

Unsolicited PPEA for Roanoke County  
Public Library - Hollins Branch  
(REDACTED VERSION)





Troy Henderson  
1383 Southside Drive  
Salem, VA 24153  
thenderson@ghcontracting.com  
(540) 537-6178

Roanoke County  
To Whom It May Concern  
5204 Bernard Drive  
Roanoke, VA 24018  
To Whom It May Concern,

G&H Contracting is pleased to submit this unsolicited PPEA proposal for your review as it is our interest in collaborating with Roanoke County to renovate the Roanoke County Public Library - Hollins Branch.

G. & H. Contracting specializes in commercial construction projects including schools, libraries, restaurants, banks, offices, hospice care, multi-family buildings, and more. Over the years, we have successfully constructed multiple libraries and educational facilities, including the Bridgewater Library and Forrer Learning Commons, Virginia Western CC Brown Library, the Commonwealth Center for Advanced Training, the Glenvar branch of Roanoke County’s Public Library System, the Melrose branch of the City of Roanoke’s Library System, the City of Roanoke’s Public Library - Downtown Branch, and more. We pride ourselves on our commitment to doing construction the right way, and to the satisfaction of each and every Owner we work with, which we believe aligns closely with Roanoke County's goals and objectives.

Given our mutual focus on strengthening the educational system in the Roanoke Valley, G&H is confident that a partnership between our organizations would yield significant benefits and drive positive change in the educational industry for Roanoke County.

Enclosed with this letter of interest, you will find a detailed proposal outlining areas for collaboration, including G&H’s qualifications and experience, project characteristics, project financing, and project benefit and compatibility.

Thank you for your consideration of this proposal. We look forward to the possibility of collaborating with Roanoke County on this special project and am available at your earliest convenience to discuss this opportunity in more detail.

Kindly note that in this REDACTED VERSION of the PPEA proposal, all redacted information has been removed.

Thank you,

Troy Henderson, Vice President  
G. & H. Contracting, Inc.  
1383 Southside Drive, Salem, VA 24153  
(540) 537-6178, thenderson@ghcontracting.com



# Statement of Interest





Downtown Branch

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# Section 1 - Qualifications and Experience

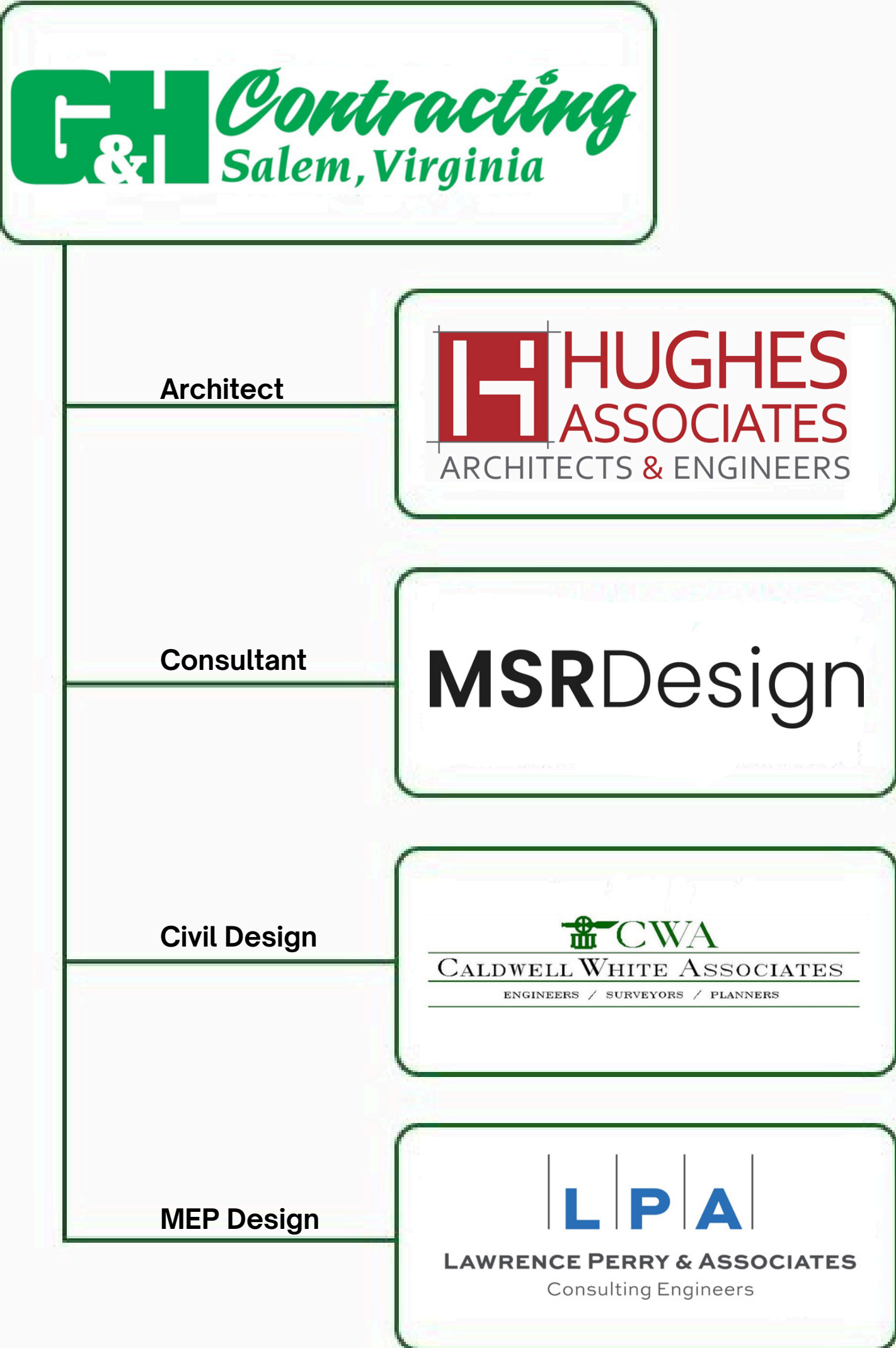




# Legal Structure

G&H Contracting was established in 1989 by Sheldon Henderson, who has been overseeing construction operations for over 35 years. Vice President Troy Henderson plays a pivotal role as the lead for all projects undertaken by G&H, ensuring that each meets all obligations. G&H’s project management team boasts a wealth of experience and expertise in libraries and other projects, including two project managers with over 20 years of experience each, one with a decade of experience, and two more with five years. Complementing them are nine superintendents whose experience ranges from 10 to over 30 years. This team has successfully managed projects valued between \$100,000 and \$40,000,000. With such a strong foundation, G&H is confident in its ability to manage and execute any construction project they undertake, ensuring quality and efficiency at every step.

G&H has selected a consortium of firms for this project, ensuring a robust and comprehensive approach to its execution. The team includes Hughes Associates and Jay Kinder for architectural and structural design, MSR Design as the team’s specialized library consultant, Caldwell White and Associates for civil engineering expertise and Lawrence Perry and Associates for MEP (Mechanical, Electrical, and Plumbing) design. Each of these firms brings a wealth of experience and a proven track record in their respective fields, making the team exceptionally qualified to undertake and successfully complete the proposed project.



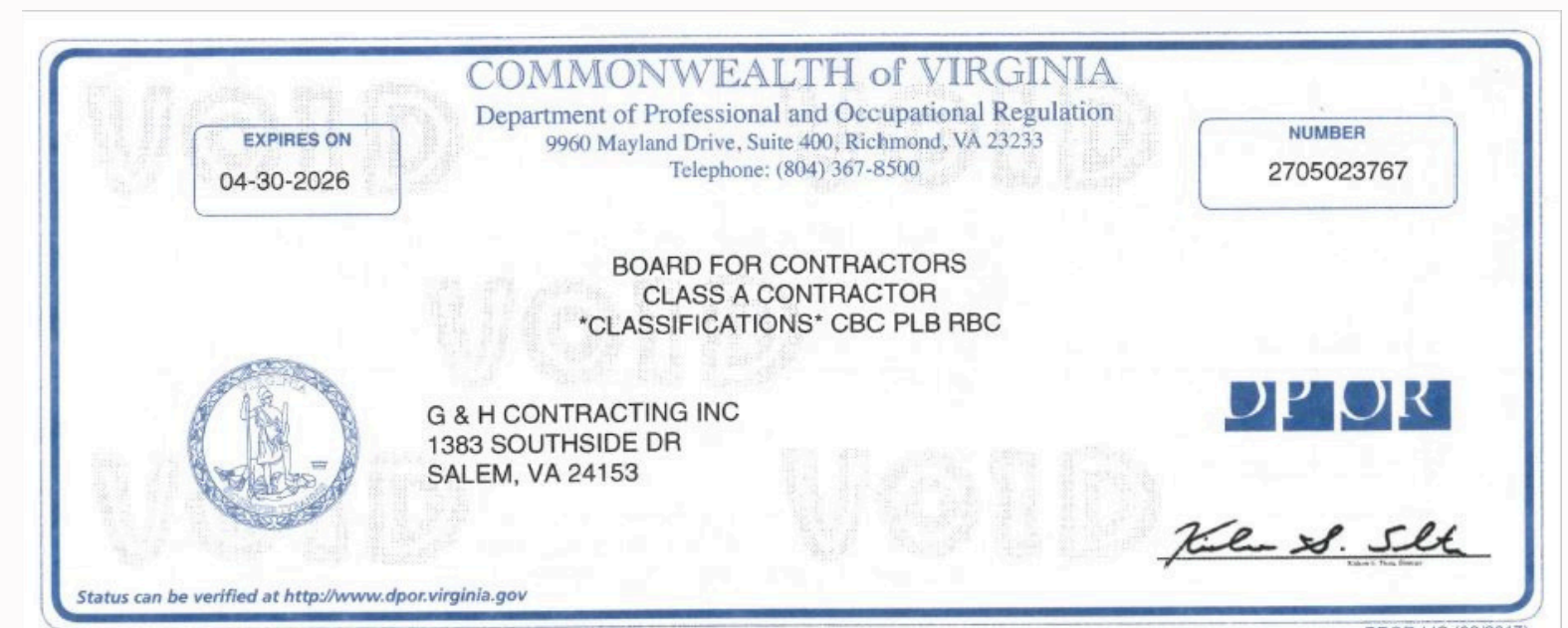
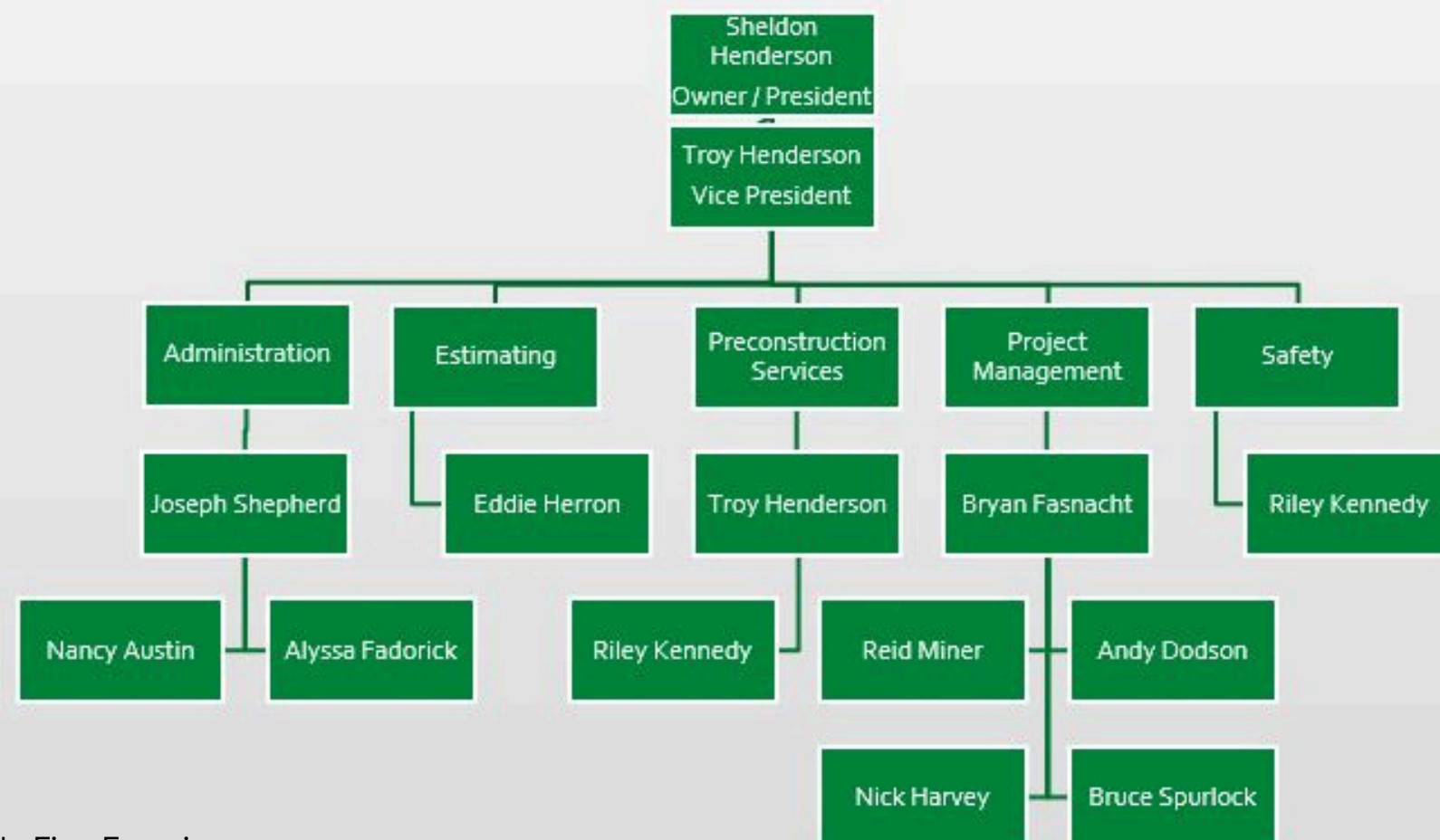




With 35 years of experience as a general contractor, G&H has gained extensive knowledge and expertise across all private and public sectors of construction. G&H Contracting has been dedicated to overseeing the planning, development, and execution of numerous library projects, including the Bridgewater Library and Forrer Learning Commons, Virginia Western CC Brown Library, the City of Roanoke's Public Downtown branch Library, the City of Roanoke's Melrose branch Library, the library at Radford University and Roanoke County's Glenvar branch Library.

