

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



## Part 1 - Conceptual Phase

February 25, 2025





5903 STARKEY ROAD – P.O. BOX 20209  
ROANOKE, VA 24018-0507  
PHONE (540) 989-5301  
FAX (540) 989-5426  
[www.lionberger.com](http://www.lionberger.com)

**Lionberger Construction continues to build long lasting relationships with our clients.**

At Lionberger Construction, we are focused on delivering a project that gives you an exceptional return on your investment. However, that is only the first part of our commitment to your company and your project.

The difference is finding a partner that makes the process transparent, honors their deadlines and commitments, and brings a sense of quality and integrity to every aspect of the job. That is where Lionberger really stands out.

We appreciate the opportunity to submit our unsolicited PPEA Concept Proposal – REDACTED VERSION for your review. Lionberger is excited to collaborate with Roanoke County to develop preliminary budgets, schedules and a plan for renovation and construction of the new addition to the Hollins Library. We believe that our team-build experience will be an asset to Roanoke County as we move forward together on your project. For over 100 years, Lionberger Construction has worked closely with architects to assist clients in a true team build project delivery system. We have achieved this through our commitment to excellence, the integrity of our customer, employee relationships and our contributions to the greater community.

Our success rests on the core values of our employees, the result of a commitment that in many cases has spanned decades. These values have been instilled by our leadership throughout the history of Lionberger and remain prevalent today. We strive to ask questions that will help us understand your needs so we can better work with you to provide a final product that meets or exceeds your expectations within your desired budget.

We look forward to continuing our relationship with Roanoke County through this project and future projects. We appreciate the opportunity to submit our proposal for your review.

Sincerely,

LIONBERGER CONSTRUCTION

Samuel L. Lionberger, III  
CEO



## **Section 1 - Qualification and Experience**

- A. Legal Structure
- B. Lionberger's Firm experience/ Projects/ Client Information
- C. Recent Projects
- D. Contact Information
- E. Redacted
- F. Conflict of Interest Statement
- G. Obtaining Qualified Workers
- H. Training Programs
- I. SWAM and DBE Information
- J. Qualification Statement
- K. Safety Programs

## **Section 2 - Project Characteristics**

- A. Redacted
- B. Work Performed by Public Entity
- C. Required Permits
- D. Negative Social Economic Impacts
- E. Positive Social Economic Impacts
- F. Redacted
- G. Contingency Plan
- H. Allocation of Risk and Liability
- I. Project Assumptions
- J. Proposed Phasing

## **Section 3 - Project Financing**

- A. Redacted
- B. Redacted
- C. Redacted
- D. Proposed Risk factors and Methods
- E. Financial Resources Contemplated

## **Section 4 - Project Benefit and Compatibility**

- A. Community Benefits
- B. Anticipated Public Support or Opposition
- C. Community and Public Information
- D. Compatibility with Economic Development
- E. Compatibility with County Plans



# **LIONBERGER CONSTRUCTION**

BUILDING RELATIONSHIPS SINCE 1923

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## **Section 1 – Qualifications and Experience**







- 1923** Lionberger traces its roots to 1923, when John C. Senter, S. Lewis Lionberger's uncle, opened the construction firm in his Roanoke home. He quickly earned the community's trust as a highly respected builder of commercial and industrial construction projects including a vital role in the early development of the Roanoke Airport.
- 1950** S. Lewis Lionberger, Senter's nephew, joined the firm following World War II and assumed its management. At this time the firm's name was changed to S. Lewis Lionberger Company and continued its steady course of commercial and industrial construction, gaining valuable experience in this challenging area of the industry. Lewis Lionberger's unbending sense of integrity and forthright dealings enhanced the already fine reputation of the company.
- 1964** Sam Lionberger, Jr. joined the firm following his graduation from Virginia Tech, and a tour with the U.S. Army Corps of Engineers.
- 1974** S. Lewis Lionberger retired and Sam Lionberger became President of the company. While many new processes and innovations were introduced, the high standards established by his predecessors remained the core value of the company.
- 1976** S. Lewis Lionberger Company changed its name to S. Lewis Lionberger Construction Company and began trading as Lionberger Construction Company. The company is recognized and known as a leading builder in Southwestern and Central Virginia and resulting in growth that more than quadrupled its size during the 1980's. The company also develops into a major builder for the increasingly complex and technology oriented facilities.
- 1988** Sam Lionberger, III began his career with the Company bringing another generation of new ideas and enthusiasm into the ever-changing and developing construction industry.
- 2000** Sam Lionberger, III is named President and assumed operations of the company and Sam Lionberger, Jr. becomes CEO focusing on strategic direction of the company.
- 2011** Sam Lionberger, Jr. retired and Sam Lionberger, III assumed his role as CEO and David Underwood is named President of the company.

## Ownership Structure

Lionberger Construction is privately owned by Samuel L. Lionberger, III. Sam III is the third generation to assume the role of CEO of Lionberger Construction Company since 1950. It is the intention of the company to maintain our current ownership structure for many years to come.



General Contractor



**LIONBERGER**  
**CONSTRUCTION**

Architects & Interior Designers

**HBM**  
ARCHITECTURE  
INTERIOR DESIGN

Civil, MEP and Structural Engineers

**Z** **ZMM**  
ARCHITECTS  
ENGINEERS





**COMMONWEALTH of VIRGINIA**  
 Department of Professional and Occupational Regulation  
 9960 Mayland Drive, Suite 400, Richmond, VA 23233  
 Telephone: (804) 367-8500


**EXPIRES ON**  
 04-30-2025

**NUMBER**  
 2705128289

**BOARD FOR CONTRACTORS**  
**CLASS A CONTRACTOR**  
**\*CLASSIFICATIONS\* CBC ELE HVA RBC**

 **S LEWIS LIONBERGER CONSTRUCTION COMPANY**  
 5903 STARKEY RD  
 ROANOKE, VA 24018



  
 Deronice J. Mello, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)

 **COMMONWEALTH of VIRGINIA**  
 Department of Professional and Occupational Regulation  
**CLASS A BOARD FOR CONTRACTORS**  
**CONTRACTOR**

**\*CLASSIFICATIONS\* CBC ELE HVA RBC**  
**NUMBER: 2705128289 EXPIRES: 04-30-2025**

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 5903 STARKEY RD  
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(FOLD)

Status can be verified at <http://www.dpor.virginia.gov>

DPOR-PC (02/2017)

**COMMONWEALTH of VIRGINIA**  
 Department of Professional and Occupational Regulation  
 9960 Mayland Drive, Suite 400, Richmond, VA 23233  
 Telephone: (804) 367-8500

**EXPIRES ON**  
 12-31-2025

**NUMBER**  
 0407006323

**BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS  
 AND LANDSCAPE ARCHITECTS**  
**BUSINESS ENTITY REGISTRATION**

**PROFESSIONS: ARC**

 **HBM ARCHITECTS LLC**  
 1382 W 9TH ST STE 300  
 CLEVELAND, OH 44113



  
 Kishore S. Thota, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)

 **COMMONWEALTH of VIRGINIA**  
 Department of Professional and Occupational Regulation

**BOARD FOR AP/ELSC/DLA**  
**BUSINESS ENTITY REGISTRATION**  
**NUMBER: 0407006323 EXPIRES: 12-31-2025**  
**PROFESSIONS: ARC**  
**HBM ARCHITECTS LLC**  
 1382 W 9TH ST STE 300  
 CLEVELAND, OH 44113



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DPOR-PC (02/2017)

# Commonwealth of Virginia



# 11055612

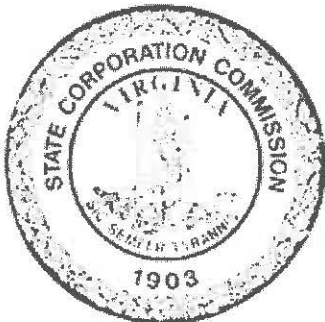
## STATE CORPORATION COMMISSION

Richmond, May 21, 2020

This is to certify that a certificate of authority to transact business in Virginia was this day issued and admitted to record in this office for

### **ZMM Inc.**

a corporation organized under the laws of West Virginia and that the said corporation is authorized to transact business in Virginia, subject to all Virginia laws applicable to the corporation and its business.



STATE CORPORATION COMMISSION

Attest:

*Joel H. Beck*

Clerk of the Commission



# 4-H CENTER VARIOUS PROJECTS



PROJECT  
SPOTLIGHT



## 4-H Center Various Projects

Wirtz, Virginia

Owner:

WE Skelton 4H Educational Confer-  
ence Center

Construction Cost:

\$50,000.00 - \$3,000,000.00



LIONBERGER  
CONSTRUCTION

THE REPUTATION LEADERS BUILD ON.

