



**For the review of Superintendent Mark Thomas,
Todd County Board of Education**

A PROPOSAL

**to provide Architectural Services for facility assessments
and drawings for the development of the new
District Facility Plan**

COVER LETTER

October 25, 2024

Mr. Mark Thomas, Superintendent
Todd County Schools
205 Airport Rd.
Elkton, KY 42220

Thank you for considering Deco Architects, Inc. for Todd County Schools' architectural needs. I am writing concerning the completion of facility assessments in the Kentucky Facility Inventory Classification System for Todd County Schools and assistance with the development of your new District Facility Plan.

To give you a little background, I have worked daily to accumulate the education, experience, and manpower to contend for and successfully deliver school projects. I acquired my Master of Architecture degree, went to Europe to train under some of the best architects in the world (JDS Architects and Spacegroup), then supplemented that training with practical construction documentation and contract administration experience. I became licensed, started my own firm right here at home in Pulaski County, and have spent the better part of the last decade building the 22 person operation we have today, Deco Architects, Inc. We have tackled many substantial projects, including multiple K-12 projects in and around the Lake Cumberland Region. We are licensed, we possess NCARB and LEED credentials, we are insured, we have all the pieces you might require and an overwhelming desire to work with your district.

Further, we understand navigating KDE's KFICS process is a crucial component in the development of a new DFP. So, among other efforts, we have designated Ryun Warren to navigate the KFICS processes. Ryun has been with us since 2015 and has managed many detail-oriented projects, including a 24,000 square foot Veterans Affairs Community Based Outpatient Clinic with Federal funding and regulations. Ryun is meticulous in his building audits and will serve the district well in recording and documenting the needs of your facilities. As Ryun leads the KFICS reporting, Jessica Phillips will help facilitate the actual DFP process. Jessica has a wealth of experience in education, she has served as a teacher, trainer, curriculum specialist, grant representative, and Reading Recovery Interventionist in a couple Kentucky school districts. She has trained one on one with Dr. Bob Tarvin (20 year Executive Director of the School Facilities Construction Commission) on the Capital Construction Process and school bonding/funding, she is well trained in both KDE's FACPAC document submission platform and KDE's KFICS project implementation program, as well as the Kentucky School Facilities Planning Manual and can assist Todd County as you move through the steps of the DFP process. Please feel free to reach out to Superintendent Jimmy Dyehouse at Science Hill Independent for a reference of her capabilities facilitating District Facility Plans.

Our plan of attack for this project would entail first gaining access to AssetPlanner to survey what is already in the system and what is needed. Next, we would assign members of our staff to work in the field to document each building. We like to walk through our buildings with a seasoned maintenance staff that knows the building well. We go through the "On Site Interview" with them to confirm audit details, any current issues or concerns with the building, and any recent major replacement or repair projects that have taken place. From there we take and log detailed photographs for all of the major elements in KFICS.

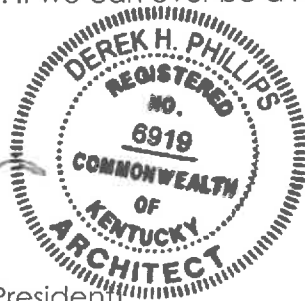
COVER LETTER

We feel that we can offer you an additional KFICS service that makes our firm the prime choice for this project...We have a licensed FAA Drone pilot who can fly each facility in the district. Our drone allows us to gather photos and videos of the site to use in accurately rating the roof and other vital elements of the building. It allows us to acquire a wealth of knowledge about the building and site that we otherwise wouldn't have easy access to. We provide our school districts with all of the information we gather that can later be utilized in the development of the DFP, roof renovation, site work, etc. Our drone was purchased to mesh with our architectural softwares, allowing us to place rendered additions to the current buildings or new facilities right on the actual site before it is even built! For future projects this means the ability to advertise with fly-through video online or on local television, lifelike imagery in the newspaper, billboards, school foyers, etc. to garner public support for any future projects before construction!

Once our fieldwork is complete, Ryun Warren will work in AssetPlanner to complete each building audit with the information gathered on site. We strive to provide photographs of every element listed in every section of our audits, detailed locations, element descriptions, commentary, and solid overall condition ratings based on both physical evidence witnessed on site and detailed photographs and drone imagery. We incorporate actions, where needed, and provide detailed action summaries. We want to take note of every single deficiency in the buildings so that the district's need is accurately reported. Our intention is to work diligently, and thoroughly, to provide Todd County Schools with the most detailed building audits published to-date.

We would be proud to serve your district in completing important KFICS building audits. We are experienced and have the equipment available to take these audits to the next level. We understand how important these audits can be to secure funding from the SFCC. Should we be selected as your architect, we will work tirelessly to ensure that audits are completed on time and are a blistering success! Thank you for the opportunity to be considered for this project. We wish you the best in your endeavors. If we can ever be a resource, please contact us.

Respectfully -



Derek Phillips NCARB (President)
127 Old Monticello Street, Suite #1
Somerset, Kentucky 42501
Phone: (606)307-2561
Email: d.phillips@decoarchitects.com

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FIRM IDENTIFICATION, PERSONNEL, & SUB-CONSULTANTS

OWNERSHIP / OFFICERS



DEREK PHILLIPS, NCARB
PRESIDENT



JESSICA PHILLIPS, M.A. ED
VICE PRESIDENT

A. FIRM IDENTIFICATION

FIRM NAME:

Deco Architects, Inc.

ADDRESS:

127 Old Monticello Street, Suite 1
Somerset, Kentucky 42501

TYPE OF ORGANIZATION:

Corporation (S-Corp)

NUMBER OF YEARS IN BUSINESS:

12 Years

PRINCIPAL-IN-CHARGE/ DESIGNATED CONTACT:

Derek Phillips NCARB(President)
d.phillips@decoarchitects.com

ARCHITECT REGISTRATION #:

6919

TELEPHONE:

(606) 687-9233

B. PERSONNEL

Derek Phillips, NCARB - Principal (President Ownership)
Jessica Phillips, M.A. Ed. - (Vice President Ownership)
Ryun Warren, LEED AP BD+C - Director of Standards & Processes
Chris Phillips - Technical Director
Michael Klein - Director of National Accounts & Relations
Wayne Roberts, M.S. Ed. - Director of K-12 Accounts
Sarah Smith - Director of Marketing
Telene Hancock - Executive Assistant
Steven Toby, Assoc. AIA - Team Lead
Alan Brown - Team Lead, BIM Manager
Jaron Richards - Team Lead, F.A.A. Certified
Kyle Choate - Team Lead
Justin Glasscock - Project Manager
Zach McFall, Assoc. AIA - Architectural Designer
Simon Armstrong - Architectural Designer
Ryan Fortner - Architectural Designer
Sydney Parmelee - Architectural Designer
Kaleb Harris - Architectural Designer
Jason Necessary - Architectural Designer
Ashtyn Bell - Interior Designer
Jessica Harting, NCIDQ - Certified Interior Designer
Kurt Huckleby - Interior Designer
Meghann Burnett - Office Manager

C. SUB-CONSULTANTS

**100% of the architecture will be performed in-house by Deco Architects, Inc. Our company is a professional architecture firm that works in conjunction with reputable engineers to offer comprehensive architectural services-- including civil, structural, mechanical, electrical, and plumbing design. Owners may have already established ongoing working relationships with preferred engineers and we are pleased to coordinate with any such entities. Alternately, we also have an extensive network of engineering firms we can pull from as best suits the project. We will gladly provide firm identification information for sub-consultants as needed for further vetting purposes.

Please refer to the Project Organization Chart herein for a more detailed workflow for the project.