Our understanding of the unique requirements for library construction, such as acoustics, lighting, and space utilization, enables us to deliver spaces that are not only structurally sound but also conducive to learning and community engagement. G&H's comprehensive approach to project management ensures that all phases, from initial design to final inspection, are executed with precision and professionalism, reflecting our commitment to excellence in each project completed.

G&H Contracting prides itself on a stellar track record, with no history of legal claims or litigation. Our record underscores our commitment to professionalism and quality. G&H has an EMR of 1.08, and has no history of serious jobsite accidents or safety concerns. With our proven history and capabilities, G&H offers a commitment to excellence from start to finish.







## Troy Henderson, Vice President

Project Role: Senior Project Manager

EDUCATION: Bachelor of Science,  
Communications, 2002, Virginia Tech

EXPERIENCE: 25 Years

### Representative Project Experience:

Bridgewater Forrer Learning Commons  
Bridgewater, VA

Melrose Library  
Roanoke, VA

City of Roanoke Downtown Library  
Roanoke, VA

Glenvar Library  
Roanoke, VA

City of Radford Library Addition  
Radford, VA

Virginia Western CC Brown Library  
Roanoke, VA

Salem High School  
Salem, VA

Colonial Elementary School  
Botetourt, VA



## Eddie Herron, Senior Estimator

Project Role: Project Estimator

EXPERIENCE: 22 Years

### Representative Project Experience:

Bridgewater Forrer Learning Commons  
Bridgewater, VA

Melrose Library  
Roanoke, VA

Salem High School  
Salem, VA

Colonial Elementary School  
Botetourt, VA

Roanoke County Bonsack Fire Station  
Roanoke, VA

Good Samaritan Hospice  
Roanoke, VA



# Bridgewater College Forrer Learning Commons

In 2018, Bridgewater College embarked on a significant renovation and expansion project for the Forrer Learning Commons, which had not seen any major updates since its original construction in 1960. The existing structure, encompassing 33,000 square feet over two stories, was modernized and enhanced with an additional 10,000 square feet. Key features of the renovation included the installation of exterior concrete panels over an ABAA-rated rain screen system, which provided improved weather resistance and energy efficiency. Inside, a striking stainless steel stairwell became the centerpiece of the upgrade, offering both functionality and aesthetic appeal. The overall design was tailored to meet the needs and expectations of contemporary students, blending modern architectural elements with practical enhancements to create a vibrant and conducive learning environment.

Project Size - 43,315 SF

Project Start Date - May 2018

Project Completion Date - May 2019

Original Contract Cost - \$8,658,596

Final Contract Cost - \$9,047,977





# Roanoke County Library - Glenvar Branch

This 15,230 square foot library is a modern and versatile facility designed to meet the needs of the Glenvar community. It boasts an expanded computer area, providing ample space for digital learning and internet access. The library also includes well-equipped meeting rooms, a dedicated teen center, and a vibrant children's area, ensuring that patrons of all ages have a welcoming place to explore and learn. Environmentally conscious, the project features a rain garden that enhances local biodiversity and manages stormwater effectively. Additionally, the library is equipped with energy-efficient lighting, heating, and cooling systems, reducing its environmental footprint. These sustainable practices have earned the facility a LEED Silver certification, recognizing its commitment to environmental stewardship and sustainability.

Project Size - 15,230 SF

Project Start Date - March 2012

Project Completion Date - June 2013

Original Contract Cost - \$4,123,931

Final Contract Cost - \$4,194,543







## City of Roanoke Library - Melrose Branch

The Melrose Library underwent a significant transformation by remodeling part of an existing Goodwill building. This renovation included the installation of skylights to enhance natural lighting, a complete overhaul of the exterior, and an internal redesign to modernize the space. Additionally, G&H Contracting constructed a new 1,684 square foot addition. This expansion not only brought a contemporary architectural flair with multiple angles but also effectively doubled the size of the library to an impressive 13,090 square feet. The updates aim to create a more inviting and functional environment for the community.



Project Size - 13,090 SF

Project Start Date - March 2018

Project Completion Date - June 2019

Original Contract Cost- \$3,181,700

Final Contract Cost - \$3,581,428





# City of Roanoke Downtown Public Library

The recent renovations to the downtown library have breathed new life into the 60-year-old building, transforming it into a state-of-the-art facility that caters to all age groups. The second-floor mezzanine has been thoughtfully designed for preschool and elementary-aged children, featuring a playful slide that makes learning and exploration even more engaging. Teens now have a dedicated, expanded area that offers a welcoming space for study and socialization. Additionally, the addition of more computer stations ensures that patrons have ample access to technology, whether for research, work, or leisure. These upgrades have not only modernized the library but also made it a more inclusive and dynamic community hub.

Project Size - 11,000 SF

Project Start Date - December 2013

Project Completion Date - August 2014

Original Contract Cost - \$1,513,000

Final Contract Cost - \$1,753,892







# Salem High School

In 2019, Salem City Schools embarked on a significant modernization project for Salem High School, involving 75,000 square feet of new additions and 60,000 square feet of renovations. The new additions, built on the north and south sides, included modernized classrooms designed to accommodate the growing student population in Salem. The extensive renovations focused on updating existing classrooms with energy-efficient and durable HVAC systems to manage the increased student attendance. Despite an initial budget of \$30 million, G&H successfully completed the project under budget and on schedule, meeting all contractual agreements with the City of Salem. Following the school's modernization, the City of Salem invested \$4.3 million in constructing a brand new field house for the Salem Spartans athletic programs. This state-of-the-art facility features a new weight-room, locker rooms, and conference rooms, providing enhanced support for the outdoor athletic teams at Salem High School.



Project Size - 135,000 SF

Project Start Date - March 2020

Project Completion Date - September 2022

Original Contract Cost - \$26,740,938

Final Contract Cost - \$27,626,623

Field House Addition - \$4,278,161

Final Contract Cost with Field House Addition - \$31,904,784







# Colonial Elementary School

Botetourt County embarked on a significant development with the construction of Colonial Elementary School, the first new school in the area in three decades. This 82,561 square foot facility is situated on a spacious 26-acre site, designed to accommodate the county's increasing population. The school boasts numerous classrooms and a full-size gymnasium to cater to the educational and recreational needs of its students. The project benefited from value engineering and was managed under a guaranteed maximum price contract, which helped to streamline costs and expedite the construction process. Impressively, the construction was completed ahead of schedule in just 14 months, ensuring that the new school could open its doors to the community sooner than anticipated.



Project Size - 82,561 SF

Project Start Date - September 2019  
Project Completion Date - January 2021

Original Contract Cost - \$21,509,371  
Final Contract Cost - \$21,613,323







## Prior Projects and Clients

1. Colonial Elementary School:  
John Kilby, [economicdevelopment@botetourtva.gov](mailto:economicdevelopment@botetourtva.gov), (540) 928-2140
2. Salem High School:  
Forest Jones, [fjones@salem.k12.va.us](mailto:fjones@salem.k12.va.us), (540) 389-0130
3. Tinker Creek Transfer Station:  
Jeremy Garrett, [jgarrett@rvra.com](mailto:jgarrett@rvra.com), (540) 857-5050
4. Bridgewater Library and Forrer Learning Commons:  
Andrew Sedani, [a1sedani@bridgew.edu](mailto:a1sedani@bridgew.edu), (508) 531-1296
5. East Main Storage:  
Joe Thompson, [joe@pcgva.com](mailto:joe@pcgva.com), (540) 354-8653
6. Moyer Sports Complex:  
John Shaner, [jshaner@salemva.gov](mailto:jshaner@salemva.gov), (540) 375-3057
7. Good Samaritan Hospice:  
Aaron Housh, [ahoush@goodsam.care](mailto:ahoush@goodsam.care), (540) 776-0198
8. New Hope Church:  
Jason Summey, [jasonsummey@newhoperoanoke.com](mailto:jasonsummey@newhoperoanoke.com), (540) 774-7567
9. Our Lady of the Valley:  
Robert McNichols, [info@csmmanagement.com](mailto:info@csmmanagement.com), (540) 563-4565
10. Roanoke Fire EMS Station No. 7  
David Hoback, [david.hoback@roanokeva.gov](mailto:david.hoback@roanokeva.gov), (540) 853-2327



Architecture	Engineering	Interior Design	Consulting
Master Planning Programming & Schematic Design Facility Assessments/Evaluations Historical Preservation Roof Evaluations Sustainable Design/LEED Construction Administration	Civil Engineering Rezoning Site Analysis Site Selection Site Planning Stormwater Management Sustainable Site Design	Interior Architecture & Design Services Strategic Programming & Planning Improve Corporate Brand Identity, Efficiency, & Productivity Articulate Conceptual Business Strategies in Spatial Arrangement Create People-Centric Environments through Spatial Order, Furniture, Lighting, & Display Art	ADA Compliance Reviews Code Reviews Change of Use Bank Loan Draw Evaluations Building Code Compliance Reviews Tax Credit Applications

Hughes Associates Architects & Engineers is a distinguished firm with a rich legacy that dates back to 1985. Known for its collaborative community of professionals, the firm is dedicated to enhancing the quality of life in the communities they serve through innovative design and engineering solutions. Over the years, Hughes Associates A&E has expanded its expertise to include civil engineering, acoustics, interior design, and the addition of several seasoned architects. Today, the firm is a regional leader in planning and designing a wide range of facilities, including state and local facilities, educational institutions, healthcare centers, public safety buildings, multifamily and senior living complexes, industrial and manufacturing sites, worship centers, commercial and retail spaces, and single-family homes. Hughes Associates A&E's success is built on its mission to listen to clients' ideas and goals, relate to the cultural and contextual identities of each project, and create innovative designs that positively impact the way communities live, learn, work, and play.

Our dedicated staff of 18 ensures that our proposed team remains consistent from start to finish, providing continuity and accountability to keep the project on schedule and within your proposed budget. Leading our team is W. Michael Woolwine, President & Civil Designer, alongside Alan Downie, AIA, LEED AP, Vice President & Architect. Our team comprises 8 Licensed Architects, 4 Designers, 3 Revit/AutoCAD Technicians, and 3 Administration & Marketing professionals. This diverse and skilled team is committed to delivering high-quality results through every stage of the project.





