



Unsolicited Conceptual PPEA | Book 1

Public Private Education Facilities and Infrastructure Act

New Courthouse

City of Petersburg
Petersburg, Virginia

January 26, 2024

3435-B W. Leigh Street, Richmond, VA 23230 | Tel: 804-782-6500 | www.gilbaneco.com

Gilbane

Commonwealth
ARCHITECTS

January 26, 2024

March Altman
135 N. Union St.,
Petersburg, VA 23803

Unsolicited Conceptual PPEA - Public Private Education Facilities and Infrastructure Act
New Courthouse

Dear March Altman,

Gilbane Building Company and Commonwealth Architects is pleased to present a proposal for the City of Petersburg's New Courthouse. Our team is genuinely excited about the possibility of partnering with the City of Petersburg on this significant project in the City's history. Gilbane, Commonwealth Architects, and Timmons have worked with the City of Petersburg, and we are familiar with the City's policies, procedures, and expectations. In doing so, we have recognized many cultural alignments between Petersburg and our team, including our shared passion for diversity and equity, sustainability, and open transparent communication. We are committed to delivering on the promises made to your community. Our approach is to collaborate as a partnership of Gilbane, Commonwealth Architects, SSOE, and Timmons to deliver this project safely and successfully for the City of Petersburg's New Courthouse. Our team's long-term relationship includes working within the community and the Facility Master Plan and we will ensure our work will be handled with transparency and responsibly to ensure the City is making the best investment for the community.

Design-Build Experts

Each firm of the Gilbane | Commonwealth Architects | SSOE | Timmons team is an expert in its own field, so we bring the best of all worlds on a design-build project. In addition to our expertise in delivering design-build projects, we have longstanding relationships that have been forged through prior partnering arrangements or projects delivered successfully in a collaborative approach regardless of contract vehicle, including a design-build Master Services Agreement between Gilbane and SSOE. Being able to leverage a world-class builder's lessons learned and best practices from successes on similarly complex projects, combined with a local presence that is buying and awarding subcontract work regularly in the local marketplace is a win-win for the City. Gilbane brings a wealth of design-build experience, from both a company-wide perspective and local experience, and we will successfully leverage those best practices.

Deliver on the Promises to the Community

Your community is counting on you to deliver projects with a focus on what is best for public safety while respecting taxpayer dollars. We understand this critical importance. Gilbane's 150+ years of success in the public sector market is entirely perpetuated by satisfied owners and client references – this project will be no different! Our team will listen to the City's needs and protect your best interests. The New Courthouse project will continue our long-standing relationship with the City of Petersburg built on trust, respect, and the goal of providing the best in public safety for the community.

Economic Inclusion & Diversity

In 2021, Gilbane committed to generating \$4 billion in awards over five years (2022-2026) to certified minority and women-owned businesses, disadvantaged, LGBT, and veteran-business enterprises as part of a comprehensive economic inclusion strategy. We are proud to say that this bold initiative is a first in our industry. In 2022, we awarded \$951 million to these firms, achieving 24% of our goal. In the same year, our Richmond office averaged more than 35% SWaM participation across our entire portfolio of projects. Further demonstrating our commitment to economic inclusion and diversity is the makeup of our design-build team which includes Commonwealth Architects, a certified SWaM business.

We welcome the opportunity to further discuss your project and answer any questions you may have about our team or our proposal. Our team is ready to hit the ground running alongside the City of Petersburg to design and build a state-of-the-art and cost effective courthouse that will aid the employees and elected officials in providing better services to the City, its residents, businesses, and visitors.

Sincerely,



Maggie Reed, AIA, LEED AP BD+C, DBIA
 Vice President, Richmond Business Leader
 Gilbane Building Company



Lee Shadbolt, AIA, NCARB
 Principal in Charge - Architecture
 Commonwealth Architects

Shared Values that align to the City of Petersburg's Mission



Fiscally Sound and Sustainable Operations & Respect for the Form of Government



Dedication to Excellence, Discipline, Caring

Citizen/Customer-Focus, Innovation



Caring, Entrepreneurship

Open and Honest Communications & Competent and Responsive Staff



Teamwork, Loyalty, Integrity, Toughmindedness

Executive Summary

Executive Summary

Courthouse Project Specialists

Courthouse project delivery requires specialized expertise, not only in the unique qualities of courthouse and courtroom design, such as discrete public/secure circulation and the latest security and AV systems technology, but in overall courthouse operations. The ability to balance City of Petersburg design standards and requirements with local trial court needs is a strength of our team, members of which have sat on every side of courthouse delivery from owner, to CM, to GC, to DBE. Our team is involved in every aspect of day-to-day operations and balancing end-user wishes with project budgetary and schedule requirements.

Courthouses comprise a significant portion of our team's collective justice facility experience. We understand the specialized issues and protocols involved in this work, from maintaining discrete public/secure circulation, to the latest courtroom security and A/V systems. We are experts in procuring specialized materials for secure facilities and understanding the balance between local court operational needs and established design standards.

In the past 10 years, Gilbane has worked on more than

220 Design-Build
Projects



Totaling more than

19.4M SF **\$7.05B**

City of Petersburg Courthouse Mission

Our team is prepared to mobilize quickly. We recognize that this project must deliver a facility that is respectful of its surrounding environment, neighboring businesses and residents, and compliments the history of Hustings and surrounding architecture. Leveraging our knowledge of the Trial Court Design Standards, Virginia Facility Courthouse Facility Guidelines (2/15), and City of Petersburg policies and procedures ensures the team that we are ready to create and maintain a compliant project delivery environment that respects the unique nature of this project.



Design-Build Expertise

Gilbane's collaborative design-build process is cost-driven, resulting in seamless design and construction interaction from planning, design, pre-construction, construction, to turnover and closeout. Using our Pull Planning Scheduling approach, Gilbane develops the overall Project Management Plan with you – including a staffing plan that provides the necessary senior and technical personnel to administer and execute the contract. This results in an early deliverable that we call our "Project Snapshot", which includes a project cost and baseline schedule. As the single-point-of-responsibility for your project, Gilbane not only manages coordination between design and construction, but also provides the administration, project controls, logistics, and construction management personnel needed to plan, manage, and deliver your project successfully. By having the construction team involved in the design phase, we have the ability to influence constructable design and avoid rework after construction begins, when it is costly in terms of budget and schedule.

Courthouse Expertise

The design team includes experts in the field of judicial design. From the architectural team, the engineering team, interiors team through FF&E section, our design team has experienced knowledge to guide the design process and create court building that functions beautifully from opening day to 50 years in the future.

It is our design intention to provide a civic building that reflects the City's unique history and future.

Table of Contents

Contents

1 Qualification and Experience	1-29	3 Project Financing	34-35
› a. Legal Structure of Team		› a. Preliminary Estimate and Methodology *	
› b. Experience of Key Principals		› b. Plan of Development, Financing, and Operation	
› b. Experience of Firm*		› c. Financing Assumptions	
› c. Firm Contacts		› d. Risk Factors and Remedies	
› d. Financial Statements		› e. Local, State, or Federal Resources	
› e. Disqualified Team Members		› f. Revenue Source Terms and Conditions	
		› g. Tax Exempt Financing	
2 Project Characteristics	30-33	4 Project Benefit and Compatibility	36-41
› a. Project Description and Design *		› a. Anticipated Community Benefits	
› b. Work by County		› b. Public and Government Support or Opposition	
› c. Permits and Approvals		› c. Public Involvement	
› d. Adverse Impacts to Comprehensive Land Use Plan		› d. Economic Impact	
› e. Positive Impacts to Comprehensive Land Use Plan		› e. Compatibility with Comprehensive Plan	
› f. Schedule *		› f. SWaM Participation	
› g. Proposed Allocation of Risk – Timely Completion			
› h. County Use, Ownership, Operation of Project			
› i. Phased or Partial Openings			
› j. Assumptions			
› k. Contingencies *			

** Indicates information that can be found in Book 2 - Proprietary Information*



Important Notice: This document contains confidential information proprietary to Gilbane Building Company, including but not limited to trade secrets and/or copyrighted material. Any unauthorized disclosure, duplication, or use – in whole or in part – of such confidential information for any purpose is strictly prohibited. All rights reserved by Gilbane Building Company.

1

UPON THE INTEGRITY WISDOM AND INDEPENDENCE OF THE JUDICIARY
DEPEND THE SACRED RIGHTS OF FREE MEN AND WOMEN

Section 1

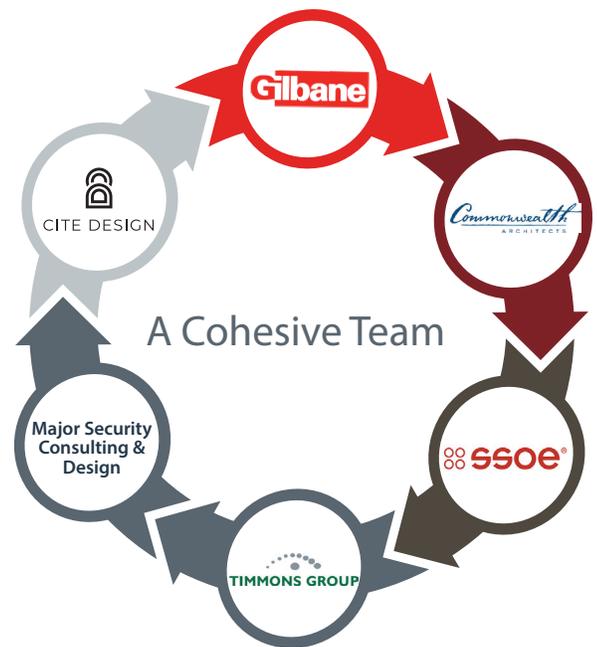
Qualification and Experience

Design & Construction Team and Approach

The collaborative leadership, design, and construction of this project will be handled by Gilbane and our design partner, Commonwealth Architects, creating a single point of contact for the City. Our seamless teamwork makes for a cohesive experience by our clients.

SSEO, Timmons Group, and Major Security Consulting & Design will all be subconsultants to Commonwealth Architects, allowing for a single point of design contact.

Our team consists of proven local team members who are committed to developing a new municipal complex that will provide significant benefits to the Circuit Court, Juvenile & Domestic Relations District Court, and General District Court. The proposed development will create a more efficient county administration building, provide a centrally located campus that will better serve the entire city, and a courts building that accommodates the City's civic business as the City provides services to the community. Our team is committed to partnering with the City leadership to make this project successful in providing a pace for the city to conduct the business of the judiciary.



Our team is second to none concerning the best path forward for the design and construction of this consolidated municipal complex.

THE BENEFITS:

- ✓ *Reputable, family-owned construction firms*
- ✓ *Level of experience and knowledge that will serve the City*
- ✓ *A team that brings the right attitude, culture, buying power, influences, and knowledge*
- ✓ *A team that works to connect people to their surroundings and their goal is to help make today's project a sustainable fixture in our community's tomorrow*

Legal Structure of Team

a. Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.