OVERVIEW

ABOUT US: COMPANY HISTORY

Deco Architects, Inc. is located in Somerset, Kentucky. Established in 2012, with no start-up budget and one paying project on the books, our office is now a 22-person strong, award-winning architecture firm, offering the comprehensive building design services necessitated by contemporary construction. We have NCARB certified staff, meaning that we can pursue licensure throughout the United States and LEED-Accredited Professionals, meaning that we are trained in the latest standards of energy and environmentally-conscious design. We have the capacity, drive, and passion to make this project a blistering success.



We're here. We're ready.

ABOUT US: WHO WE ARE

Deco (Art Deco) was a classic American movement. Was it started in Europe? Yeah, but who cares. It's ours. It was an American movement that brought forth the Empire State Building, Chrysler Building, classic car designs; clocks and even toasters somehow found a way to exude style and sophistication during this era. We've tried to implement this concept over the course of our operations. If Art Deco can make a sophisticated toaster, then we'll find a way to make a pre-engineered metal building or a church foyer exude a little style and confidence. It's our mission. Hold on to your hats if we're given a reasonable budget and a bit of leash...

Deco: American, Functional, Flair.

OUR PHILOSOPHY: OWN DESIGN

We were taught that architecture is to be found in commodity, firmness, and delight; projects that are not only purposefully arranged and well-constructed, but capable of offering a meaningful and pleasing user experience. The latter quality being the most difficult to attain; it requires a level of rigor and thoughtfulness that is rare in our current copy-and-paste culture. But these concepts are widely recognized as inherent: Architecture 101, if you will.

So, we ask you: Have you experienced architecture? Are the projects being delivered to your hometown bringing anyone delight? Or are you settling for second-rate design efforts? Great design is far-too-often reserved for elite projects: metropolitan museums, high-rises, music halls.

We recognize that we have an opportunity to touch countless projects: the schools in which our children are educated, the churches in which we worship, the healthcare facilities in which we heal, the factories in which we work, the homes in which we live. And our efforts will make determinations in the quality of the lives of the people that experience them. In this, we strive to turn out strong and meaningful work, regardless of scale or budget. We further recognize that not every project is perfect, there are constraints and realities which we must overcome, but we contend that it's worth the effort.

Our goal is to find occasions to implement high-end design concepts and practices into real-world projects to improve current convention.

OUR PROCESS: BIM

Customarily, building information modeling and rendering services are an additional cost; we've worked to integrate them into our natural design process. This allows us to prototype design options early on, while offering exciting promotional imagery. Behind the scenes, modeling helps to ensure that the design is cohesive and sensible. Hate revision fees? We take projects completely to bidding in BIM software, meaning that we can explore solar implications, energy simulations, etcetera, before locking in the final details.

By exploring the building more thoroughly, the potential for late revisions and mistakes is greatly reduced.

OUR PROCESS: DELIVERING ON BUDGET AND ON TIME

Our firm cut its proverbial teeth on projects with near impossible budgets and timelines. We are proud of our portfolio and are confident that we can tackle any project. We continually pride ourselves on being the hardest working, most accommodating architects that we can be - and we are, of course, aware of the importance of successful budgeting. We have access to state-of-the-art budgeting resources, as well as a healthy network of contractors, that we can use for simulated bidding during the design process. It's a well-known truth that botched budgets are the number one reason for architects being fired and/or not considered for future projects. We're interested in a long-term relationship and want to get it right. Please feel free to reach out to the contractors on our experience/reference projects for a first-hand account of our budgeting and timeliness.



OUR



IS IN PUBLIC EDUCATION

DECO ARCHITECTS, INC. IS LOCATED IN SOMERSET, KENTUCKY (PULASKI COUNTY)

We have been blessed with a steady workload since our inception (675+ total projects logged) - but we are not currently overloaded and have a particular interest in K-12 projects and will accommodate them with strong and dedicated service if selected. We currently have several projects late in the design process and/or in contract administration. We have good availability to introduce a few new projects into our queue.



EXPERIENCE



ADAIR COUNTY MIDDLE SCHOOL

526 Indian Drive
Columbia, Kentucky 42728

PROJECT DESCRIPTION

The new Adair County Middle School will connect to the existing Adair County High School to allow both schools shared access to a new auditorium. The existing topography of the site helped to shape the overall program of the middle school by creating an opportunity to allow the students to physically ascend toward the high school as they move through 6th, 7th, and 8th grades. An open teaching area with built-in seating within the circulation area allows for impromptu interactions where students collaborate and teachers facilitate. Connecting meeting spaces to general circulation prompts broader sharing of ideas. Multipurpose spaces integrate presentation with practice, simulating performance in everyday experience.

STATISTICS

Construction Cost: \$41.3M
Year Completed: Under Construction

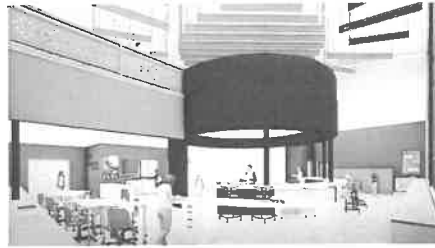
OWNER

Adair County Schools
1204 Greensburg St.
Columbia, KY 42728
(270) 384-2476

Steve Burton
steve.burton@adair.kyschools.us

GC/CM

Codell Construction Company
Jim Codell
4475 Rockwell Road
Winchester, KY 40391
jcodell@codellconstruction.com
(859) 619-6234



EXPERIENCE



ROCKCASTLE COUNTY MIDDLE SCHOOL

945 W. Main Street
Mt. Vernon, KY 40456

PROJECT DESCRIPTION

The new Rockcastle County Middle School project focuses on the value of community. The design preserves the existing gymnasium that has served as a staple for community events for decades. The new school connects to the gymnasium with educational spaces organized by grade and team sub-communities around a shared open-air courtyard. Special attention was given to improving traffic flow for parents and buses by adding a unique pick-up/drop-off tunnel. The new high school football field and track blend with the structure with a new grandstand serving as the connector.



STATISTICS

Construction Cost: \$46.2M
Year Completed: Currently in Bidding/
Permitting Phase

OWNER

Rockcastle County Schools
Supt. Carrie Ballinger
945 W. Main Street
Mt. Vernon, KY 40456
carrie.ballinger@rockcastle.kyschools.us
(270) 384-2476

GC/CM

Codell Construction Company
Jim Codell
4475 Rockwell Road
Winchester, KY 40391
jcodell@codellconstruction.com
(859) 619-6234



EXPERIENCE



SCIENCE HILL INDEPENDENT ADDITION & RE-ROOF

6007 North Highway 27
Science Hill, Kentucky 42553

PROJECT DESCRIPTION

This project expands Science Hill Elementary School's program with four standard classrooms equipped with state-approved furniture and learning equipment, two restrooms, a janitorial closet, and a mechanical room. To complement its spatial additions, the building's existing metal roof has undergone a visually striking replacement, now boasting a custom orange gutter system and black ribbed roof assembly. All design components adhere strictly to Kentucky Department of Education requirements and guidelines.



