



WithersRavenel

Our People. Your Success.



STATEMENT OF QUALIFICATIONS

COUNTY OF ASHE

Site Development Cost Estimate, Special Use Permit
Application, and Potential Construction Management

November 14, 2025

Project Contact
Kyle Freehart, PE
Project Manager
919-678-3779

kfreehart@withersravenel.com

November 14, 2025

Nick Farmerie
Community Development Director/Assistant County Manager
150 Government Circle, Suite 2500
County of Ashe
Jefferson, NC 28640



SUBJECT: RFQ FOR SITE DEVELOPMENT COST ESTIMATE, SPECIAL USE PERMIT APPLICATION, AND POTENTIAL CONSTRUCTION MANAGEMENT

Dear Nick Farmerie and Members of the Selection Committee:

Site development offers a community a strategic advantage in the race to strengthen the local economy and tax base. WithersRavenel is pleased to present our qualifications to Ashe County for professional engineering services in support of this project.

Our team has worked with the County in developing other sites in West Jefferson. We have provided due diligence, environmental assessment and permitting, cost estimating, site development, and associated services. Our team understands this project and the County's needs and expectations, and we will hit the ground running.

We look forward to continuing to assist you in making your vision come to life — part of our philosophy involves a 'concepts to completion' mindset.

WithersRavenel presents the following strengths for this project:



Customer service-based design approach. The best way to provide next-level design services is to listen to your needs and be available to you at short notice. We are willing to go the extra mile for Ashe County, whether that is answering the phone when you call, being on-site when needed, and truly working as an extension of your staff. Recent projects showcased in the following pages highlight our capabilities to complete your scope of services on time and within budget.



Actionable recommendations. We understand the complexity of developing a site and the risks involved. Our highest priority will be to assist Ashe County with not just the design but the entire process. We will be flexible with you throughout this project while keeping the focus on moving development forward. Our project approach will summarize how we plan to complete this project.



A full-service team ready to serve Ashe County. With more than 460 employees in North Carolina, WithersRavenel provides a full-service multidisciplinary team with significant experience in all aspects of the project, including land development, design and planning; geomatics including survey, subsurface utility engineering (SUE), remote sensing and geographic information systems (GIS); environmental services; utilities and stormwater engineering; and funding and asset management. With our geotechnical engineering subconsultant **GeoTechnologies**, and architectural services subconsultant **Teepie**, we can satisfy your scope of work, and we look forward to being by your side every step of the way. We have provided details of our team members and their qualifications.

WithersRavenel's Federal Employer I.D. Number is 56-1740520. We appreciate your consideration of our team's qualifications and look forward to the opportunity to assist you with this project. Should you have any questions, please contact us. Our contact information is shown below.

Sincerely,
WITHERSRAVENEL, INC.

A handwritten signature in black ink that reads "Kyle Freehart".

Kyle Freehart, PE
Project Manager/Project Contact
919-678-3779 | kfreehart@withersravenel.com

A handwritten signature in black ink that reads "Will Cauthen".

Will Cauthen
Client Officer
704-860-4885 | wcauthen@withersravenel.com



TABLE OF CONTENTS

Cover Letter

Firm Qualifications 04

Firm Experience 12

Narrative 15

Legal 17

Evaluation Criteria

Understanding of the Project Scope and Goals15

Qualifications and Experience04-14

Approach and Methodology15-16

Proposed Timeline16

OUR PEOPLE YOUR SUCCESS



About Us

WithersRavenel, headquartered in Cary, is an Employee Stock Ownership Plan (ESOP) company. Our more than 460 employee-owners excel at providing consulting services for our clients. Founded in October 1983 as Withers & Ravenel, Inc., WithersRavenel is equipped with more than 42 years of serving an array of clients and projects through innovative and cost-effective engineering solutions across North Carolina.



Site Designs to Realize Your Vision

Creating sites that drive economic development and prosperity requires a keen understanding of land-use and zoning regulations, transportation and utility infrastructure, and the interrelationship of the present development and past and future environmental impacts. WithersRavenel employs a multidisciplinary approach to site design that synthesizes the work of in-house land planners, engineers, landscape architects, and environmental experts. From site selection to Certificate of Occupancy, we assist clients seeking to make sound investments and take steps toward becoming economic drivers in the community. Because nearly every civil design project also involves permits of some kind, we have relationships and experience at every level of government to help address these challenges along the way.

PROJECT CONTACT/ AUTHORIZED REPRESENTATIVE

Kyle Freehart, PE

137 South Wilmington Street
Suite 200
Raleigh, NC 27601
919-678-3779
kfreehart@withersravenel.com

Services Provided

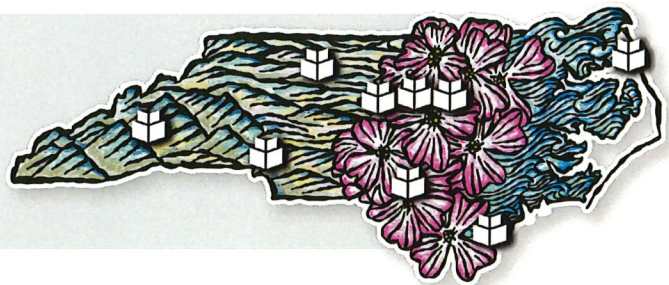
- ✓ Construction Administration
- ✓ Design & Planning
- ✓ Environmental
- ✓ Funding & Finance
- ✓ Geomatics & Surveying
- ✓ Geographic Information Systems
- ✓ Infrastructure Asset Management
- ✓ Land & Site Development
- ✓ Stormwater
- ✓ Water & Sewer Utilities



This project will be performed primarily from our Raleigh and Asheville offices.