## W. Michael Woolwine, President

Project Role: Project Manager

EDUCATION: Bachelor of Science,  
Civil Engineering Technology, 1988,  
Old Dominion University

EXPERIENCE: 36 Years

### Representative Project Experience:

William Byrd High School Renovations and Additions  
Roanoke, VA

Fallon Park Elementary School New Construction  
Roanoke, VA

Roanoke County Bonsack Public Safety Building #12  
Roanoke, VA

Vinton Fire and EMS Facility Fire and Rescue Facility Expansion  
Vinton, VA

Department of Conservation and Recreation Site Plan Design, New Park  
Ranger Station  
Draper, VA

Town of Blacksburg Transit Facility Expansion  
Blacksburg, VA

Bonsack Baptist Church – Rezoning, Family Life Center, Classrooms,  
Administration  
Roanoke, VA



## John R. Garrett, AIA, NCARB, LEED AP

Project Role: Project Architect

EDUCATION: Bachelor of Science,  
Architecture, 1997, Virginia Tech

EXPERIENCE: 27 Years

### Representative Project Experience:

William Byrd High School Renovations and Additions  
Roanoke, VA

Morningside Elementary Additions and Renovations  
Roanoke, VA

Currently Project Manager for VDOT Small Projects - New River Electric  
Expansion  
Cloverdale, VA

Lynchburg Police Station  
Lynchburg, VA

Roanoke City Williamson Road Fire Station #3  
Roanoke, VA

Town of Blacksburg Transit Facility Additions and Renovations -  
Blacksburg, VA

VDOT Combo Building, Various Locations in Lynchburg District  
(Charlotte Court House, Phenix, and Halifax)





## Earle H. Shumate, Assoc. AIA, LEED AP

Project Role: Senior Designer

EDUCATION: Bachelor of Architecture,  
1981, University of Virginia

EXPERIENCE: 43 Years

### Representative Project Experience:

William Byrd High School Renovations and Additions  
Roanoke, VA

Fallon Park Elementary School New Construction  
Roanoke, VA

Roanoke County Bonsack Public Safety Building #12  
Roanoke, VA

North Roanoke County Fire Station #1  
Roanoke, VA

Vinton Fire and EMS Facility Fire and Rescue Facility Expansion  
Vinton, VA

Town of Blacksburg Transit Facility Expansion  
Blacksburg, VA

Bonsack Baptist Church – Rezoning, Family Life Center, Classrooms,  
Administration  
Roanoke, VA



## Jay F. Kinder, Jr., PE

Project Role: Structural Engineer

EDUCATION: Bachelor of Science, Civil  
Engineering, 1979, Virginia Tech

EXPERIENCE: 48 Years

### Representative Project Experience:

Gorsonsville Public Library  
Gordonsville, VA

Eagle Rock Library  
Eagle Rock, VA

Dawn Branch Library  
Caroline County, VA

Roanoke City Police Annex, New Police Annex Building  
Roanoke, VA

Craig County Court House, Court House Addition  
Craig County, VA

Wythe County Court House, Court House Addition  
Wytheville, VA

VDOT Glamorgan AHQ Design of Combo Building  
Wise County, VA

Christiansburg Municipal Building, New County Services Building,  
Christiansburg, VA



# Roanoke County Bonsack Public Safety Building #12

Using the PPEA procurement method, Hughes Associates A&E, G & H Contracting, and our long-time public safety consultant Stewart Cooper Newell Architects, are currently working with Roanoke County on the design and construction of their new fire station #12. The 11,100 SF station includes (2) drive-thru bays; multi-purpose/training room; gear storage; decontamination; tool shop; (7) individual bunk rooms; weight room; laundry; and an open-concept kitchen, dining, coffee bar, and dayroom area with theater style seating.

Project Size - 11,100 SF

Project Cost - \$7,500,000

Design Team - Hughes Associates A&E (Architectural & Civil)  
Day & Kinder Consulting Engineers (Structural Engineer)  
Ascent Engineering Group, Inc. (M/E/P Engineer)  
G & H Contracting (General Contractor)





# William Byrd High School 4-Phase Additions & Renovations

William Byrd High School was built in 1969 and currently houses 1,150 students and 125 staff and administration. Having been through several addition and renovation projects, this will be the most extensive project yet, covering the vast majority of the school. The project at William Byrd is spread across the school's first and second floors and will entail over 100,000 square feet of renovations and roughly 16,800 square feet of additions. Renovations will include Science Labs, Band Room, Weight Room, Media Center, Guidance, Library, and Front Lobby. Additions will include choir and art rooms, wrestling/cheer, a front entrance portico, new toilets at the cafeteria, and a greenhouse. Preliminary work will include building assessments of existing conditions and fire and life safety features.

Project Size - 116,800 SF

Project Cost - \$27,556,161

Design Team - Hughes Associates A&E (Architectural & Civil)  
Day & Kinder Consulting Engineers (Structural Engineer)  
Ascent Engineering Group, Inc. (M/E/P Engineer)  
Avis Construction (General Contractor)





# Fallon Park Elementary School 3-Phase New Construction

Fallon Park Elementary School was constructed in 1974 to accommodate 825 students in seven open classroom pods, one for each grade – kindergarten through sixth grade. The “Instructional Material Center”, with three sides open to the corridor and a “reading pit”, occupied the center of the school. The cafeteria and gymnasium/auditorium were housed in pods at the rear of the school.

As instructional models evolved over the next thirty years of the school’s life, attempts were made to convert the large team-teaching spaces into individual classrooms with the addition of temporary partitions and casework. Without doors to separate them from the corridors and no sound barriers between spaces, teaching – as well as security – became a daily challenge. Most classrooms were windowless and sized well-below DOE area guidelines. Modular trailers provided some relief from the overcrowding, but space was still inadequate and some resource assistants were teaching in former closets.

Project Size - 112,600 SF

Project Cost - \$21,440,000

Design Team - Hughes Associates A&E (Architectural & Civil)  
Day & Kinder Consulting Engineers (Structural Engineer)  
Ascent Engineering Group, Inc. (M/E/P Engineer)  
Avis Construction (General Contractor)





# Prior Projects and Clients

1. Roanoke County Bonsack Public Safety Building #12  
George Assaid, [gassaid@roanokecountyva.gov](mailto:gassaid@roanokecountyva.gov), (540) 777-6348

2. RRHA EnVision Center Career Services Hub  
Joel Shank, [jshank@rkehousing.org](mailto:jshank@rkehousing.org), (540) 983-9286

3. RRHA Melrose Towers Window Replacement  
Joel Shank, [jshank@rkehousing.org](mailto:jshank@rkehousing.org), (540) 983-9286

4. Bank of Botetourt New Vinton Branch  
Andrew Shotwell, [ashotwell@bankofbotetourt.com](mailto:ashotwell@bankofbotetourt.com), (540) 591-5010

5. New River Electrical Third Office Expansion  
Madison Griffin, [mgriffin@nrec.net](mailto:mgriffin@nrec.net), (540) 966-1696

6. William Byrd High School Additions and Renovations  
Todd Kageals, [tkageals@rcps.us](mailto:tkageals@rcps.us), (540) 562-3900

7. Valley Church Children's Wing Addition  
Mike Niedermeier, [mike@vcroa.com](mailto:mike@vcroa.com), (540) 362-8041

8. EZ Mobility Solutions New Showroom and Warehouse  
David Todd, [davidt@ezrampz.com](mailto:davidt@ezrampz.com), (540) 357-7679

9. Carilion Foundation Fralin House Historic Façade Restoration  
Joe Pritchard, [jdpritchard@carilionclinic.org](mailto:jdpritchard@carilionclinic.org), (540) 981-7024

10. VDOT Buchanan AHQ New Office Building  
John Dyer, [john.dyer@vdot.virginia.gov](mailto:john.dyer@vdot.virginia.gov), (804) 382-3861





# MSRDesign

MSR Design creates transformative and human-centric, award-winning architecture and interior design. Since 1981, MSR has produced work of enduring value, tailoring design solutions to each client, resulting in a diverse mix of sustainable, equitable, healthy, beautiful projects.

MSR Design has designed dozens of high-performing projects that meet Living Building Challenge (including LBC Petal certification of our new studio space), LEED (including two LEED Platinum certified projects), or other sustainable design standards. We have also received two AIA Committee on the Environment (COTE) Top Ten Awards.

MSR Design was the first Minnesota architecture firm to attain an ILFI Just 2.0 label. The firm is a Women's Business Enterprise (WBE), certified by the Women's Business Development Center-Midwest (WBDC-Midwest), a regional certifying partner of the Women's Business Enterprise National Council (WBENC).

MSR Design is at the forefront of library design. MSR's involvement as committee members and presenters with leading organizations, such as Next Library, the Urban Libraries Council, the American Library Association, and the International Federation of Library Associations, keeps the firm in tune with current issues the library industry is facing and opportunities on the horizon. MSR also regularly contribute articles, book chapters, and blog posts to a range of international publications, book publishers, and organizations focused on the library world. Consequently, in addition to being experts in architecture and interior design, we are true library leaders.

MSR Design has won 264 international, national, and regional design awards, including 82 awards for our library work. Key examples include an IFLA/Systematic Public Library of the Year Award, five American Institute of Architects (AIA)/American Library Association (ALA) Library Building Awards, a national AIA Honor Award for Interior Architecture, three ALA/International Interior Design Association (IIDA) Library Interior Design Awards, three Library Journal New Landmark Libraries, two Chicago Athenaeum American Architecture Awards, and an IIDA/Metropolis Smart Environments Award.







## MATTHEW KRUNTORAD, AIA, NCARB, LEED AP

Project Role: Principal Design Architect

Principal architect and partner with MSR Design, Matt passionately believes that architecture can have a transformative relationship with the sun, in practice and results. His focus on making deliberate, fundamental decisions concerning daylight and solar access has resulted in places that enrich client experiences and provide communities with engaging spaces for gathering and working. Philosophical by nature, Matt most enjoys testing ideas through an academic approach to design. He believes designers should always revisit the essentials in order to keep an open mind and remove blinders that can come from relying too heavily on expertise. Matt has been with MSR Design since 2003 and has worked on a wide variety of project types, including libraries, municipal buildings, private residences, cultural facilities, park buildings, office space, and higher education facilities. His work has won several awards, including an AIA/ALA Library Building Award, three AIA Kentucky Honor Awards, an AIA Minnesota Honor Award, and an AIA Nebraska Design Award.

### Representative Project Experience:

Bentonville Public Library

Bentonville, AR | Needs assessment and full design for 15,000 sf expansion to 38,000 sf library (designed by MSR Design with AFHJ)

Louisville Free Public Library Regional Libraries

Louisville, KY | Program and full design services for three new 40,000 sf regional libraries.

Pioneer Library System Norman Public Library East

Norman, OK | Planning and design for new 12,000 sf branch.

Boone County Public Library

Boone County, KY | Facilities master plan for county library system for the next 5-20 years.



## THOMAS HALLER, RA

Project Role: Project Architect

As MSR Design’s architecture discipline lead and a firm associate, Tom has contributed to a vast array of projects and design initiatives and has served numerous project roles. His passion for creative challenges and deep exploration has guided his involvement in the design of affordable housing, libraries, museums, cultural centers, and workplace environments. Tom provides a holistic view of the conceptual planning process, a thorough understanding of building information modeling (BIM), and careful attention to communicating with all team members dedicated to the success of each individual project. On all his work, he offers a sensitivity for consistent details and design craft. Tom has experience with the Living Building Challenge and participated in the AIA Minnesota Housing Advocacy Committee Search for Shelter Design Charrette and other volunteer design initiatives focused on improving housing options in the local community.

### Representative Project Experience:

Louisville Free Public Library Main Library

Louisville, KY | Needs assessment studies and full design of renovation to 167,031 sf library.

Bentonville Public Library

Bentonville, AR | Concept design for 15,000 sf expansion to 38,000 sf library (originally designed with AFHJ).

Metropolitan Library System Capitol Hill Library

Oklahoma City, OK | Remodeling of 17,000 sf branch library and 2,800 sf addition (with Guernsey).

Louisville Free Public Library South Central Regional Library

Louisville, KY | New 38,191 sf regional library.

Pioneer Library System Norman Public Library East

Norman, OK | Planning and design for new 12,000 sf branch.





## LAUREN GARDNER, CID

### Project Role: Project Interior Designer

Lauren finds inspiration in projects that bring people together to share their community aspirations, which design teams can create innovative solutions around. An associate and certified interior designer with MSR Design, she actively considers the intersectionality of end users within individual spaces and how these spaces can support shared experiences that build community. She wants all users to feel welcome and supported in community environments and have barrier-free experiences in all the spaces they use. Lauren also researches sustainable products and healthy materials as part of the firm's initiative to design spaces that benefit the overall health of the people who use them, as well as the environment.

#### Representative Project Experience:

L.E. Phillips Memorial Public Library

Eau Claire, WI | Fundraising support, space assessment, community engagement, and full design for 62,050 sf renovation and 6,800 sf expansion to community library.

Meridian Library District Orchard Park Branch

Meridian, ID | New 16,218 sf community library specifically designed to remove barriers to access and support the needs of neurodiverse community members.

Worthington WELL

Worthington, MN | Conversion of Campbell's Soup processing plant site in downtown Worthington into a new welcome, education, library, and livability facility (with LHB).

Metropolitan Library System Capitol Hill Library

Oklahoma City, OK | Remodeling of 17,000 sf branch library, and 2,800 sf addition (with Guernsey).

Cincinnati-Hamilton County Public Library Hyde Park Branch

Cincinnati, OH | Renovation and small addition for 8,274 sf branch library (with Emersion DESIGN).

Sandstone Library, Art & History Center

Sandstone, MN | Predesign study and full design to convert historic school building into 10,500 sf shared facility (with LHB).