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## PROJECT SPOTLIGHT



### 811/911 Call Center Roanoke, Virginia

Owner:  
Roanoke City

Construction Cost:  
\$10,741,086.00



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## PROJECT SPOTLIGHT

# CHRISTIANSBURG AQUATIC



### Christiansburg Aquatic PPEA

Christiansburg, Virginia

Owner:  
Town of Christiansburg

Construction Cost:  
\$14,482,582.00



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## PROJECT SPOTLIGHT

# RADFORD STUDENT UNION



## RADFORD STUDENT UNION

Radford, Virginia

Owner:  
State of Virginia

Construction Cost:  
\$7,026,628.98



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PROJECT  
SPOTLIGHT

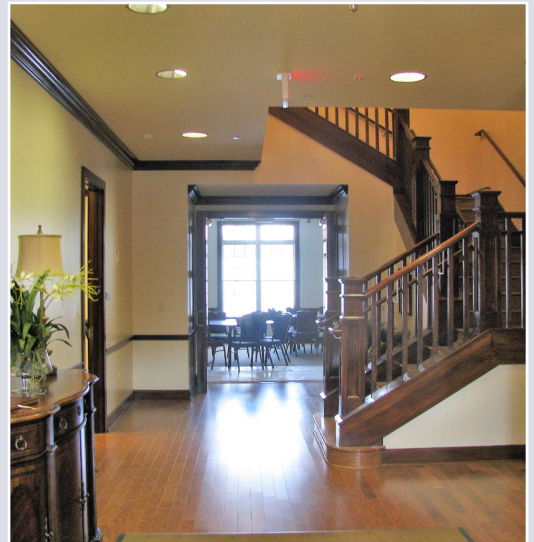
## SIGMA PHI EPSILON FRATERNITY HOUSE



**Sigma Phi Epsilon  
Fraternity House PPEA**  
Blacksburg, Virginia

Owner:  
Virginia Tech

Construction Cost:  
\$3,500,000.00



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CONSTRUCTION**

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## PROJECT SPOTLIGHT

# SOUTH COUNTY LIBRARY



### South County Library Roanoke, Virginia

Owner:  
Roanoke County

Construction Cost:  
\$10,750,000.00



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CONSTRUCTION

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**St. John Neumann  
Academy  
Blacksburg, Virginia**

**Owner:  
St. John Neumann  
Academy**

**Construction Cost:  
\$4,189,771.00**





## 1B - Similar Projects



### **FERRUM COLLEGE BASSETT HALL**

OWNER: Ferrum College

LOCATION: Ferrum, Virginia

CONSTRUCTION COST: \$3,000,000.00

### **STANLEY LIBRARY ADDITION**

OWNER: Ferrum College

LOCATION: Ferrum, Virginia

CONTRACT AMOUNT: \$1,270,000.00



### **EDWARD VIA COLLEGE**

OWNER: Edward Via College of Osteopathic Medicine

LOCATION: Blacksburg, Virginia

CONTRACT AMOUNT: \$6,500,000.00

### **VTTI INTERN BUILDING**

OWNER: Expandtran, LLC

LOCATION: Blacksburg, Virginia

CONTRACT AMOUNT: \$1,823,462.00





## 1B - Similar Projects



### **SALEM JUDGES CHAMBERS - PPEA**

OWNER: City of Salem

LOCATION: Salem, Virginia

CONSTRUCTION COST: \$499,511.00

### **CENTRAL VIRGINIA COMMUNITY COLLEGE**

OWNER: Central Virginia Community College

LOCATION: Lynchburg, Virginia

CONTRACT AMOUNT: \$4,322,000.00



### **RADFORD RECREATION CENTER**

OWNER: City of Radford

LOCATION: Radford, Virginia

CONTRACT AMOUNT: \$6,100,000.00

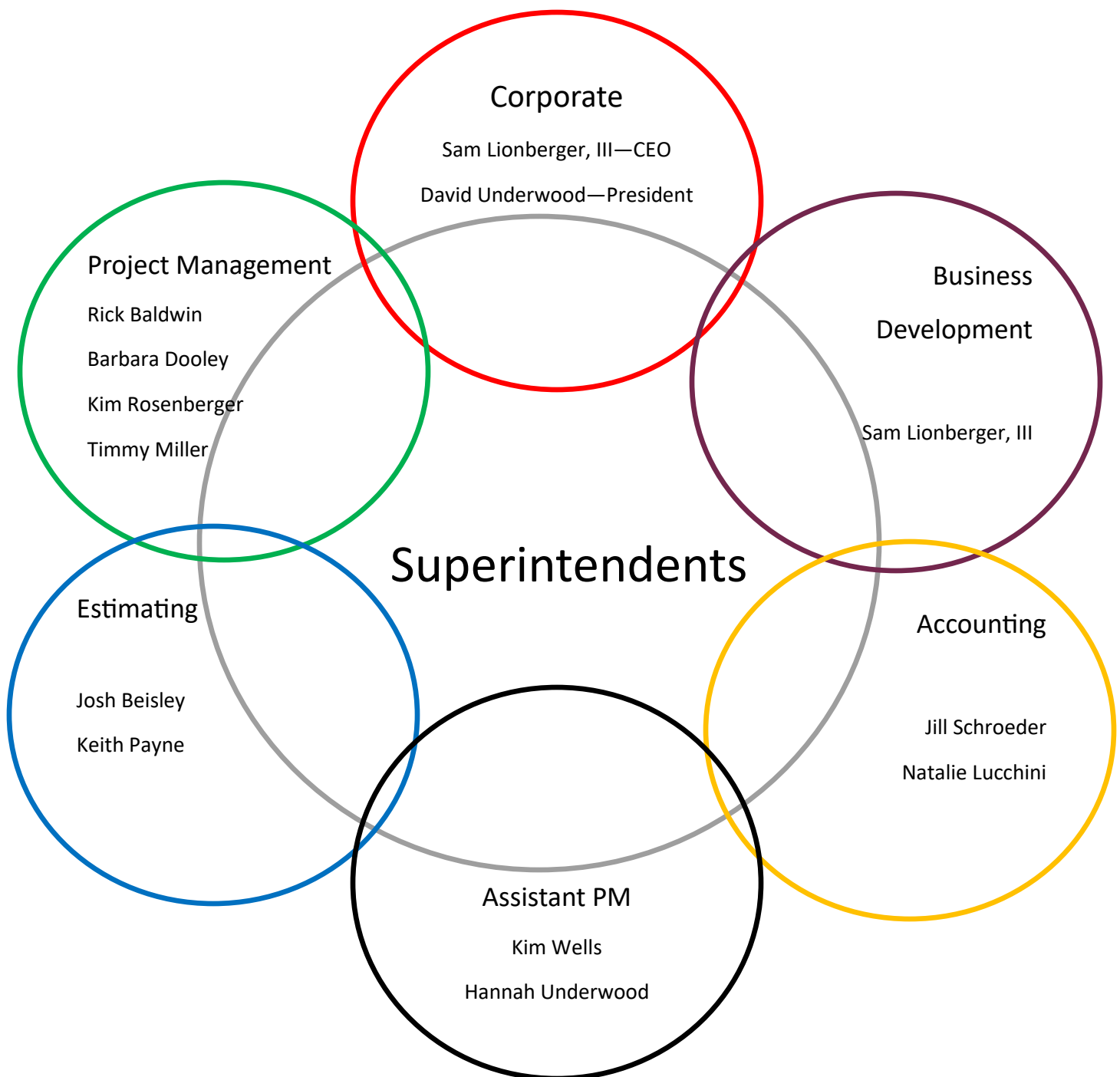
### **COVINGTON LIBRARY**

OWNER: C.P Jones Memorial Library

LOCATION: Covington, Virginia

CONTRACT AMOUNT: \$1,124,528.00





## HBM Architects / Firm Overview

### About HBM Architects

#### CONTACT PERSON

Peter Bolek, AIA, NCARB, President & Director of Design

Phone: 216.241.1100 x112

Fax: 216.241.1101

pbolek@HBMarchitects.com

HBMarchitects.com

#### FIRM NAME & ADDRESS

HBM Architects, LLC

1382 West 9th Street, Suite 300  
Cleveland, Ohio 44113

#### YEARS IN BUSINESS

49 years

#### SIZE OF FIRM

23 people

#### Principals

Peter Bolek, AIA, NCARB  
President & Director of Design

James Shook, RA, NCARB  
LEED AP BD+C  
Principal & Project Manager

Kevin Kennedy, RA,  
NCARB, LEED AP  
Principal & Project Manager

#### Associates

Stephanie Shook, NCIDQ,  
IIDA, LEED AP  
Director of Interior Design

Brooke Breiner, NCIDQ,  
LEED AP ID+C  
Interior Designer

Renee Downing, LEED AP  
Library Planning &  
Marketing

Katie Gaukin, NCIDQ  
Interior Designer

#### Architectural Staff

Lou Trostel, RA  
Project Architect / CA

Emily Dallmeyer, RA,  
NCARB  
Project Architect

#### Architectural Staff cont.

Jennifer Dort, RA, NCARB  
Project Architect

David Fellenstein, RA, LEED  
AP, Project Architect / CA

Lisa McPeck / Designer

Ethan Snider, RA, NCARB  
Project Architect

Kathryn Lester, RA, NCARB  
Project Architect

Ashley Austin / Designer

Kyle Sudbrook / Designer

Jordyn Kapis / Designer

#### Interior Design Staff

Tiffany Poje, NCIDQ, LEED  
AP, Interior Designer

Mackenzie Marinelli  
Interior Designer

Becca Kern  
Interior Designer

#### Additional Staff

Jillian Davis  
Marketing Coordinator

Sydney Bolek  
Digital Marketing

Patty O'Neill  
Office Manager

#### FIRM HISTORY

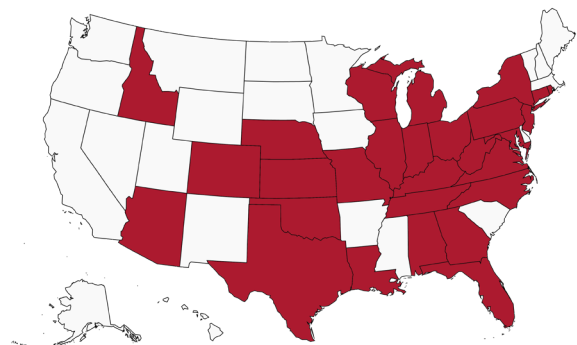
HBM is a nationally recognized architectural firm focused on library planning and design throughout the country. Our growth nationwide and history of success with libraries is built on our collaborative approach to design and community involvement. We have worked with more than 1,000 libraries since the firm was established in 1976. We explore and help shape library trends as a result of our involvement with libraries across the country. We are known for a broad range of design solutions and architectural styles because we create buildings that resonate with the unique character of each community.