In addition to our Cary headquarters, WithersRavenel maintains nine branch locations across North Carolina.

- » Asheville
- » Cary (Downtown)
- » Charlotte
- » Greensboro
- » Pittsboro
- » Powells Point
- » Raleigh
- » Southern Pines
- » Wilmington



FIRM'S SERVICES

Proactive Environmental Staff

Our team performs a variety of environmental assessments and investigations to prevent or mitigate negative environmental impacts on property, wildlife, and citizens. Our environmental professionals work collaboratively with clients and engineers to determine what environmental reviews are necessary to accomplish the project goals. By staying abreast of regulatory changes at every level of government, we successfully identify site conditions requiring permits and anticipate challenges to obtaining those permits. We also work with clients to recommend design alternatives that avoid or mitigate environmental impacts.



Several of our environmental professionals previously worked for federal and state permitting agencies. Because they understand what reviewers need to see to complete their review and issue permits, we rarely get Requests for Additional Information in response to our applications.

Complete Picture with Geomatics Team

Our firm has a robust team of Professional Land Surveyors and associated field crews on staff. Our survey crews are supported by electronic and robotic Total Station equipment that follows strict quality and calibration regimens.

Gone are the days of selecting a single survey method that might provide too much or too little data—we choose from a suite of conventional and cutting-edge data collection and processing tools to customize our approach for your budget and decision-making needs. Our remote sensing professionals use unmanned aerial systems (UAS)—drones—equipped with a variety of sensors to survey properties faster than conventional techniques. Photography, photogrammetry, multi-spectral and thermal imaging, and laser scanning for large sites and corridors are all possible with drones.

Using electromagnetic (EM) equipment and active or passive methods, WithersRavenel can designate conductive utilities such as copper telephone wire, coaxial cable, fiber optic cable, metallic water and sewer line, and gas line. Active methods are used for known utilities; passive methods are used for unknown utilities. Using Ground Penetrating Radar (GPR) equipment, WithersRavenel can designate non-conductive utilities and structures such as asbestos concrete, PVC, RCP, and USTs. WithersRavenel also has the capability to perform vacuum excavation on critical utilities. Vacuum excavation provides verification of the size, depth, and material of specific utilities, along with accurate horizontal and vertical locations.



Comprehensive Construction Administration

Construction administration provides continuity between the engineer's plans and the construction contractor's work, ensuring that the client's vision is achieved. Acting as a trusted advisor and a representative of the client's interests, WithersRavenel provides construction coordination, documentation, and monitoring. Our familiarity with the regulations and procedures of many North Carolina jurisdictions enables us to fast-track project development. We work with clients and contractors to proactively identify potential issues in the field, including weather delays, utility conflicts, and limited material availability. Our creative problem-solving yields practical solutions that keep projects moving forward. Our construction team has experience with a wide variety of private and public sector development projects.

SUBCONSULTANTS

Teeple Architects

Founded in 1989, Teeple Architects is an award-winning architectural practice dedicated to delivering innovative, client-focused design solutions that enrich communities and environments. Over the past 36 years, they have worked across North America with a broad range of public-sector clients, earning a reputation for technical excellence, sustainable innovation, and exceptional service.

Responsible Community Architecture

Teeple's work is grounded in the belief that architecture has a social responsibility to strengthen community identity, to work in the public interest, and to contribute meaningfully to the landscapes and cultures in which it is built. Their projects reflect a deep commitment to place, environment, and human experience.

Working in the Appalachian and Blue Ridge Region

Teeple's team brings a strong understanding of the environmental, cultural, and material character of the Appalachian and Blue Ridge mountain communities, where sensitivity to landscape and climate resilience are essential. Their regional experience includes recent collaborations in Western North Carolina where they have developed a strong appreciation for the area's mountain ecology, complexity, and community-centered rural networks.

They recognize that projects in this region, the "Coolest Corner of North Carolina," demand designs that balance durability and warmth, modest scale and civic presence, and functional efficiency with humane experience. The firm's experience with public works and community-serving facilities equips them to design structures that are operationally efficient and perform exceptionally in mountain climates while embodying local identity and stewardship values.

Proven Collaborative Team

For more than 20 years, Teeple's North Carolina leadership team and WithersRavenel have built a trusted and enduring partnership founded on shared values. This partnership has produced a portfolio of successful municipal and infrastructure projects.



GeoTechnologies, Inc. is a full-service geotechnical engineering and special inspections/materials testing firm founded in Raleigh in 1992 and registered with the State of North Carolina (No. C-0894). Their sole office is in Raleigh with a staff of about 35 local employees. Their in-house team includes five licensed engineers, an environmental professional, senior inspectors, engineering technicians, 15 technical personnel with various industry recognized certifications (ICC, NICET, ACI), and drillers and administrative support staff.