Gilbane Building Company Gilbane has over 154 years of experience and has had a local presence for the last 40 years, and is a Class A Contractor in the Commonwealth of Virginia for construction in good standing with DPOR. We will provide qualified management staff to oversee development, design, and construction, including executive design management, project managers, quality control, field superintendent, and safety personnel.

Having multiple active projects in Petersburg, we bring a wealth of local knowledge and understanding of the City's policies and procedures.

Commonwealth Architects Commonwealth Architects will provide ADA consulting, and in partnership with SSOE, will provide programming, interior design, and FF&E design and code consulting. Commonwealth Architects will have agreements with other consultants including, civil engineering, surveying, utility locating, environmental mechanical, electrical, fire protection and plumbing, structural engineering, geotechnical, LEED/sustainability, low voltage, and security. Commonwealth Architects will be the primary contact providing project management and oversight during the project's programming, schematic design, and schematic design (design development) phases, and will maintain the primary role in the construction documentation and construction administration phases.

Commonwealth Architects is a 24-year-old firm in Richmond, Virginia with prior experience in Petersburg and will be the architect-of record and be the prime consultant to Gilbane.

SSOE SSOE is a 76-year-old Ohio Corporation with 19 offices across the nation, and will be the lead design architect and engineer-of-record for mechanical, electrical, fire protection and plumbing, and structural engineering. SSOE will work in alignment with Commonwealth Architects, Timmons, and the entire design team from beginning to end. SSOE will be primarily responsible for the project's programming, schematic design, and preliminary design (design development) phases, and will maintain a secondary role in the construction documentation and construction administration phases. Working with the rest of the design team for the project's duration ensures the design team and project stakeholders' design goals and expectations remain at the forefront.

Our top priority is to design a secure and functional structure, yet one that fits into the Petersburg context and one that its citizens will value and embrace.

Timmons Group Timmons is licensed in the Commonwealth of Virginia for engineering and is in good standing with DPOR and will provide all civil engineering services, surveying and utility location services collaborating with Commonwealth Architects and SSOE.

With over 70 years of experience, and strong ties to Petersburg, we bring a wealth of experience that will prove critical in site layout and master planning.

Cite Design Cite Design is licensed in the Commonwealth of Virginia for engineering and is in good standing with DPOR and will provide landscape design services collaborating with Commonwealth Architects and SSOE.

Cite Design has extensive experience, and strong ties to Commonwealth Architects, with experience in landscape design with an expertise in green roof design over parking areas.

Major Security Consulting & Design Major Security Consulting & Design has an unsurpassed level of knowledge surrounding security issues and will provide security design services collaborating with Commonwealth Architects and SSOE. State & local governments have unique needs, and Major Security has worked with both the Petersburg Courts and Sheriff's office.

We possess an unmatched level of expertise and access in terms of ability, knowledge of the facilities, and professional relationships with key players – both professionally and politically.



Management Approach

Having a dynamic plan from the beginning ensures that we meet or exceed expectations on design, cost, schedule, quality, and end-user satisfaction. With our combined local and national experience Gilbane and Commonwealth Architects offers something no other team can—local and loyal support throughout the project's entire life cycle.

In the programming, schematic and design development phases we will provide:

- › National experience on government complexes that offer lessons learned and best practices.
- › Recent cost, schedule, and systems data in Virginia with City, County, and State government complexes to ensure selection of a building program.
- › National team of estimators and local subcontractor involvement to identify labor cost and availability throughout design to ensure design and construction costs are staying within budget.

During construction we will execute:

- › Local and Statewide approach to competitively administering and evaluating bid packages.
- › Schedule management plan during design and construction.
- › An open-book approach to managing changes and the impacts to Stakeholders.
- › A quality assurance program and plan that starts with the end in mind.
- › A local workforce plan that drives diversity, inclusion, and capacity building.
- › Project-Specific Safety Plan.
- › A site logistics plan that minimizes the effects of construction activities on nearby businesses.

During Owner occupancy and relocation, we will provide:

- › Facilities Management training and onboarding that will ensure a smooth transition of building systems and integration with building's automated management systems.
- › Coordination with end-user relocation, FF&E asset tracking, relocations, and/or installations.

Experience of Key Principals

b. Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.

See Book 2 for Experience of Firm’s relevant project experience.

Gilbane Building Company



Gilbane Building Company is a family-owned, global, comprehensive construction and facilities-related solutions firm. Building upon the success and proven track record of 154 years of experience, Gilbane is recognized as an industry leader that delivers innovative building solutions – from state-of-the-art sustainable buildings to the latest applications in construction methods and technology.

Our Core Values



Teamwork



Integrity



Toughmindedness



Dedication to Excellence



Loyalty



Discipline



Caring



Entrepreneurship

Global Presence, Local Ties

Comprised of over 3,000 multidisciplinary professionals, operating in more than 45 offices worldwide, our best-in-class teams deliver complex, geographically dispersed projects across the U.S. and internationally in countries such as Japan, Ireland, and Mexico. Strengthened by our global experience and depth of expertise, we bring the benefits of these experiences and adapt them to our local communities. Across the globe, our teams are committed to the highest standards of safety and quality with a commitment to exceed our clients’ expectations.



[Click Here](#)
to download the Gilbane
Cares ESG Report

In the past 10 years, Gilbane has worked on:

33 Courthouse projects

4.5M_{SF} **\$1.2B**

39 justice projects

5.1M_{SF} **\$2.3B**

Design-Build Experience in Virginia

- › Virginia Department of General Services Fallen Public Safety Officers Memorial - Richmond, VA
- › Wallens Ridge Prison - Big Stone Gap, VA
- › West Park 3 Gateway Distribution Center - Hampton, VA
- › Falls Church Meridian High School - Falls Church, VA
- › Highmark School Development - BASIS Independent - McLean, VA

PPEA Experience

- › James City County Consolidated Municipal Complex - Williamsburg, VA
- › George Mason University PPEA Student Housing - Manassas, VA
- › George Mason University PPEA Life Sciences Laboratory - Manassas, VA



Charlottesville SPCA Cleanup

Our Team's Community Engagement

Gilbane's Virginia team supports diversity and local participation and encourages business relationships with small, women and minority-owned businesses. Through many years of impacting and growing local firms, we are committed to their continued growth through development of outreach and education programs and workshops to create long-term, mutually beneficial partnerships. All of Gilbane's teams have a strong commitment to the communities where we live and work. Gilbane creates strong bonds between the company and its employees and the charitable organizations we assist.



Volunteering at Virginia State University's Society of Women Engineers



Richmond SPCA Cleanup



Gilbane Young Professionals at Richmond Tool Bank Building picnic tables that will be donated through City of Richmond



Renew Crew for Project Homes



Ramp Build

Organizations We Support in Richmond:



Commonwealth Architects



Commonwealth Architects has provided a full range of architectural and interior architectural services since the firm was founded in 1999. Headquartered in Richmond, Virginia, we offer a diversity of services, including Architecture, Interior Design, Tenant Services, Master Planning, and Historic Preservation.

The Architectural team is a vital part of our experienced staff.

A broad range of backgrounds enables us to assemble project teams with the expertise required for each new project. From municipal facilities to new corporate office buildings to state-of-the-art medical research centers, we collaborate with our clients to meet their goals and design needs with the best innovative solution.

Our interior design group focuses on both newly constructed and renovated facilities.

We provide creative design solutions to meet the client's goals and needs. Our philosophy is to provide smart and thoughtful solutions for the interior environment so that the experience not only fulfills the client's vision but inspires its occupants. Integrated spaces reflect and enhance the user experience both inside and out. Our team works closely with the client to implement a design that encapsulates the values and aspirations of the overarching project goals.

It is our belief that sustainable architecture contributes to healthier communities.

Our Historic Architects are committed to the revitalization of historic structures while focusing on securing Investment Tax Credit incentives for our clients. We have also built a strong portfolio of academic projects at colleges and universities across the Commonwealth of Virginia. Building communities by strengthening the fabric of the built environment where people live, and work is a hallmark of our work. We strive to offer sensitive, inspiring design, to build and rehabilitate enduring structures and to revitalize communities for generations to come

Commonwealth Architects is a certified Small Business (#8935) conveniently headquartered in Richmond, Virginia serving the Mid- Atlantic region of the United States.



Petersburg Experience

- › *Planning and Programming Study for Courts and City Hall, Petersburg, VA*
- › *Petersburg Courts Security Enhancements, Petersburg, VA*
- › *Mayton Transfer Lofts, Historic Adaptive Reuse, Petersburg, VA*
- › *Trailways Building Renovation, Historic Adaptive Reuse, Petersburg, VA*
- › *VSU Hunter McDaniel Hall, Petersburg, VA*
- › *VSU Lockett Hall renovation and Addition, Petersburg, VA*
- › *VSU Term Contract – multiple projects*
- › *112 Sycamore St – Historic Adaptive Reuse, Petersburg, VA*
- › *Centre Hill Mansion – Historic Structure Report*

Design-Build Experience

- › *DGS Main Street Centre Parking Garage, Richmond, VA*
- › *VCU West Grace Street Housing North – 388 beds*
- › *NSU New Residential Facility – 740 beds*
- › *Danville Masonic Temple – Historic Adaptive Reuse for Hotel, Danville, VA*
- › *Loudoun County Metro Decks – Ashburn Station & Loudoun Gateway, County of Loudoun, VA*
- › *Virginia Housing – VHDA Headquarters Expansion, Richmond, VA*

Awards

- › *Deco at CNB Apartments, awarded First Place in the Multifamily Residential category of the 2017 IIDA Interior Design Excellence (IDEA) Awards.*
- › *Interface Student Housing Conference recognized Deco at CNB Apartments for Best Implementation of Mixed-Use in off-campus housing.*
- › *Deco at CNB Apartments, awarded 2017 GRACRE Project of the Year.*
- › *The Masonic Theatre, awarded Honorable Mention in the Historic Preservation category 2017 IIDA Interior Design Excellence (IDEA) Awards*
- › *Cookie Factory Lofts, awarded First Place Interior Design Excellence Award in Multi-Family Residential 2016 IIDA Interior Design Excellence (IDEA) Awards. The Cookie Factory Lofts has also been awarded Best Historic Adaptation (2015) from the Greater Richmond Association of Commercial Real Estate (GRACRE) and Best Adaptive Reuse Project (2014) from Urban Land Institute (ULI) Richmond.*
- › *2015 Honor Award for Excellence in Historic Preservation from AIA Virginia for the rehabilitation of the former Richmond Terminal Depot for VCU School of the Arts.*
- › *2014 Honor Award for Excellence in Historic Preservation from the Virginia Society AIA for The Beacon Theatre.*
- › *2013 Vision Award for the Best Multi-Family Residential Project from ULI Richmond for the rehabilitation of the First National Apartments in Richmond, Virginia.*
- › *GRACRE 2012 Best Multi-Family Project for First National Apartments (Former First National Bank)*
- › *GRACRE 2012 Best Office Adaptive Re-use for RiverFront Investment Group Headquarters*
- › *T. David Fitzgibbon Firm of the Year for 2011 from the Virginia AIA*



SSOE



SSOE is an internationally ranked architecture and engineering firm. It is our promise to save our clients time, trouble, and money. We hold ourselves accountable by documenting our savings with \$1.5 billion saved for clients since we started tracking in 2009. We differentiate ourselves through collaboration: from the way we treat each other to how we deliver projects. We align project stakeholders, create a common vision, and deliver that vision. We have extensive, award-winning experience in similar community judicial center projects and sites across the southeast United States. We combine judicial facilities architecture and engineering design teams, project managers, and a national presence to carry the project from initial vision to grand opening, and our team creates dynamic, authentic, sustainable, and inspiring places that support our clients' objectives.