#### LIBRARY DESIGN PHILOSOPHY

The Library's connection with the community originated with books and has expanded to be so much more. The impact of technology and evolving needs for how people interact and share, position libraries at an exciting crossroads. We know the library has gone from being book centric to people centric; from book storage centered to book use centered. Libraries are no longer places to only search and discover existing information but to generate information and create content in a variety of digital and physical forms. Libraries assist patrons in pursuing and displaying their own ideas, concepts, and creative pursuits expressing themselves by creating films, animations, music, self-publishing, making 3-D objects, and provide hands-on learning tailored to the communities' interests.

Libraries have continued to evolve and reinvent themselves to better serve, advance, and define their communities. Designing innovative and inspired spaces that can anticipate and adapt to changes in technology, community interests, service delivery methods, and needs will best position libraries for the future.

#### WHERE WE ARE WORKING



### RECENT THOUGHT LEADERSHIP PRESENTATIONS

10 / 2024 Library Journal Design Institute - Cincinnati, OH, *"Foundations: Building a framework for a successful project"*  
*"Resilient Libraries / Resilient Communities"*

06 / 2024 American Library Assoc. Annual Conference  
*"Library Building Projects 101: A Crash Course..."*

11 / 2023 Library Journal Webinar  
*"Designing Libraries Within Your Means"*

09 / 2023 Ohio Library Council - Annual Conference  
*"Does it Fit? How to create library buildings and space that fit their communities"*

10 / 2022 Core Forum - Salt Lake City, UT  
*"Renovating and Preserving Historic Buildings"*

09 / 2022 Ohio Library Council - Annual Conference  
*"Shepherding you through the planning and construction of your new / renovated library"*

09 / 2022 Ohio Library Council - Annual Conference  
*"Library Design & Facilities in a Post-Pandemic World"*

07 / 2022 NEO-RLS Webinar  
*Trends in Library Design*

06 / 2022 Library Journal Design Institute - New York, NY, *"Energy in Place - Designing for Belonging and Inclusion"*

06 / 2022 Library Journal Design Institute - New York, NY, *"Just in Time Design: Lessons from the COVID-19 Pandemic about Adaptability and Flexibility"*

06 / 2021 American Library Assoc. Annual Conference  
*2020-2021 ALA / AIA Awards*

05 / 2021 Library Journal & School Library Journal Professional Event  
*"Designing for a Flexible Future"*

11 / 2020 Library Journal Article  
*"2020?...What's Next? How Libraries Can Become More Resilient to the Challenges Ahead"*

11 / 2020 Library Journal Design Institute - Virtual Event  
*"Future Forward / Things We've Learned During the Pandemic that will Inform Library Design..."*

10 / 2019 Library Journal Design Institute - Austin, TX  
*"The Staff Connection: how architects balance the influence of staff on design and design on staff"*

### IN-HOUSE SERVICES

#### Library Programming & Planning

- Library Visioning
- Needs Assessments
- Feasibility Studies
- Building Programs
- Master Planning

#### Campaign / Fundraising Support

- Pre - Bond Planning
- Analysis of Options for Campaigns / Fundraising
- Grant Procurement Support
- Private Fundraising Support

#### Community & Stakeholder Outreach / Visioning

- In-person and online input gathering methods
- Hands-on workshops
- Educational input gathering sessions
- Custom surveys
- Interviews
- Focus groups
- Summaries
- Local Government Presentations

#### Presentation Materials

- Interior / Exterior Illustrated Renderings
- Computer Generated Renderings / Models
- Physical Models
- Brochures
- Presentation Boards
- Graphic Design Services

#### Architectural Services

- Site Analysis / Test Fits
- Building Assessments
- Maintenance Plans
- Concept Design
- Schematic Design
- Design Development
- Construction Documents
- Bidding / Negotiation
- Cost Estimating
- Specifications
- Construction Administration
- Project Close-out
- New Construction
- Expansion & Renovation

- Historic Restoration
- Interior Reconfiguration & Updates
- Building Demolition

#### Interior Design Services

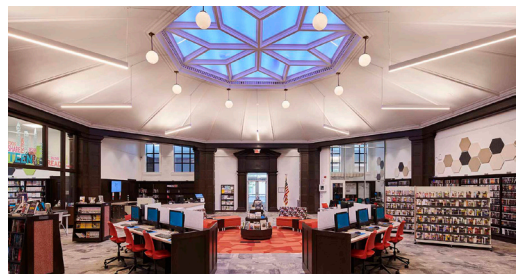
- Interior Design materials selection for finishes, furniture, and equipment
- Custom Cabinetry & Displays
- Bidding / Negotiation for Interiors
- Signage Design
- Environmental Graphics
- Project Close-out

#### Sustainable Design Services

- Development of Sustainable Strategies for LEED Certification
- Completing the LEED Certification process



**MORE THAN 48 YEARS OF AWARD-WINNING LIBRARIES**



**Indianapolis Public Library / West Perry Branch**

**2024 American Library Association / IIDA Award for buildings 30,000 SF and under**

**2024 AIA Ohio Honor Award**

**2024 Region 5 ASHRAE Technology Award**

2023 ENCR Green Building of the Year - LEED BD+C Award

2022 IIDA "Engage" Award

2022 AIA Indiana Honor Award

2021 AIA Cleveland Design Award

**Kanawha County Public Library / Main Library**

2023 AIA Cleveland Honor Award

2023 AIA West Virginia Honor Award

**Cleveland Public Library / South Branch**

2021 IIDA Award - Best in the "Serve" Category

2019 AIA / Cleveland Restoration Society Award for Preservation of a Community Landmark

**Toledo Lucas County Public Library / Main Library**

Bronze Prize in the Starnet Commercial Flooring Awards

**Toledo Lucas County Public Library / King Road Branch**

2019 AIA Cleveland - Achievement of Excellence Award

**Cuyahoga County Public Library / Orange Branch**

2019 IIDA Award for Best in Public / Civic Interior Design

**Roanoke Public Libraries / Raleigh Court Branch**

2017 Project of the Year - American Public Works Assoc.

**Fulton County Library / East Roswell Branch**

2016 Metro Atlanta Chamber of Commerce E3 Award for Energy Efficiency in the Built Environment

**Nashville Public Library / Southeast Davidson Branch**

Library Journal Magazine - Library of the Year (Nashville Public Library)

2015 Urban Libraries Council - Top Innovator Award

2014 Tennessee Development District Association / Greater Nashville Regional Council - Project of the Year

2014 Urban Land Institute / Public Sector - Large Project of the Year

**Cuyahoga County Public Library / Warrensville Heights Branch**

2015 Library Journal New Landmark Library

**Roanoke County Public Library / South County Library**

2012 Outstanding Facility Award Winner / The Virginia Library Directors Association

**Cleveland Public Library / Carnegie West Branch**

American Institute of Architects Award

## Current & Recent Library Projects (Past 5 Years)



### COLORADO

#### Pueblo City-County Library

- Planning and renovation of the 110,000 SF Main Library, an iconic Antoine Predock building
- Renovation and expansion of Lucero and Barkman branches

### CONNECTICUT

#### Manchester Public Library

A new 75,000 SF Main Library. Our team previously completed site selection and conceptual design services

### FLORIDA

Maitland Public Library – a new 25,000 SF library building and re-purposing of the former historic building

#### Sanibel Public Library

The re-imagining and reconfiguration / renovation of a 30,000 SF public library building

St. Johns County – a new 10,000 SF Hastings Community Center & Library, 3 additional branch libraries tied to parks / recreation centers

#### St. Petersburg Library System

LEED Gold renovation of the mid-century modern style Main Community Library

### INDIANA

#### Indianapolis Public Library - West Perry Branch

- A new 22,800 SF branch in an under-served area
- Facilities Master Plan / Patron Services Study

#### Johnson County Public Library - Clark-Pleasant

Branch - a new 17,200 SF branch library replacing an existing building

### KANSAS

Newton Public Library - a new 25,000 SF library building

### KENTUCKY

#### Boone County Public Library - Hebron Branch Library

- A new 30,000 SF branch library in a rapidly growing area

### MARYLAND

#### Calvert Library

A new Twin Beaches Branch

#### Carroll County Public Library

- 6 Branch and Headquarters Facilities Master Plan
- Planning for a renovated or new Eldersburg Branch

#### Eastern Shore Regional Library

25 building Facilities Master Plan across 8 counties

#### Frederick County Public Libraries

- 7 Branch & Main Library Facilities Master Plan
- A new Middletown Branch

#### Enoch Pratt Free Library

Renovation of the historic Forest Park Branch Carnegie library

#### St. Mary's County Library

3 building Facilities Master Plan

### MICHIGAN

#### Dowagiac District Library

The expansion and renovation of a Carnegie Library and successful bond issue campaign support

### NEBRASKA

University of Nebraska at Kearney - Calvin T. Ryan Library 122,000 SF renovation

### NORTH CAROLINA

#### Cabarrus County Public Library - Afton Ridge Library & Active Living Center

A new 40,000 SF combined library and senior center

### OHIO (a partial listing)

#### Stark County District Library

- A new Operations Center
- A new Main Library building
- A new South Central Branch
- Renovation of the Plain Branch
- Jackson Twp Branch - a new 10,000 SF building
- Jackson Twp Branch temporary location
- 7 branch re-imagining / renovation
- Main Library planning study

#### Guernsey County Public Library

The renovation and expansion of the Byesville Branch and a new outreach services building



## Current & Recent Library Projects (Past 5 Years)



### OHIO continued

#### Upper Arlington Public Library

- Facilities Master Plan (Main Library + 2 branches)

#### Cleveland Public Library

- Lorain Branch renovation & expansion (Carnegie)
- South Branch renovation & expansion (Carnegie)

#### Cuyahoga County Public Library

- Bay Village Branch - a new 17,000 SF branch
- Middleburg Hts. Branch - new 16,000 SF branch

#### Mansfield-Richland County Public Library

- A Facilities Master Plan evaluating their historic Main Library and 8 branches.
- Renovation of the Ontario Branch