Their services encompass a wide range of geotechnical engineering, drilling, materials testing, and special inspection services. The firm's engineering services include subsurface investigations, pavement investigations, geotechnical engineering analysis for shallow and deep foundations, earthwork, slope stability, retaining wall design and inspection, geotechnical forensic investigations, vibration monitoring and seismic analysis. They have the tools in-house to provide these services including seismographs, ReMi, seismic refraction, dilatometer and slope inclinometer equipment. GeoTechnologies also maintains two in-house drilling crews with ATV-mounted drilling rigs equipped to perform SPT borings, rock coring, and dilatometer testing.

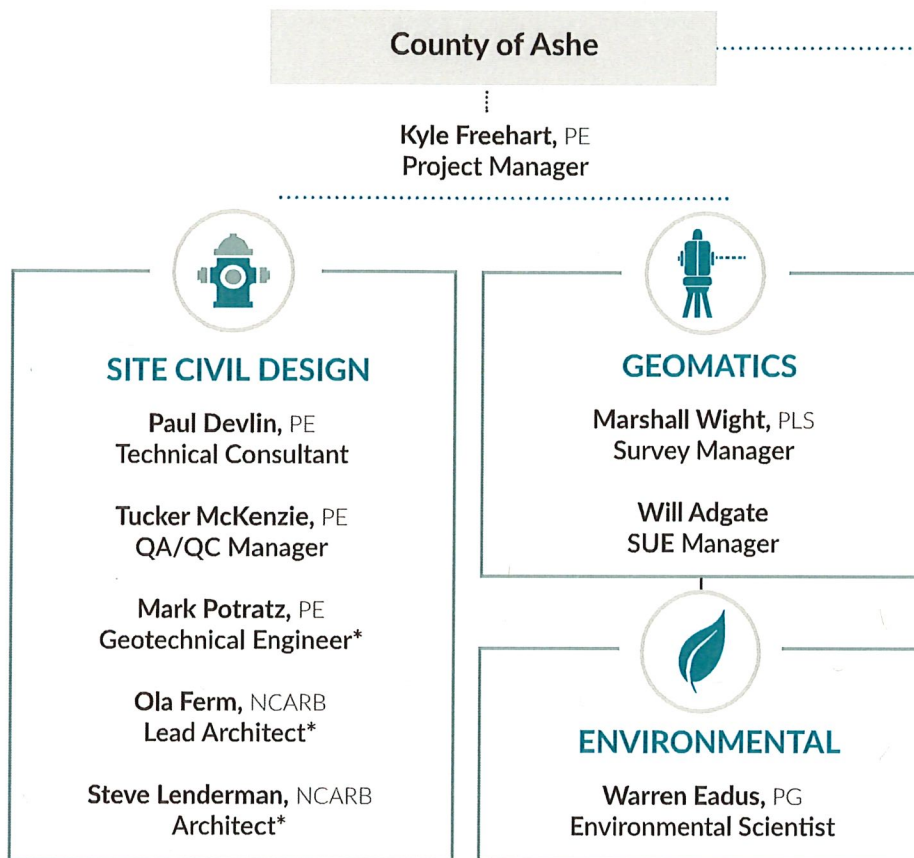
During construction, they offer a wide range of services for materials testing and special inspections both in the field and in the laboratory. In the field, their certified technicians are equipped to perform soils, concrete, and masonry testing.

Their team also performs asphalt testing and pavement investigations. In compliance with special inspection requirements, the staff also performs rebar and anchor bolt inspections prior to concrete placement, masonry inspections, structural steel inspections and inspection of sprayed-on-fireproofing. The firm's materials testing laboratory is equipped to provide routine testing of soils, concrete, aggregates and asphalt as well as specialized testing such as triaxial shear and consolidation testing.

Proven Collaborative Team

Over the years, WithersRavenel has worked on more than 120 projects with GeoTechnologies, who have provided geotechnical engineering and materials testing services.

ORGANIZATIONAL CHART



Will Cauthen
Client Officer

"Our People, Your Success" are not mere words for us—we go above and beyond through value-added approaches that we bring to our clients and projects.

One way we put this philosophy into practice is a Client Officer, which is a complimentary service and will give this contract the attention it deserves. As Client Officer, Will Cauthen will routinely check in with you to ensure all milestones for your project are being met and address any concerns or questions that the County may have.

*Subconsultant firm



KYLE FREEHART, PE

Project Manager

Kyle's background includes more than a decade of private sector experience in engineering, analysis, project management, and leadership roles in North Carolina, Virginia, Maryland, Pennsylvania, New Jersey, New York, and Massachusetts. He has been the driving force behind numerous large-scale projects while applying his technical expertise in structural engineering, land development, and site civil design. His proven ability to cultivate, manage, and collaborate with national teams and clients to facilitate solutions will allow WithersRavenel's projects to thrive. A clear communicator, Kyle has a strong track record of leading teams that hit budgets and deadlines while producing project deliverables catered to both technical and non-technical stakeholders.