STATISTICS

Construction Cost: \$4.6M
Year Completed: Under Construction

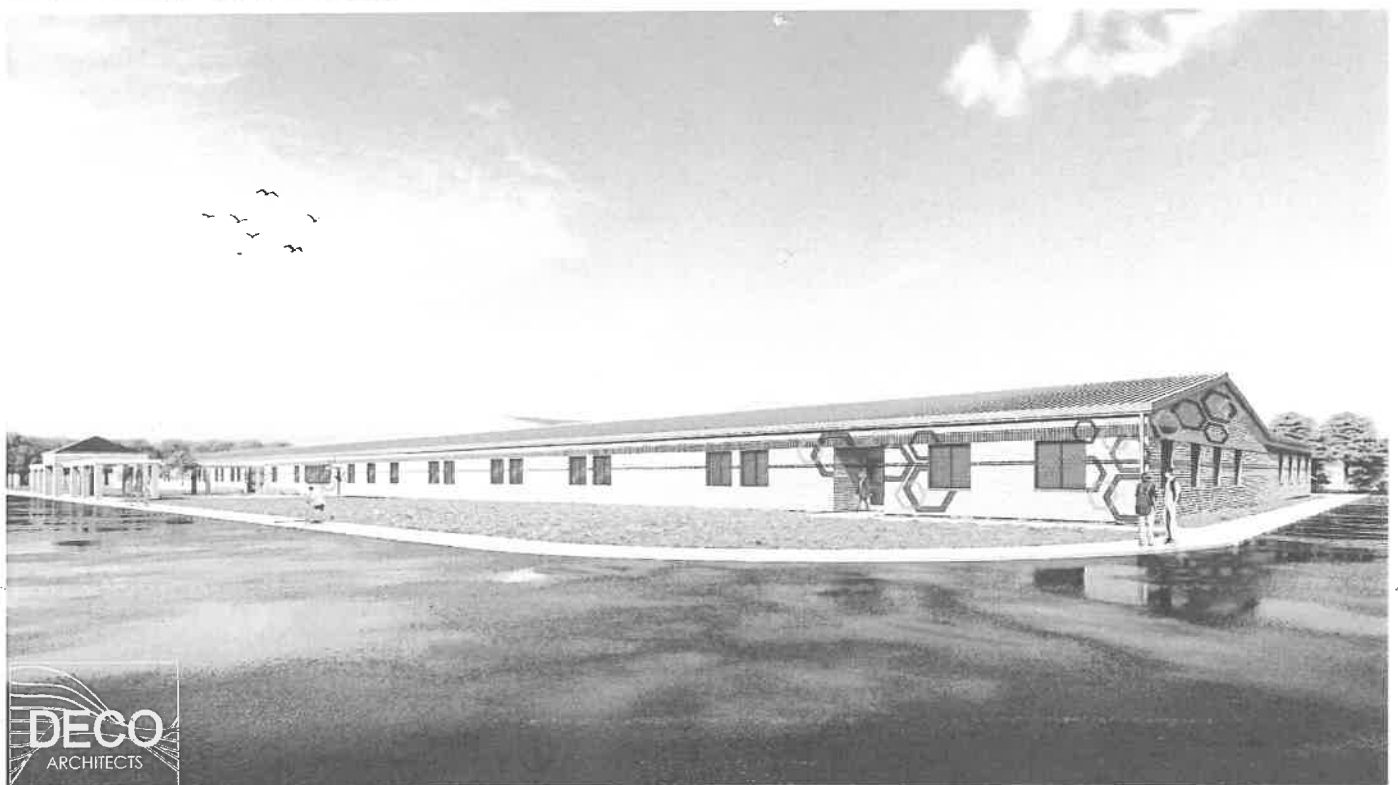
OWNER

Science Hill Independent School District
Supt. Jimmy Dyehouse
6007 North Highway 27
Science Hill, Kentucky 42553
jimmy.dyehouse@sciencehill.kyschools.us
(859) 749-5376

GC/CM

D.C. Trimble, Inc.
Chris Hail
4434 S Highway 27
Somerset, Kentucky 42501
chris@dctrimble.com
(606) 679-5086

Insulated Roofing Contractors
Wayne Hampton
326 Mt Tabor Road
New Albany, IN 47150



EXPERIENCE



PULASKI COUNTY WELLNESS CENTERS

NORTH

650 Oak Leaf Ln
Somerset, Kentucky 42503

&

SOUTH

200 Enterprise Drive
Somerset, Kentucky 42501

PROJECT DESCRIPTION

Deco worked with Pulaski County Schools to design and construct 23,000 square foot Health and Wellness Centers at each of their Middle School campuses. The Centers are programmed with a block of health offices, restrooms, a small fitness center on one end, an auxiliary gymnasium in the center of the building with an elevated walking track surrounding the gymnasium, and a stage on the other end of the building with a small back stage area. The Health and Wellness Centers service both staff and students and are utilized before, during, and after school hours. They are home to health offices for both district nursing staff as well as mental health professionals. The close proximity of a fitness center to the middle school and high school allows the schools to utilize the centers to disperse students during stacked gym classes, extra-curricular activities, guest speakers, events, sports practices, and other school functions. The district plans to also incorporate an arts initiative with the gyms offering spacious seating and the stages allowing schools to offer live performances and student dramas.

STATISTICS

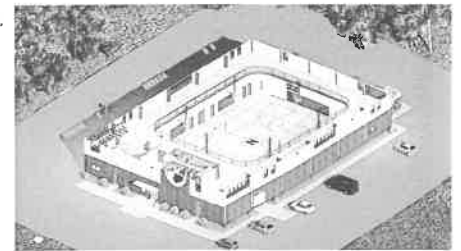
Construction Cost: \$5.6M
Year Completed: 2024

OWNER

Pulaski County Schools
Asst. Supt. Matt Cook
925 North Main Street
Somerset, Kentucky 40503
matt.cook@pulaski.kyschools.us
(606) 679-1123

GC/CM

D.W. Wilburn, Inc.
Doug Wilburn
153 Blue Sky Parkway
Lexington, Kentucky 40509
dwilburn@dwilburn.com
(859) 797-9390



FIRM ORGANIZATION

DECO ARCHITECTS, INC.

OWNERSHIP/OFFICERS



**PRESIDENT
PRINCIPAL
ARCHITECT**
Derek Phillips,
NCARB



**VICE
PRESIDENT**
Jessica Phillips,
M.A. Ed.

We believe in starting and finishing strong, and being strong in the middle too. The Project Organization diagram here shows how our teams work together as the project flows through stages to completion.

One Team will be provided to the project, to ensure a tight and close-knit experience. We begin with the Schematic Design Phase, then move into Design Development/Construction Documentation, and finally Contract Administration to support the project until successful completion.

Our Principal in Charge and Quality Control team oversee each phase.

QUALITY CONTROL



**DIRECTOR OF
STANDARDS &
PROCESSES**
Ryun Warren,
LEED AP BD+C



**TECHNICAL
DIRECTOR**
Chris Phillips



**PROJECT
MANAGER**
Justin Glasscock

PROJECT TEAM DELTA



TEAM LEAD
Kyle Choate



**ARCHITECTURAL
DESIGNER**
Ryan Fortner



**INTERIOR
DESIGNER**
Ashlyn Bell

PROJECT TEAM ECHO



TEAM LEAD
Steven Toby,
Assoc. AIA



**ARCHITECTURAL
DESIGNER**
Zach McFall,
Assoc. AIA



**ARCHITECTURAL
DESIGNER**
Sydney Parmelee

PROJECT TEAM CHARLIE



TEAM LEAD
Alan Brown



**ARCHITECTURAL
DESIGNER**
Jason Necessary



**INTERIOR
DESIGNER**
Kurt Huckleby



**DIRECTOR OF
NATIONAL
ACCOUNTS &
RELATIONS**
Michael
Klein

PROJECT TEAM OSCAR



TEAM LEAD
Jaron Richards



**ARCHITECTURAL
DESIGNER**
Kaleb Harris



**CERTIFIED
INTERIOR
DESIGNER**
Jessica Harting,
NCIDQ

MARKETING/ADMINISTRATION



**DIRECTOR OF
MARKETING**
Sarah Smith



**DIRECTOR OF K-12
ACCOUNTS**
Wayne Roberts,
M.S. Ed.



**EXECUTIVE
ASSISTANT**
Telene Hancock



**OFFICE
MANAGER**
Meghann Burnett



DEREK PHILLIPS, NCARB

PRESIDENT



PERSONALITY TYPE: INFP ("THE MEDIATOR")

Derek is the founder and president of Deco Architects, Inc. and manages the firm daily. His vision for the firm has always been to bring high-end design concepts and practices home to his native Lake Cumberland Region, for implementation on real-world projects. Derek began his career in building construction by helping his grandfather build decks and homes during summer breaks around age 12; he followed up on that experience with successful stints at Conley Bottom Resort (marina), Davis H Elliot (electrical contractors), and Central Kentucky Design (architects). In graduate school, Derek was granted an opportunity to travel to Norway and Belgium to learn under some of the premier architects in the world at Spacegroup and JDS Architects, respectively. If selected, Derek will be the primary point-of-contact for your project and expects to be at your full disposal until project completion.