#### Amherst Public Library

The expansion and renovation of a Carnegie Library

#### Lakewood Public Library - Madison Branch

The renovation, restoration and small expansion of an historic library building

#### Toledo-Lucas County Public Library

- Main Library Renovation of 104,630 SF of 300,000 SF
- Sylvania Branch expansion & renovation
- King Road Branch - a new 22,200 SF new branch
- 10 year Facilities Master Plan

#### Tuscarawas County Public Library - Main Library

The expansion and renovation of an historic main library building to implement a new service model and an outreach services facility

#### Ida Rupp Public Library

- Main Library renovation
- Main Library assessment & planning
- Marblehead Peninsula Branch - adaptive re-use of a former restaurant

#### Sandusky Library

Exterior restoration of the historic Library, Erie County Jail, and Follett House Museum

### PENNSYLVANIA

#### Adams County Library System

A new Gettysburg Library building

#### Peters Township Public Library

Space Planning Study for Renovation

### RHODE ISLAND

#### Town of Narragansett / Maury Loontjens Memorial Library

The adaptive reuse of the former Belmont Market Building into a new home for the Maury Loontjens Memorial Library

### TENNESSEE

#### Clarksville-Montgomery County Public Library

- a new 15,000 SF North Branch
- Main Library - targeted renovations

#### Spring Hill Public Library

Adaptive reuse of 50,000 SF former Saturn Plant Administration Building into a new community library

### TEXAS

#### Nicholson Memorial Library System - Walnut Creek Branch - a new 18,000 SF branch library

#### Texas A&M University - Evans Library

The phased renovation of 60,000 SF of a university library

#### Texas State University - Alkek Library

The phased renovation of 58,000 SF of university library space

### VIRGINIA

#### Roanoke County Public Library

- A new or renovated Hollins Branch
- A new 21,000 SF Vinton Branch

#### Roanoke Public Library

Raleigh Court Branch expansion & renovation

#### York County Public Library

Yorktown Library expansion & renovation

### WEST VIRGINIA

#### Kanawha County Public Library - Main Library

Site selection, fundraising support, expansion and renovation of an historic building

### WISCONSIN

#### Rhineland District Library

The expansion and renovation of a Carnegie library



**Peter Bolek, AIA, NCARB**  
**PRESIDENT & DIRECTOR OF DESIGN**

**Principal in Charge**

As design principal and President of HBM Architects, Peter Bolek is the heart of the firm's collaborative working model and takes an active role in both strategic and detailed design solutions in the studio. His passion lies in the belief that in addition to solving the complex and pragmatic needs of a client's program, design has the transformative power to enhance our everyday life experiences. Peter provides design leadership and insight into all of the firm's projects.

Peter brings more than 25 years of experience with public sector clients and has participated in, and orchestrated all facets of feasibility studies, programming, planning, design, and construction of projects throughout the country. With a strong emphasis on sustainability and the integration of LEED strategies, the firm's designs include multifaceted solutions spanning many styles from historic to contemporary and have been recognized by the AIA, ALA, Library Journal Magazine, and American Libraries Magazine for excellence in design.

**Education**

Bachelor of Architecture  
Kent State University, 1996

Bachelor of Science in  
Architecture  
The Ohio State University, 1994

**Registration**

Registered Architect |  
Alabama, Arkansas, Colorado,  
Connecticut, Florida, Georgia,  
Illinois, Indiana, Kansas,  
Kentucky, Louisiana, Maryland,  
Michigan, New Jersey, New  
York, North Carolina, Ohio,  
Pennsylvania, Tennessee,  
Texas, Virginia, West Virginia,  
Wisconsin  
NCARB

**Professional Affiliations**

American Institute of  
Architects  
American Library Association  
- Core Committee Member /  
Chair of the AIA/ALA Library  
Building Awards Committee  
Medical Library Association  
Society for College & University  
Planning  
Association of College &  
Research Libraries  
Urban Libraries Council  
National Council of  
Architectural Registration  
Boards  
International Code Council  
Village of Moreland Hills  
Planning Commission

**Relevant Project Experience**

**Stark Library, OH**  
Main library & Operations Center

**City of Maitland, FL** - a new 25,000  
SF library building

**St. John's County, FL** - Community  
Center and Library facilities in  
Hastings, Northwest, and Central  
parts of the county

**Roanoke County Public Library,  
VA** - a new Hollins Branch and 3  
additional library facilities

**University of Nebraska at Kearney,  
NE** Calvin T. Ryan Library renovation

**Cabarrus County, NC** - Afton Ridge  
Library & Active Living Center

**Pueblo City-County Library, CO**  
· Barkman Branch renovation

- Lucero Branch renovation
- Rawlings (Main) Library

**Enoch Pratt Free Library, MD** historic  
Forest Park branch renovation

**Calvert Library, MD** - a new Twin  
Beaches Branch

**Newton Public Library, KS**

**Cleveland Public Library, OH**

- Historic South Branch renovation  
& expansion
- Historic Lorain Branch renovation  
& expansion

**Kanawha County Public Library, WV**  
Historic Main Library expansion and  
renovation

**Cuyahoga County Public Library, OH**  
· 5 branch libraries

**Recent Presentations & Forums**

10 / 2024 Library Journal Design Institute - Cincinnati, OH  
*"Resilient Libraries / Resilient Communities"*

06 / 2024 American Library Association / CORE Presidential Citation

10/2022 Core Forum - Salt Lake City, UT  
*"Renovating and Preserving Historic Buildings"*

07/2022 NEORL Webinar  
*"Library Renovations: Considerations & Case Studies"*

06/2022 Library Journal Design Institute - New York, NY  
Panelist for *"Energy in Place"* and *"Just In Time Design"*

04/2022 The Agati Video Podcast  
*"Preserving History, Honoring Community & Pursuing Flexibility"*





## James Shook, RA, NCARB, LEED AP BD+C PRINCIPAL

### Project Manager & Primary Contact Person

James brings more than 25 years of experience to your project. His focus is on the design phases of projects and day to day coordination with the design team. He leads our team's process to develop and test design concepts that respond to the building program and then evolve into a cohesive design solution.

As a Project Manager, his strengths include the design and management of complex, multi-discipline, sustainable projects. His responsibilities include being the primary liaison / point of contact for projects that he manages. James is LEED AP BD+C certified and oversees the firm's sustainable design strategies and maneuvers the project team through the LEED Certification process. His design coordination, sustainable design strategies, and collaboration with the Owner and engineering team translates into comprehensive construction documents and a successful construction administration phase.

### Education

Bachelor of Architecture  
Kent State University, 1995

Bachelor of Science in  
Architecture  
Kent State University, 1995

### Registration

Registered Architect | Ohio  
and New York  
LEED AP BD+C

### Professional Affiliations

Urban Libraries Council  
National Council of  
Architectural Registration  
Boards

*"Thanks for pointing us to  
HBM - everybody here loves  
working with Jamie."*

- John Halliday, Former Di-  
rector  
Jefferson-Madison Regional  
Library, VA

### Relevant Project Experience

#### Stark County District Library, OH

- A new Operations Center
- A new Main Library
- A new South Central Branch Library
- Renovation of the Plain Branch Library
- Planning for a new Main Library
- A new Jackson Township Branch
- Jackson Branch temporary location
- 7 Branch re-imagining / renovation
- Branch libraries improvement master plan

#### Carroll County Public Library, MD Eldersburg Branch Feasibility Study

#### Cabarrus County, NC - Afton Ridge Library & Active Living Center

#### Pueblo City-County Library, CO

- Barkman Branch renovation
- Lucero Branch renovation
- Rawlings (Main) Library renovation
- Master Plan for the Main Library & 11 branch locations

#### Town of Narragansett, RI - a new Maury Loontjens Memorial Library

#### Amherst Public Library, OH - the expansion and renovation of a Carnegie

#### Dowagiac District Library, MI - the expansion and renovation of a Carnegie

#### Kanawha County Public Library, WV Historic Main Library expansion and renovation

#### Newton Public Library, KS

#### Lakewood Public Library, OH - historic Madison Branch expansion & reno

#### York County Public Library, VA Yorktown Branch expan & reno

#### Anythink Libraries - Planning and campaign support for 2 libraries | CO

#### Cuyahoga County Public Library, OH

- Bay Village Branch
- Middleburg Heights Branch
- Orange Branch
- Parma-Snow Branch expan & reno
- Warrensville Heights Branch

#### Roanoke County Public Library, VA

- New Main Library & 3 branches

### Recent Presentations & Forums

#### 03/2019 US Green Building Council - Roanoke, Virginia

Presentation and tour of the Vinton Library discussing sustainable design strategies and obtaining LEED Certification. This program was submitted for professional CEU's from both the GBCI and AIA.



## Emily Dallmeyer, AIA, NCARB

### Project Architect

As a project architect, Emily develops all facets of projects from early visioning through design, production, and construction administration. She works closely with both team members and clients to ensure highly successful results. From her experience in the non-profit sector she brings an understanding of grant funding and regulatory compliance, providing a unique perspective to public projects from design development and how design decisions can impact the overall project schedule and budget. Emily has worked on a wide variety of civic buildings and understands the value of publicly funded projects and what they bring to their communities.