QUALIFICATIONS

MS, Civil Engineering, Structural Engineering and Mechanics, North Carolina State University

BS, Civil and Environmental Engineering, University of Pittsburgh

Professional Engineer: NC, #048006

PROJECT EXPERIENCE

- » Riverside Drive 159 RAD River, Asheville, NC. Project Manager
- » Berkeley Mills Park Sports Complex Expansion, Henderson County, NC. Site Civil Director
- » Grace Christian School, Apex, NC. Site Civil Director
- » Old Bunn Road Industrial, Zebulon, NC. Project Manager
- » Syngenta Wind Tunnels, Greensboro, NC. Project Manager
- » Public Service Center Phase II A/E Services, Fuquay Varina, NC. Site Civil Engineer Director



PAUL DEVLIN, PE

Technical Consultant

Paul has developed his engineering knowledge and skills by working on a diverse range of projects from large commercial centers and industrial parks to park and recreational and other municipal projects. He has gained proficiency with all components of site design and the interconnected nature of all components within a developed site. He strives to provide high-quality and efficient designs that meet the needs of the municipalities and developers while providing a suitable final product for the end-users and public.

QUALIFICATIONS



BS, Civil Engineering,
Virginia Tech University

AS, Engineering, Central
Virginia Community
College



Professional Engineer:
NC, #049219

PROJECT EXPERIENCE

- » Ashe County Shell Building Site Design Package, Jefferson, NC. Project Manager
- » Ashe County Industrial Park, West Jefferson, NC. Project Manager/Site Engineer
- » Anderson Asheville, Asheville, NC. Site Engineer
- » Grace Christian School, Apex, NC. Site Engineer
- » Merritt Unicon Property, Wake Forest, NC. Project Manager
- » Project Forge, Sanford, NC. Project Engineer
- » Pfizer North, Sanford, NC. Project Manager
- » Thomas Betts Peele Road Property Site Development, Rocky Mount, NC. Project Manager
- » Public Service Center Phase II A/E Services, Fuquay Varina, NC. Project Manager



TUCKER MCKENZIE, PE

QA/QC Manager

Tucker is WithersRavenel's Practice Area Lead for Site/Civil Development. His experience in residential and commercial land development projects includes master planning, sketch layouts, utility layout design, roadway design, and storm drainage design. His projects have varied from single use outparcel buildings to large multi-phase master planned developments.

QUALIFICATIONS



AA, Surveying
Technology, Sandhills
Community College

AA, Civil Engineering,
Sandhills Community
College



Professional Engineer:
NC, #044527

PROJECT EXPERIENCE

- » Amberly Village, Cary, NC. Project Manager
- » Alexander Industrial Building 1 Expansion, Durham, NC. Project Manager
- » County Courthouse Expansion, Moore County, NC. Civil Engineer
- » Amazon Sort & Distribution Facility, Garner, NC. Project Engineer
- » Solid Waste Facilities Engineering, Carthage, NC. Project Manager
- » Greenberg Gibbons-Apex-Goodwin Road Light Industrial, Apex, NC. Project Manager
- » Glenaire Expansion, Cary, NC. Project Manager
- » Alexander Industrial #2, Durham, NC. Project Manager
- » Cary Parkway Medical Office Building Due Diligence, Cary, NC. Project Engineer



MARK POTRATZ, PE

Geotechnical Engineer/**GeoTechnologies**

Mark has more than 30 years of experience in project management of geotechnical and special inspections/materials testing projects. His geotechnical engineering expertise includes subsurface investigations, foundation recommendations, slope stability, retaining wall analysis, ReMi testing for seismic recommendations, seismic refraction testing, field resistivity of soils, and slope inclinometer analysis. He has conducted engineering field inspections and evaluations, including deep foundation inspections, load tests, pull tests on soil and rock anchors, soil nail wall and retaining wall monitoring, and seismograph blast vibration monitoring. On several projects he has completed Phase I ESAs, and erosion and sedimentation control inspections.

QUALIFICATIONS

 BS, Civil Engineering,
Civil Engineering, SUNY
at Buffalo

 Professional Engineer:
NC, #025955

PROJECT EXPERIENCE

- » EM Johnson Chemical Plant & PAC Improvements, Raleigh, NC. Geotechnical Engineer
- » JNX Public Safety Hanger, Smithfield, NC. Geotechnical Engineer
- » Waccamaw WWTP Additions, Lake Waccamaw, NC. Geotechnical Engineer
- » Community Center North, Fuquay-Varina, NC. Geotechnical Engineer
- » Ground-mounted Solar Arrays, Statewide, NC. Geotechnical Engineer
- » Elan Apartments, Raleigh, NC. Geotechnical Engineer
- » Army Reserve Center, Knightdale, NC. Geotechnical Engineer



OLA FERM, NCARB

Lead Architect/**Teeple Architects**

Ola is a Principal at Teeple Architects who brings over 30 years of experience managing and designing award-winning, sustainable projects. Specializing in facilities supporting public service delivery, including operations, administration and maintenance, Ola ensures that both up-to-date best practices as well as specific local policies and goals are fully applied to each design. His core goal is to maintain open communication with clients, understanding their unique needs to deliver exceptional results. Well known for his expertise in his field, Ola is committed to achieving excellence in every project.