# MSRDesign





# Meridian Library District Orchard Park Branch

- New community library designed to create connections in the community with a focus on removing barriers to access and expanding all-inclusive services and programs.
- In response to a community input process and focus group sessions with parents and local educators, the design team developed a design that supports the needs of neurodivergent community members, going beyond a dedicated sensory space to a holistic library experience approach focused on sound, durability, lighting, extension of tactile surfaces, and ease of building use.
- An after hours area gives the community access to holds, a self-service check-out, Wi-Fi, and seasonal items.
- Serves as a family-oriented gathering and learning center that inspires creativity and a sense of purpose.

Project Size - 16,218 SF

**MSRDesign**







# Louisville Free Public Library Northeast Regional Library

- Last of three new regional libraries to be added to the system as part of the facilities master plan prepared by MSR Design.
- Located adjacent to a historic house and landscape in an underserved, outlying region of the city.
- Design conceived as a pavilion in a park with sweeping views of the park and historic site.
- Features a special technology-driven classroom, highly flexible reading room, makerspace with audiovisual lab and demonstration kitchen, and a college corner in the teens' area.
- A column-free interior, multi-function access flooring, and rooms enclosed by movable furnishings support adaptability to meet perpetually evolving library demands and ambitions.
- Sustainable design strategies include siting the building to take advantage of natural daylight, a geothermal mechanical system, low flow plumbing fixtures, daylight dimming LED lighting, recycled rubber flooring, and compelling views of the surrounding park.
- Circulation for first month in operation broke the library system's previous record by 25%.

Project Size - 35,551 SF



**MSRDesign**



# Fayetteville Public Library

- Renovation and expansion to public library (designed by MSR Design and completed in 2004), which follows the sloping topography, sited below the existing building.
- The addition creates a three-sided courtyard with the existing building to provide a new public gathering space with local landscape plantings.
- Includes a 700-seat, multi-purpose space that serves as a full function auditorium for music and theater events, with retractable seating for community events.
- Addition greatly expands services for teens and children (including a teens' space with gaming, study, and meeting areas and a children's space with puppet stage) and meeting and group study rooms for all ages.
- An innovation center featuring audio, video, and photography studios; editing suites; podcast booths; and virtual reality labs provides spaces for residents to learn new skills and access specialized technology and equipment.
- A simulation lab that houses five pieces of equipment vital to local industries (including a flight simulator, CAT excavator simulator, CDL simulator, forklift simulator, and student driving simulator) supports users in becoming fully or partially certified on the simulators.
- Also features a 16-station commercial teaching kitchen.

Project Size - 169,667 SF

# MSRDesign

b. Firm Experience





# Prior Projects and Clients

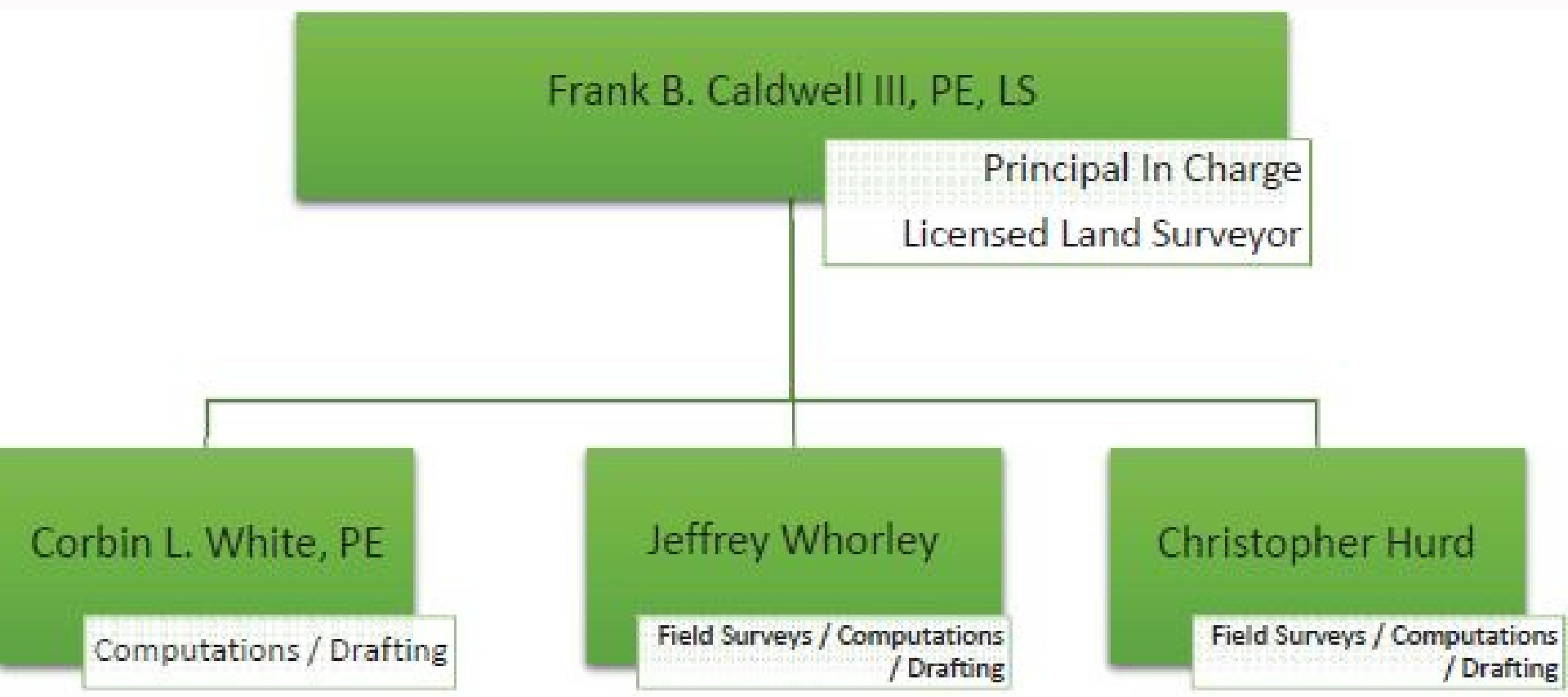
1. Missoula Public Library -  
Mr. Karl Olsen, kolsen@missoulapubliclibrary.org, (406) 541-8865
2. L. E. Phillips Memorial Public Library -  
Ms. Shelly Collins-Fuerbringer, shelly@eauclaire.lib.wi.us, (715) 839-5063
3. Meridian Library District Orchard Park -  
Mr. Nick Grove, nick@mld.org, (208) 888-4451
4. Louisville Free Public Library -  
Mr. Doug Foster, doug.foster@lfpl.org, (502) 574-1655
5. Bozeman Public Library -  
Ms. Susan Gregory, sgregory@bozeman.net, (406) 582-2401
6. Sno-Isle Libraries Capital Framework Plan & Design Guidelines -  
Chy Ross, cross@sno-isle.org, (360) 651-7015
7. Bentonville Public Library -  
Hadi Dudley, hdudley@bentonvillear.com, (479) 271-3194
8. Minneapolis Public Service Building -  
Ms. Barbara O'Brien, barbara.obrien@minneapolis.gov, (612) 431-6102
9. Boone County Public Library -  
Ms. Carrie Herrmann, cherrmann@bcpl.org, (859) 342-2665
10. RIDC Mill 19 -  
Mr. Donald Smith, dsmith@ridc.org, (412) 471-3939





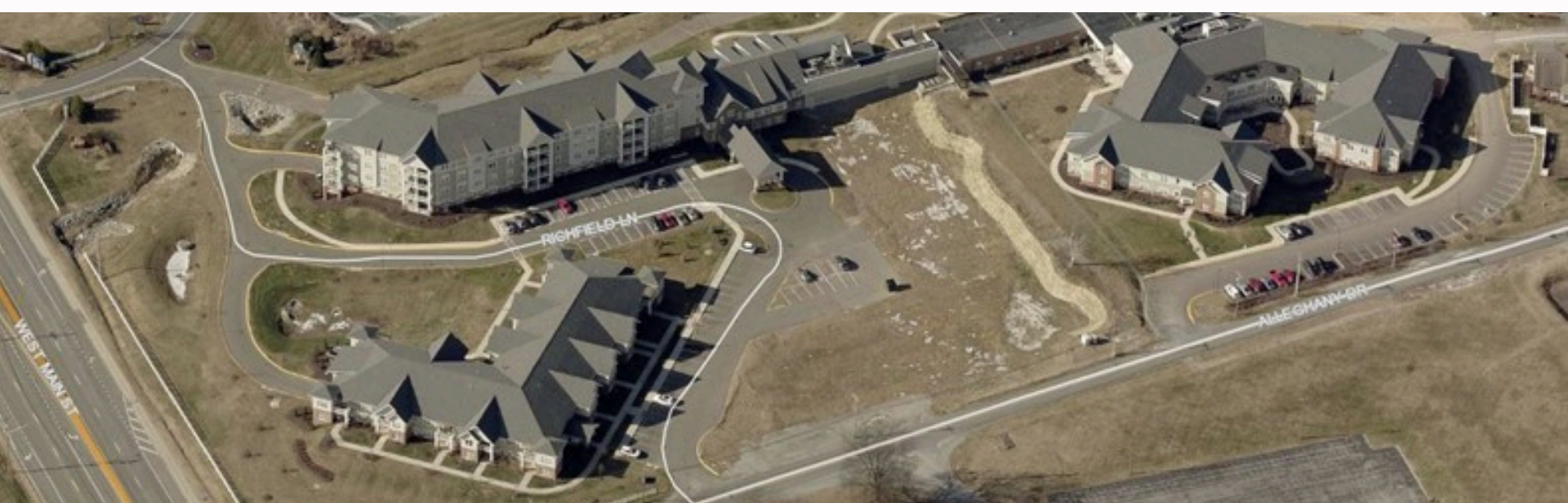


Caldwell White Associates, PLLC is a Professional Limited Liability Company founded in January 1998 by Frank B. Caldwell, III, P.E., L.S. and Corbin L. White, P.E., and is authorized to do business in the Commonwealth of Virginia. The firm provides complete civil engineering, land surveying, and land planning services. Mr. Caldwell and Mr. White have over eighty eight (88) years of combined experience in civil engineering, land surveying, and related disciplines in the Roanoke Valley and surrounding areas. The firm employs two licensed engineers, a licensed land surveyor, engineering & survey technicians and a survey party.



Surveying services include boundary surveys, right of way surveys, utility surveys, topographic surveys, ALTA Land Title Surveys, and surveys associated with the FEMA Flood Program. We are also experienced in monitoring structures for movements or settlement using high order survey controls and office analyses.

The employees of the firm have worked in Southwest Virginia all of their lives. This depth of experience often results in knowledge of areas that isn't recorded in local courthouse land records or the offices of Community Development. Given our extensive experience in all types of surveys in the valley, we have a wealth of background knowledge of the condition of boundary data, utilities, and history of the area. This experience often provides information that is not recorded in the Courthouse or available in other types of records.



The company is also very active in construction stakeout for contractors. This results in CWA being exposed to a variety of surveys and plans by other consultants. As a result, we have an in-depth understanding of the detail required on construction documents and are also involved in the day to day construction methods employed by contractors. CWA is well-versed in reconstruction of large and small scale facilities without disruption to operations. Forward thinking and knowledge of operations is critical in allowing for temporary re-routing of supply chains, pedestrian and vehicular routes of ingress and egress, and utility / storm drain interconnections to reduce or eliminate downtime of the facility.





## CORBIN L. WHITE, PE, Managing Principal

Project Role: Civil Engineer / Design

EDUCATION: Bachelor of Science, Civil Engineering 1988, VPI & SU

REGISTRATION: Professional Engineer – Virginia

EXPERIENCE: 36 Years

PROJECT ASSIGNMENT: Principal-in-Charge, Engineering, Project Manager / Design and Computations

Corbin has directed designs for a variety of projects including recreational, residential, educational, commercial, and industrial projects. His responsibilities include detailed design of utility lines, utility relocations, storm drainage and storm water management facilities, mass grading projects, road construction, quantity takeoffs and preparation of engineering cost estimates. In addition to Corbin's design responsibilities, he is responsible for the administrative functions of the firm and provides backup support for our surveying services if needed.

Corbin has had wide experience in support of the surveying services provided by the firm. This experience includes development of the Scope of Services for preparation of surveys to be used as the basis of design for large complex projects as well as direction of complex construction stakeout. Throughout his career, he has prepared office computations of field work for boundary and topographic surveys as well as the detailed production of plats and maps.

Corbin has done a significant amount of work in the County and is well versed in the County's requirements and regulations as well as having an excellent working relationship with County staff. Corbin was the design engineer for recent drainage rehabilitation projects at Tully Drive and at Autumn Park Lane to solve flooding of downgradient residents, has worked closely with General Services relative to relocation of facilities for the Department of Parks, Recreation & Tourism, and provided minor roadway re-alignment at Explore Park.