Education

University of Kentucky College of Design

Master of Architecture (Cum Laude)
Bachelor of Arts, Architecture

Affiliations & Awards

Professional Architect Registrations

Kentucky (#6919), Tennessee (#104657),
Ohio (#1215650), Indiana (AR11400063),
Georgia (RA015055)

National Council of Architectural Registration Boards

Member, Certificate #73,570

American Institute of Architects

Member, 2012-2014

University of Kentucky College of Design

Charles Graves Design Award, 2008

Somerset - Pulaski County Chamber of Commerce

Rising Star Award, 2018

Monticello - Wayne County Chamber of Commerce

Board of Directors

Skills & Strengths

Leadership, Communication, Clarity and
Concision, Design Direction, Problem
Solving

EXPERIENCE

Adair County Middle School Columbia, Kentucky

Area: 100,000 sqft
GC/CM: Codell Construction
Company

Rockcastle County Middle School Mount Vernon, Kentucky

Area: 130,000 sqft
GC/CM: Codell Construction
Company

University of Kentucky's Christian Student Fellowship Building, Lexington, Kentucky

Area: 37,797 sqft
GC/CM: Brett Construction
Company

Veterans Affairs Community Based Outpatient Clinic, Somerset, Kentucky

Area: 23,500 sqft
GC/CM: Owens Construction

Wayne County Monticello Elementary Monticello, Kentucky

Area: 120,000 sqft +/-
Selective Renovation
GC/CM: Alliance Corporation

Wayne County District Services Building Monticello, Kentucky

Area: 22,021 sqft +/- Renovation
GC/CM: Alliance Corporation

Todd County Schools Renovations Elkton and Guthrie, Kentucky

Area: Selective Renovation @ Each
School in District
GC/CM: Graf Construction

Pulaski County Schools Sports Lighting Somerset, Kentucky

Area: High School Sports Lighting
(Pulaski County and Southwestern
Football and Baseball)
GC/CM: Musco Sports Lighting

● D.PHILLIPS@DECOARCHITECTS.COM

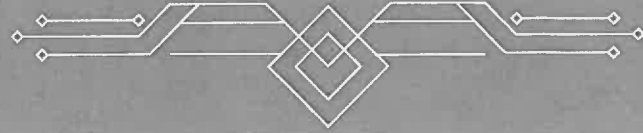
● OFFICE: 606-687-9233





JESSICA PHILLIPS, MA Ed.

VICE PRESIDENT



Education

Eastern Kentucky University

Master of Arts, Elementary Education
(Summa Cum Laude)

Bachelor of Science, Elementary
Education (Summa Cum Laude)

Affiliations & Awards

Elementary Leadership Teams, Information Literacy: EncycloMedia 2.0, Assessment for Learning, CHAMPS Train the Trainer, Student Numeracy Assessment Progression (SNAP), Partnering with Families for Student Success, Unpacking the Standards Protocol, Fountas and Pinnell Benchmark Reading Assessment (F&P), Leveled Literacy Intervention (LLI), AIMS Web, Student Teacher Assistance Team Process Review, Kentucky Reading Project, Assessment Wall Leader (Madison and Wayne Co.), Read to Achieve (RTA) Grant Representative (Madison Co.), MAP Coordinator (Wayne Co.), Jennifer Jacobson Writing Workshop, Reading Recovery Trained/Certified, Comprehensive Intervention Model (CIM), Trained, EERT Math Training Years 1 and 2, Co-op Grant Writing Workshop, The Picture of Health, Bird-Safe Design, Healthy Materials, Green Walls, Moving Masterworks, Healthcare and Natural Ventilation, KFICS Asset Planner, KFICS Audit Planner, Kentucky School Facilities Planning, Capital Construction Process Training w/ Dr. Bob Tarvin (20 year Executive Director of the SECC), KDE FACPAC Proficient, 2020 Leadership Lake Cumberland Class, Readers to Leaders Story Book Trail Project Leader, 2021 Kentucky Realtors Association Grant Recipient for Community Project

Skills & Strengths

Leadership, Communication, Clarity and Concision, Design Direction, Problem Solving

PERSONALITY TYPE: ESFJ (“THE CONSUL”)

Jessica is a veteran educator with 9 years of experience. With her history in education, including successful stints as a classroom teacher, interventionist, grant representative, and Curriculum Specialist, Jessica has an advanced knowledge of educational processes and requirements. Her specialized skill set makes her an ideal candidate for working through the KDE's processes for submission, funding, and approval, as well as a great communicator/translator to ensure that the needs of each school district are addressed through our designs as best possible. Jessica has previously been employed by the Madison County School System, where she was trained extensively in Reading Recovery Intervention, as well as Wayne County School System, where she worked as a First Grade Teacher, Curriculum Specialist, and PLC Trainer at the school and district levels. Her help in writing two winning grants (RFA and MFA) for Bell Elementary serve as evidence of her perseverance, attention to detail, and dedication to education. Jessica truly has a passion for education and students, and will work diligently to ensure that each project is delivered as seamlessly as possible and is designed as an ideal learning environment.

EXPERIENCE

Science Hill Independent School District

Science Hill, Kentucky

Role: Facilitator

Task: District Facility Plan

Superintendent: Jimmy Dyehouse

Science Hill Independent School District

Science Hill, Kentucky

Role: Facilitator

Task: KFICS Audit

Superintendent: Jimmy Dyehouse

Science Hill Independent School District

Science Hill, Kentucky

Role: Facilitator

Task: HVAC Replacement

Superintendent: Jimmy Dyehouse

Wayne County Monticello Elementary Monticello, Kentucky

Role: Facilitator

Task: 120,000 sqft +/- Selective
Renovation

Superintendent: Wayne Roberts

Wayne County District Services Building Monticello, Kentucky

Role: Facilitator

Task: 22,021 sqft +/- Renovation

Superintendent: Wayne Roberts

Pulaski County Central Office Somerset, Kentucky

Role: Facilitator

Task: 3,793 sqft Roof Replacement

Superintendent: Patrick Richardson

Facilitation of the 2023 District Facility Plans for:

Rockcastle County, Casey County,
Wayne County, Clinton County, Todd
County, and Science Hill Independent

● J.PHILLIPS@DECOARCHITECTS.COM

● OFFICE: 606-687-9233





RYUN WARREN, LEED AP, BD+C

DIRECTOR OF STANDARDS AND PROCESSES



Education

Western Kentucky University
Bachelor of Science, Architectural
Science (Cum Laude)

Affiliations & Awards

LEED AP BD+C

**Western Kentucky University School of
Engineering & Applied Sciences
Industry Advisory Board**

**Somerset 2050 Community Plan
Steering Committee**

Skills & Strengths

Detail-oriented, Extensive Knowledge of
Building Codes, Project Management,
Thorough, Systematized

PERSONALITY TYPE: INTJ (“THE ARCHITECT”)

Ryun is a prime resource for information related to building codes and construction detailing. He is detail-oriented and gifted at sorting out the complicated and sometimes technical issues that often arise on projects. He has a proven track-record of managing large projects—which require successful navigation of countless regulations—and regularly works to assemble attractive and feasible building designs.