Our design team balances functionality and efficiency with innovative and forward-thinking design. We excel at tackling the challenge of incorporating beauty into the facilities that touch the everyday lives of people around the world—creating functional, secure, safe, and aesthetically pleasing spaces.

125+ Design Awards

Our projects have earned awards across our national portfolio.

Client Focused

98% of our clients surveyed would recommend SSOE to a colleague.

National Expertise

Our design team delivers reliable, responsive, and timely support.

Design-Build Experience

SSOE is one of the top architecture and engineering firms delivering projects utilizing a design-build methodology, including design-build delivery methods for judicial and municipal projects.

- › *Sumter County Courthouse – Thompson & Turner – Sumter, SC*
- › *HCW Biologics – BE&K – Miramar, FL*
- › *Department of Watershed Management: Petyon Center – Winter Construction – Atlanta, GA*
- › *Confidential Client Parking Deck – Yates Construction – Austin, TX*



Awards

- › *Georgia Municipal Association New Headquarters and Parking Deck, Associated General Contractors of Georgia | Build Georgia Awards: Over \$250 Million and CM at Risk | 2022*
- › *Nathan Deal Judicial Center, Precast / Prestressed Concrete Institute | Design Awards: Government and Public Honorable Mention | 2021*
- › *AIA Atlanta Firm of the Year, AIA Atlanta | Firm of the Year Silver Medal Award | 2019*
- › *Capitol Hill Parking Deck, Georgia Peach Green Building System | 3 Peach Rating | 2017, Building Owners and Managers Association | Toby Award: Georgia Outstanding Building of the Year in the Government Category | 2017, International Parking Institute | Award of Merit for Design Excellence | 2014*
- › *Build Georgia Awards, Associated General Contractors of Georgia | Build Georgia Awards: Best Sustainable Building Practices | 2013*

To fully leverage our commitment-based delivery method, SSOE focuses on the following objectives:

Safety

We prioritize safety during design and construction, but also in our client's ongoing operations. We understand and appreciate that safety is a top priority, it's one of our core values. Just as importantly, we incorporate safety into our design to ensure the ongoing safety of the project stakeholders who will ultimately be working in these facilities.

Collaboration

SSOE creates a project culture of promoting trust and ownership, enabling the flow of innovative ideas, and building a cohesive team. Our process emphasizes a clear understanding of Conditions of Satisfaction (CoS), which provides us with the vision needed to refine the functional needs of the facility.

Communication

Gained through clearly defined internal and external lines of communication, our project team promotes individual accountability, provides clear roles and responsibilities, escalates project issues/constraints, and ensures decisions are made and disseminated rapidly.

Coordination

Our significant focus on planning enables the vast project team to meet schedule milestones. Early coordination of project requirements enables numerous building/system teams to produce a clearly understood, unified design. Our progressive approach to holistic project stakeholder coordination brings a distinct advantage to coordinating a project of this size.

Value Promise

Throughout the project lifecycle, our guiding light is our Value Promise. We believe documenting the savings we deliver on projects not only serves as proof of our value but incentivizes the right behaviors throughout the design process. For projects all over the U.S., we often provide value savings greater than our design and engineering fee, effectively paying for our services and then some. These objectives guide every step of our project execution to create a smooth and controlled design process.

Timmons Group



Timmons Group will provide all civil engineering services, collaborating with Commonwealth Architects and SSOE, of whom they have a long-standing relationship with and have collaborated on dozens of projects. Timmons Group is licensed in the Commonwealth of Virginia for engineering and is in good standing with DPOR.

With over 70 years of experience, they are the go-to firm for civil engineering, bringing a wealth of experience that will prove critical in site layout and master planning.

Timmons Group is a multi-disciplined engineering and technology firm recognized for more than 20 years as one of Engineering News Record's (ENR) Top 500 Design Firms in the country. They provide civil engineering, environmental, geotechnical, GIS/geospatial technology, landscape architecture and surveying services to a diverse client base. Founded in 1953, this well-established firm leads the industry with an unwavering commitment to forward thinking, innovative design and complete solutions that help clients be successful.

Timmons Group's mission is to achieve unparalleled understanding of clients, their businesses and their visions resulting in unrivaled customer service and shared success. Their market-focused organization is structured to help fulfill that mission. It allows the firm to provide clients with more than just the best engineering and professional services available, but specialized market sector expertise that enables the firm to be trusted advisors and valuable consultants from the conception of a project through its completion.

Petersburg Experience

- › Petersburg Engineering Services for Porterville Street & Gressett Street Infrastructure Improvements
- › Petersburg Jail Feasibility Study
- › Petersburg Stormwater Management & MS4 Updates
- › Petersburg outfall Reconnaissance and Mapping
- › Petersburg Citywide Comprehensive Drainage Study
- › Petersburg Police Operations Center
- › Petersburg Wilcox Lake Dam Overtopping Protection Design
- › Petersburg St. Andrews Street Bridge Design & Replacement

PPEA Experience

- › Cosby High School, Chesterfield County, VA
- › Clover Hill High School, Chesterfield County, VA
- › James River Water Project, Louisa and Fluvanna Counties, VA
- › Meherrin River Regional Jail and Support Utilities, Brunswick County, VA
- › Riverside Elevated Water Tank, Williamsburg, VA
- › Prince George Wastewater Pump Station Upgrade, Petersburg, VA
- › Poor Creek Wastewater Pump Station Upgrades, Petersburg, VA
- › Renovation of Three Wastewater Pump Stations, Fredericksburg, VA
- › City of Fredericksburg Utility Infrastructure Improvements (Multiple Phases), Fredericksburg, VA
- › Stafford County Fire Stations, Stafford County, VA
- › Warhill Site Improvements and Off-Site Infrastructure, James City County, VA



Design-Build Experience

- › *Rolls Royce / Crosspointe Center, Prince George County, VA*
- › *Amazon Fulfilment Centers, Chesterfield County & Dinwiddie County, VA*
- › *Courtland Regional Water Reclamation Facility, Southampton, VA*
- › *Pentagon Renovation Wedges 2-5, Arlington County, VA*
- › *Consumer Financial Protection Bureau Headquarters, Washington, DC*
- › *Defense Information Systems Agency HQ, Fort Meade, MD*
- › *Social Security Administration, National Support Center, Urbanna, MD*
- › *High Performance Computing Center 2, Fort Meade, MD*
- › *Main Exchange Replacement, Bethesda, MD*
- › *National Institutes for Health, Bethesda, MD*
- › *Military Department Investigative Agencies HQ, MCB Quantico, VA*
- › *FORSCOM/USARC Combined Headquarters, Fort Liberty, NC*

Awards

We are honored to have received multiple DBIA awards for several of our projects including the Pentagon Renovation, the Social Security Administration National Support Center, the Rolls-Royce Advanced Aerofoil Machining Facility, the SCI Benner Township Correctional Facility, the Main Exchange Replacement at National Naval Medical Center, and the Military Department Investigative Agencies Headquarters. Timmons Group has extensive experience with design-build project delivery including the civil engineering design for over \$6 billion in federal, state and local projects across the mid-Atlantic since 2006.

Cite Design

We are a team of creators, landscape architects and designers that believe in the power of place. Our skills, ideas and solutions are diverse, but we share a passion and purpose: to create inspired, intentional places that enrich outdoor experiences.



CITE DESIGN

Cite Design is a landscape architecture and urban planning firm based in Richmond, Virginia. Our team combines a fresh perspective with established know-how to design creative, thoughtful solutions for public and private spaces. With a human-centered approach to planning and an eye for detail, we handcraft every element to foster inclusive, unique experiences that activate the full potential of every place. Our skilled team of designers and landscape architects bring expertise in urban design, horticulture, community development, branding and more to our shared table. Whatever the project, we work together with our clients and partners to create spaces that honor environments, strengthen communities, and enhance lives.

Cite Design is a SWaM certified Micro, Small Business (#670708)

Petersburg Experience

- › Virginia State University, Urban Agriculture Center, Petersburg, VA
- › Wythe Street - Virginia Bag & Trunk Conversion, Petersburg, VA

PPEA Experience

- › James Madison University, Wilson Hall Renovation, Harrisonburg, VA

Design-Build Experience

- › Virginia Housing – VHDA Headquarters Expansion, Richmond, VA
- › Virginia Women’s Monument, Capitol Square, Richmond, VA

We take a customized approach to every project—it’s how we find the unique opportunities that exist in every place. However, the core beliefs behind how we work are always the same.

Major Security Consulting & Design

With over 40 years of law enforcement and security design experience, we promise to deliver comprehensive service in security design that exceed customer expectations through up-to date security measures designed for tomorrow's world.



Major Security & Design has an unsurpassed level of knowledge surrounding security issues. State and local governments have unique needs and they possess an unmatched level of expertise and access in terms of ability, knowledge of the facilities and professional relationships with key players – both professionally and politically. As a company, they are known for our attention to detail, client satisfaction, quality control and meeting budgets and deadlines – on time, every time. Every piece of work that goes out their door is a reflection of the professionalism and pride. Each project report is personally reviewed and signed by President Jones. In addition to their professional expertise, President Mike Jones chairs the Crime Prevention Training Advisory Committee for the Virginia Department of Criminal Justice Services. This committee provides expertise and guidance on the latest trends in crime prevention techniques. One of the specialties within this group is Crime Prevention through Environmental Design (CPTED) which will play a crucial role in the design of the security of the New Courthouse.

Major Security and Design is a Virginia-based company that is a small, micro, woman owned business.



Maggie Reed, AIA, LEED AP BD+C, DBIA™

Vice President, Richmond Business Unit Leader



Maggie Reed is the Vice President who leads the business unit for Gilbane Building Company's Richmond, Virginia operations. Maggie is an accomplished construction executive with over 21 years of professional experience in all aspects of construction management, from lump sum to guaranteed maximum price to design-build in many market sectors. Maggie focuses on exceeding client expectations by building great teams and maintaining Gilbane's standard of excellence. Maggie is proud to provide leadership for high-performing teams and has constructed over \$2.5 billion in complex projects.