## FRANK B. CALDWELL III, PE, LS

Project Role: Civil Engineer / Design

EDUCATION: Bachelor of Science and Graduate Study Civil Engineering, 1970, VPI & SU

REGISTRATION: Professional Engineer – Virginia, North Carolina, Kentucky

EXPERIENCE: 56 Years

PROJECT ASSIGNMENT: Principal-in-Charge, Engineering, Project Manager / Design and Computations

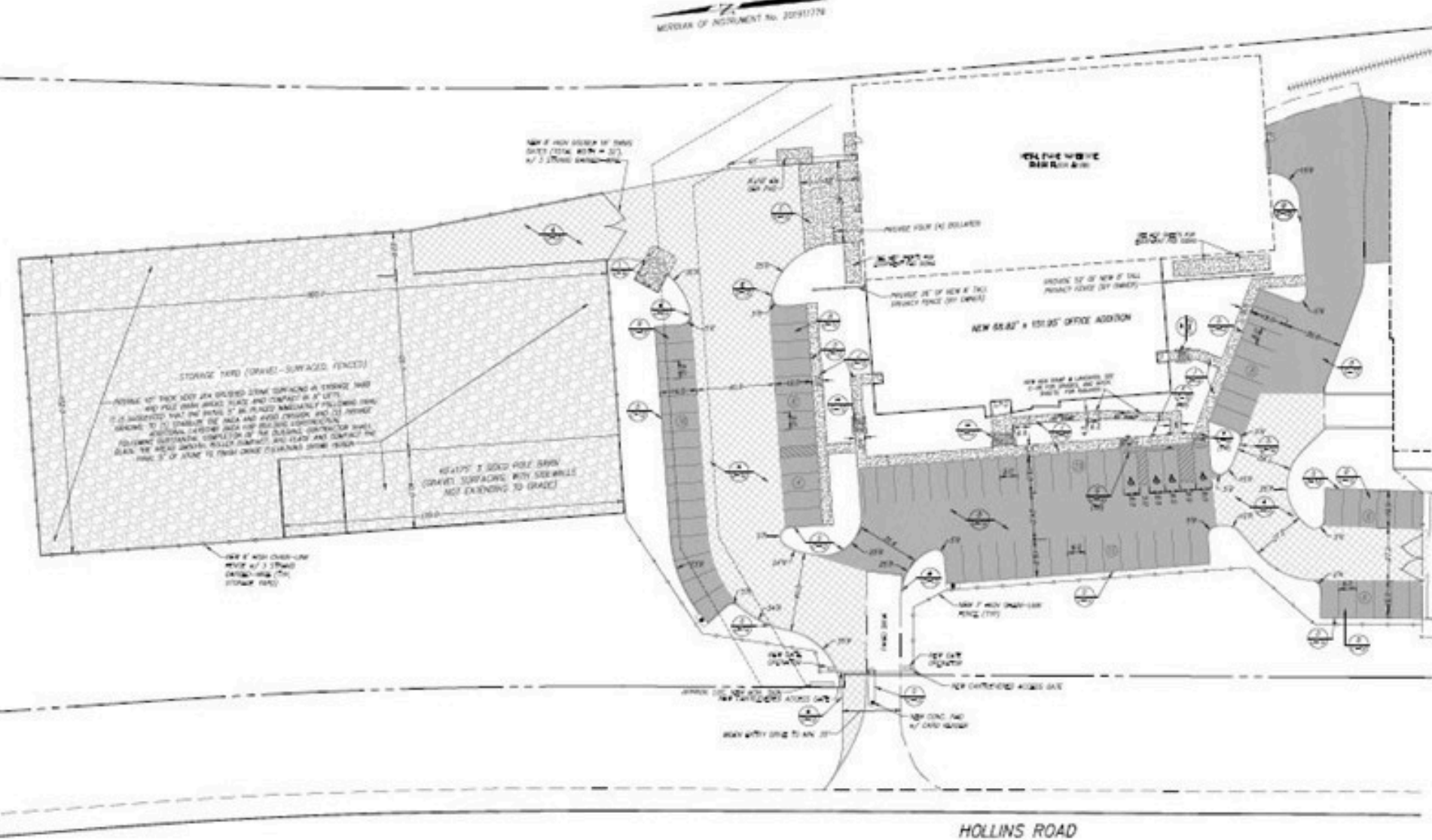
Frank has a broad background in all facets of Civil Engineering and Land Surveying Projects. Mr. Caldwell is personally responsible for all boundary surveys accomplished by the firm. His surveying experience includes detailed urban boundaries, high order control surveys and detailed construction staking.

His responsibilities lie in the acquisition of accurate boundary and topographic data to be used for defining property boundaries, control networks, underlying conditions for design purposes and defining conditions of existing and new easements. He is also heavily involved in construction stakeout by the firm. He has daily management of the field work and office computations to ensure the quality of the surveys performed by the firm. He also serves as Project Manager on projects that require surveying services only by the firm.

Mr. Caldwell has years of experience working with Roanoke County staff on all sizes of projects. Projects include performing data collection surveys to support Pedestrian Improvement Projects, various large and small scale Boundary, Consolidation, Resubdivision and ALTA / NSPS Surveys relative to properties owned by or to be acquired by the County.







# Roanoke County Department of Parks, Recreation & Tourism

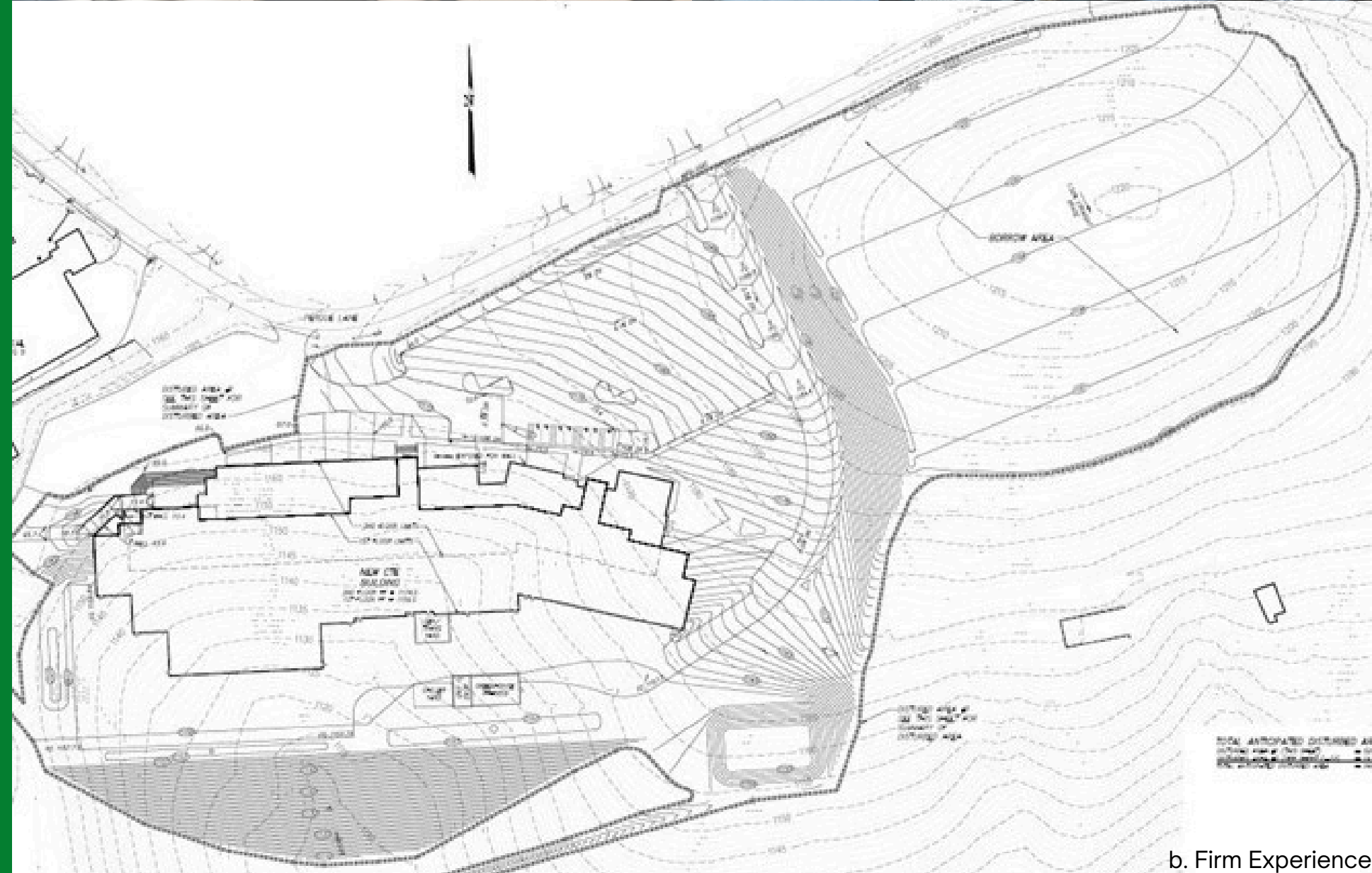
CWA has successfully undertaken comprehensive field surveys and site design to facilitate Roanoke County's relocation of their Parks, Recreation & Tourism offices and warehousing to a partially developed site. The scope of site improvements encompasses the construction of a new office building, the relocation of an existing public sewer main, and the establishment of a 46,000 square foot outdoor staging area designed for trucks and equipment. Additionally, new stormwater management facilities will be installed, alongside standard site utilities and parking/access facilities, ensuring adequate maneuvering space for both automobiles and over-the-road (OTR) tractor-trailers. The site plans have undergone meticulous review by municipalities, with potential revisions to the building design pending based on the owner's preferences. This project exemplifies CWA's commitment to delivering tailored and robust infrastructural solutions.





# Franklin County Public Schools New CTE Facility

CWA collaborated with Franklin County's selected architectural firm to conduct initial site studies for a forthcoming Career and Technical Education (CTE) facility near the current Franklin County High School in Rocky Mount, VA. The proposed facility will necessitate disturbing 12.4 acres of land and will feature a two-story, 90,000-square-foot building. The project will involve moving over 100,000 cubic yards of earth to achieve a balanced site. Additionally, the plans include the installation of a new sanitary force main and gravity system, along with standard parking facilities and access areas, including provisions for tractor-trailer access. The site plan has been positively received by the County, and the project is awaiting funding approval.





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ENGINEERS / SURVEYORS / PLANNERS