QUALIFICATIONS

 BArch, Architecture,
North Carolina State
University

BES, Environmental
Design in Architecture,
North Carolina State
University

 National Council
of Architectural
Registration Boards:
NC, #9374

PROJECT EXPERIENCE

- » Public Works Campus, Statesville, NC. Lead Architect (with WithersRavenel)
- » Public Services Center Master Plan, Fuquay-Varina, NC. Lead Architect (with WithersRavenel)
- » Operations & Maintenance Service Center Study, Asheville, NC. Lead Architect*
- » Waste ReSources Facility – Carpenter Road Site, Olympia, WA. Lead Architect
- » GORaleigh Electric Bus Charging Infrastructure, Raleigh, NC. Lead Architect*
- » 81 Thompson Street, North Carolina Department of Transportation, Asheville, NC. Lead Architect*
- » Charlotte NE Equipment Maintenance Facility, FWA Group, Charlotte, NC. Lead Architect*
- » Middle Creek Regional Transport Center, Wake County Public Schools, Cary, NC. Lead Architect*

**Prior to Teeple*



STEVE LENDERMAN, NCARB

Architect/Teeple Architects

Steve is an Associate Principal at Teeple Architect with 40 years of experience across a diverse range of project types, including public service, light industrial, automotive, mid-rise construction, and multi-family housing. With specialized expertise in the delivery of public sector operations and maintenance facilities, Steve has a strong focus on efficient project administration, ensuring effective organization, scheduling, and resource planning, and efficient communication between clients, stakeholders, and design team members throughout the duration of the project.

QUALIFICATIONS



BS, Architecture,
Lawrence Technological
University

BArch, Lawrence
Technological
University



National Council
of Architectural
Registration Boards:
NC, #14929

PROJECT EXPERIENCE

- » Public Works Campus, Statesville, NC. Architect (with WithersRavenel)
- » Waste ReSources Facility – Carpenter Road Site, Olympia, WA. Architect
- » Middle Creek Regional Transport Center, Wake County Public Schools, Cary, NC. Architect*
- » Operations & Maintenance Service Center Study, Asheville, NC. Architect*
- » 81 Thompson Street, NC Department of Transportation, Asheville, NC. Architect*
- » Charlotte NE Equipment Maintenance Facility, FWA Group, Charlotte, NC. Architect*

**Prior to Teeple*



MARSHALL WIGHT, PLS

Survey Manager

Marshall is WithersRavenel's Remote Sensing Director and leads the surveying team in our Asheville office. He is a surveyor and survey director with a background in conventional and GPS field procedures, research, and data processing. He performs boundary topographic surveys; bathymetric surveys; boundary resolution; as-built; monitoring; planimetric and topographic mapping, recombination, right-of-way dedication, and easement mapping. Marshall specializes in remote sensing technologies, including high definition 3D laser scanning, unmanned aerial systems (UAS) legality, flight planning, 3D modeling, and orthophoto/surface model generation.

QUALIFICATIONS



BS, Agriculture
Environmental
Technology, North
Carolina State
University



Professional Land
Surveyor: NC, L-5034

PROJECT EXPERIENCE

- » New Leicester Highway Storage Due Diligence, Asheville, NC. Survey Manager
- » Mountain Community Health Partnership Medical Clinic/Offices, Yancey County, NC. Survey Manager
- » Advent Health St. Luke's Hospital Environmental Impact Studies, Columbus, NC. Survey Manager
- » Community Center Building Storm Drainage Replacement, Marion, NC. Survey Manager
- » 911 and Sheriff's Office Geomatics, Yancey County, NC. Project Manager
- » Water Line Extension, Weaverville, NC. Survey Manager
- » Church & King Streets Water & Sewer Improvements, Hendersonville, NC. Survey Manager
- » Patton Park, Whitmire Activity Center & Toms Park, Hendersonville, NC. Survey Manager
- » Downtown Streetscape, Spruce Pine, NC. Survey Manager
- » SearStone Phase 2 Civil Engineering, Cary, NC. Survey Manager
- » Glenaire Expansion, Cary, NC. Survey Manager



WILL ADGATE

SUE Manager

Will serves as the SUE Manager for the Asheville office and is responsible for overall SUE project management and personnel allocation. With nearly 15 years of experience, he has worked with a range of technologies to solve complex geophysical and utility mapping problems. He has performed and managed numerous SUE and geophysical investigations for a wide range of clients. He also has an extensive background coordinating with surveying professionals on a variety of projects for public and private clients.