Ryun's meticulous attention to detail, extensive knowledge of codes, rules and regulations, and systematic approach to problem-solving make him an invaluable asset as Deco's Director of Standards and Processes.

EXPERIENCE

**Facilitation of the 2023 & 2024
District Facility Plans for:**
Rockcastle County, Casey
County, Wayne County, Clinton
County, Todd County, Science Hill
Independent, and Pulaski County

Adair County Middle School
Columbia, Kentucky

**McCreary County Middle School
Addition/Renovation**
Stearns, Kentucky

**Redwood Cooperative School
Addition/Renovation**
Lexington, Kentucky

Prior to joining Deco Architects:

**Val G. Hemming Simulation Center,
Walter Reed National Military
Medical Center**
Silver Spring, Maryland

Main Street Apartments
Rockville, Maryland

The Apex
Arlington, Virginia
(affordable housing complex)

**University of Kentucky's
Christian Student Fellowship**
Lexington, Kentucky

**Veterans Affairs Community
Based Outpatient Clinic**
Somerset, Kentucky

Virginia Cinema Renovation
Somerset, Kentucky

George Mason University
Fairfax, VA & Arlington, VA
(Renovations to Planetary,
Dominion, Enterprise, Krug, Finley,
East, West, Founders, & Hazel Hall)

Lightridge High School
Aldie, VA

● R.WARREN@DECOARCHITECTS.COM

● OFFICE: 606-687-9233





WAYNE ROBERTS

DIRECTOR OF K-12 ACCOUNTS



Education

Union College
Rank 1 in Education

University of Kentucky
Master of Science, Vocational Education
Bachelor of Science, Agriculture Education

Skills & Strengths

Administration, Problem Solving,
Leadership, Leadership Development,
Manages a large agricultural farm,
growing beef and produce

PERSONALITY TYPE: ESFP ("THE ENTERTAINER")

Mr. Roberts came to Deco from the education field where he spent 40 years with the Wayne County Board of Education, most recently serving 9 years as Superintendent. During his time in various educational roles, he focused on developing strong networking relationships with state contacts that he still maintains. He brings to Deco a wealth of knowledge about how district officials navigate construction projects as clients, along with an in-depth understanding of school funding. He is a guru regarding tax rates, nickel taxes, SEEK calculations, Capital Outlay funds, ESSER funding, and the spending rules and regulations associated with construction projects. He is very knowledgeable about bonding potential, school finance corporations, and how to compose board minutes to support these actions. Mr. Roberts now serves as an advisor to and advocate for school officials and districts as they work to provide optimal learning environments for their students.

EXPERIENCE

Wayne County Schools Monticello, Kentucky

- Superintendent, 2014-2023:
Directed educational policies and initiatives, overseeing strategic planning, budget management, and initiatives to elevate academic standards and student achievement within the district.
- Various District Administrative Roles, 1989-2014:
 - Director of Facilities, 1994-2014:
Oversaw both new construction projects as well as several renovation projects. Oversaw the maintenance and safety of all school buildings and grounds, ensuring compliance with state regulations and standards. Managed budgets, coordinated projects, and supervised staff to uphold a conducive learning environment for students and faculty alike.
 - Director of Assessment, 1994-2014:
Was responsible for the alignment, implementation, and analysis of the District's assessment program and oversight of student records. Led the development, organization, analysis and reporting of student learning outcomes and related activities to support planning activities.
 - Served as President of the Kentucky Association of Assessment Coordinators
 - Director of Federal Programs, 1995-2014:
Ensured compliance with federal guidelines and school policies while planning, implementing, evaluating, and reporting on the Federal Title I; II, III, and V programs.
 - Director of Transportation, 1989-1995:
Managed all aspects of transportation operations for the district, ensuring safe and efficient transportation of students to and from school and extracurricular activities.
- Agriculture Teacher, 1983-1989:
Facilitated engaging and hands-on learning experiences in subjects such as plant science, animal husbandry, agricultural mechanics, and agricultural finance fostering understanding and appreciation for agricultural practices among students. Collaborated with local industry professionals to enhance the curriculum and broaden students' career opportunities in agriculture.

● W.ROBERTS@DECOARCHITECTS.COM

● OFFICE: 606-687-9233





Education

University of Kentucky College of Design

Bachelor of Arts, Architecture (Magna Cum Laude)

Eastern Kentucky University

Creating WordPress Websites
(Certification)

Somerset Community College

Fiber Optic Association: Certified Fiber Optic Technician

The Center for Rural Development Business & Community Training Center

Grant Writing 101 & 102 (Certifications)

Affiliations & Awards

Readers to Leaders Story Book Trails Board Secretary (2023); 2020 Leadership Lake Cumberland Class Member; Governor's Scholar, Rogers Scholar, Jeff Green Scholar, Presidential Scholarship at UK; College of Design First Year Design Award recipient, Godsey Associates Scholarship recipient, Delta Epsilon Iota academic honor society member, Golden Key International Honour Society member

Skills & Strengths

Research, Detail-oriented, Proposals/Grants, Marketing, Web Development, Adobe InDesign, Adobe Illustrator, Adobe Photoshop, District Facility Plans, FACPAC

SARAH SMITH

DIRECTOR OF MARKETING



PERSONALITY TYPE: INFJ ("THE ADVOCATE")

Sarah is a dynamic leader who drives strategic initiatives and leads a high-performing team to achieve excellence. With a keen focus on design and branding, she enhances office standards while excelling in task organization and delegation. Sarah collaborates closely with ownership, colleagues, and clients to foster growth, elevate the firm, and streamline project workflows.

With a strong background in marketing, she has partnered with businesses and communities across the Commonwealth to promote economic development. Her expertise spans marketing consulting, branding, graphic design, marketing and business plan development, website creation and management, advertising campaigns, social media strategy, content creation, and video production. Known for her unparalleled research skills, Sarah meticulously addresses the intricate details of complex projects, ensuring successful outcomes every time.

EXPERIENCE

Facilitation of the 2023 District Facility Plans for:

Rockcastle County, Casey County,
Wayne County, Clinton County,
Todd County, and Science Hill
Independent

Facilitation of the 2024 District Facility Plans for:

Pulaski County

Rockcastle County Middle School

Mount Vernon, Kentucky

Adair County Middle School

Columbia, Kentucky

Prior to joining Deco Architects:

The Center for Rural Development

Somerset, Kentucky

Role: Marketing Coordinator/Marketing One-Stop-Shop/Fiber

Southeast Kentucky Economic Development (SKED) Regional Marketing Project, Ashland, Morehead, Corbin & Mt. Vernon, Kentucky

Task: Branding, Websites, & Collateral Materials

Kentucky Speed Test

Task: Lead Statewide Marketing Campaign to encourage participation

George Washington University

Washington, D.C.