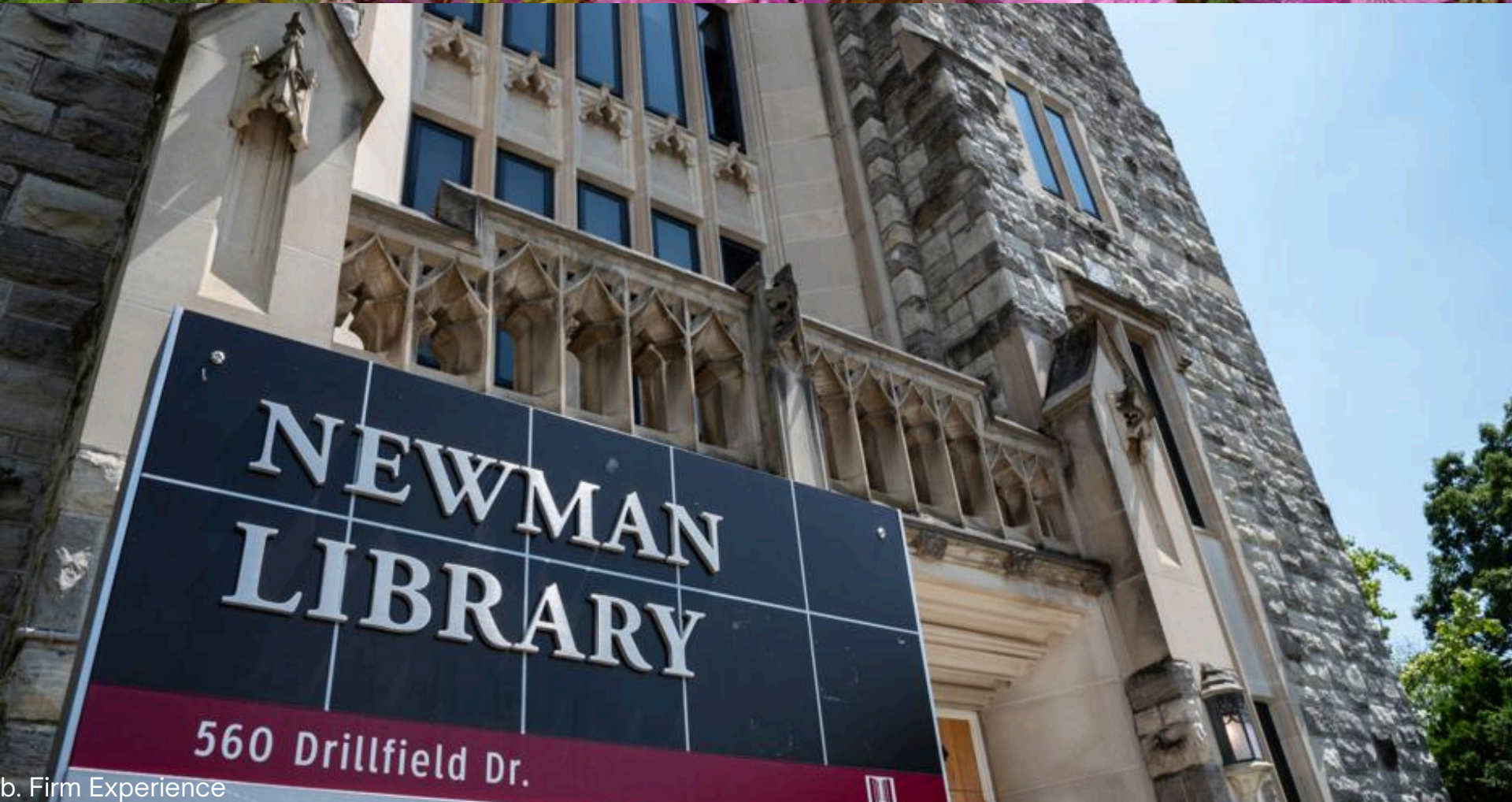


# Prior Projects and Clients

1. Roanoke City Dept. of Engineering  
Mr. Luke Pugh, Luke.Pugh@RoanokeVA.gov, (540) 853-5208
2. Roanoke County Engineering Dept.  
Mr. David Henderson, DHenderson@RoanokeCountyVA.gov, (540) 772-2083
3. Roanoke County Dept. of Stormwater Operations  
Mr. Butch Workman, BWorkman@RoanokeCountyVA.gov, (540) 772-2065
4. Roanoke County Dept. of General Services  
Mr. George Assaid, GAssaid@RoanokeCountyVA.gov, (540) 777-6348
5. Franklin County Dept. of Public Schools  
Mr. Darryl Spencer, Darryl.Spencer@FRCO.k12.VA.US, (540) 483-5538
6. City of Salem Dept. of Community Development  
Mr. Charles VanAllman, Jr., CVanAllman@SalemVA.gov, (540) 375-3032
7. Salem Water and Sewer Department  
Mr. Larado M. Robinson, LRobinson@SalemVA.gov, (540) 375-3029
8. Interactive Design Group  
Bill Hume, AIA, Bill.Hume@IDGArchitecture.com, (540) 342-7534
9. Worth, Inc.  
Mr. Scott Reid, SReid@WorthInc.net, (540) 529-8866
10. Steel Dynamics, Inc., Roanoke Bar Division  
Mr. David Brand, David.Brand@SteelDynamics.com, (540) 309-1661







## LAWRENCE PERRY & ASSOCIATES

Consulting Engineers

Lawrence Perry and Associates, Inc., established in 1975, is a mechanical, electrical, plumbing and fire protection engineering firm with a staff of experienced professionals who have become leaders in the innovative, functional, durable, yet practical, design of energy-efficient systems. The firm, located in the heart of Downtown Roanoke, is within an easy five-mile drive to the project site. LPA is fully committed to energy-efficient and high-performance design, as well as sustainable design measures.

The firm maintains memberships in the Virginia Sustainable Building Network and the U.S. Green Building Council. LPA is a Certified Small Business by the Commonwealth of Virginia Department of Small Business and Supplier Diversity, Certification No. 652257. The firm, willfully and without reservation, certifies that employees are not provided facilities which are segregated based on race, color, creed or national origin.

The 21-person staff includes eleven mechanical engineers/designers (six PEs) and six electrical engineers/designers (two PEs) with extensive experience in the design of systems for all sizes and types of renovated and new facilities. Expertise includes investigation, assessment, evaluation, planning, cost estimating, design, value engineering, construction phasing and contract administration. Each member of the firm has an established reputation for his or her expertise, availability and responsiveness that ensures the successful completion of each project. Early and continuous consultation with the Client's Administrative and Facilities Management personnel has been critical to the successful planning and design of mechanical and electrical systems for each project.

LPA has demonstrated the required experience and expertise on numerous projects for municipalities, including Albemarle County, Amherst County, Augusta County, Bath County, Charlottesville City, Clarke County, Culpeper County, Cumberland County, Danville City, Fauquier County, Floyd County, Frederick County, Greene County, Harrisonburg City, Henry County, Martinsville City, Mecklenburg County, Montgomery County, Poquoson City Pulaski County, Radford City, Roanoke City, Roanoke County, Salem City, Shenandoah County, Smith County, Winchester City and others.





## Rodney D. Fanning, PE, M-E-P-FP Principal

### Project Role: Mechanical Engineer / Design

EDUCATION: Bachelor of Science,  
Mechanical Engineering 1991, Virginia Tech  
M.B.A. 1992, Virginia Tech

REGISTRATION: Professional Engineer –  
Virginia, North Carolina, West Virginia,  
Tennessee

EXPERIENCE: 33 Years

Rodney joined Lawrence Perry and Associates, Inc. (LPA) in 1994 as a mechanical engineer. Demonstrating remarkable expertise and leadership, he was promoted to Vice President, a role he held for ten years before being named President of LPA in 2020. In his current position, Mr. Fanning oversees project coordination and design reviews, ensuring the successful and timely completion of all projects.

Rodney earned a Bachelor of Science degree in Mechanical Engineering from Virginia Tech in 1991. He furthered his education by obtaining a Master of Business Administration (M.B.A.) in 1992.

Rodney has directly contributed to and coordinated numerous successful projects, including:

- Mt. Hermon Public Library Renovation
- Virginia Tech Newman Library: Fire Alarm System Addition, 3D Printer Lab HVAC Renovation, Lighting/Ceiling Replacements & HVAC Modifications, First & Second Floors Toilet Renovations, Feasibility Study, Exhaust Fan Replacement, Fourth Floor Swing Office Space Renovation, Fourth Floor Prototyping Renovation, Consultation Rooms 4007, 4009 & 4011 Renovation
- Radford University McConnell Library: Mechanical Room 540 BIM
- Longwood University Greenwood Library: Chiller Replacement, Special Collections HVAC Upgrades
- Patrick Henry Community College: Learning Resource Center
- Randolph College Lipscomb Library: Boiler Addition

Rodney is a member of the American Society of Heating, Refrigerating, and Air Conditioning Engineers. He holds certifications as a Certified Energy Manager and Certified Green Building Engineer with the Association of Energy Engineers.

b. Firm Experience



## Richard C. Hughes, PE

### Project Role: Mechanical Engineer / Design

EDUCATION: Bachelor of Science Mechanical  
Engineering, 2003, Virginia Tech

REGISTRATION: Professional Engineer – Virginia

EXPERIENCE: 21 Years

Rick Hughes has been a valuable asset to Lawrence Perry and Associates, Inc. since joining the firm in 2009 as a mechanical engineer. His dedication and expertise were recognized in 2013 when he was promoted to Vice President. Rick's extensive experience spans building modeling, economic and energy analysis, feasibility studies, and the planning, design, and preparation of contract documents for various facilities across Virginia. In his current role, Rick coordinates the design of M-E-P-FP systems under the guidance of the Principal-In-Charge.

Rick earned his Bachelor of Science degree in Mechanical Engineering from Virginia Tech in 2003.

Rick has directly contributed to and coordinated numerous successful projects, including:

- Roanoke Public Main Library – Jefferson Street - Chiller Replacement
- Liberty University - Falwell Library Lighting Upgrades
- Clarksville Elementary School (New/PPEA) – Mecklenburg County
- George Washington High School – (Renovation/Addition) - Danville
- William Monroe High School – Addition/Renovation (Greene County)
- William Monroe Middle School – Addition/Renovation (Greene County)
- Harrisonburg High School (New) - Harrisonburg
- Cave Spring Elementary School; Green Valley Elementary School and Mt. Pleasant Elementary School (Renovations) – Roanoke County
- Masons Cove Elementary School (New) – Roanoke County

Rick is a member of the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) and the Association of Energy Engineers. He holds a certification as a Building Commissioning Professional.





# Michael G. Wolfe, CPD

## Project Role: Plumbing and Fire Protection Designer

EDUCATION: Bachelor of Science, Civil Engineering 1986, Virginia Tech

REGISTRATION: Certified - Plumbing Design by American Society of Plumbing Engineers

EXPERIENCE: 41 Years

Mike Wolfe has been an essential part of Lawrence Perry and Associates, Inc. since 2003, contributing his extensive expertise in the design of plumbing and fire protection systems for the past seventeen years. With a Bachelor of Science degree in Civil Engineering from Virginia Tech, obtained in 1986, Mike brings a solid educational foundation to his role. His responsibilities include overseeing the design of these systems under the guidance of the M-E-P-FP Project Manager.

- Mike has directly contributed to and coordinated numerous successful projects, including:
- Mt. Hermon Library - Renovation
  - Gordonsville Branch Library
  - Jessie Peterman Memorial Library Addition
  - Gordon Avenue Library - ADA Toilet; AHU Replacements
  - Virginia Tech - Newman Library - First & Second Floor Toilet Renovations;
  - Randolph College - Lipscomb Library - Boiler Addition
  - Christiansburg High School (Addition/Renovation) – Montgomery County
  - Meadow View Elementary School (New) – Henry County
  - Masons Cove Elementary School (New) – Roanoke County
  - William Byrd High School (Renovation) – Roanoke County
  - Cave Spring Elementary School, Green Valley Elementary School and Mt. Pleasant Elementary School (Renovations) – Roanoke County
  - Auburn High School (New); Auburn Middle School (Renovation) - Montgomery County

In addition to his professional accomplishments, Mike is an active member of the American Society of Plumbing Engineers (ASPE). His commitment to excellence in plumbing and fire protection design makes him a valuable asset to the firm and the numerous projects he undertakes.



# Winston A. Matthews, PE

## Project Role: Electrical Engineer / Design

EDUCATION: Bachelor of Science Electrical Engineering, 1999, Virginia Tech

REGISTRATION: Professional Engineer – Virginia, North Carolina, West Virginia, Tennessee

EXPERIENCE: 25 Years

Winston has been a valuable asset to Lawrence Perry and Associates since joining the firm as an Electrical Engineer in 2012. His dedication and expertise led to his promotion to Manager of the Electrical Department in 2018, and he became a Principal of the firm just a year later in 2019. Winston's skill set encompasses the design of sophisticated lighting systems, power distribution networks, and essential safety systems, including low voltage communications and fire alarms. His broad experience covers the full project lifecycle from investigation and assessment to planning, design, and contract administration.

Winston earned his Bachelor of Science Degree in Electrical Engineering from Virginia Tech in 1999.

- Winston has directly contributed to and coordinated numerous successful projects, including:
- Virginia Tech - Newman Library Lighting Replacement/Upgrade; Feasibility Study
  - Christiansburg High School (Addition/Renovation; Baseball & Softball Improvements)
  - Bassett High School (New Bengal Tech Academy) - Henry County
  - Carilion Roanoke Memorial Hospital (Fire Alarm Replacement)
  - Centra Bedford Memorial Hospital (Emergency Department Renovation)
  - Roanoke College – New Science Center
  - Liberty University – Football Operations Center Renovation; New Center for Music; New Freedom Tower and School of Divinity; New School of Business; New Student Commons Housing Phases 1, 2, 3 and 4; Student Health Center & Pharmacy (CH 3)
  - River's Edge Sports Complex (Roanoke) - Electrical Design (North, Phase I)
  - Virginia Tech – Current Term Contract – Upgrades/Renovations to Various Academic Classrooms and Labs (Blacksburg Campus) and Research Labs (VTCRI in Roanoke)
  - Virginia Tech – New Creativity & Innovation District Living & Learning Community (Criteria Documents)



# Prior Projects and Clients

1. Augusta County Public Schools -  
Mr. Greg Troxell (gtroxell@augusta.k12.va.us), (540) 245-5147
2. City of Charlottesville -  
Mr. Gerry Martin (marting@charlottesville.org), (434) 970-3645
3. Clarke County & Public Schools -  
Mr. Mike Legge, CPPB (mlegge@clarkecounty.gov), (540) 955-5148
4. Henry County Public Schools -  
Mr. Keith A. Scott (kascott@henry.k12.va.us), (276) 666-2404
5. Montgomery County Public Schools -  
Mr. John Sutton (jos@mcps.org), (540) 382-5141, Ext. 1405
6. City of Roanoke -  
Mr. Terry Kemp, (terry.kemp@ci.roanoke.va.us), (540) 853-2735
7. City of Roanoke -  
Mr. John McGhee (john.mcghee@roanokeva.gov), (540) 853-5472
8. Virginia Tech -  
Mr. Reed Nagel, (nagelr@vt.edu), (540) 231-5240
9. Radford University -  
Mr. David Pletcher, (pletcherdp@longwood.edu), (540) 831-7781
10. Liberty University -  
Mr. Daniel Deter, (ddeter@liberty.edu), (434) 582-2855





# G. & H. Contracting, Inc. Contact Information

If for any reason Roanoke County needs to contact G. & H. Contracting, Inc. about this Unsolicited PPEA Proposal, please do not hesitate to contact us. Sheldon Henderson and Troy Henderson are the two main Points of Contact for this Unsolicited PPEA Proposal and their information is listed out below as follows:

Sheldon Henderson, President:  
shenderson@ghcontracting.com  
(540) 387-5059 (Office), (540) 537-6166 (Cell)

Troy Henderson, Vice President:  
thenderson@ghcontracting.com  
(540) 387-5059 (Office), (540) 537-6178 (Cell)



Glenvar Branch



## Conflict of Interest Statement

G. & H. Contracting, Inc. asserts that there are no individuals known to the consortium of firms who would be required to disqualify themselves from participating in any transaction related to the project, in accordance with The Virginia State and Local Government Conflict of Interest Act, Chapter 31 (2.2-3100 et seq.) of Title 2.2, ensuring that all involved parties can engage in the project without any conflicts of interest that might otherwise necessitate their exclusion.