Expertise

- › 21 years in industry
- › BArch, Architecture, Pennsylvania State University

Additional Credentials

- › LEED Accredited Professional Building Design and Construction
- › Design-Build Professional (Associate) (Assoc. DBIA™)
- › OSHA 30-Hour Trained

- › **Virginia Department of General Services, New General Assembly Building (GAB)** - Richmond, VA



- › **James City County Consolidated Municipal Complex** - Williamsburg, VA



- › **Pennsylvania State University Dickinson School of Law Carlisle Campus** - Carlisle, PA
- › **Pennsylvania State University Dickinson School of Law University Park Campus** - University Park, PA
- › **Dilworth Plaza Renovations** - Philadelphia, PA
- › **SAP America Inc. Headquarters Expansion** - Newtown Square, PA
- › **Villanova University School of Law** - Villanova, PA



Robert "BJ" Belcher

Operations Manager



BJ Belcher, Operations Manager, will build a positive working relationship among the project team with the City of Petersburg, Commonwealth Architects, subcontractors, and user groups. He will maintain overall responsibility and accountability for the successful delivery of the City of Petersburg project and set the standard of excellence. With the authority to draw upon the resources of the entire Gilbane organization, he will support the project team effort and ultimately ensure that the City of Petersburg's needs and expectations are exceeded throughout the project.

Expertise

- › 24 years in industry
- › BS, Business Administration, University of Mary Washington

Additional Credentials

- › CICTI Certified Healthcare Manager
- › CPR/AED Trained

- › **Virginia Department of General Services, New General Assembly Building (GAB)** - Richmond, VA



- › **James City County Consolidated Municipal Complex** - Williamsburg, VA



- › **Westminster Canterbury - Campus Expansion** - Richmond, VA
- › **Confidential Financial Client West Creek Building 7 Remix** - Richmond, VA
- › **Confidential Financial Client West Creek Campus Town Center** - Richmond, VA
- › **NewMarket Corporation, WestRock Headquarters (Core & Shell/Tenant)** - Richmond, VA
- › **Dominion Enterprises (Formerly Trader Publishing)** - Norfolk, VA



Brett Thompson

Project Executive



As a Project Executive, Brett will ensure that projects are managed efficiently and that all schedule, budget, safety, and quality goals are achieved. Brett will provide owners with regular project reports and will serve as the primary point of contact during construction for all team members, building officials, and subcontractors. Brett is a strong advocate for improving processes and finding new technology to increase efficiency. As a founding member of Gilbane's Innovation Council, he has helped develop an internal innovation council that strives to unleash a culture of innovation where employees are empowered to use creative thinking to promote knowledge sharing, improve efficiencies, and raise the bar for client satisfaction.

Expertise

- > 16 years in industry
- > BS, Building Construction, Virginia Polytechnic Institute and State University

- > **Virginia Department of General Services, New General Assembly Building (GAB)** - Richmond, VA



- > **James City County Consolidated Municipal Complex** - Williamsburg, VA



- > **Virginia Commonwealth University James W. and Francis G. McGlothlin Medical Education Center** - Richmond, VA

- > **Tidewater Community College Learning Resource Center** - Virginia Beach, VA

- > **John Tyler Community College Phase 3 Academic Building and Parking Garage** - Chester, VA

Additional Credentials

- > OSHA 30-Hour Construction Safety and Health

Ryan Cunningham, DBIA™

Preconstruction and Design Manager



Ryan's primary responsibility will be to work directly with the project executive to oversee the entire preconstruction process. He diplomatically fosters a sense of discipline and urgency on all members of the project team to listen to Commonwealth's needs, he understands the overall expectations, he will document measurable benchmarks and design phase for project success and make major design decisions in a timely manner, and he will ensure the decisions are individually and collectively consistent with Commonwealth's functional, cost, and schedule requirements. Ryan will lead the coordination of all design-phase activities including: scope definition, estimating and value analysis, constructability review, scheduling, quality and safety programs, regulatory compliance, and planning requirements to ensure a seamless transition into the procurement and construction phases. He will also work closely with the project manager and superintendent for review and comment during key design phase milestones.

- > **Virginia Department of General Services, New General Assembly Building (GAB)** - Richmond, VA



- > **James City County Consolidated Municipal Complex** - Williamsburg, VA



- > **Westminster Canterbury - Campus Expansion** - Richmond, VA

- > **Confidential Client - New Manufacturing Campus** - Petersburg, VA

- > **Virginia Department of General Services, VMFA Expansion and Renovation** - Richmond, VA

Expertise

- > 14 years in industry
- > BS, Civil and Environmental Engineering, University of Virginia

Additional Credentials

- > Design-Build Professional™ (DBIA™)
- > OSHA 30-Hour Construction and Safety



Erin Borzelleca Project Manager



Erin has 16 years of construction experience in managing projects, with a focus on delivering high-quality and secure facilities. During her time working on the General Assembly Building located in Richmond, VA, she successfully oversaw the installation exterior envelope components including precast, windows, metal panels and roofing, as well as, coordination of interior finishes such as stone, Millwork and terrazzo flooring. As project manager, Erin will be a common thread from the start of preconstruction through the project warranty period to ensure consistency in our services. She will ensure that all aspects of the City of Petersburg project is managed efficiently and that all schedule, budget, safety, programming and quality goals are achieved. She will provide the team with constant up-to-date reports on the project through monthly reports, OAC meetings, and the weekly financial tracker. Erin is a valuable asset to any courthouse project and has earned the trust and respect of clients, subcontractors and stakeholders.

Expertise

- › 16 years in industry
- › BBA, Finance, Old Dominion University

Additional Credentials

- › OSHA 30-Hour Construction Safety and Health

- › **Virginia Department of General Services, New General Assembly Building (GAB)** - Richmond, VA



- › **University of Virginia Hotel and Conference Center** - Charlottesville, VA
- › **Virginia Community College System, John Tyler Community College Bird Hall Renovation & Nicholas Center Renovation and Additions** - Chester, VA
- › **MedImmune Parking Garage** - Gaithersburg, MD



Christopher Whitley Superintendent



Christopher has a strong technical background and an eye for detail, which will allow him to add value to this project from procurement through the RFI/submittal process, and follow the work being put in place in the field. He will prepare the site utilization and logistics planning, traffic flow, and parking plans to determine the most efficient use of the site, and will control the project in the field. Christopher will conduct regularly scheduled job meetings for on-site personnel and will also ensure that field trades are well-coordinated and are working efficiently and safely on the project site.

Expertise

- › 26 years in industry

Additional Credentials

- › Responsible Land Disturber, VA
- › OSHA 30-Hour Construction Safety and Health

- › **Virginia Department of General Services, New General Assembly Building (GAB)** - Richmond, VA



- › **JPMorgan Chase & Co. - Williamsburg** - Williamsburg, VA
- › **University of Virginia International Residential College Renovations** - Charlottesville, VA
- › **HCA Henrico Doctor's Hospital OR Renovations** - Richmond, VA



Grant Stewart

Safety Manager



Safety is always Gilbane's top priority. As the Safety Manager, Grant will develop a customized project-specific safety plan tailored to the site, align subcontractors with our safety focus, identify key safety challenges and create a plan to mitigate the risks throughout the life of the project. The plan will include all procedures, inspection, enforcement, documentation and reporting requirements. In addition to the safety audits, checklists and other tools that Gilbane utilizes, Grant will be involved in training all to embrace our safety culture based upon people, not on statistics.

Expertise

- › 12 years in industry
- › BS, Safety Management, Slippery Rock University

Additional Credentials

- › CPR/AED
- › Certified Safety Professional
- › Construction Health and Safety Technician (CHST)
- › OSHA 30-Hour Construction Safety and Health

- › **Virginia Department of General Services, New General Assembly Building (GAB)** - Richmond, VA



Public Building



High-end Millwork



Blast-rated Systems



Advanced Security



Custom Finishes

- › **General Services Administration (GSA) Hoover Building Commerce Phase IV** - Washington, DC
- › **Westminster Canterbury - Campus Expansion** - Richmond, VA
- › **Confidential Client - New Manufacturing Campus** - Petersburg, VA
- › **University of Virginia Data Science Center** - Charlottesville, VA



Shanika Baughman

Economic Inclusion Manager



Shanika is responsible for multiple, diverse efforts throughout the Southeast and she has worked in the economic development and supplier diversity space for almost 20 years. Shanika will hold a community outreach program in the City of Petersburg and invite all diverse businesses to come and learn about the project and encourage them to sign up on Gilbane's bid list. She will abide by the City of Petersburg's diversity procurement guidelines and help ensure we meet the minimum goal with aspirations to exceed it.

She originally started her career in her hometown of Charleston, South Carolina assisting in her grandfather's business, where she began understanding the barriers to growth and capacity of small and minority businesses, and the importance of economic inclusion for these firms.

She later went on to become the Director of the Historically Underutilized Business Program at the University of North Carolina at Chapel Hill for ten years. Shanika then decided she wanted to continue to make a difference; but in the Durham (NC) Community, and became the lead over the City of Durham Construction Inclusion Program. **Her municipal experience included several municipal complexes, a police station, three fire stations, and several other water, retail, and affordable housing projects, totaling \$400+ million over the course of three years.**

Expertise

- › 20 years in industry
- › BS, Biology, South Carolina State University



Lee Shadbolt, AIA, NCARB

Principal in Charge - Architecture

As Principal at Commonwealth Architects, Lee Shadbolt brings over 40 years of experience to the project team. Lee's expansive knowledge of architecture and design, and his passion and appreciation for the craft, are evident in every conversation with clients and teammates as well as every design and drawing he creates.

Expertise

- > 40 years in industry
- > BArch, New York Institute of Technology

Additional Credentials

- > AIA Richmond, President 2001
- > AIA Richmond, Honors & Awards Committee 2001-2018
- > Urban Land Institute, Virginia, Program Chair 2017-2018
- > Richmond AIA, Alice Lehman Sunday Prize, Chair, 2004-2020

- > **Dinwiddie County Courthouse** - Dinwiddie, VA
- > **Prince George County Courthouse** - Prince George, VA
- > **City of Petersburg, Planning and Programming Study for Courts and City Hall** - Petersburg, VA
- > **Richmond Courts Expansions** - Richmond, VA
- > **Petersburg Courts Security Enhancements** - Petersburg, VA
- > **Third Police Precinct** - Richmond, VA
- > **University of Mary Washington, Jepson Science Center** - Fredericksburg, VA
- > **Virginia Commonwealth University** - Richmond, VA
 - > *West Grace Housing North Residence Hall*
 - > *W. Baxter Perkinson, Jr. School of Dentistry*
 - > *Molecular Medicine Research Building*
 - > *School of Arts, The Depot*
- > **Norfolk State University, New Residential Facility** - Norfolk, VA
- > **Anthem Southeast Regional Headquarter** - Henrico, VA



Jane Sutton (Tidwell), NCIDQ, IIDA, LEED AP ID+C

Associate Principal & Director of Interior Design



With over 25 years of experience, Jane excels in creating dynamic and innovative spaces for award-winning commercial projects. As a passionate interior designer, Jane is constantly planning spaces, gaining inspiration, and collecting data from clients and the industry's latest trends. Jane's strong leadership skills, attention to detail, and ability to learn and implement a client's wants and needs bringing a tremendous amount of strength as a recent addition to the Commonwealth Architect's team.