### Education

Master of Architecture  
University of North Carolina  
at Charlotte, 2015

Bachelor of Fine Arts  
Washington University in St.  
Louis, 2007

Institute for the international  
Education of Students,  
Madrid, Spain, 2005

### Registration

Registered Architect | North  
Carolina

### Professional Affiliations

American Institute of  
Architects

National Council of  
Architectural Registration  
Boards

### Relevant Project Experience

#### Stark County District Library, OH

- A new Operations Center
- A new Main Library
- A new Southgate Branch Library
- Renovation of the Plain Branch Library

Cabarrus County, NC - Afton Ridge Library & Active Living Center

St. John's County, FL - a new Hastings Library & Community Center

St. Petersburg Library System, FL - President Barack Obama Main  
Community Library renovation

Clarksville - Montgomery County Public Library, TN - a new North Branch



## Jennifer Dort, RA, NCARB

### Project Architect

Jennifer is a staple on the project team beginning with the programming or schematic design phase and remains engaged throughout construction. Her role on projects provides an opportunity to interface with clients and work through creative solutions from concept to completion using a variety of graphic and construction methods. Jennifer's responsibilities also include coordination of consultants, mentoring junior staff, code review, and materials/specifications research. She is also experienced with leading the development, detailing, and documentation of the building envelope, performing existing building analysis and working with historic Carnegie Libraries. Additionally, Jennifer collaborates with the overall project team during internal design charrettes and through client presentations.

### Education

Master of Architecture  
The Ohio State University,  
2011

Bachelor of Arts in  
Architecture  
Miami University, 2005

### Registration

Registered Architect | Ohio

### Professional Affiliations

National Council of  
Architectural Registration  
Boards

### Relevant Project Experience

#### Stark County District Library, OH

- A new Operations Center
- A new Main Library
- A new Southgate Branch Library
- Renovation of the Plain Branch Library

Mansfield-Richland County Public Library, OH - Ontario Branch  
renovation

St. John's County, FL - a new Hastings Library & Community Center

Town of Narragansett, RI - a new Maury Loontjens Memorial Library

Pueblo City-County Library District, CO - Barkman Branch & Lucero  
Branch renovation and expansion

Manchester Public Library, CT - a new Mary Cheney Library

Nicholson Memorial Library System, TX - a new Walnut Creek Branch

Cleveland Public Library, OH - Lorain Branch - Carnegie Library  
renovation & expansion

Stark County District Library, OH - 7 Branch phased renovation project

York County Public Library, VA - Yorktown Library Expansion &  
Renovation



## Lou Trostel, RA

### Project Architect & Construction Administration

Lou supports the evolution of projects from planning through construction, develops final detailing for projects, and reviews documents for quality control. He has more than 30 years of experience in architectural design and construction administration.

Lou's experience also includes: construction field inspection, preparing field logs, data / progress reports, reviewing RFI's, shop drawings, pay applications, and change orders. Lou's accumulated experience in the architectural field is a resource and essential part of promoting the professional development of the HBM team.

### Education

Master of Architecture  
University of Colorado, 1983

Bachelor of Environmental  
Design  
University of Colorado, 1979

### Registration

Registered Architect | Ohio

### Relevant Project Experience

Guernsey County Public Library, OH - Byesville Branch renovation and new Mobile Services Garage

Sandusky Library, OH - exterior repair and restoration of the library building and Follett House Museum

Amherst Public Library, OH - Carnegie Library renovation & expansion

Rhineland District Library, WI - Carnegie Library renovation & expansion

Cleveland Public Library, OH

- Historic South Branch renovation & expansion
- Historic Lorain Branch renovation & expansion

Stark County District Library, OH

- 7 branch re-imagining / phased renovation
- a new Jackson Township Branch

Dowagiac District Library, MI - Carnegie Library renovation & expansion

Lakewood Public Library, OH - historic Madison Branch renovation & expansion

York County Public Library, VA - Yorktown Branch renovation & expansion

Tuscarawas County Public Library, OH - Main Library renovation & expansion and new Mobile Services Garage

Perry County District Library, OH - a new Somerset Branch

Cuyahoga County Public Library, OH - a new Middleburg Heights Branch

Roanoke Public Libraries, VA - Raleigh Court Branch renovation & expansion

Bellevue Public Library, OH - Carnegie Library renovation & expansion

Southwest Public Libraries, OH - a new Grove City Library

Toledo Lucas County Public Library, OH

- a new King Road Branch
- Oregon Branch renovation & expansion

Southern Illinois University, IL - Medical Library renovation





## Stephanie Shook, NCIDQ, IIDA, LEED AP ASSOCIATE

### Director of Interior Design

Stephanie has more than 25 years of experience and has been responsible for all aspects of interior design including programming, space planning, interior design, finish selection, furniture selection, custom cabinetry design and detailing, interiors package coordination, construction and installation administration, project management, project close-out, and follow-up services. Stephanie also develops unique solutions for refreshing existing furniture to update fabrics and integrate technology / access to power.

One of her strengths is handling and coordinating the multitude of details that arise from the assembly and execution of the interiors package. Stephanie works very closely with our clients throughout the project to ensure that every detail has been attended to and that the client's vision is realized.

### Education

Bachelor of Architecture  
Kent State University, 1995

Bachelor of Science in  
Architecture  
Kent State University, 1995

### Registration

NCIDQ  
LEED AP

### Professional Affiliations

Co-Chair - American  
Library Association - CORE  
Committee / Buildings  
& Operations Section  
Committee / Architecture for  
Public Libraries

International Interior Design  
Association (IIDA)

### Relevant Project Experience

Cabarrus County, NC - Afton Ridge  
Library & Active Living Center

Carroll County Public Library, MD -  
Eldersburg Branch Feasibility Study

Ida Rupp Public Library, OH

- Planning for and renovation of the  
Main Library
- Marblehead Peninsula Branch

Guernsey County Public Library, OH  
Byesville Branch renovation & new  
Mobile Services Garage

York County Public Library, VA  
Yorktown Branch expansion & renovation

Town of Narragansett, RI - a new  
Maury Loontjens Memorial Library

Amherst Public Library, OH - the  
expansion and renovation of a  
Carnegie Library

Tuscarawas County Public Library,  
OH - historic Main Library renovation,  
expansion, & Mobile Services Garage

Lakewood Public Library, OH -  
historic Madison Branch expansion &  
renovation

Cuyahoga County Public Library |  
OH

- a new Bay Village Branch
- a new Middleburg Heights Branch
- a new Orange Branch
- Gates Mills Branch renovations
- Parma-Snow Branch expansion &  
renovation
- Mayfield Branch - planning &  
interiors
- a new Warrensville Hts Branch

Roanoke County Public Library, VA

- A new Hollins Branch
- A new Vinton Branch
- A new Glenvar Branch
- A new South County (Main)  
Library

Boone County Public Library, KY - a  
new Hebron Branch

### Recent Presentations & Forums

06/2024 American Library Assoc. Annual Conference  
*"Library Building Projects 101: A Crash Course..."*

04/2022 Agati Video Podcast  
*"Preserving History, Honoring Community & Pursuing Flexibility"*

11/2020 Library Journal Article  
*"2020?...What's Next? How Libraries Can Become More Resilient to the Challenges Ahead"*

07/2019 Library Journal Article  
*"Breaking the Model - How Community Centered Libraries Celebrate Equity, Diversity, and Inclusivity"*



**Brooke Breiner**, NCIDQ, LEED AP ID+C  
ASSOCIATE

**Interior Designer**

Brooke is an Associate and lead interior designer with more than 15 years of professional experience in a variety of civic projects. Brooke is well versed in project visioning, programming, space planning, finish selections, FF&E selections, specifications, construction documents, and construction administration.

She works closely with our clients to develop innovative and lasting interior designs that compliment the overall building design idea and reflect the vision and goals of the owner. She generates and guides designs through FF&E selection, specifications, and construction documents bringing the design into reality. Brooke is involved with projects from start to finish to deliver a comprehensive interior design package.

**Education**

Bachelor of Interior Design  
Kent State University, 2006

**Registration**

NCIDQ  
LEED AP ID+C

**Relevant Project Experience**

**Pueblo City-County Library, CO**

- Barkman Branch renovation
- Lucero Branch renovation
- Rawlings (Main) Library renovation
- Master Plan for the Main Library & 11 branch locations

**St. Petersburg Library System, FL - President Barack Obama Main Community Library renovation**

**Cleveland Public Library, OH**

- Lorain Branch - Carnegie Library renovation & expansion
- Rockport Branch renovations for new technology center

**Nicholson Memorial Library System, TX - a new Walnut Creek Branch**

**Clarksville - Montgomery County Public Library, TN - a new North Branch**

**Stark County District Library, OH**

- A new Operations Center
- A new Main Library
- A new Southgate Branch Library
- Renovation of the Plain Branch Library
- Planning for a new Main Library
- A new Jackson Township Branch
- Jackson Branch temporary location
- 7 Branch re-imagining / renovation
- Branch libraries improvement master plan

**Toledo Lucas County Public Library, OH**

- Historic Main Library renovation
- Sylvania Branch expansion & renovation
- A new King Road Branch

**Anythink Libraries, CO - planning and campaign support for 2 new buildings**

**Sanibel Public Library, FL - phased renovations**

**Huntsville-Madison County Public Library, AL - a new Madison Branch**

**Southwest Public Libraries, OH - a new Grove City Library**





**Katie Gaukin, NCIDQ**  
ASSOCIATE

**Interior Designer**

Katie assists with visioning, space planning, defining options for interior finishes, designing custom cabinetry and interior features, furniture and equipment selections, and participates in presentations to our clients. She works with the overall design team, leading the interiors scope of work, to move the project concept forward through FF&E selection, creating specifications, and construction documents for the interior packages.

Katie has a passion for conducting research into each project's community context. Her findings are reflected through inspired mood boards that present contextual ideas for interior selections. She stays up to date with current trends by researching new products and materials through NEOCON events, product rep presentations, and studying new projects around the world through publications. This interest helps to inform her talent for developing thoughtful and detailed specifications.