A handwritten signature in blue ink, appearing to read "T. Henderson", written over a horizontal line.

X

Troy Henderson, Vice President



# Obtaining Qualified Workers

G&H Contracting's strategy for securing quality subcontractors for every construction trade is effective and simplistic. Leveraging our extensive database of subcontractors in the Roanoke Valley and beyond, we can solicit to those who embody the values and standards that Roanoke County expects for all of their projects. We are confident that by implementing a competitive and qualified bidding process, we will be able to select the most skilled subcontractors in the region for this project.

G&H Contracting prides itself on our ability to self-perform various trades, a capability that has been a cornerstone of the company since its inception in 1989. The division we take the most pride in is concrete, consistently delivering high-quality concrete work that meets the rigorous standards of our clients. In addition to concrete, we also self-perform installation of doors and hardware, finishes in divisions 6-10, and a wide array of other specialties.







Bridgewater Forrer LC

# SWaM and DBE Information

G. & H. Contracting, Inc. is a proud SWAM (Small, Women-owned, and Minority-owned) firm dedicated to fostering growth within the community by collaborating extensively with other small and diverse businesses. Our commitment to partnering with DBE (Disadvantaged Business Enterprises) and SWAM businesses has been a cornerstone of our operations since inception, resulting in substantial growth for both our community and the businesses we engage with. By prioritizing local partnerships, we aim to keep financial resources within our communities, thereby avoiding the monopolistic tendencies of larger firms. G&H is steadfast in ensuring full compliance with all SWAM and DBE requirements, reinforcing our dedication to ethical and inclusive business practices.

## G. & H. Contracting's Apprenticeship Program

G. & H. Contracting has established a partnership with Roanoke County Public Schools, City of Roanoke Public Schools, and City of Salem Public Schools to offer a state-certified apprenticeship program. This initiative is designed to equip students with valuable trade skills that complement their high school education, providing a seamless transition into the workforce upon graduation. By integrating hands-on experience with academic learning, the program aims to foster practical skills and industry knowledge, ensuring that participants are well-prepared for successful careers in various trades. This collaboration not only addresses the skills gap in the workforce but also empowers young individuals to achieve economic stability and professional growth immediately after completing their high school education.



Salem YMCA - Teens Room





## G. & H. Contracting, Inc. Safety

G. & H.'s Safety Program is coordinated by Riley Kennedy and Bruce Spurlock, who work closely with superintendents and leadership to ensure all job sites are safe and hazard-free.

Weekly inspections are conducted on every project by one of the safety officers to maintain constant safety and compliance with all OSHA requirements. G&H Staff have various certifications including OSHA-10 hour or OSHA-30 hour training.

Workers receive annual training in CPR and first-aid, ensuring that every job site has personnel capable of handling emergencies.

Weekly toolbox talks are held to perpetually discuss safety practices and provide essential tips.

G&H has a comprehensive written safety policy that is consistently updated that every employee must sign upon hire.

All incidents and accidents on job sites are thoroughly investigated and reported by a safety manager. G&H employs a multi-step process to provide the best immediate care for workers and ensures fluent communication within the company, keeping everyone informed and resourceful for each incident.



# G&H Sworn Qualification Statement

G. & H. Contracting, Inc. hereby certifies that the firm has not been and is currently not debarred or suspended by any federal, state, or local government entity. This certification attests to the company's ongoing compliance with all relevant regulations and standards, ensuring their eligibility to participate in government contracts and projects.

G. & H. Contracting, Inc. has demonstrated through this Unsolicited PPEA proposal that the company possesses the technical qualifications and capabilities necessary to undertake and complete all tasks associated with the proposed construction project. On the subsequent page, G&H includes a copy of the firm's bonding letter, which attests to their bonding capacity and capability, further solidifying their credibility and readiness to handle the project's requirements.

The statement below hereby attests that G. & H. Contracting, Inc., over the past three years, has never been associated with any of the following legal conduct:

- a. G&H has not had to file for bankruptcy.
- b. G&H has not had to pay any amount of liquidated damages.
- c. G&H has not had to pay any amount of fines, assessments or penalties.
- d. G&H has not had a case involving any judgements or awards in contract disputes.
- e. G&H has not had any cases of contract defaults or contract terminations.
- f. G&H has not had any license revocations, suspensions, or other disciplinary actions.
- g. G&H has not had any prior debarments or suspensions by a government entity.
- h. G&H has not had any denials of prequalification or findings of non-responsibility.
- i. G&H has not had any safety incidents resulting fatality. G&H’s EMR and corresponding safety information will be provided on the following page.
- j. G&H has not had any violations of any federal, state or local criminal or civil law.
- k. G&H has not had any criminal indictments or investigations.
- l. G&H has not had any legal claims filed by or against the firm.

This declaration is made with the full understanding of the legal implications of providing false information.

x 

Troy Henderson, Vice President of G. & H. Contracting, Inc.



# Hughes Associates Sworn Qualification Statement

There has been no litigation, criminal investigation, or conviction, governmental or regulatory action pending, nor threatened, against Hughes Associates Architects & Engineers affecting our ability to provide services on your project.

We are not in any way prohibited, disbarred or banned from pursuing or performing work with any federal, state, or local government entity.

All of our firm's licenses, accreditation and necessary certifications are current and in-good-standing with the appropriate agencies. No personnel on our staff has ever had their license revoked or suspended.

x 

W. Michael Woolwine, President



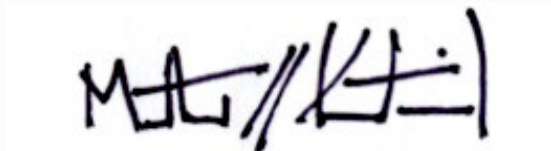
# MSR Design Sworn Qualification Statement

MSR Design hereby certifies that the firm has not been and is currently not debarred or suspended by any federal, state, or local government entity. This certification attests to the company's ongoing compliance with all relevant regulations and standards, ensuring their eligibility to participate in government contracts and projects. MSR Design has the technical qualifications and capabilities necessary to undertake and complete all tasks associated with the proposed design and construction project.

The statement below hereby attests that over the past three years, MSR Design has not been associated with any of the following legal conduct:

- MSR Design has not had to file for bankruptcy.
- MSR Design has not had to pay any amount of liquidated damages.
- MSR Design has not had to pay any amount of fines, assessments or penalties.
- MSR Design has not had a case involving any judgments or awards in contract disputes.
- MSR Design has not had any cases of contract defaults or contract terminations.
- MSR Design has not had any license revocations, suspensions, or other disciplinary actions.
- MSR Design has not had any prior debarments or suspensions by a government entity.
- MSR Design has not had any denials of prequalification or findings of non-responsibility.
- MSR Design has not had any violations of any federal, state or local criminal or civil law.
- MSR Design has not had any criminal indictments or investigations.
- MSR Design has not had any legal claims filed by or against the firm.

This declaration is made with the full understanding of the legal implications of providing false information.

x   
Matthew Kruntorád, Principal, MSR Design



# Caldwell White Associates Sworn Qualification Statement

Caldwell White Associates, PLLC (hereinafter CWA) hereby certifies that the firm is not and has never been debarred or suspended by any federal, state, or local government entity. CWA has demonstrated through continued ethical practice of the professions of Land Surveying and Civil Engineering that the company possesses the technical qualifications and capabilities necessary to undertake and complete all related tasks associated with the proposed construction project.

The company is stable with a work backlog. We are well respected in the municipal and construction community and do not expect any changes to our business model or status. The company has few, if any, accounts receivable over 60 days old. The company has operated for 26 years on our cash flow without borrowing any operating money or leveraging our accounts receivable for operating funds. The company is debt free.

The statement below hereby attests that CWA has never been associated with any of the following legal conduct:

- (A) CWA has not filed for bankruptcy.
- (B) CWA has not paid any amount of liquidated damages.
- (C) CWA has not paid any amount of fines, assessments or penalties.
- (D) CWA has not had a case involving any judgements or awards in contract disputes.
- (E) CWA has not had any cases of contract defaults or contract terminations.
- (F) CWA has not had any license revocations, suspensions, or other disciplinary actions.
- (G) CWA has not had any prior debarments or suspensions by a government entity.
- (H) CWA has not had any denials of prequalification or findings of non-responsibility.
- (I) CWA has not had any serious safety incidents.
- (J) CWA has not had any violations of any federal, state or local criminal or civil law.
- (K) CWA has not had any criminal indictments or investigations.
- (L) CWA has not had any legal claims filed by or against the firm.

This declaration is made with the full understanding of the legal implications of providing false information.

x   
Corbin L. White, PE, Managing Member  
Caldwell White Associates, PLLC



# Lawrence Perry and Associates Sworn Qualification Statement

Lawrence Perry and Associates, Inc. (LPA) hereby certifies that the firm has not been and is currently not debarred or suspended by any federal, state, or local government entity. This certification attests to the firm's ongoing compliance with all relevant regulations and standards, ensuring their eligibility to participate in government contracts and projects.

Lawrence Perry and Associates, Inc. (LPA) has demonstrated through this Unsolicited PEA proposal that the company possesses the technical qualifications and capabilities necessary to undertake and complete all tasks associated with the proposed construction project.

The statement below hereby attests that Lawrence Perry and Associates, Inc., over the past three years, has never been associated with any of the following legal conduct:

- o LPA has not had to file for bankruptcy;
- o LPA has not had to pay any amount of liquidated damages;
- o LPA has not had to pay any amount of fines, assessments or penalties.
- o LPA has not had a case involving any judgements or awards in contract disputes.
- o LPA has not had any cases of contract defaults or contract terminations.
- o LPA has not had any license revocations, suspensions, or other disciplinary actions.
- o LPA has not had any prior debarments or suspensions by a government entity.
- o LPA has not had any denials of prequalification or findings of non-responsibility.
- o LPA has not had any safety incidents resulting in fatality. LPA’s EMR and corresponding safety information will be provided on the following page.
- o LPA has not had any violations of any federal, state or local criminal or civil law.
- o LPA has not had any criminal indictments or investigations.
- o LPA has not had any legal claims filed by or against the firm.

This declaration is made with the full understanding of the legal implications of providing false information.