Expertise

- > 25 years in industry
- > MArch, Virginia Polytechnic Institute and State University
- > BA, University of Delaware

Additional Credentials

- > U.S. Green Building Council

* indicates work while with SSOE

- > **City of Petersburg, Planning and Programming Study for Courts and City Hall** - Petersburg, VA
- > ***Nathan Deal Judicial Center** - Atlanta, GA
- > **Virginia Economic Development Partnership, 6th- 9th Floors** - Richmond, VA
- > **Virginia Housing Development Authority, HQ II Expansion (in design)** - Richmond, VA
- > **City of Richmond, Oliver Hill Courts Renovation** - Richmond, VA
- > **Mary Washington Health Care, Programming / Master Plan for Admin HQ** - Fredericksburg, VA
- > **Department of General Services** - Richmond, VA
 - > *Washington Building Office Renovations*
 - > *The Patrick Henry Building Renovations*
- > ***Hartsfield-Jackson Atlanta International Airport** - Atlanta, GA
 - > *Concourse T North Gates, International Terminal F, APM Mezzanine Additions and Renovations*



Ken Pope, AIA, NCARB Principal - Architecture



Ken has provided client-focused services to a wide array of organizations including colleges and universities, local, state, and federal government agencies, corporations, and private developers. His work has spanned the spectrum of project types and construction methods. Ken's creativity and experience leading a design team have resulted in several award-winning projects. Ken is the consummate project manager deriving consensus at every phase of the project thru communication and making educated decisions.

Expertise

- › 40 years in industry
- › BArch, Virginia Polytechnic Institute and State University

Additional Credentials

- › Architecture 2030 Challenge
- › SCUP
- › VAPPA

- › **University of Mary Washington, Jepson Science Center** - Fredericksburg, VA
- › **King & Queen County Telework Center, Middle Peninsula Planning District Commission & Telehealth Complex** - Shacklefords, VA
- › **Richmond County Fire Station & EMS** - Farnham, VA
- › **Surry County Government Center** - Surry, VA
- › **City of Richmond, 1st Police Precinct** - Richmond, VA
- › **Virginia State University** - Petersburg, VA
 - › *Lockett Hall Renovations*
 - › *Dining & Event Center*
 - › *Hunter-McDaniel Hall Renovation and Addition*
- › **Virginia Biotechnology Park** - Richmond, VA
 - › *Programming / Master Plan for the administration HQ*



Angela Burns, IIDA, LEED Green Assoc., WELL AP Project Manager / Sr. Interior Designer



As Project Manager and Sr. Interior Designer, Angela will work alongside Bill Fleming and Commonwealth in the project management role; her attention to detail and client communication enhance her contribution to the team. She is responsible for the design, programming, construction documents, and specifications. Her experience with space programming and inter-departmental working relationships makes her valuable in program analysis and interior design.

Expertise

- › 24 years in industry
- › BS, Design, Clemson University

Additional Credentials

- › Registered Interior Designer
- › LEED Green Associate
- › WELL Accredited Professional

- › **Sumter County Courthouse** - Sumter, SC
- › **Lancaster County Courthouse** - Lancaster, SC
- › **Sumner County Courthouse** - Gallatin, TN
- › **Spartanburg County Courthouse** - Spartanburg, SC
- › **Florence County Judicial Center** - Florence, SC
- › **Dorchester County Courthouse** - St. George, SC
- › **Horry County Judicial and Administration Complex** - Conway, SC
- › **York County Government Center** - York, SC
- › **Matthew J. Perry U.S. Federal Courthouse** - Columbia, SC
- › **Berkeley County Courthouse** - Berkeley, SC



Ashby Gressette, AIA

Design Principal, Judicial Design



Ashby specializes in the design of projects in the government and judicial market sectors, but also strives to understand the deep cultural aspect of the client. He is involved in the design review of all projects undertaken by the firm. Ashby's unique ability to work with and manage key project stakeholders and design teams of varying sizes makes him great at creating collaborative environments for all involved. He quickly understands the needs of each client, providing guidance, and the management of critical decisions during the design process.

Expertise

- › 46 years in industry
- › MArch, Clemson University

Additional Credentials

- › Registered Architect
- › American Institute of Architects (AIA)
- › National Council of Architectural Registration Board (NCARB)

- › **Nathan Deal Judicial Center - Atlanta, GA**
- › **Sumter County Courthouse - Sumter, SC**
- › **Lancaster County Courthouse - Lancaster, SC**
- › **Sumner County Courthouse - Gallatin, TN**
- › **Spartanburg County Courthouse - Spartanburg, SC**
- › **Florence County Judicial Center - Florence, SC**
- › **Dorchester County Courthouse - St. George, SC**
- › **Horry County Judicial and Administration Complex - Conway, SC**
- › **Matthew J. Perry U.S. Federal Courthouse - Columbia, SC**
- › **Berkeley County Courthouse - Berkeley, SC**



Bill Fleming, AIA

Principal-in-Charge, SSOE / Sr. Project Manager



Bill brings a wealth of experience to our staff and has been involved in a variety of project types throughout his career. As Senior Project Manager, Bill serves as the single point of communication between the client and the project team. He assumes primary responsibility for the overall coordination of the project including all design and construction phases to ensure schedules, budgets and quality assurance goals are met.

Expertise

- › 41 years in industry
- › MArch, Clemson University
- › BS, Design, Clemson University

Additional Credentials

- › American Institute of Architects (AIA)
- › International Code Council (ICC)

- › **Sumter County Courthouse - Sumter, SC**
- › **Lancaster County Courthouse - Lancaster, SC**
- › **Sumner County Courthouse - Gallatin, TN**
- › **Spartanburg County Courthouse - Spartanburg, SC**
- › **Florence County Judicial Center - Florence, SC**
- › **York County Government Center - York, SC**
- › **Berkeley County Courthouse - Berkeley, SC**



Keith Branham, PE, LEED AP

Principal, Engineering / Electrical Engineer



As the Director of Engineering, Keith's longevity and dedication to SSOE has demonstrated his commitment to the success of his team, their projects, and their clients. Keith is responsible for managing the mechanical, electrical, structural, and civil engineering disciplines. Working in concert with the Architectural division of the firm, Keith oversees the production of projects totaling more than \$100 million in construction a year.

Expertise

- › 33 years in industry
- › BSE, Electrical Engineering, University of South Carolina

Additional Credentials

- › Professional Engineer
- › LEED Accredited Professional
- › National Society of Professional Engineers (NSPE)
- › U.S. Green Building Council (USGBC)

- › **Sumter County Courthouse - Sumter, SC**
- › **Lancaster County Courthouse - Lancaster, SC**
- › **Sumner County Courthouse - Gallatin, TN**
- › **Spartanburg County Courthouse - Spartanburg, SC**
- › **Florence County Judicial Center - Florence, SC**
- › **Dorchester County Courthouse - St. George, SC**
- › **Horry County Judicial and Administration Complex - Conway, SC**
- › **Matthew J. Perry U.S. Federal Courthouse - Columbia, SC**
- › **Berkeley County Courthouse - Berkeley, SC**



Mark Nicolai

Electrical and Security Designer



Through his expertise, continuing education, and security system experience, Mark has been an invaluable asset to our senior electrical engineering staff. In addition to basic security systems, his project experience includes card access security systems, closed circuit TV, intercom systems, sound reinforcement systems, and fire alarm systems.

Expertise

- › 41 years in industry
- › BSE, Electrical Engineering, University of South Carolina

- › **Sumter County Courthouse - Sumter, SC**
- › **Lancaster County Courthouse - Lancaster, SC**
- › **Sumner County Courthouse - Gallatin, TN**
- › **Spartanburg County Courthouse - Spartanburg, SC**
- › **Florence County Judicial Center - Florence, SC**
- › **Dorchester County Courthouse - St. George, SC**
- › **Horry County Judicial and Administration Complex - Conway, SC**
- › **York County Government Center - York, SC**
- › **Matthew J. Perry U.S. Federal Courthouse - Columbia, SC**
- › **Berkeley County Courthouse - Berkeley, SC**



Wesley Brown, PE Mechanical Engineer



As the Director of Mechanical Engineering for SSOE's South Carolina office, Wes brings more than 40 years of experience in Mechanical Design to the firm. He manages all aspects of mechanical engineering for all projects for the firm, including design specifications, construction documents, and the design and drafting of mechanical systems for Plumbing, HVAC, and Fire Protection.

Expertise

- › 40 years in industry
- › BSE, Mechanical Engineering, University of South Carolina

Additional Credentials

- › Professional Engineer
- › National Fire Protection Association (NFPA)
- › American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

- › **Sumter County Courthouse - Sumter, SC**
- › **Sumner County Courthouse - Gallatin, TN**
- › **Sumner County Courthouse Parking Garage - Gallatin, TN**
- › **Spartanburg County Courthouse - Spartanburg, SC**
- › **Florence County Judicial Center - Florence, SC**
- › **Berkeley County Courthouse - Berkeley, SC**
- › **SCDMH Veterans Affairs State Home - Columbia, SC**
- › **SCDMH Veterans Affairs Small House Model Long-term Care Facilities - Florence, SC**
- › **SCDMH Veterans Affairs Small House Model Long-term Care Facilities - Gaffney, SC**



David McNeice, PE, MLSE, SE1, SE2 Structural Engineer



David's structural engineering experience spans a variety of project types, including judicial, government, commercial, industrial, and institutional. He is proficient in computerized structural analysis and design programs and has developed structural construction documents using Autodesk CAD and BIM software. He has designed structures with a variety of materials, including hot-rolled steel, concrete, masonry, wood and light gauge steel. David is responsible for structural designs from conceptual layout through construction administration.