**Education**

Bachelor of Arts in Interior Design  
Ursuline College, 2008

**Registration**

NCIDQ

**Relevant Project Experience**

Manchester Public Library, CT - a new 75,000 SF Main Library building

St. John's County, FL

- A new Hastings Community Center & Library
- A new Northwest Community Center & Library
- A new Central Community Center & Library

Lima Public Library, OH

- Renovation of the Main Library
- Planning for improvements to the Main Library building

Adams County Library System, PA - a new Main Library in Gettysburg

Newton Public Library, KS - a new library building

Johnson County Public Library, IN - a new Clark Pleasant Branch

Calvert Library, MD - a new Twin Beaches Branch

Enoch Pratt Free Library, MD - Forest Park Branch - Carnegie Library renovation

Indianapolis Public Library, IN - a new West Perry Branch

Kanawha County Public Library, WV - historic Main Library expansion & renovation

Dowagiac District Library, MI - Carnegie Library renovation & expansion

Cuyahoga County Public Library, OH - a new Middleburg Heights Branch

Cleveland Public Library, OH - South Branch (expansion & renovation)

Sanibel Public Library, FL - phased renovation

Ida Rupp Public Library, OH - a new Marblehead Branch

**Recent Presentations & Forums**

09 / 2023 Ohio Library Council - Annual Conference

*"Does it Fit? How to create library buildings and space that fit their communities"*

09/2022 Ohio Library Council - Annual Conference

*"Shepherding you through the planning and construction of your new / renovated library"*



## Mackenzie Marinelli, ASSOCIATE IIDA

### Interior Designer

Mackenzie assists with visioning, defining options for interior finishes, furniture and equipment selections, and participates in presentations to our clients. Mackenzie works with the overall design team, developing and executing the interiors scope of work, to move the project concept forward through FF&E selection, creating specifications, and construction documents for the interior design packages.

Her background in fine arts and design inspires creative color trends and a distinct style for each one of the projects she works on. Mackenzie's passion for design drives her to constantly expand her knowledge of new trends by attending events such as NEOCON, IIDA events, and CEUs as well as working closely with product representatives. In doing so she creates a unique environmental experience for our clients that creates lasting impressions on the patrons who use it. She brings a fresh outlook to every project challenge that comes her way.

### Education

Bachelor of Fine Arts in  
Interior Design  
Cleveland Institute of Art,  
2013

### Professional Affiliation

International Interior Design  
Association (Associate IIDA)

### Relevant Project Experience

Indianapolis Public Library, IN - Facilities Master Plan

Mansfield-Richland County Public Library, OH - Ontario Branch renovation

Cleveland Public Library, OH

- Lorain Branch - Carnegie Library renovation & expansion
- Rockport Branch renovations for new technology center

Pueblo City-County Library, CO

- Barkman Branch renovation
- Lucero Branch renovation
- Rawlings (Main) Library renovation

Johnson County Public Library, IN - a new Clark Pleasant Branch

Stark County District Library, OH

- A new Jackson Township Branch
- 7 Branch re-imagining / renovation

Mentor Public Library, OH - Mentor-on-the-lake Branch expansion and renovation

Cuyahoga County Public Library, OH - a new Bay Village Branch

Toledo Lucas County Public Library, OH

- Historic Main Library renovation
- Sylvania Branch expansion & renovation
- a new King Road Branch

Sanibel Public Library, FL - phased renovations

Charlotte - Mecklenburg Library, NC - Morrison Regional Library renovation and expansion

Tuscarawas County Public Library, OH - historic Main Library renovation, expansion, & Mobile Services Garage

### Recent Presentations & Forums

09 / 2023 Ohio Library Council - Annual Conference

*"Does it Fit? How to create library buildings and space that fit their communities"*



## HBM Architects / References

### Stark County District Library, OH

**Mary Ellen Icaza**  
**CEO & Executive Director**  
micaza@starklibrary.org  
330.458.2707

- A new 70,000 SF Main Library
- A new 24,800 SF Operations Center
- Renovation of 8 branch libraries
- A new 10,500 SF Jackson Township Branch

### Kanawha County Public Library, WV

**Erika Connelly**  
**Library Director**  
erika.connelly@kcpls.org  
304.343.4646 x1241

The award-winning renovation and expansion of the 80,000 SF Main Library. HBM collaborated with local firm, Silling Architects on this project.

### Johnson County Public Library, IN

**Lisa Lintner**  
**Director**  
llintner@jcplin.org  
317.346.1501

- A new 17,000 SF branch library building on a new site adjacent to a main thoroughfare and residential area
- The renovation and expansion of the 25,000 SF White River Branch

### Indianapolis Public Library, IN

**Mike Coghlan**  
**Facilities Project Manager**  
mcoghlan@indypl.org  
317.275.4830

- A new award-winning 22,800 SF branch library building on a new site in a growing community
- A facilities master plan of the Central Library, Services Center, and 24 Branches

### Pueblo City-County Library, CO

**Sherri L. Baca, MSLS**  
**Executive Director**  
sherri.baca@pueblolibrary.org  
719.562.5652

- Renovation of the 110,000 SF Rawlings (Main) Library based on a prior planning study completed by HBM
- Phased renovation & expansion of the Barkman & Lucero Branches (currently in the design development phase)

### Toledo-Lucas County Public Library, OH

**Jason Kucsma**  
**Director**  
jason.kucsma@toldeolibrary.org  
419.259.5256

- 104,631 SF renovation of the historic Art Deco Main Library completed in fall 2019
- 21,300 SF Renovation and 3,900 SF Addition to the Sylvania Branch Library completed in 2018
- System-Wide 10 Year Master Plan evaluating 19 branches and a 300,000 SF Main Library
- A new 21,500 SF King Road Branch Library completed in 2016
- 15,000 SF Renovation and 3,500 SF Expansion of the Oregon Branch Library completed in 2015

### Manchester Public Library, CT

**Doug McDonough**  
**Director**  
dmcdonough@manchesterct.gov  
860.643.2471

A new 75,000 SF main library building



November 4, 2022

**MAIN LIBRARY**  
123 Capitol Street  
Charleston, WV 25301

P: 304.343.4646  
F: 304.348.6530

[www.kcpls.org](http://www.kcpls.org)

**Clendenin Branch**  
304.548.6370

**Cross Lanes Branch**  
304.776.5999

**Dunbar Branch**  
304.766.7161

**Elk Valley Branch**  
304.965.3636

**Glasgow Branch**  
304.595.3131

**Marmet Branch**  
304.949.6628

**Riverside Library**  
304.949.2400

**St. Albans Branch**  
304.722.4244

**Sissonville Branch**  
304.984.2244

Dear Members of the Selection Committee

On behalf of the Library Board and management team regarding our recent Main Library renovation, I would like to offer our satisfaction with our two key architects on the project. Both Silling Associates, Inc. and HBM Architects, LLC were instrumental in the design success of the reimagined, modern library space.

HBM, a leading public library design firm, worked seamlessly with our local architects at Silling who provided supporting architectural design and onsite project management. Key Silling representatives included Jody Driggs and Brian Estep who worked closely with our design architects at HBM that include Peter Bolek and James Shook. This team provided constant analysis, daily and weekly inspections, and participated regularly in conversations with our library management team and Library Board. We felt that this team worked diligently and cohesively and was responsive to any concerns.

I would be happy to share any additional information regarding our relationship regarding our project architects. In general, we valued their services and were very satisfied that they helped accomplish our mission to establish the downtown library as a premier destination.

Sincerely,

A handwritten signature in blue ink that reads "Erika Connelly".

Erika Connelly – Library Director



August 9, 2022

Dear Members of the Selection Committee,

It has been our pleasure to work with HBM Architects on the planning, design, and construction of our new Clark Pleasant Branch Library. This project kicked-off in 2019, during the early months of the pandemic. I was impressed at how quickly HBM pivoted their design approach to effectively and creatively engage with our stakeholders, staff, and library administration as if they were here in person. This is truly to be commended – what could have been a very difficult situation was turned into a best-case scenario.

During the design process, the HBM architectural team and interior designers did a great job of understanding the community, our goals for the building, and translating these visions into an attractive, functional, and future-minded new library. The logistics of sharing ideas, materials, and furniture concepts for the interiors were handled professionally and through coordinated shipping of items for us to sample and zoom meetings to discuss these options and help guide us through the decision-making process. Their interior design professionals provided high quality suggestions that met our budgeting.

I will also acknowledge how well the HBM team worked with our pre-construction team for value-engineering discussions and the great relationships they developed with library staff, with our owner's representative and full construction team.

HBM was also present and involved during the construction phase, conducting regular in-person site observation and keeping our team informed throughout.

Overall, we love our new library building and would highly recommend working with HBM Architects. Their deep knowledge of public libraries meant that they could readily understand and enact our goals for this building. Some of this expertise is evidenced in helping us create a true community center through the innovative use of flexible walls, furniture, and shelving to provide the added active learning spaces we felt were important to provide in this community.

Sincerely,

~Lisa



Lisa Lintner  
Johnson County Public Library, Director  
49 E. Monroe Street  
Franklin, IN 46131  
317-346-1501  
llintner@jcplin.org

# The Indianapolis Public Library

## West Perry Branch

### Location

Indianapolis, Indiana

### Population Served

373,000

### Size

47,000 SF / 1 Story

### Completion

07 / 2021

### Construction Budget & Actual

\$8,100,000

### Delivery Method

Construction Manager at Risk

### Team Members

Peter Bolek, Principal in Charge  
& Director of Design

Kevin Kennedy, Project  
Manager

Kevin Kennedy, Project  
Architect

Katie Gaukin, Interior Designer

### Services

Design Architect & Interior  
Designer, Schmidt Associates  
was the Architect of Record

### Client

Mike Coghlan, Facilities Project Manager  
mcoghlan@indypl.org  
317.275.4830

### Awards

**2024 AIA Ohio Honor Award**

**2024 American Library Association / IIDA Award for buildings 30,000 SF and under**

**2023 ENCR Green Building of the Year - LEED BD+C Award**

**2022 IIDA "Engage" Award**

**2022 AIA Indiana Honor Award**

**2021 AIA Cleveland Design Award**

### LEED Gold Certified

The concept for the building centers on a budget-friendly, simple rectangular building form that pulls inward at special points (entry, Children's area, outdoor patio), creating folded trapezoidal planes delineating large expanses of daylight-framing glass. A perforated metal panel screen, designed to invoke the enlarged cell structures of a leaf, shades the southern glass wall. This 'geometry meets nature' aesthetic connects the building to the surrounding landscape and is reflected both outside and inside the building through geometry, organic forms, and clear glass for visual connectivity to the riparian woodland to the north.