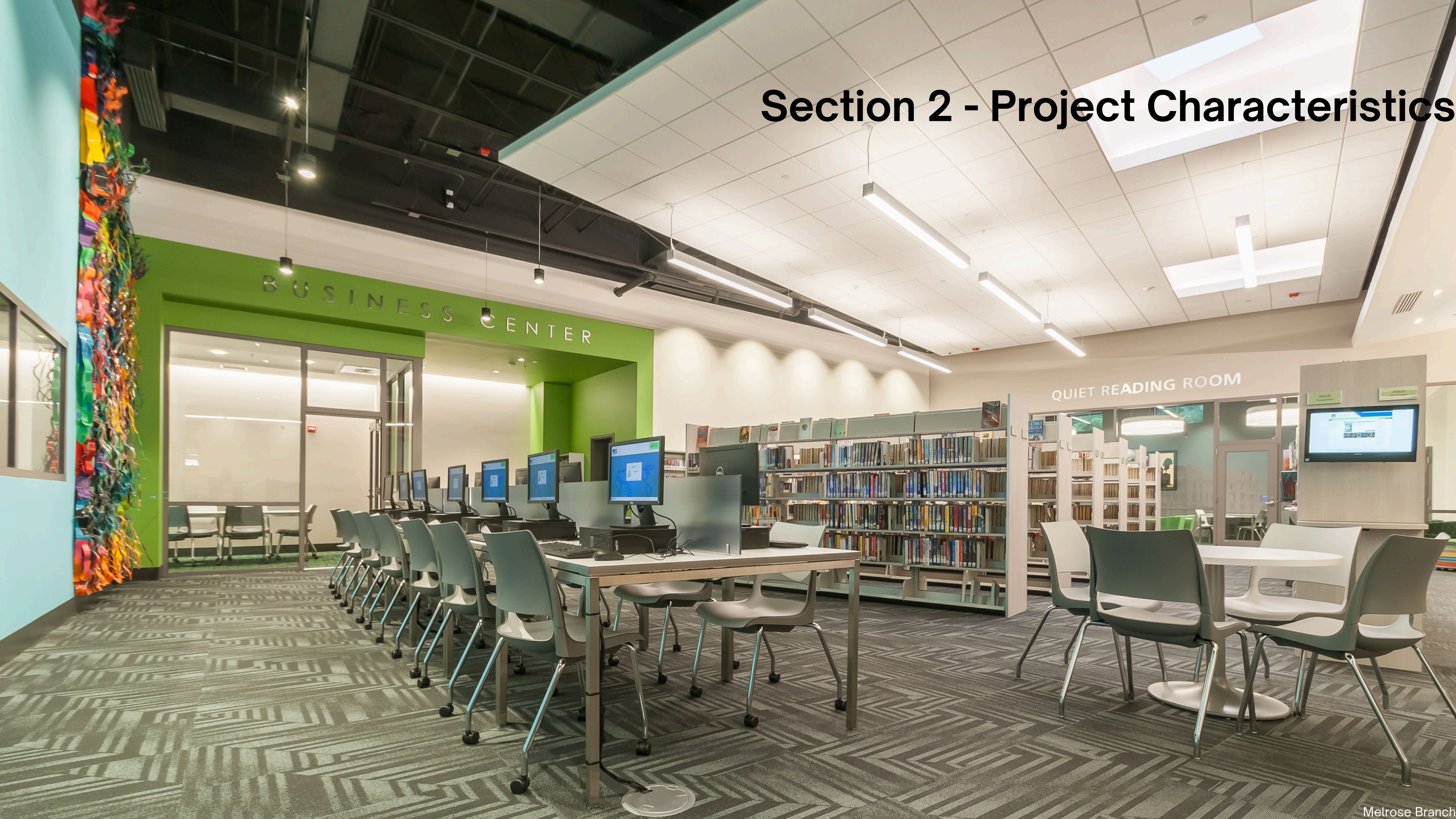
Kindly note that this Sworn Qualification Statement and all its contents are redacted from public view.

x 

Richard C. Hughes, P.E., Vice President of Lawrence Perry and Associates, Inc.



## Section 2 - Project Characteristics





# Work Performed by Public Entity

Before entering into an agreement, we request that Roanoke County:

- Select Points of Contact for all aspects of contracts, financing, management, design, and construction to ensure streamlined communication and efficient collaboration.
- Establish a committee to work with our team on programming, providing feedback on conceptual plans, budgeting, community needs, and regulatory agency requirements to ensure all aspects of the project meet the community's expectations and legal standards.
- Provide reasonable access to the proposed site to facilitate preliminary assessments and planning activities.

The following work will be required of Roanoke County:

- Review PPEA (Public-Private Education Facilities and Infrastructure Act) proposals to evaluate potential partners and project feasibility.
- Serve as an Administrator for the PPEA process to ensure compliance with procedural and legal standards.
- Negotiate the Interim or Comprehensive Agreement to outline the responsibilities, timelines, and financial arrangements between all parties involved.
- Perform standard permitting and review to ensure all construction activities meet regulatory requirements.
- Fund the construction of the project to ensure the project's completion and readiness to serve the community.
- Relocate all materials from old facility during renovations to temporary library facility and return to new library facility after completion. (NOTE: This has not been procured or upfit by offerors.)







# Anticipated Permit Schedule

The permits and approval schedule for our project encompasses a comprehensive range of requirements to ensure full compliance with local regulations. Key components include the Roanoke County Plan Review, Zoning Permit, and various Building, Structural, Mechanical, Electrical, Plumbing, and Fire Protection Permits. Building plans will be submitted to Roanoke County for the issuance of the building permit, while a land disturbance permit will follow site plan approval. Additionally, stormwater management requirements, along with any necessary environmental permits, will be addressed through the development plans. Approval from the Virginia Department of Health is also a necessary step in this process.

Throughout the Schematic Design, Preliminary Design, and Final Design stages, Roanoke County will conduct reviews, and will issue the required permits, with each review phase anticipated to take three weeks. To ensure cohesive progress, our team will convene a design kick-off meeting with Roanoke County at the beginning of the Schematic Design Phase to discuss project specifics. This structured approach ensures that all teams remain aligned and maintain a consistent understanding at the onset of each phase, fostering a smooth project development trajectory.



# Potential Adverse Socioeconomic Impacts

G&H does not anticipate significant adverse social, economic, or environmental impacts from this project. Any complications will be mitigated by compliance with applicable federal, state, and county regulations and guidelines. Looking ahead, our team is prepared to address potential impacts, which may include utility connection issues, inefficiencies with traffic circulation, or disruptions to surrounding businesses. Given that the site is in a repurposed area and our team's extensive experience in more restricted and challenging environments, we are confident in our ability to provide quick and intelligent solutions to any issues that may arise. In 2019, a facility assessment of Hollins Library identified areas needing maintenance and upgrades. A space needs assessment in June 2024 focused on spatial requirements for future renovations. These assessments guide improvements to keep the library modern and accessible.



Downtown Branch

# Anticipated Positive Socioeconomic Impacts

G&H anticipates an abundance of positive social, economic, and environmental impacts from this project. Libraries, as community hubs, can attract local businesses and host a variety of events, thereby boosting the local economy and cash flow. They also provide access to essential government services and assistance, ensuring that vital resources are within reach for everyone. By offering an abundance of reading materials and literacy programs, libraries contribute to higher educational levels in the local area. Furthermore, they enhance community connectivity by providing gathering spaces for people of all backgrounds, fostering a sense of inclusion and unity. For students, libraries serve as invaluable resources, offering diverse materials and quiet study spaces that can significantly enhance their learning and educational achievements.



d. The Project's Adverse and Positive Socioeconomic Impacts

Bridgewater Forrer LC



# Contingency Plan

At G&H, our commitment to excellence means that we approach each project with the utmost dedication and precision, ensuring successful delivery every time. While we are fully equipped to develop contingency plans when needed, our primary focus is on meticulous planning and execution to avoid the need for such measures. Our track record speaks for itself, as we are accustomed to delivering projects on time and to the highest standards without relying on backup plans. This unwavering dedication to success ensures our clients receive the best possible outcomes, reinforcing our reputation as a reliable and results-driven partner.



Colonial Elementary School

## Allocation of Risks and Liabilities

G&H Contracting takes responsibility for delays in design and construction, holding all associated risks similarly outlined in the previous Roanoke County Comprehensive Agreement. With Roanoke County before the project begins, G&H may secure a performance and completion bond to ensure timely fulfillment of our obligations. We recognize that Roanoke County owns the land for the proposed project and will assume full legal liability for the property, including security and insurance, once the project is completed. During the design-build phase, G&H will manage the legal liabilities typically associated with the site, these will be detailed in the potential Comprehensive Agreement. Upon occupancy, Roanoke County will enforce all relevant laws and assume responsibility for the building's expenses and services, with standard warranties being transferred accordingly. G&H operates without any restrictions, ensuring a smooth transition throughout the project's lifecycle.



Downtown Branch



# G. & H. Project Assumptions and Related Information

Roanoke County will maintain ownership of the newly renovated library and will have the same rights and responsibilities for it as it does for any other County facility. To ensure the project's success, we are relying on multiple assumptions:

- That since the site is clear with access to utilities, we do not expect any unmitigable conditions to be present.
- That Roanoke County will provide a temporary storage location for all material that will remain in the new facility after construction.

G&H has projected that there will be no phasing or partial openings during the entirety of the proposed project. This approach can often streamline timelines and reduce complexities associated with coordinating multiple phases. As a result, Roanoke County can expect a seamless transition from project initiation to full completion, minimizing disruptions and ensuring a coherent and unified final outcome.

Kindly note that this section and all its contents are redacted from public view per the Public-Private Education Facilities and Infrastructure Act of 2002 County of Roanoke Guidelines, Section II, Subsection D1.C.





## Section 3 - Project Financing





# Risk Factors and Methods of Resolve

The construction risk for this project is primarily managed by G&H Contracting, as outlined in the Comprehensive Agreement. Several factors contribute to mitigating this risk and ensuring the project's success.

Preliminary research indicates that soil conditions are unlikely to significantly impact the budget or timeline. Additionally, the construction schedule is strategically planned to minimize weather-related delays by aligning major activities with more favorable climatic conditions.

G&H Contracting's experience in developing and constructing libraries further strengthens their capability to manage potential challenges. G&H has assembled a team with expertise in the construction of libraries, enhancing the ability to navigate any complexities that may arise.

G&H's solid reputation and excellent standing with our bonding company, allowing the ability to provide a payment and performance bond, adding an extra layer of financial security and assurance to Roanoke County.







## Financial Resources Contemplated for Project

G&H is anticipating that Roanoke County will extend financial support for the entirety of this project, ensuring its successful completion. The involvement of state and federal government resources would also be highly beneficial, provided the County can access these funds to facilitate the necessary renovations to this public facility.

This collaborative approach would not only expedite the project but also enhance the quality and scope of the improvements, ultimately benefiting the community at large.



## Section 4 - Project Benefit and Compatibility





# Community Benefits

The proposed project to renovate the library into a modern space offers a multitude of benefits to the community and locality. By attracting more foot traffic, the library will encourage residents to spend money within the community rather than online or at large corporations, thereby supporting local businesses. The library can diversify its offerings by selling small items like postcards and posters, and by installing vending machines for drinks and snacks. Additionally, the library's strategic location near other businesses will likely lead patrons to explore and spend money at surrounding establishments, further stimulating the local economy. This project not only revitalizes a key community asset but also fosters economic growth and enhances the sense of community.

G&H is committed to supporting local economies by predominantly subcontracting work to SWaM (Small, Women-owned, and Minority-owned) businesses within our community and the surrounding areas. This approach not only fosters local entrepreneurship but also strengthens our regional economy. We prioritize local talent and resources, only extending our search beyond the area for highly specialized tasks when necessary. By introducing a modern touch to our proposed project, we aim to attract professionals from various localities to seek job opportunities in Roanoke County and its neighboring regions. This influx of workers will increase foot traffic and ultimately boost tax revenues, contributing to the overall prosperity of Roanoke County.







## Anticipated Public Support or Opposition

G&H Contracting is confident that the proposed Renovations to Roanoke County's Hollins Library Branch will garner robust support from both the community and local government. Patrons of Roanoke County hopefully will appreciate the new look and amenities the branch will offer, providing them with a vibrant and safe environment that fosters positivity and connectivity.

However, some financially conservative members of the community might argue that there are more pressing needs for their tax dollars. Despite these differing perspectives, the project aims to enhance the community's cultural and educational resources, ultimately benefiting all residents, while also updating the library resources for the entire county.



# Plan to Inform Communities affected by this Project

The undertaking of designing and renovating this new library branch in Roanoke County is a thrilling opportunity that promises to benefit the entire community. G&H is eager to present this project at various local government sessions, public events, and community gatherings, with the collaborative support of Roanoke County. Our team is readily available to participate in Roanoke County meetings, Board of Supervisor meetings, and any special events to discuss the PPEA process, as well as topics related to programming, scheduling, costs, financials, and the overall design of this significant project.

We are committed to ensuring the success of key project milestones, such as groundbreaking ceremonies, topping-off events, and ribbon cuttings, by working closely with Roanoke County to create positive and memorable experiences for all participants.







## Compatibility with Economic Development Efforts and Roanoke County's Plans

The proposed renovations to Roanoke County's Library - Hollins Branch represent a significant advancement aligned with local, regional, and state economic development initiatives. This project underscores Roanoke County's dedication to enhancing community connectivity and improving the quality of life for its residents. The renovations are in harmony with the County's comprehensive plan and will adhere to all relevant environmental, land use, building code, and design standard regulations. Importantly, the project is expected to have minimal impact on the County's existing infrastructure plans.

Roanoke County remains the most authoritative source for insights into how the renovations might affect capital improvement and capital budget plans, ensuring all developments are in the community's best interest.



# Unsolicited PPEA for Roanoke County Public Library - Hollins Branch Closing Statement

G. & H. Contracting, Inc., Hughes Associates, Architects and Engineers, MSR Design, Caldwell White Associates, and Lawrence Perry & Associates, would like to thank you for your time in considering our consortium's unsolicited PPEA proposal submission for the proposed Hollins Library Branch renovations.

If Roanoke County would like to further discuss this proposal and its contents, please reach out to G. & H. Contracting, Inc.

Thank you again for your consideration of this unsolicited PPEA proposal.

Sincerely,



Troy Henderson, Vice President  
G. & H. Contracting, Inc.



# MSRDesign