Expertise

- › 18 years in industry
- › MS, Civil Engineering, University of South Carolina

Additional Credentials

- › Professional Engineer
- › NCEES Model Law Structural Engineer

- › **Nathan Deal Judicial Center - Atlanta, GA**
- › **Sumter County Courthouse - Sumter, SC**
- › **Florence County Judicial Center - Florence, SC**
- › **York County Government Center - York, SC**
- › **SCDMH Veterans Affairs State Home - Columbia, SC**
- › **SCDMH Veterans Affairs Small House Model Long-term Care Facilities - Florence, SC**
- › **SCDMH Veterans Affairs Small House Model Long-term Care Facilities - Gaffney, SC**



Drew Gould, PE

Civil Engineering Project Principal



Andrew Gould, PE has 31 years of federal, state, and municipal experience. He has served as Principal in Charge or Contract Manager on many of Timmons Group's public infrastructure on-call contracts. He recognizes that the biggest challenge in term contracts is to provide proactive management from the initial client contact through completion of the assigned project or task. Andrew will oversee the work performed by our design teams, including ensuring a corporate commitment to providing the necessary resources for completing projects on time and on budget; meeting with the City to discuss overall satisfaction and ways to improve performance for the team, and assisting with public meetings and presentations to the City and stakeholders.

Expertise

- › 31 years in industry
- › MS, Virginia Tech
- › BS, University of Notre Dame

Additional Credentials

- › Professional Engineer
- › Virginia Lakes and Watersheds Association, Associate
- › American Public Works Association
- › Virginia Municipal Stormwater Association

- › **City of Richmond Southside Community Center** - Richmond, VA
- › **Hanover County Montpelier Community Center** - Hanover County, VA
- › **Bon Secours Washington Commanders Training Facility** - Richmond, VA
- › **City of Richmond On-Call Contract For Civil Engineering and Landscape Architectural Services** - Richmond, VA
- › **Warwick Rd Maintenance Facility Improvements Design** - Richmond, VA
- › **Bryan Park Water Service Extension** - Richmond, VA



Bruce McCloy, PE, LEED AP, DBIA

Civil Engineering Project Manager



Bruce McCloy is a Site Development Principal primarily responsible for the public safety/government market segments. Bruce has been responsible for the site design of libraries, fire stations, public safety buildings, police stations, prison facilities, jails, courthouses and other local, state and federal building projects. His experience includes site development, roadway design, grading design, utility infrastructure, drainage design, erosion and sediment control practices, water quality and urban stormwater management. Bruce also has significant experience incorporating physical security and security engineering principles into site development projects for numerous government clients, using both the latest government force protection/anti-terrorism directives and regulations as well as project specific criteria. Bruce served as an officer in the United States Army.

Expertise

- › 31 years in industry
- › MS, University of Richmond
- › BS, Virginia Tech

Additional Credentials

- › Professional Engineer
- › American Society of Highway Engineers
- › American Society of Civil Engineers

- › **Hanover County District Courthouse Adaptive Reuse** - Hanover County, VA
- › **Hanover County New Courts Building** - Hanover County, VA
- › **Caroline County Courthouse Addition** - Caroline County, VA
- › **Spotsylvania Circuit Court Facility** - Spotsylvania, VA
- › **Site Study Southampton County Courts** - Southampton County, VA
- › **Augusta County Courthouse** - Augusta County, VA
- › **Stafford County Courthouse Expansion Site Evaluation** - Stafford County, VA
- › **Chesterfield County Courts Expansion** - Chesterfield County, VA



Dwayne Dunevant, PLS

Survey and SUE



As Director of Land Surveying, Dwayne oversees the firm's land surveying resources with the goal of maintaining a level of cohesiveness amongst all of the survey operating groups. He ensures that all survey groups meet or exceed industry standard norms while at the same time achieving a high level of client success. Dwayne has been with the firm for more than 30 years and has extensive experience performing and managing a wide range of land surveying projects including topographic and route surveys in support of engineering projects, small and large boundary surveys, ALTA/NSPS surveys, preparation of easement plats and construction layout of sites, buildings, utilities, roads, and bridges.

Expertise

- › 32 years in industry
- › BS, Old Dominion University

Additional Credentials

- › Professional Land Surveyor
- › Virginia Association of Surveyors
- › North Carolina Society of Surveyors
- › DCALS
- › Maryland Society of Surveyors

- › **Cumberland Court House Expansion** - Cumberland County, VA
- › **Spotsylvania Courthouse Survey Platting** - Spotsylvania County, VA
- › **Supreme Court Building VA** - Richmond, VA
- › **Hanover County New Courts Bldg** - Hanover County, VA
- › **Caroline Courthouse Add-Surv** - Caroline County, VA
- › **Lexington Courthouse Addition** - Lexington, VA
- › **Augusta County Courthouse** - Augusta County, VA



Nathan Reeves, PE

Geotechnical Engineering



Nathan is a Senior Project Manager in the Geotechnical Engineering and Construction Management group. He is skilled in the following disciplines; geotechnical explorations and conventional geotechnical projects (shallow foundations, deep foundations, slope stability analyses, liquefaction analyses, pavement design, bearing capacity/settlement analyses), foundation construction testing and inspection (driven piles, auger cast piles, drilled shafts), field explorations (conventional SPT drilling, cone penetration soundings, rock coring, dilatometer testing), construction services, and multi-phase testing/inspection and instrumentation (vibration monitoring).

Expertise

- › 23 years in industry
- › MS, Virginia Tech
- › MS, University of Tennessee

Additional Credentials

- › Professional Engineer

- › **Hanover County New Courts Bldg** - Hanover County, VA
- › **Augusta County Courthouse** - Augusta County, VA
- › **Lincoln County Courthouse** - Lincoln County, VA
- › **Albemarle Courts Additions & Renovations** - Charlottesville, VA
- › **Petersburg Public Works Complex** - Petersburg, VA
- › **City of Petersburg City Hall** - Petersburg, VA
- › **Calhoun Street Drainage Improvements** - Richmond, VA
- › **Atlee Road and Atlee Station Road Extension** - Hanover County, VA



John Russell, CPG, PG, LG Environmental



John leads the Environmental Risk and Remediation section of the Environmental Services group based in the firm's corporate headquarters in Richmond, VA, where he provides valuable expertise gained from over 30 years of providing environmental site assessment and regulatory compliance services in addition to completing state and federal National Environmental Policy Act (NEPA) studies. His primary responsibilities include conducting due diligence assessments and designing, planning, and executing environmental mitigation/remediation strategies. With equal emphasis, John has prepared NEPA documents for projects funded by a diversity of state and federal agencies with the latter including DOD, DOE, DOI, FTA, HUD, FCC, and the Treasury Department. John has further experience with preparing Spill Prevention Control and Countermeasures (SPCC) Plans and has successfully secured Virginia DEQ brownfield grants for clients, and likewise completed site investigations, in accordance with corresponding brownfield assessment policies. John has prepared and executed workplans in support of federal brownfield grant programs. Further experience includes the collection of soil, groundwater, and soil vapor samples, as well as the coordination of contaminated media removal and disposal in accordance with Resource Conservation Recovery Act (RCRA) guidelines. John has also coordinated and prepared workplans for indoor air quality surveys related to the presence of lead, asbestos, mold, and radon.

Expertise

- › 32 years in industry
- › MS, Old Dominion University
- › BS, Virginia Tech

Additional Credentials

- › US Certified Professional Geologist
- › Professional Geologist
- › Licensed Geologist

- › **VSU Randolph Farm USDA NEPA EA** - Petersburg, VA
- › **Petersburg City Hall Hotel/Fire Admin** - Petersburg, VA
- › **Petersburg City Hall** - Petersburg, VA
- › **Gateway Plaza Site Development Services** - Richmond, VA
- › **Fulton Gas Works DEQ Brownfield Assessments** - Richmond, VA
- › **Petersburg Locks Water Line Replacement / HUD NEPA Assessment** - Petersburg, VA
- › **Downtown Petersburg Phase I ESAs** - Petersburg, VA
- › **Jarratt House HUD NEPA Assessment and Hazmat Survey** - Petersburg, VA



Andrew Bleckley, ^{PLA} Principal



CITE DESIGN

Andrew is the founding Principal and owner of Cite Design, a Richmond-based landscape architecture, planning, and urban design firm. After beginning his career in 2002 in Charleston, South Carolina, Andrew relocated to Richmond in order to better serve clients spanning the eastern seaboard. Using thoughtful planning methods and a careful approach to design, Andrew creates meaningful places that respond to each project's unique history, context, and environment while also skillfully and imaginatively resolving complex program issues. Whether envisioning a community master plan or bringing a landscape plan to life, Andrew's experience and leadership helps the Cite Design team create outdoor spaces that provide lasting value, no matter the project scale. Andrew oversees the design and planning operations out of Cite Design's Richmond office and is a registered landscape architect in Virginia, North Carolina, and South Carolina.

Education

- › BLA, Clemson University
- › Daniel Center for Urban Studies, Genoa, Italy

Associations

- › American Society of Landscape Architects
- › Urban Land Institute (ULI)
- › VCU Urban and Regional Planning - Panel Contributor & Guest Lecturer
- › Registered Landscape Architect

- › **Libbie Mill - Midtown - Richmond, VA**
- › **Virginia Women's Monument - Richmond, VA**
- › **Historic Fulton Memorial Park - Richmond, VA**



Jonathan Hershey, ^{PLA} Studio Leader



CITE DESIGN

Jon has been a valuable team member with Cite Design since his graduation from Virginia Tech in 2006. Jon's project experience runs the gamut - from large scale master planning efforts to the detail-oriented design of pocket parks. His vision and leadership in taking a project from the initial design concepts sketched out on trace paper through to completion make him an invaluable contributor to the Cite Design team. Jon assists in day-to-day project management and is a registered landscape architect in the Commonwealth of Virginia.

Education

- › BLA, Virginia Tech
- › International Studies, Western Europe

Associations

- › Registered Landscape Architect
- › Stanley Abbott Award, Excellence in Senior Thesis

- › **Ann Hardy Park - Charlottesville, VA**
- › **Garrett Street Pedestrian Access - Charlottesville, VA**
- › **Jefferson Park Fountain - Richmond, VA**

Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms.

Please see Book 2 - Proprietary Information for a description of the length of time in business, business experience, public sector experience, and other engagements of the firm or consortium of firms.

Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.

Our standard warranty period is for one (1) year after the date of substantial completion.

Design-Builder warrants to owner that the construction, including all materials and equipment furnished as part of the construction, shall be new unless otherwise specified in the contract documents, of good quality, in conformance with the contract documents and free of defects in materials and workmanship.

Design-Builder's warranty obligation excludes defects caused by abuse, alterations, or failure to maintain the work by persons other than Design-Builder or anyone for whose acts Design-Builder may be liable.

Nothing in this warranty is intended to limit any manufacturer's warranty which provides the owner with greater warranty rights. Design-Builder will provide owner with all manufacturers' warranties upon substantial completion.

c. Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.



Gilbane

Maggie Reed, ^{AIA, LEED AP BD+C, DBIA™} | Richmond Business Unit Leader

(814) 404-9086

mreed@gilbaneco.com

3435 W. Leigh St. | Richmond, VA 23230



Commonwealth Architects

Lee Shadbolt, ^{AIA, NCARB} | Principal in Charge

(804) 640-5994

lshadbolt@comarchs.com

101 Shockoe Slip #3 | Richmond, VA 23219



SSOE

Angela Burns, ^{IIDA, LEED Green Associate, WELL AP} | Project Manager / Senior Interior Designer

M: (803) 553-4939 | O: (803) 765-0320

aburns@ssoe.com

1501 Main Street, Ste. 730 | Columbia, SC 29201

d. Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.