The interior color scheme mimics outdoor colors through the use of green tones, stained wood and warm white walls. The covered patio provides comfortable outdoor space for general patron use, while an area with benches is located adjacent to the children's area for outdoor programs. A raised access floor in the main public area allows for long term thermal efficiency and future layout flexibility and solar panels were placed on the roof to generate electricity.





# The Indianapolis Public Library

## West Perry Branch





# Johnson County Public Library

## Clark Pleasant Branch

### Location

Whiteland, Indiana

### Population Served

25,000

### Size

17,127 SF / 1 Story

### Completion

Scheduled & Actual: 03 / 2022

### Construction Budget & Actual

\$6,600,000

### Delivery Method

Construction Manager at Risk

### Team Members

Peter Bolek, Principal in Charge & Director of Design

Kevin Kennedy, Project Manager & Project Architect

Katie Gaukin, Interior Designer

### Services

Architect of Record,  
Design Architect & Interior Designer

### Client

Lisa Lintner, Director  
llintner@jcpln.org  
317.346.1501



The new Clark-Pleasant Branch serves a growing population in this portion of JCPL's service area. Upon entry, clear lines of sight direct visitors to the main service point and the outdoor patio space beyond. Similarly, open views to featured material collections, study / meeting / creative spaces, and the children's area are evident from the front door. The color palette was inspired by a combination of the community mural program and JCPL's branding, bringing vibrant pops of bold color to life supported by geometrically interesting neutrals.

In addition to study rooms, this branch features a selection of flexible meeting spaces (adult learning center, youth program room, maker space, and large meeting room) fitted with hold-open doors to encourage use by patrons when programs / events are not being held. The library-facing wall of the large meeting room is constructed using an operable glass partition that can open to the main library space and accommodate larger crowds. Furniture in this area is flexible and can be easily moved. The intent is that no space should be under-utilized in the course of the day and to encourage patrons to use these spaces for play, study, lounging, and creative pursuits.





# Maitland Public Library

## Location

Maitland, Florida

## Size

20,000 sf / 2 stories

## Completion

2026

## Construction Budget

\$20,000,000

## Delivery Method

Construction Manager at Risk

## Team Members

Peter Bolek, Principal in Charge & Director of Design

Kevin Kennedy, Project Manager

Katie Lester, Project Architect

Katie Gaukin, Interior Designer

## Services

Design Architect & Interior Designer

## Client

Mark Reggentin, City Manager

City of Maitland

407.539.6220

mreggentin@

itsmymaitland.com



The new Maitland Library building will be located in Quinn Strong Park to tie into the Maitland civic and cultural center. This new location will be adjacent to City Hall, Maitland Art Center, Mayan Chapel, Art & History Museums of Maitland, the Telephone Museum, and the Germaine Marvel Building, a private event space. The former library building (on the opposite side of the park) will be repurposed and hold its role as a civic destination. The senior center located within the park will be closed and the new library building will absorb the services and programs of the senior center.

Quinn Strong Park will also be updated and re-imagined to better support community interests with lawn terraces for event seating, a performance space, stormwater pond, pergola for gathering, water features, and a sensory garden that connects to the library's children's patio.

The design of the new building combines the language of mid-century modern design, Florida modern, and Mayan influence. It also pulls design characteristics from the Frank Lloyd Wright designed buildings in the area. The first floor will have a focus on community meeting spaces, new materials, and the children's library. The second floor will have a focus on adult collections and seating also with a maker space, classroom, and teen area. Access to outdoor patios is available from both the first and second floors. The City of Maitland successfully passed a referendum that allowed this project to move forward from concept to full design and construction services. HBM conducted a series of community engagement activities ahead of the referendum.



# York County Public Library

## Yorktown Branch

### Location

Yorktown, Virginia

### Size

11,800 SF existing + 10,000 SF  
addition = 21,800 SF

### Completion

October 2022

### Construction Cost

\$5,502,000

### Delivery Method

General Contractor

### Team Members

Peter Bolek, Principal in Charge  
& Director of Design

James Shook, Project Manager

Stephanie Shook, Interior  
Designer

### Services

Architect of Record, Design  
Architect & Interior Designer

### Client

Kevin Smith, Director of Library  
Services  
smithk@yorkcounty.gov  
757.890.5134



The single-story Yorktown Library was originally constructed in 1983 and is located along the George Washington Memorial Highway that takes travelers into our nation's historic colonial district. The important colonial settlements of Yorktown, Jamestown, and Williamsburg comprise what is known as the Historic Triangle.

The exterior of the building was composed in red brick with burnished block accents and the interior features a rich wood ceiling, beams, and columns. Although the original building does not have many exterior windows, natural light enters the center of the interior space through a long clerestory window.

Adjacent land, purchased by the Library, allows us to re-orient the parking lot and expand the building while maintaining access roads to the east and west of the site. The proposed expansion addresses the main road into historic Yorktown and features an expansive glass façade that highlights new activity within the building. This type of visibility generates interest and attracts visitors and residents passing by on this primary thoroughfare. The form of the addition reflects the angled elements along the west façade of the original building and encloses the 3 archways that currently signify the main entrance. A new entry will be developed in alignment with the new parking area for intuitive flow.

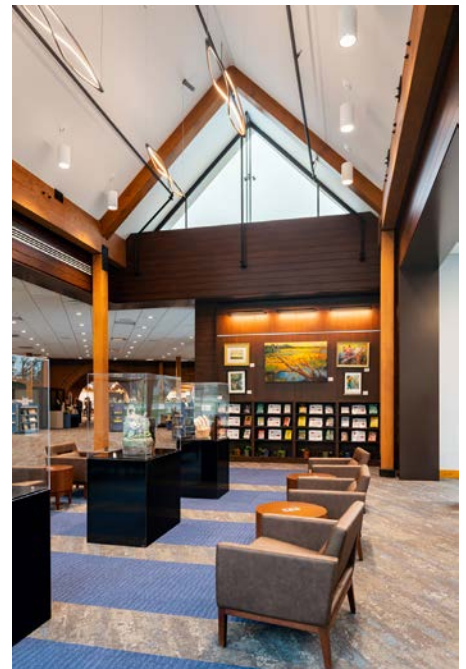
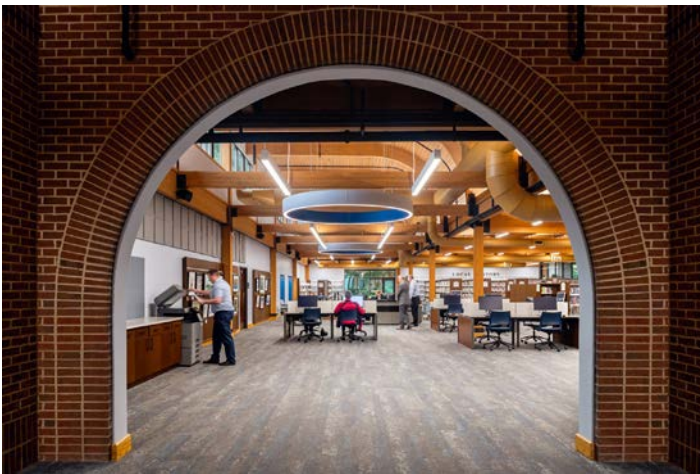
One of the archways has remaining storefront glass and will be repurposed as a window into the technology training room. The remaining arches will be open to flow between the original and expanded portions of the building acting as a gateway into the Adult Area. The addition houses a new prominent Reading Room adjacent to the entry, new enclosed Children's Area, Children's Program Room, Teen Area, Large Meeting Room, Vending Café, Restrooms, and Lobby with a Service Point and New Materials display.

The blending of old and new is reflected in the expansion by using traditional forms with contemporary details such as a gabled form with an exterior cornice along a façade that introduces a wood look combined with brick and a more modern dark metal treatment at the windows. Surrounding buildings in the area are primarily composed of heavy timber with metal detailing. We studied the surrounding area to develop a palette that would signify something new while keeping with the feel of the community.



# York County Public Library

## Yorktown Branch





# Newton Public Library

## Location

Newton, Kansas

## Size

25,000 SF

## Completion

03 / 2024 completion of new building

05 / 2024 demolition of original library building & site work

## Construction Cost

Budget: \$8,500,000

## Delivery Method

General Contractor

## Team Members

Peter Bolek, Principal in Charge & Director of Design

James Shook, Project Manager

James Shook, Project Architect

Katie Gaukin, Interior Designer

## Services

Architect of Record, Design Architect, and Interior Designer

## Client

Cari Cusick, Ph.D.

Library Director

ccusick@newtonplks.org

316-283-2890

*HBM worked in collaboration with the City, Library, and their fundraising consultant to support efforts for a successful private campaign, including a preliminary design.*

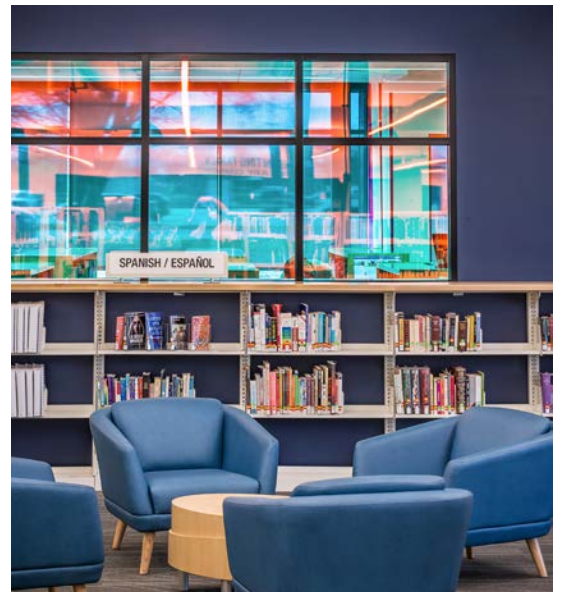


HBM worked with the City of Newton to investigate possible locations and conduct test-fit analysis exploring alternate locations. Community engagement sessions were conducted both to select the site and to establish the building program. The selected site is a portion of Military Park adjacent to the existing library building. The existing library remained operational during construction, and then was demolished to accommodate required parking. Placement of the new library preserves green space and the location of existing monuments in Military Park while activating the park for outdoor events with the library's patio acting as a stage.