Role: Master of Business Administration Admissions Advisor

Casey County Schools

Liberty, Kentucky

Mountain Association

Hazard, Kentucky

Bottles and Boards

Somerset, Kentucky

Cumberland Valley National Bank

Somerset, Kentucky

● S.SMITH@DECOARCHITECTS.COM

● OFFICE: 606-687-9233



EXPERIENCE WITH THE KENTUCKY DEPARTMENT OF EDUCATION



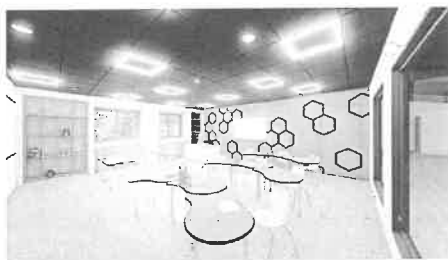
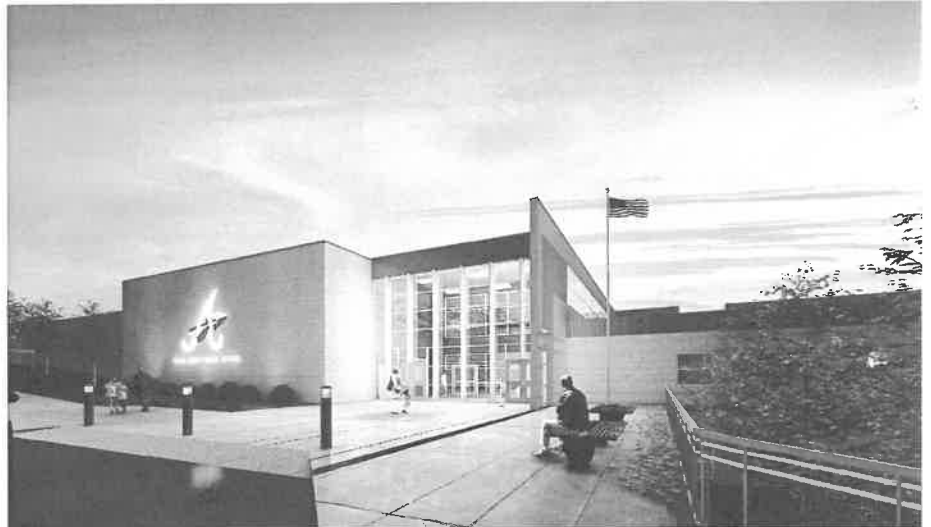
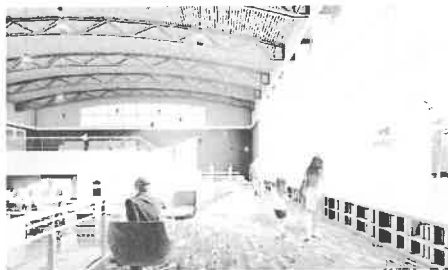
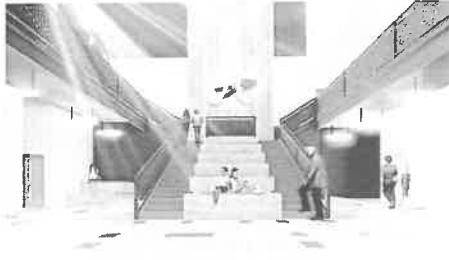
We understand that a primary concern for districts is interfacing with KDE. With veteran educators as a vital players on our team, Deco Architects is in the loop with KDE. We have traveled to Frankfort to meet with project managers and Greg Dunbar face-to-face. We attend KDE trainings whenever they're offered and receive all KDE facilities management memorandums that are sent throughout the year.

We have also trained one on one with past KDE project manager, Tim Lucas, who is now a fiscal agent at Ross, Sinclair, & Associates. We communicate regularly with the project managers of our districts. We have and continue to maintain good working relationships with these individuals, and have not encountered any problems on our projects.

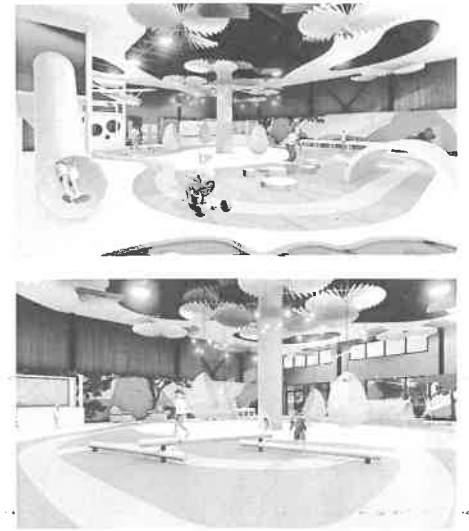
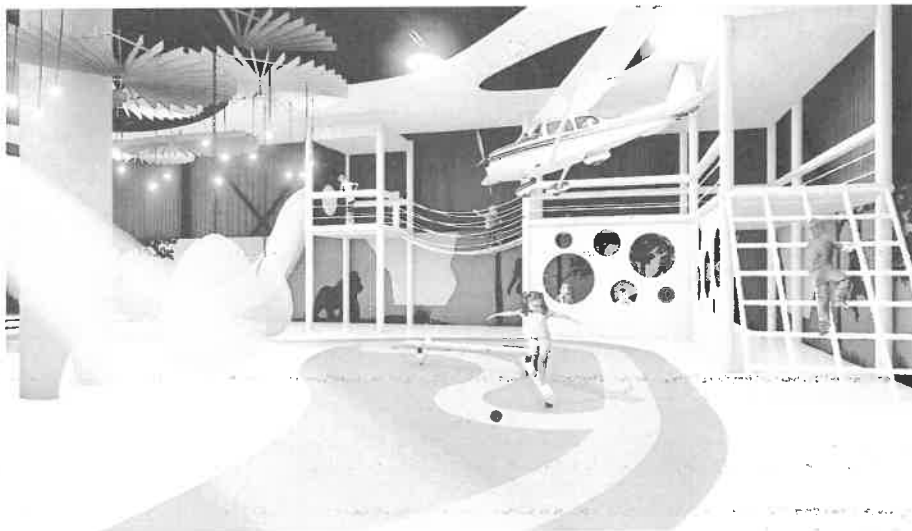
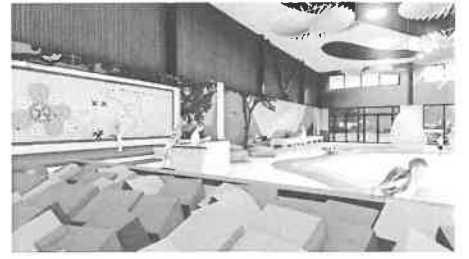
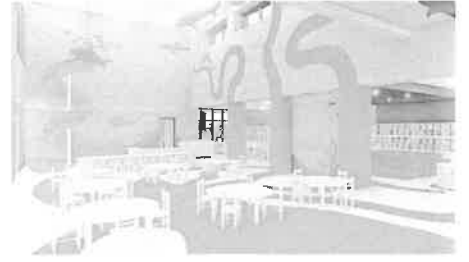
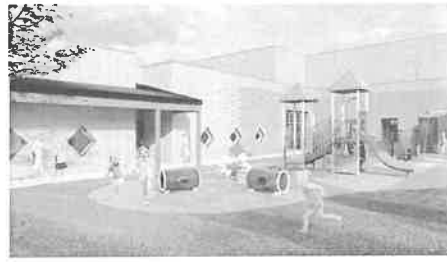
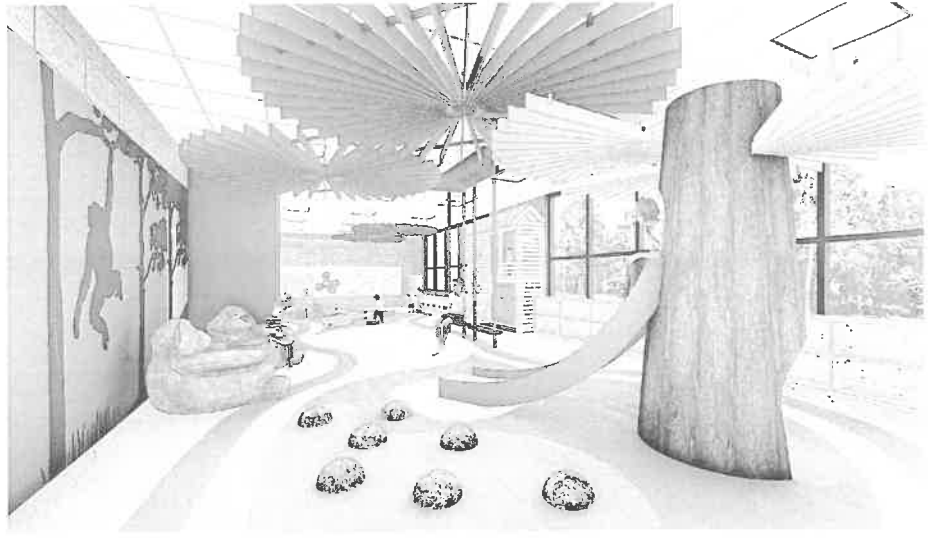
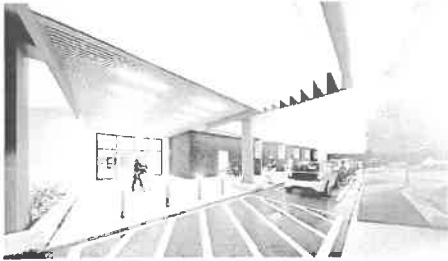
We have even led our own KSBA approved trainings for superintendents and school board members to earn state mandated training credit hours. Our trainings have included a session at the 2024 KSBA Annual Conference titled "Understanding KDE processes for school construction projects" that was so well received that our firm was invited to deliver it again as a Learn & Earn Webinar. We will also be presenting a session at the 2024 Summer Leadership Institute titled "are you prepared to L.E.A.D. your district?"