Upon acceptance of this unsolicited PPEA proposal and a request from The City of Petersburg, Gilbane will provide recent audited financial statements.

e. Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§ 2.2-3100 et seq.) of Title 2.2.

There are no persons known to this team who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to The Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§ 2.2-3100etseq.) of Title2.2.

2



Section 2

Project Characteristics

a. Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.

Description of the proposed project, including conceptual design phase, in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified is located in Book 2 – Proprietary Information.

b. Identify and fully describe any work to be performed by the City or any other public entity.

Work to be Performed by the City or other Public Entity

- › Provide transitional space for buildings that are currently occupied that are set to be demolished.
- › The City shall provide review and consideration of the proposal, negotiations of the Interim and Comprehensive Agreements, and all required design and permitting reviews.
- › Our experience has shown that the more engaged the City is at all levels and departments, the more successful the project will be.
- › We encourage the City to provide representatives from all appropriate departments throughout the design phase to streamline the process and create an atmosphere of collaboration and teamwork.
- › We envision the City providing appropriate budget guidance and payment details.
- › We believe that The City of Petersburg will be a great partner for our team. As with any team members we anticipate the City will be eager to share in our Core Values and Culture Practices, which is our recipe for overall success.
- › Communicate wants, needs, budgets, and desires openly and honestly to help facilitate the best project outcome.
- › Attend weekly meetings during construction or engage a construction management firm to represent the City.
- › Provide prompt reviews, comments, etc. to the Design/Build team to assure the D/B team can maintain the design and construction schedule.
- › The City shall provide any extra security needed around the jobsite to ensure the safety of all of the jobsite participants and the community.

c. Include a list of all federal, state, and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.

Permits and Approvals Required

- › Demolition Permits
- › Special Use Permit
- › MEP Permits
- › Elevator Permits
- › Site plans review, approval, and permit
- › SWPPP
- › Land disturbance permit (bonds associated with this permit)
- › Building plans review, approval, and permit
- › Rezoning of an adjoining parcel
- › Architectural Review Board, City of Petersburg.

Timing for the permits can be found in our preliminary schedule.

Permits Civil

- › The land disturbance area for this project is approximately 3.0 acres. Since the disturbed area is more than one acre, the Virginia Stormwater Management Program (VSMP) requires that a Stormwater Management Permit be obtained. DEQ Stormwater Management, Erosion Control, and Land Disturbance permits are required. No wetlands are anticipated to be at this site. Utility connection fees may be waived.

d. Identify any anticipated adverse social, economic, and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project.

Social

- › Construction noise – While omitting all construction related noise is not feasible, our team will have socially conscious work schedules
- › Inconveniences related to site activities – clear and early communication of road closures and other aspects that may impede pedestrian or traffic flows will help citizens to plan accordingly
- › The movement of multiple offices and community resources will take a very orchestrated plan of action-confidence in move-in dates from our team will assist with that plan.
- › Higher traffic in the immediate area

Economic

- › We do not see any adverse economic impacts associated with this project, except for the actual cost to design and construct

Archaeological

- › There are no archaeological adversities anticipated. However, if one arises, our team will maintain work to the best of their ability through any type of discovery
- › The New Courthouse design and location will not impact the existing historical Hustings Courthouse



Cite Design's Virginia Women's Monument in Richmond, VA

Environmental

- › Following the design expertise of our team, we can help minimize the environmental impacts associated with typical site development while delivering an efficient and energy conscious building to offset impacts long term
- › At this time, we know of no environmental concerns related to plants or wildlife but further investigation would be prudent

e. Identify the projected positive social, economic, and environmental impacts of the project.



Social

- › Higher level of safety for judicial workers and their families
- › Community appropriate facility that is located centrally within the City
- › Community pride in a stately building housing our local government
- › We will host a celebration event commemorating the long standing history of the existing Courts building

Economic

- › Energy efficient design
- › One location versus multiple to maintain
- › Existing locations can be resourced or sold

Archaeological

- › None anticipated

If there are any artifacts discovered while site work is happening we will respond appropriately.

Environmental

- › Better energy efficiency

The departments impacted are:

City of Petersburg Court's Staff elected and appointed officials of the courts, including:

- › *General District Court*
- › *Juvenile and Domestic Relations Court*
- › *Circuit Court*
- › *Sheriff's office*
- › *Court Services Unit / Juvenile Crime Control*
- › *Commonwealth Attorney Office*

f. Identify the proposed schedule for the work on the project, including the estimated time for completion.

Our anticipated schedule is located in Book 2 – Proprietary Information. It includes time for design and preconstruction as well as a schedule associated with construction, permitting, and approvals.

As with any project, owner input is imperative in solidifying the schedule. Aspects that can affect a schedule, such as financing can be adjusted to for the benefit of the project.

g. Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.

Gilbane and Commonwealth Architects are confident in our ability to deliver the design and construction of the consolidated municipal complex based on a mutually agreed upon schedule. We have a strong history of successfully completing our projects on time and within budget.

h. State assumptions related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the City's use of the project.

At this time, we anticipate that the City (along with appropriate public sector partners) will own and maintain the complex. As such, they will be responsible for law enforcement and determining appropriate restrictions once the project has been completed and turned over to the end users.

i. Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

To expedite schedule and to achieve an earlier start all team members will need to work together to accomplish early survey deliverables and permitting. This would allow the project to be broken into multiple phases such as Demolition, Foundation & Site, Construction, and Parking Deck.

j. List any other assumptions relied on for the project to be successful.

In a time of potential uncertainty many assumptions can be made for the success of this project. It is not necessarily the problems that may arise but how the team will respond that will allow for the proper mitigation of any potential risks.

We generally make the following assumptions:

- › A collaborative partnership with The City of Petersburg
- › A commitment by all parties to practice our Core Values and Culture Practices

k. List any contingencies that must occur for the project to be successful.

List of any contingencies that must occur for the project to be successful are located in Book 2 – Proprietary Information.

3



Section 3

Project Financing

a. Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.

See Book 2 - Proprietary Information for the requested information for this section.

Development, Design, and Construction

b. Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports.

This will be led by the Gilbane and Commonwealth Architects design-build team in conjunction with our design partners in collaboration with the appropriate parties of the City of Petersburg.

Our expert team will be able to support and guide the City of Petersburg during these phases with overall development, design options, value engineering, scheduling, etc.

Ownership/Funding/Operations

It is anticipated that funding of the project as well as ownership, management, and all other aspects and responsibilities of the property and building after final completion belong to the City of Petersburg.

Assumptions

c. Include a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.

At this point in the process, we anticipate all funding to be provided by the City of Petersburg. However, the Gilbane and Commonwealth Architects team is prepared to assist the City of Petersburg with finding other options, if available, for receiving additional funding.

Proposed Risk Factors

d. Identify the proposed risk factors and methods for dealing with these factors.

At this point in the process, we anticipate all funding to be provided by the City of Petersburg. However, the Gilbane and Commonwealth Architects team is prepared to assist the City of Petersburg with finding other options, if available, for receiving additional funding.

Local, State & Federal Resources

e. Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the City's credit or revenue.

At this point in the process, we anticipate all funding to be provided by the City of Petersburg. However, the Gilbane and Commonwealth Architects team is prepared to assist the City of Petersburg with finding other options, if available, for receiving additional funding.

Revenue Sources

f. Identify the amounts and the terms and conditions for any revenue sources.

At this point in the process, we anticipate all funding to be provided by the City of Petersburg. However, the Gilbane and Commonwealth Architects team is prepared to assist the City of Petersburg with finding other options, if available, for receiving additional funding.

Tax Exempt

g. Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.

At this time, we do not foresee any reasons why this project would be disqualified from obtaining tax-exempt financing. Additional discussions will be required to make final determinations concerning tax-exempt financing or purchasing.

4



Section 4

Project Benefit and Compatibility

a. Identify who will benefit from the project, how they will benefit, and how the project will benefit the City, region, or state.

1. The public and those that use the City of Petersburg Courts
2. The Public of the City of Petersburg
3. City of Petersburg Courts's Staff elected and appointed officials of the courts, including:
 - › *General District Court*
 - › *Juvenile and Domestic Relations Court*
 - › *Circuit Court*
 - › *Sheriff's office*
 - › *Court Services Unit / Juvenile Crime Control*
 - › *Commonwealth Attorney Office*



By constructing a new energy and efficient courts building the City will be able to consolidate departments into one area thereby alleviating the burden of leased offices for some of the departments and maintaining outdated and insufficiently adequate building spaces.

b. Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.

The public support or opposition for a new courthouse may depend on various factors, such as the location, cost, design, and impact of the project on the community. Some people may welcome the new courthouse as a sign of progress, justice, and economic development, while others may oppose it as a waste of resources, an intrusion on their neighborhood, or a source of traffic and noise. The government support or opposition for a new courthouse may also vary depending on the level and branch of government, as well as the political and legal context. For example, the federal government may support the construction of a new federal courthouse to accommodate the increasing caseload and security needs, while the state or local government may oppose it due to budget constraints, environmental concerns, or competing interests. Similarly, the judicial branch may advocate for a new courthouse to improve the efficiency and quality of the courts, while the executive or legislative branch may resist it due to other priorities, ideological differences, or public pressure.

Opposing:

- › Disruption of the downtown during the construction.
- › The Historic Hustings Courthouse is a significant historic structure. We will need to make sure the community is fully aware the building will not be impacted.
- › We may need to clarify to the public why the original building (General District Court Building on 35 East Tabb Street) is not being repaired.
- › **Response:** Even with an extensive renovation including buildings systems and interior spaces, the existing building will not meet the current and future space requirement, functional requirements, and security requirements of the courts.

Pro:

- › This new building addresses ongoing and significant safety issues for the staff and elected officials of the Petersburg Court.

c. Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

We will host a community outreach event commemorating the use of the existing Courthouse.

The design team will provide support graphics to the stakeholders for community engagement meeting(s) as needed to demonstrate the intent of the design of the building.

d. Describe the anticipated significant benefits to the community and the City, region or state, including anticipated benefits to the economic condition of the City and whether the project is critical to attracting or maintaining competitive industries and businesses to the City or the surrounding region.

As Petersburg continues to grow and progress, its delivery of government services is critical to better serve its residents, businesses, and visitors. After much review and even with an extensive renovation including buildings systems and interior spaces, the existing General District court building will not meet the current and future space requirement, functional requirements, and security requirements of the courts.