QUALIFICATIONS

 BS, Geology, University of Georgia

 NC 811 RTE Training

Red Cross CPR & First Aid

PROJECT EXPERIENCE

- » New Leicester Highway Storage Due Diligence, Asheville, NC. SUE Manager
- » City Hall Annex Topographic Survey, Sanford, NC. SUE Manager
- » Space Needs Analysis, Caldwell County, NC. SUE Manager
- » WTP Expansion, Weaverville, NC. SUE Manager
- » WTP Clearwell and High Service Pump Stations, Franklin, NC. SUE Manager
- » Downtown Streetscape, Spruce Pine, NC. SUE Manager
- » Berkeley Mills Park Sports Complex Expansion, Henderson County, NC. SUE Manager
- » City Hall Annex Topographic Survey, Sanford, NC. SUE Manager



WARREN EADUS, PG

Environmental Scientist

Warren is the environmental practice area lead at WithersRavenel. He brings 25 years of professional experience in geology and environmental science. The early part of his career dealt chiefly with soil and groundwater contamination assessment and mining work in North Carolina and South Carolina, and project and operations management. The last 20 years have been spent preparing CAMA Major Permits and SEPA and NEPA documents, conducting landfill assessments, Phase I ESAs, Brownfields, wetland and stream delineations, and working on restoration and enhancement projects.

QUALIFICATIONS

 BS, Geology, East Carolina University

 Professional Geologist: NC, #1954

PROJECT EXPERIENCE

- » Environmental Site Assessment for Foothills Regional Airport Industrial Park, Caldwell County, NC. Project Manager
- » Rosman Greenhouse, Transylvania County, NC. Environmental Scientist
- » Engineering Environmental Services and Park Project Management, Yancey County, NC. Project Manager
- » Berkeley Mills Park Sports Complex Expansion, Henderson County, NC. Environmental Scientist
- » Country Club Dam Removal (WATAU-021), Blowing Rock, NC. Environmental Scientist
- » Daniel Stowe Conservancy Improvements, Belmont, NC. Environmental Scientist
- » Loop Road Park Master Plan, Clayton, NC. Environmental Scientist
- » Conservation Fund Durham-to-Roxboro Rail Trail Project, Durham, NC. Project Manager



JACKSON COUNTY ANIMAL SHELTER

JACKSON COUNTY, NC

A new County-run animal shelter completed in 2023 replaced an older, smaller shelter that was deemed inadequate due to limited space in Jackson County.

Based on the Green Energy Park Master Plan completed by WithersRavenel in May 2019, and the schematic design package prepared by McMillan Pazdan Smith in October 2019, Jackson County contracted with McMillan Pazdan Smith Architecture (MPSA) to implement the design development and construction document phases of design for the proposed Jackson County Animal Shelter and ARF (Humane Society of Jackson County) and site development for Green Energy Park.

The Green Energy Park Master Plan allocated approximately 10,000 square feet for the Animal Rescue Center with space for potential expansion. Area around the rescue center was provided for exercise and care of animals. In addition, the Master Plan accommodated an Innovation Center between 7 to 13,000 square feet. Pedestrian access, parking, walking trails, and a dog run/dog park were also part of the Master Plan.

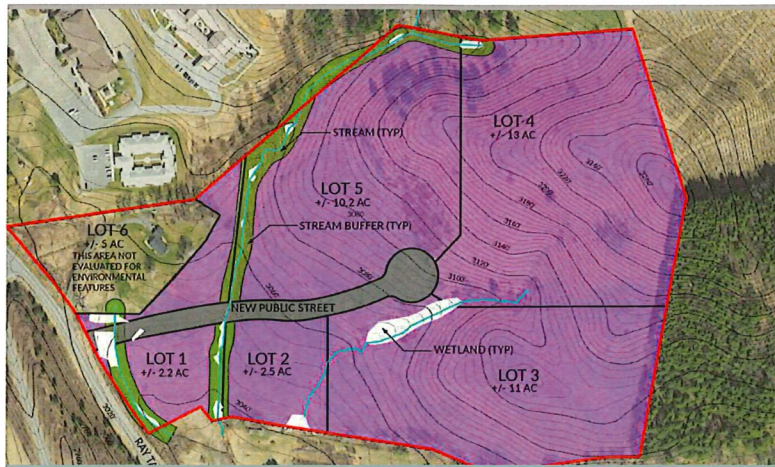
WithersRavenel provided the following planning, design and engineering services for the project. WithersRavenel conducted boundary and topographic surveys, wetland and stream delineation, and other related environmental permitting services such as threatened and endangered species survey. Our team provided a design package that included landscape architecture, water and sewer, preliminary grading, plantings, paving, and site elements such as pedestrian walkways and plaza, stormwater areas, buffer and accent areas, parking area, and site amenities.

Following the approval of WithersRavenel's design documents by NCDOT, MPSA, and Jackson County, we prepared final construction documents, which served as a basis for the construction contract. We also assisted with utility coordination and reviewed the opinion of probable construction costs (OPCC).

Project Cost: \$161,627

Project Dates: December 2019-December 2023

*Reference: Kevin King, County Manager, Jackson County
828-631-2295 | kevinking@jacksonnc.org*



INDUSTRIAL PARK PROJECTS

COUNTY OF ASHE

The Ashe County Industrial Park is a multi-phase economic Development Project for Ashe County that began due diligence in 2019 and is still ongoing.

The first phase consisted of construction of a new subdivision road built to NCDOT standards along with water and sewer extensions for the future buildings within the park. Construction of the initial phase began in the spring of 2022.

The second phase of the site development included mass grading for future users on 4 lots of the eventual 5-lot industrial park to reduce the amount of grading for the end user. This phase began construction in the spring of 2024 and is now completed.

