outdoor pavilions and visitor center.



Town of Wrightsville Beach LIFEGUARD STAND

In 2009 Bowman Murray Hemingway Architects won a local competition to design a new Lifeguard Stand for the summer season. The design lead to the a stand that has now become iconic with Wrightsville Beach. Fifteen feet tall, the stand needed to be portable, yet also tall enough to get a good vantage point of the ocean, swimmers and tourists. Cost effective in construction the stands have stood the test of time over twelve



Master Plan Projects



National Audubon Pine Island Sanctuary



USS NC Battleship



Fort Fisher Civil War Museum



Brunswick Forest River Club



Pine Knoll Shores Aquarium



Bald Head Island Administrative Complex



NC Aquarium Pier @ Carolina Beach Park



Apex Nature Center



Specialized or Appropriate Expertise in This Type of Project

Bowman Murray Hemingway Architects has over the last 30 years concentrated on public work throughout North Carolina. We are familiar with all aspects of the public design and construction process. Our firm has routinely worked in major public projects from Nags Head to Southport. Fully versed in the intricacies involved in working with municipalities, our firm has extensive experience in coordinating the requirements of both large and small project. This expertise will allow us to help fulfill the design needs of Holden Beach's Pier Properties project.

Past Performance on Similar Projects

Bowman Murray Hemingway Architects is an established design firm that has been involved in pier renovation throughout Coastal Carolina. Since the renovation of the Roanoke Island Aquarium twenty-five years ago, our firm has consistently been involved with aquariums, piers, museums and exhibits throughout the state. This involvement has afforded to our team extensive knowledge regarding all aspects of a project like the Pier Properties project. The specific needs of redevelopment are unique challenges we have solved for multiple facilities along the Atlantic Coast.



Adequate Staff and Proposed or Consultant Team for the Project

Bowman Murray Hemingway Architects is composed of 15 members, three of whom are senior principals. Our firm hierarchy is a testament to our belief that successful projects require heavy involvement by the most senior members of our firm. A senior principal leads all stages of design from initial programming through construction administration. Through effective communication and careful planning and execution, our firm has consistently exceeded the expectations of our clients for over sixty years.

Andrew Consulting Engineers' 9 member team provides a wide scope of projects for Wilmington, NC and the Southeast. Their services include the structural design of buildings constructed of reinforced concrete, structural steel, masonry and timber. Their engineers are proficient in the design and analysis of marine type structures including bulkheads, wharves, piers and docking facilities and in the design of reservoirs, tanks and industrial facilities. Andrew Consulting Engineers past projects also include civil structures such as highways, bridges and the restoration of historical structures.

Construction Administration Capabilities

Construction phase responsibilities are a continuation of our efforts to provide excellent service to our clients. Our team's construction administration staff is experienced and cost sensitive. In order to assure optimum response to construction schedule demands, construction administration is assigned responsibility for shop drawing processing, preparation of supplemental drawings, payment request certification, and construction schedule monitoring. Job progress and costs are reviewed through a series of regular on-site meetings and recorded through written communication.

Recent Experience with Project Costs and Schedules

Our recent experience with project costs demonstrates a significant escalation from project costs last year; however, future costs may fluctuate and are difficult to predict. We keep in close contact with artisan restores that can provide feedback on unit costs for specialized work. We routinely include sample area installations to fine tune the restoration procedures to create bid documents. Our firm historically has significantly outperformed its peers related to bringing projects in on schedule, on budget, and with a limited number of change orders.



CLIENT REFERENCES

BOWMAN MURRAY HEMINGWAY ARCHITECTS

Chris McCall
Village Manager, Bald Head Island
(910) 457-9700 ext. 1002
cmccall@villagebhi.org



Timothy Owens, AICP
Town Manager, Wrightsville Beach
(910) 239-1770
towens@towwb.org



Steven K. Miller, R.A.
Facility and Construction Architect
North Carolina Department of Natural & Cultural Resources
Capital Projects Unit
(919) 814-6615
steven.miller@ncdcr.gov



EXHIBIT A

Execution Page

By executing this Request for Qualifications ("RFQ"), the undersigned Vendor certifies that this response is submitted competitively and without collusion, that none of its officers or directors has been convicted of any violations under Chapter 78A of the North Carolina General Statutes (the North Carolina Securities Act), the Securities Act of 1933 or the Securities Exchange Act of 1934, and that it is not an ineligible vendor as set forth in N.C.G.S. § 143-59.1.

As required under N.C.G.S. § 143-48.5, the undersigned Vendor certifies that it, and each of its sub-contractors, if any, for any contract awarded as a result of this RFQ, complies with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes, including the requirement for each employer with more than 25 employees in North Carolina to verify the work authorization of its employees through the federal E-Verify system.

Proposals will be evaluated to rank the responding vendors in order of their qualifications and competence following which the Town will attempt to negotiate a fair and reasonable contract price with the best qualified vendor.

The failure to execute/sign this response prior to its submittal shall render the response invalid such that it will be rejected. Late responses shall not be considered.

Vendor: Bowman Murray Hemingway Architects, PC

Street Address: 514 Market St.

City, State, and Zip: Wilmington, NC 28401

Mailing Address: Same

City, State and Zip: Same

Federal ID No. or Social Security No.: 56-1590329

Name/Title of Person Signing on Behalf of Vendor:

George C. Hemingway III (Chip), AIA, Principal Architect

Signer's Telephone No.: 910-762-2621

Signer's Email Address: hemingway@bmharch.com

Signer's Mobile No.: 910-612-3134

Date: November 19, 2024

A handwritten signature in black ink, appearing to read "George C. Hemingway (Chip)".

Vendor's Authorized Signature

EXHIBIT B

Name of Vendor: Bowman Murray Hemingway, PC

The undersigned hereby certifies that [check all applicable boxes]:

☒ Vendor is in sound financial condition.

☒ Vendor has no outstanding tax or judgment liens.

☒ Vendor is current in all amounts due for payments of federal and state taxes and required employment-related contributions and withholdings.

☒ Vendor is not the subject of any current litigation or findings of non-compliance under federal or state law.

☒ Vendor has not been the subject of any past or current litigation or findings in any past litigation which may impact in any way its ability to perform its obligations under an agreement resulting from this procurement process.

☒ The undersigned is authorized to make the foregoing statements on Vendor's behalf.

If one or more of the foregoing boxes is NOT checked, please set forth the reason in the space directly below.

Signature George C. Hemingway III (signature)

Date November 19, 2023

George C. Hemingway III, AIA, Principal Architect

Printed name and title

EXHIBIT C

Pursuant to N.C.G.S. § 143-64.31, the Town invites and encourages participation in this procurement process by businesses owned by minorities, women, disabled, disabled business enterprises, and non-profit work centers for the blind and severely disabled. This includes utilizing subcontractors to perform any required functions set forth in this RFQ. Any questions concerning NC HUB certification may be directed to the North Carolina Office of Historically Underutilized Businesses at (984) 236-0103 or huboffice.doa@doa.nc.gov

1. Is Vendor a Historically Underutilized Business? ☐ Yes ☒ No

2. Is Vendor certified with North Carolina as a Historically Underutilized Business? ☐ Yes ☒ No

If so, state HUB classification: _____.



Signature

November 19, 2024

Date

George C. Hemingway III, AIA, Principal Architect

Printed Name and Title