Our goal, for any school project, is to take the burdens and worries of the project away from the district so that they can have some fun with it! We aim to be one step ahead in submission of paperwork, sending emails, and following guidelines. As your architect, we feel it is a part of our job to take on communication and navigation with KDE.

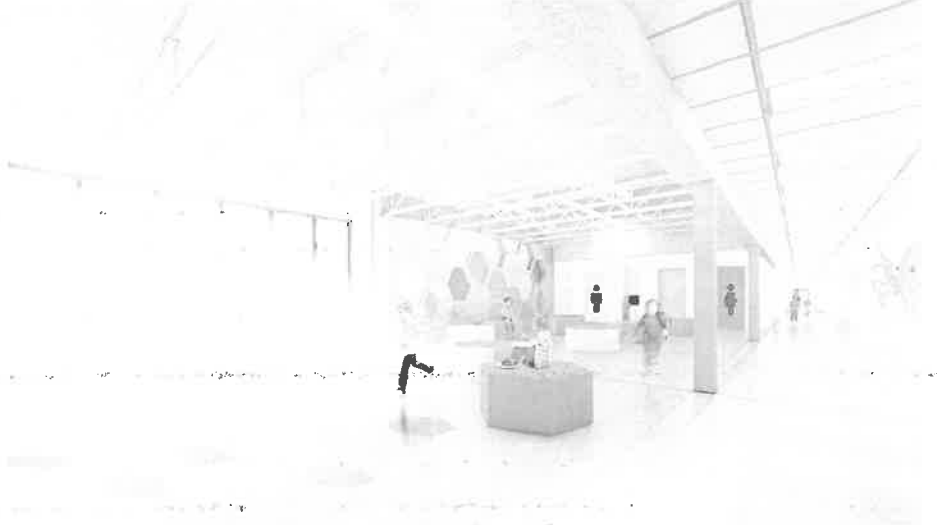
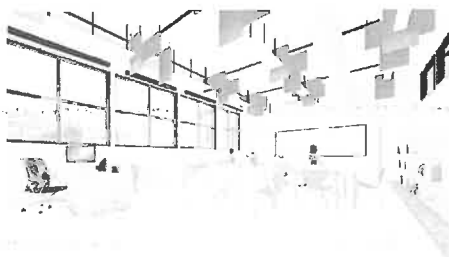
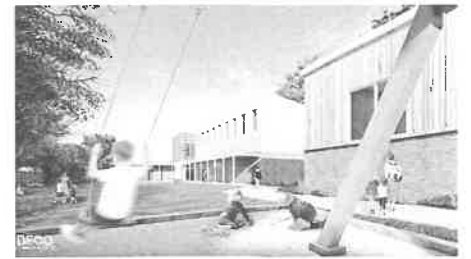
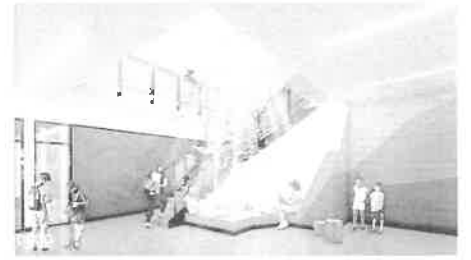
RECENT RENDERINGS