The Case for a New Courthouse Building for The City of Petersburg at this time:

- › Significant increase of security and safety for City staff, with direct access from secure parking and/or parking deck to office spaces, and inclusion of safe rooms throughout the consolidated facility
- › Adequate and secure paths of circulation for the safety of staff, court officials, public and accused. Current paths of circulation are not secured. There are multiple areas where the public, staff and prisoners' cross paths presenting a potentially unsafe work environment in the current building
- › Improved worker efficiency through proximity of related departments and functions
- › Improved worker efficiency through adequate workspace support areas such as safe and secure storage of records and files, staff work rooms, and staff meeting spaces
- › Adequate areas for the public to conduct business with staff and officials (i.e. accessing court records secured locations for financial transactions with the court system)

- › Adequate spaces for court and private attorneys to meet with clients
- › Adequate facilities for the temporary incarceration of accused.
- › Adequate and secure sally port for the transportation of prisoners, a direct and secured path of circulation for prisoners
- › Current mechanical electrical, plumbing infrastructure providing the optimum support for the building for the safety and health and wellness of the occupants. As well as overall cost of building operations and energy efficiency
- › State of the art low voltage and technical infrastructure to maximize support for the staff

Social

- › Higher level of safety for judicial workers and their families
- › Community appropriate facility that is located centrally within the City
- › Community pride in a stately building housing our local government
- › We will host a celebration event commemorating the long-standing history of the existing courts building

Economic

- › Energy efficient design
- › One location versus multiple to maintain
- › Existing locations can be resourced or sold

By constructing a new energy efficient courts building, the City will be able to consolidate departments into one area, thereby alleviating the burden of leased offices for some of the departments and maintaining outdated and inadequate building spaces. The departments impacted are:

- › City of Petersburg Court's Staff elected and appointed officials of the courts, including;
- › General District Court
- › Juvenile and Domestic Relations Court
- › Circuit Court
- › Sheriff's Office
- › Court Services Unit / Juvenile Crime Control
- › Commonwealth Attorney Office

Archeological

- › None anticipated

Environmental

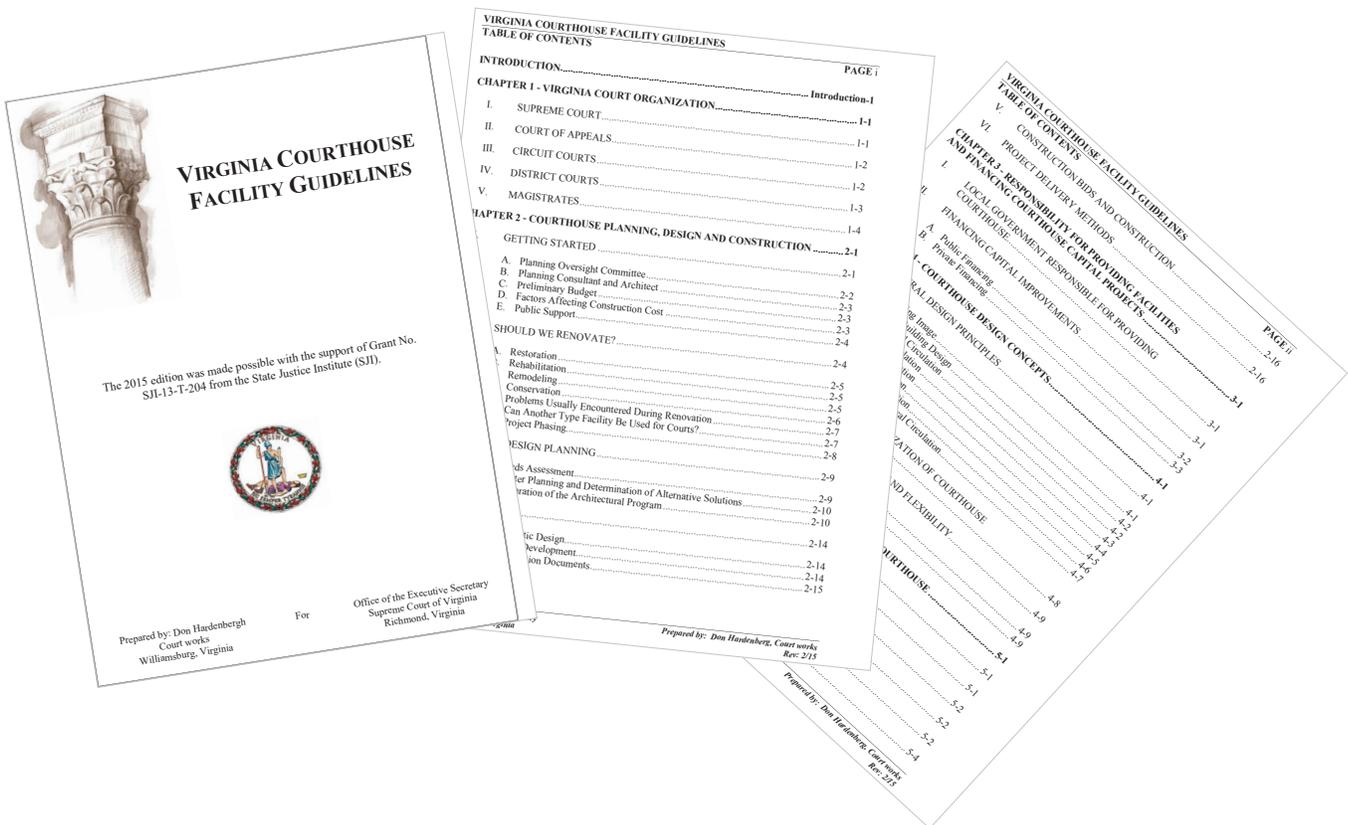
- › Better energy efficiency

e. Describe compatibility with the City's comprehensive plan, infrastructure development plans, the capital improvements budget, or other government spending plan.

The City of Petersburg's needs are on the rise, and our team is mindful of that. We are committed to upholding the City's strategic plan to revitalize the City which entails modernization, consolidating, and progressing sensibly, while preserving Petersburg's historical and cultural identity.

This exciting project perfectly aligns with the City's Strategic Plan:

- › Promote economic development to attract new businesses and strengthen the City's tax base – as a pillar of the community, a new courthouse will embody the City's commitment to revitalization and attracting new businesses and citizens
- › Support community development activities to enhance neighborhoods and improve housing – the new courtyard behind the courthouse will be the epicenter for community events and will house one of the most impressive Christmas tree lighting ceremonies in the region!
- › Provide good governance for efficiency, effective, and equitable service delivery, productive citizen engagement, and community improvement – the new courthouse will provide a safe place for it's workers and the community.
- › Celebrate Petersburg's history and culture – the design will have modern aspects while embodying the rich culture of the City



f. Provide a statement setting forth participation efforts that are intended to be undertaken in connection with this project with regard to the following types of businesses: (i) minority-owned businesses, (ii) woman-owned businesses, and (iii) small businesses.

Participation of Small, Women-owned and Minority-owned Business (SWaM) Business

Gilbane’s and Commonwealth Architects’ commitment to maximizing the participation of Small, Minority and other disadvantaged businesses on all of our projects has been part of our culture for over 50 years. With Gilbane being a company that was founded 154 years ago by two immigrant brothers as a general carpentry business, we understand that many great companies start with modest beginnings and hope that we may play a role in mentoring some of these companies as they grow.

We have extensive experience in incorporating qualified SWaM firms on construction management projects. From this experience, we have the ability to provide reports on SWaM bidding and projected participation percentages to meet each project’s individual goal. Our SWaM evaluation and tracking of participation has been proven on similar projects throughout Virginia. Our great success as a company and specifically on similar projects throughout Virginia does not happen by accident, but through well thought-out and innovative programs to market and procure SWaM firms.

As a company, our commitment to meaningful SWaM participation extends beyond projects with funding requirements – for many years, we have sought 20% participation from SWaM firms companywide.



Volunteering at Virginia State University’s Society of Women Engineers

Gilbane Building Company is committed to recruiting our next best generation of builders!

“Our goal is to build long-lasting relationships with our trade partners by sharing our knowledge and proven business principles. We want to set up these businesses for success through mentorship and in turn, strengthen the diversity and competitiveness of our supplier pool.”

Yvette Stevens

Vice President and Director of Economic Inclusion and Community Affairs, Gilbane Building Company



Gilbane's Rising Contractor Program

Our commitment to economic inclusion and equal opportunity extends beyond policy. It is embedded into our culture and part of everything we do, from our hiring practices and internal employee training initiatives, to our engagement with local business communities in the places we work, live, and build. As part of this commitment to inclusionary business practices, we pursue woman-owned, minority-owned, veteran-owned, and small business participation on all our projects – regardless of funding requirements. To reinforce this, we have established a 20% corporate small and diverse participation goal.

The Gilbane Rising Contractors program furthers our ability to support the growth of smaller, diverse contractors.

This program offers our certified trade partners an opportunity to develop and broaden their industry skills and knowledge, while also gaining first-hand insight on working with Gilbane. It also enhances subcontractor competitiveness through increased knowledge and understanding of principles that are essential to owning and growing a successful business within our industry.

Program Benefits for Participants

- › Develop working relationships with our team's personnel in key departments, such as purchasing and estimating
- › Gain intimate knowledge of "doing business with our team," from bid solicitation to project closeout
- › Receive step-by-step guidance on Gilbane's pre-qualification process
- › Enjoy a one-year mentorship agreement with a Gilbane project executive who will serve as internal champion
- › Receive automatic bid de-scoping for unsuccessful bids

Program Benefits for Our Team

- › Grow and strengthen pool of prequalified certified trade contractors for bid lists to improve participation for Gilbane's internal DBE goal of 20% and client goals on projects

- › Drives competition, provides more value to our clients
- › Economic inclusion within our own geographic markets
- › Project Executive Level Mentorship coaching
- › Networking opportunities

The following are strategies that we intend to implement on the New Courthouse project:

Advertise Bid Packages

Every effort will be made to publicize the bid opportunities in and with local media outlets for the New Courthouse project. We have a specific list of media publications, online resources, and trade associations/organizations where we plan to advertise this project to attain the greatest level of contractor interest.

Collaborate with City of Richmond to Conduct Pre-bid/Trade Contractor Outreach Sessions

Our team has already begun holding meetings with Shanika Baughman,

Shanika Baughman
MBE/ESB Coordinator



MBE/ESB Coordinator, to understand how we can work to ensure we take every opportunity to increase the amount of MBE/ESB participation on this project. Upon award of the New Courthouse project, we will set up a planning meeting to discuss ways to ensure we maximize our outreach efforts.

Workforce Development

Construction is one of the few remaining industries offering a path to the middle class for those without a college degree. Good workforce programming ensures that the opportunities that exist in construction reach the populations that traditionally have had limited access to them. Done well, it has the potential to transform households, families and communities.

As part of our outreach efforts, Gilbane | Commonwealth Architects will work with the Virginia Career Works - Crater Region Workforce Development to ensure all bidding subcontractors are aware of the program.

Gilbane

www.gilbaneco.com