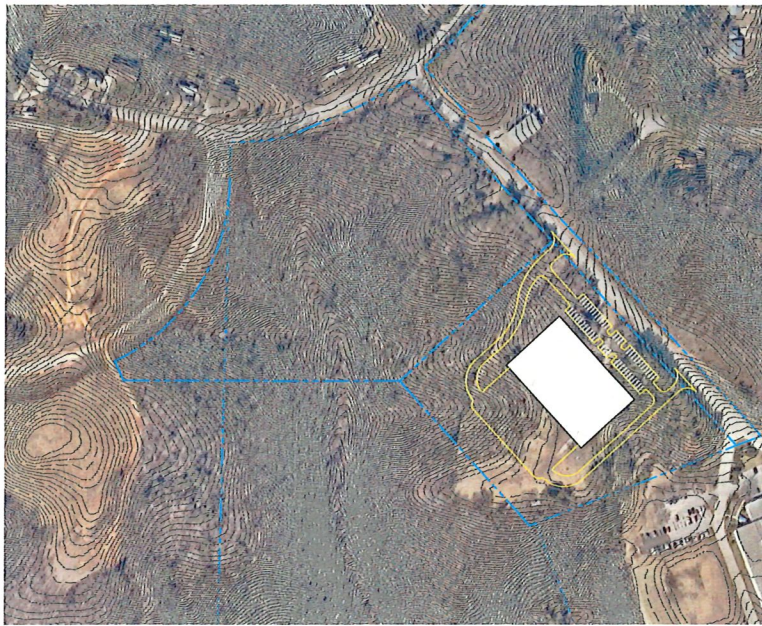
The third and current phase of work on the site is for the constructions of site improvements and a shell building on one of the lots previously graded. The project was bid earlier in November, and plans to begin construction in the spring of 2026. WithersRavenel handled the due diligence, design, permitting, bidding administration, and construction administration for all phases of the project.

Project Cost: \$369,900

Project Dates: September 2019-Ongoing

*Reference: Adam Stumb, County Manager, County of Ashe
336-846-5502 | adam.stumb@ashecountygov.com*





Wilkes County Industrial Park Topographic Plan

GOLDEN LEAF FOUNDATION SITE DEVELOPMENT PROGRAM

Statewide, NC

WithersRavenel partnered with SDG to support the Golden LEAF Foundation in developing the SITE program. The program is currently in its fifth grant cycle and has three phases that aim to address the needs that other programs do not cover.

The first phase is Identification, which involves identifying potential industrial sites in communities that lack quality industrial sites to market.

The second phase is due diligence, which provides funding for eligible due diligence activities such as environmental assessments, archaeological analyses, and mapping.

The third phase of the program is development, which provides funding for public infrastructure and, for publicly owned sites, clearing and rough grading. Our team assists the Golden LEAF Foundation in reviewing all applications to ensure that the program goals can be achieved and provides all support services for this important statewide program. This assistance, up to \$1.5 million per site, differs from most other grant programs by funding a broader range of site development activities.

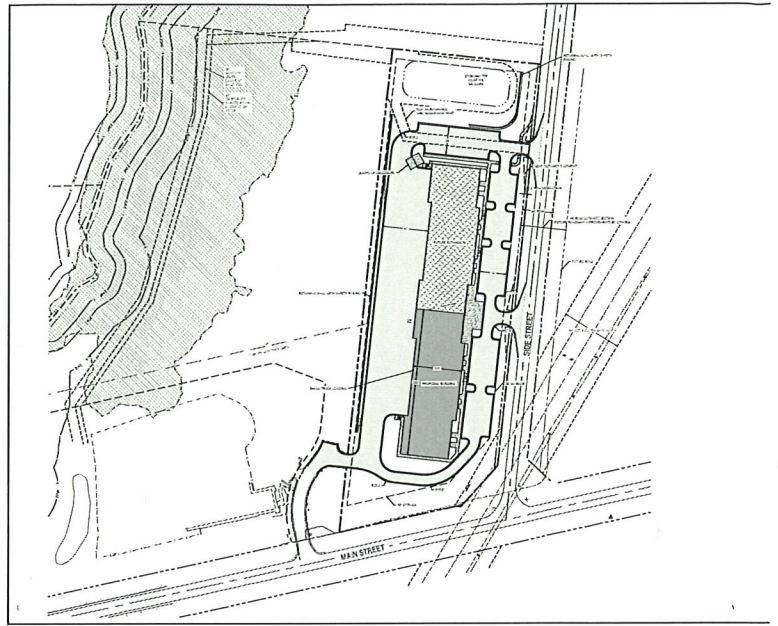
Project Cost: \$273,853

Project Dates: June 2021-Ongoing

Reference: Ted Lord, Senior VP/General Counsel

Golden LEAF Foundation

252-442-7474 | tlord@goldenleaf.org



A Sample Overall Site Plan

GOLDEN LEAF FOUNDATION SHELL BUILDING PROGRAM

Statewide, NC

WithersRavenel and SDG collaborated with the Golden LEAF Foundation to implement and manage the Golden LEAF pilot Shell Building Program. The program is aimed at providing grants to increase the number of publicly-owned industrial buildings suitable for new or expanding businesses. The ultimate goal of the program is to create new jobs in rural counties. The program is funded by \$10 million from the General Assembly. Eligible governmental and nonprofit entities can apply for funding through a two-step application process. The funds can only be used for activities such as identifying potential industrial sites, grading, clearing, and other site preparation activities, planning, design, and other pre-construction and construction activities for shell buildings.