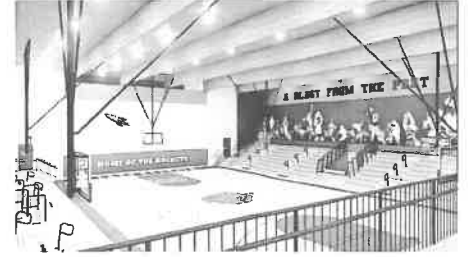
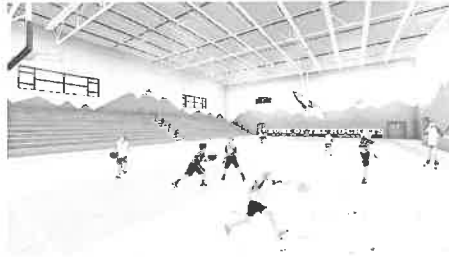
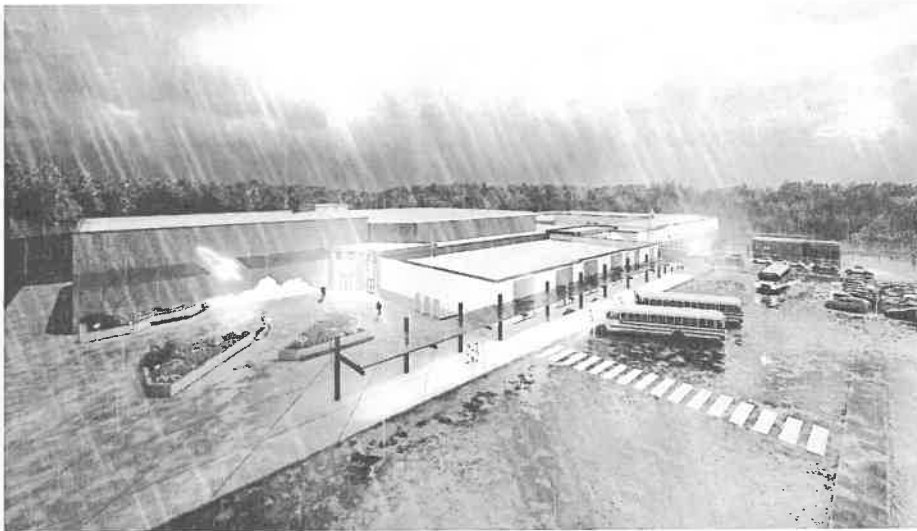
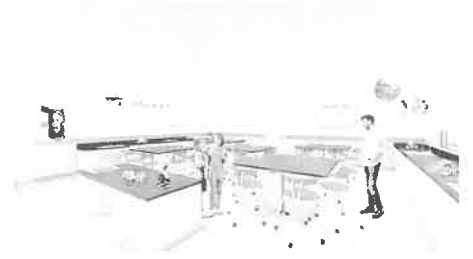
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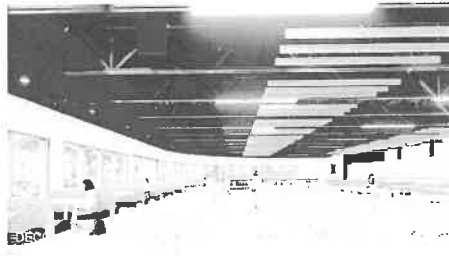
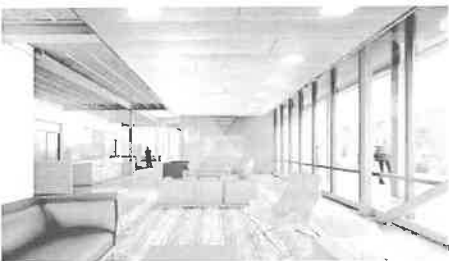
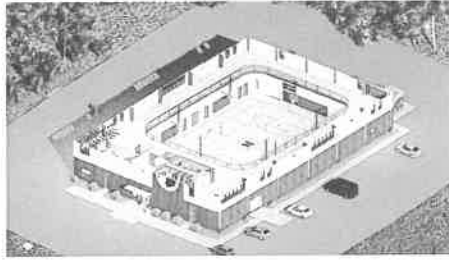
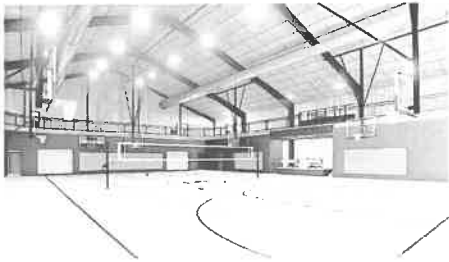
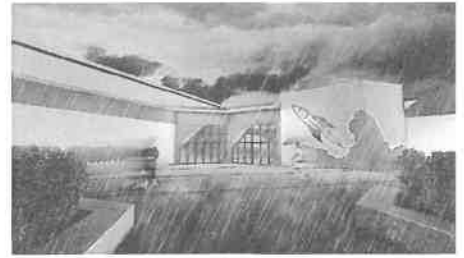
RECENT RENDERINGS



RECENT RENDERINGS



RECENT RENDERINGS



CLIENT TESTIMONIALS



Adair County Schools have appreciated the opportunity to work with DECO Architects over the past several years. As superintendent, I give DECO, my highest endorsement rating for satisfaction, quality of work and services provided.

A handwritten signature in cursive script, reading "Pamela Stephens".

Dr. Pamela Stephens
Adair County Superintendent, 2017-2023



I have been extremely satisfied with Deco Architects and the quality of work and service they have provided. I would consider them to be an outstanding architectural firm.

A handwritten signature in cursive script, reading "Paula S. Little".

Dr. Paula Little
Clinton County Superintendent, 2021-2023



Over the last three years, we have used Derek Phillips and his team at Deco Architects for several projects. In fact, we are currently engaged in our third major project with their firm. During that time, we have found Derek to be a professional in every sense of the word. His technical knowledge combined with his passion for excellence is second to none. The other thing that sets Derek apart is his ability to communicate with people. Not only has he been willing to answer our questions, but he has also proven adept at communicating to a larger audience in question and answer sessions.

A handwritten signature in cursive script, reading "Joe Tipton".

Joe Tipton, Senior Minister
First Christian Church, Monticello, KY

REFERENCES

August 15, 2019

Last year I had the privilege of hiring Deco Architects in my school district to lead us through the development of our District Facility Plan. What I found upon first meeting with Jessica Phillips and her husband Derek, was two individuals who are dedicated to serving school districts, extremely professional, and meticulous with details that Kentucky Department of Education requires for Facility Plans.

Being a brand new superintendent I had never been the part of the development of a district facility plan and I had no idea where to begin. Deco Architects took the burden off of me and handled absolutely every detail of the work and made sure it was done according to all state guidelines. I was very impressed that during the process Jessica and Derek never missed a deadline, and most of the time finished early. After all local planning meetings were conducted and the district plan was sent off to KDE for review, it came back with little or no issues to be corrected. More than once, members of our Local Planning Committee thanked me for hiring Deco, and told me how much they appreciated them making the process "painless."

As superintendent of Science Hill Independent I give Deco Architects my highest recommendation, and without reservation would advise any district looking to hire an architect to lead you through the District Facility Planning process, to give them an opportunity. You will not be disappointed in their work ethic and professionalism.

If you have further questions feel free to give me a call or send me an e-mail.

Superintendent Jimmy Dyehouse
Science Hill Independent School District
Phone: (859)749-5376
Email: jimmy.dyehouse@sciencehill.kyschools.us



In mid 2015 we signed an agreement with Catholic Health Initiatives to construct an 8000 sq ft, build to suite, building for a pediatric practice. The agreement contained a nearly impossible timeline for construction. We were blessed to have the team of Derek Phillips, Architect, Logan Sams, Structural Eng., Grant Wilson, Mech. Eng. and Gilpin Construction. The design and construction process went very smoothly and was completed on time. The "team" exhibited a high degree of professionalism and were readily available to consult with us and the CHI representatives when needed. Should we consider another construction project this is the team we will use.

Margaret Gray
Three-Sixty Properties, LLC
Phone: (606)309-6135
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Marlon Sams
Corbin City Manager
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SUMMARY STATEMENT



In choosing Deco Architects to provide architectural services for facility assessments and drawings for the development of your new District Facility Plan, you will be choosing a team that values thoroughness, adaptability, and dedication. We have a talented team of architects and designers, experienced educators and grant writers on staff, the latest software, and as a firm we care deeply about projects that impact communities. We would be honored to serve your district.

We recognize the importance of navigating KDE's KFICS process for developing a new District Facility Plan (DFP) and have designated an experienced team to lead this effort. With a strong background in managing complex projects and meticulous building audits, the team will effectively document the needs of your facilities. Additionally, a skilled facilitator with extensive educational experience and training in capital construction and funding processes will assist in guiding the DFP process, ensuring a comprehensive approach to KFICS reporting.

Our project plan includes surveying existing assets using AssetPlanner and conducting detailed on-site evaluations with knowledgeable maintenance staff. We aim to document every building thoroughly, utilizing a licensed FAA drone pilot to gather aerial imagery that enhances our assessments. This technology enables us to provide comprehensive reports, including condition ratings and detailed action summaries, essential for securing funding from the SFCC. We are committed to delivering the most thorough building audits to Todd County Schools and are eager to support your district's needs. Thank you for considering us for this project.

If we were selected as your architect, we would work diligently to deliver a premium service, we'd listen to your unique needs and make every effort to ensure that the projects not only have an incredible outcome, but an enjoyable process. We offer a level of service that cannot be matched; we want to do our best for your best. In choosing Deco Architects, you are gaining a passionate, capable team. We truly care, and if given the opportunity, would get the job done on time. We hope you will consider Deco Architects for future projects. We would be so proud to serve your fine district. We can't wait to get started!