Stage 1: Funding will be used to develop a Preliminary Design Package for the building and related due diligence requirements.

Stage 2: Funding will be available to complete planning, design, and other pre-construction activities as well as for the construction of the shell building.

WithersRavenel and SDG acted as project managers and assisted the Golden LEAF with the application evaluation process. They leveraged their expertise with due diligence, planning, infrastructure, and site and economic development.

Project Cost: \$45,000

Project Dates: October 2023-July 2024

Reference: Ted Lord, Senior VP/General Counsel

Golden LEAF Foundation

252-442-7474 | tlord@goldenleaf.org

PROJECT UNDERSTANDING



"Concepts to Completion" is not just a slogan, but a way of delivering projects to our customers that fulfills their vision and minimizes their risk for the life of the project. Our clients, public or private, make significant expenditure decisions based primarily on the information and conceptual plans generated in the early stages of the project.

With our extensive site development, planning, and engineering background, we have learned that site development is as much about risk management for the client as it is about planning and design.

The narrative behind the information helps our clients understand the opportunities and limitations of the project. This is extremely important to assist in making informed decisions rooted in protecting the public trust and minimizing the risks associated with the project.

Our team also has extensive experience within Ashe County. No other firm is better equipped to deliver the project outcomes required for Ashe County's Animal Shelter Site Development.

PROJECT APPROACH

Task 1 Kickoff Meeting



Our design team will meet with Ashe County staff to understand expectations and schedule. The team will discuss the flow of information, the timing of reviews, the expectations for public presentations, the expected final product, and the project schedule.

Task 2 Due Diligence Phase Services



Following the kickoff meeting, WithersRavenel will be poised and ready to complete both the Preliminary Site Package and the Preliminary Opinion of Probable Cost. WithersRavenel will provide Ashe County with a due diligence level site-specific approach to design, feasibility, and cost analysis services as detailed within the scope of work. **We anticipate this to include:**

- » The preliminary design and cost-estimating associated with the extension and connection of sewer, water, and electric utilities; a two-lane paved access road; the grading of approximately 20,000 square feet for future development; and sedimentation and erosion control along with permitting and timeline details.
- » The need to provide preliminary environmental, archeological, and geomatic site reviews including but not limited to topographic and boundary surveys; Level B SUE survey; wetland/stream survey; preliminary wetlands and stream determination; tree surveys; initial historical, archaeological and cultural resource review; and threatened and endangered species report.
- » The review and assessment of the demolition required for the lawful disposal of two existing structures.
- » The assistance in the preparation and submission of the special use permit application.

The combination of our experience with the county and industrial development makes WithersRavenel uniquely qualified to meet the requirements of the project timeline and budget.

Task 3 Preliminary Geotechnical Report and Optional Architectural Services



WithersRavenel will work with our trusted subconsultants GeoTechnologies, Inc. to provide the required Preliminary Geotechnical Report and Teeple Architects to provide any potential architectural scope needs.

Throughout North Carolina, WithersRavenel, GeoTechnologies, and Teeple have longstanding design relationships that have always yielded outstanding performance and delivery for our clients. Our subconsultants' knowledge and expertise in the state will greatly enhance our firm's ability to deliver on time, on budget, and with the highest level of quality.

PROJECT SCHEDULE

Project timeline assumes a January 2026 kickoff.

Task Information	2026								
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
Project Kickoff									
Geotechnical Report									
Due Diligence Phase Services									
Final Report									



LEGAL

WithersRavenel prides itself on putting forth great effort in resolving disputes before any form of mediation, arbitration, or litigation is considered. While fairness and client satisfaction are our foremost goals, we recognize that formal dispute resolution is periodically a necessary part of the business. The following table outlines the claims filed against WithersRavenel in the past 10 years.

PROFESSIONAL LIABILITY	DESCRIPTION	INITIATION DATE	CLOSURE DATE	STATUS	CASE NUMBER
Z. Bolen and C. Bolen v. Ruffy Homes, Inc. and WithersRavenel, Inc.	Site/Civil design project for residential single family home lot. Adjoining property owner claimed stormwater runoff increased as a result of the construction on the adjoining lot. Changes to local drainage on neighboring lot required to mitigate flooding from the runoff from multiple properties.	February 18, 2019	April 19, 2019	Settled <\$10,000	Wake Co. (NC) Superior Court File No. 19-CVS-1472 (dismissed)
Town of Sunset Beach, NC vs Withers & Ravenel, Inc.	Site / Civil design project for improvements to a small park for the Town. Complaint alleged materials specified in the design and used for construction did not align with Town expectations.	March 17, 2015	April 4, 2016	Settled – Amount not disclosed	Brunswick Co. (NC) Superior Court File No. 15-CVS-495 (dismissed)