The new building is one level for ease of staffing and oversight. Upon entry, patrons find themselves in a 24/7 vestibule with walk-up book drop and pick-up lockers. As patrons move through the lobby, lower shelving is combined with retail merchandising and seating to guide visitors through the main open area of the building. This space includes adult collections and public computer stations. Flexible meeting / study space options can now accommodate a range of activities, teens and children have defined areas, a vending café has views to the covered patio, and drive-up services provide the convenient access to materials that patrons have been asking for.



# Newton Public Library





# Calvert Library

## Twin Beaches Branch

### Location

North Beach, Maryland

### Size

28,000 SF

### Completion

04 / 2024

### Construction Cost

Budget: \$10,400,000

### Delivery Method

General Contractor

### Team Members

Peter Bolek, Principal in Charge  
& Director of Design

James Shook, Project Manager

James Shook, Project Architect

Katie Gaukin, Interior Designer

### Services

Library Architect & Interior  
Designer, Colimore was the  
Architect of Record

### Client

Carrie Willson, Executive Director  
cwillson@calvertlibrary.info  
410.535.0291



Located in an active beach community on the eastern shores of Maryland, the new Twin Beaches branch replaces an existing building in a nearby shopping plaza that the bustling community has outgrown. This highly flexible and multi-purpose branch serves a rapidly growing community whose population and resultant needs change according to season.

The new branch, providing nearly four times the space than the library it replaces, has generated much interest in the community. Design elements reflect the existing coastal community while creating a distinct destination for travelers to the region. With the boardwalk only a block away, the library anticipates increased foot traffic from beach goers. A ground level return box and pick-up lockers in the vestibule will provide patrons with easy access.

Mindful of the designated flood plains that are part of the site, piloti elevate the library while providing shaded parking below. These pillars support a sturdy yet elegant building. Inside, the structural columns are integrated into the design. A butterfly roof comprised of glue-laminated beams extends the airy vistas from the outside in. Terraces on both levels are ideal for outdoor programs and events.

The interiors provide a strong connection to the Chesapeake Bay site with maritime themes. Natural elements such as beach glass, pebbles, dock pilings, and dune grasses are echoed in the choice of finishes. The color palette evokes crashing waves meeting the shore with varying shades of blue and sandy hued carpeting, curving at points to suggest the ebb and flow of the tides.

Taking advantage of views to the Bay, the adult collection, community meeting room, and quiet spaces are on the first floor. The community meeting room can be divided into two smaller spaces for flexibility of use. The children's collection, dedicated teen space, maker space, and program room offer plenty of places for interaction and innovation on the second floor.





# Calvert Library

## Twin Beaches Branch





# Dowagiac District Library

## Location

Dowagiac, Michigan

## Size

7,236 SF renovation + 10,000 SF expansion = 17,236 SF

## Completion

2021

This project also involved support for a successful bond issue campaign

## Construction Cost

\$5,479,142

## Total Project Cost

\$5,668,418

## Delivery Method

Construction Manager at Risk

## Team Members

Peter Bolek, Principal in Charge & Director of Design

James Shook, Project Manager & Project Architect

Stephanie Shook, Interior Designer

## Services

Architect of Record, Design Architect, and Interior Designer

## Client

Matt Weston, Director  
mweston@dowagiacdl.org  
269.782.3826



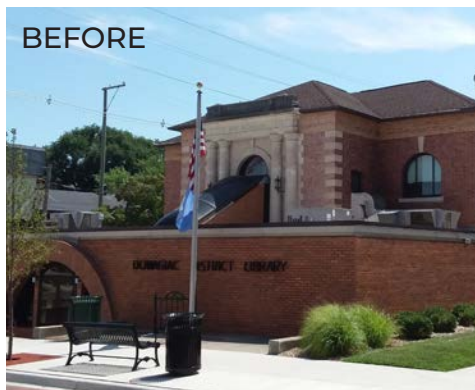
This 1903 Carnegie Library formerly had an addition placed in 1973 that used an enclosed stair to connect from street level to the upper level of the Carnegie portion of the library on the front façade.

Our design removed the 1973 “hamster tube” and lower level addition along the frontage in order to restore the original Carnegie grand entrance and re-build the exterior stair. A new addition with an on-grade entry on the back of the building mimics the proportions and materials of the original historic building. While the Carnegie portion is composed of stone and three colors of brick, the addition simplifies this palette by using stone and the dominant brick color.

The upper level on the Carnegie side includes a dedicated teen area, maker space, study rooms, self-checkout, face-out book display units. The upper level of the addition houses the children’s area, a children’s program room, dedicated children’s area service point, and family restroom. Custom window films brand the maker (Pokagon) and children’s program spaces (The Spark). The adult collection is located on the first floor, and both floors of the Carnegie portion of the building contain areas for seating and public computer stations. There is a quiet reading room with a coffered ceiling, lockable glass display shelving for valuable books, and built-in wood shelving. Large wood tables original to the building have been refinished to further set the tone of the quiet reading room.

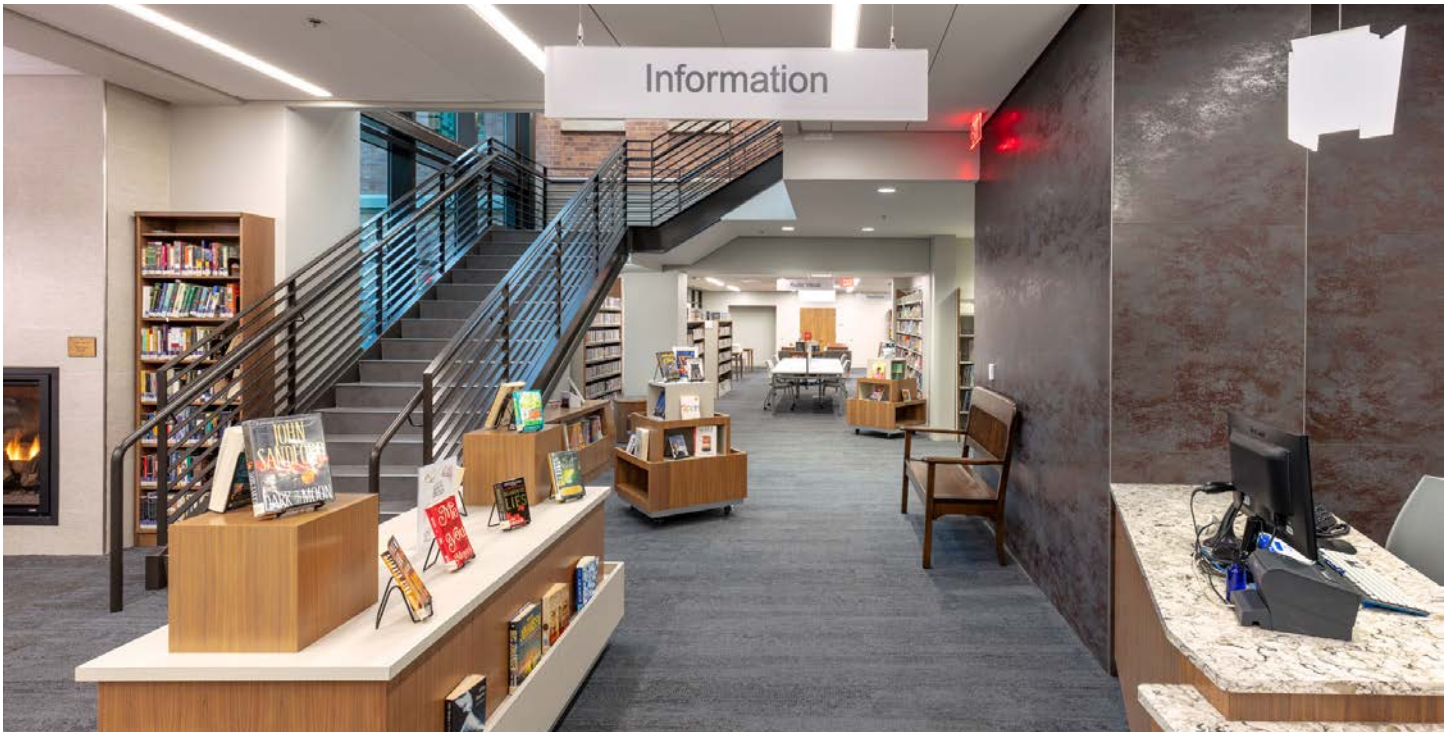
Because the Library owns the entire block, we were able to expand to the rear of the building without losing parking and being able to preserve green space on the site for outdoor programming. The library is adjacent to a small downtown area where a large public parking lot sits across the street and is available to library patrons and for overflow event parking.

Additionally, HBM assisted the Library with their successful bond issue campaign by developing renderings and conceptual site and floor plans for project visualization and conducting community engagement sessions.





## Dowagiac District Library



# Clarksville - Montgomery County Public Library North Branch

Location  
Clarksville, Tennessee

Size  
17,000 SF / 1 Story

Completion  
Anticipated 2024  
(Currently in the Construction Document phase)

Estimated Construction Cost  
\$8,650,000

Delivery Method  
Construction Manager at Risk

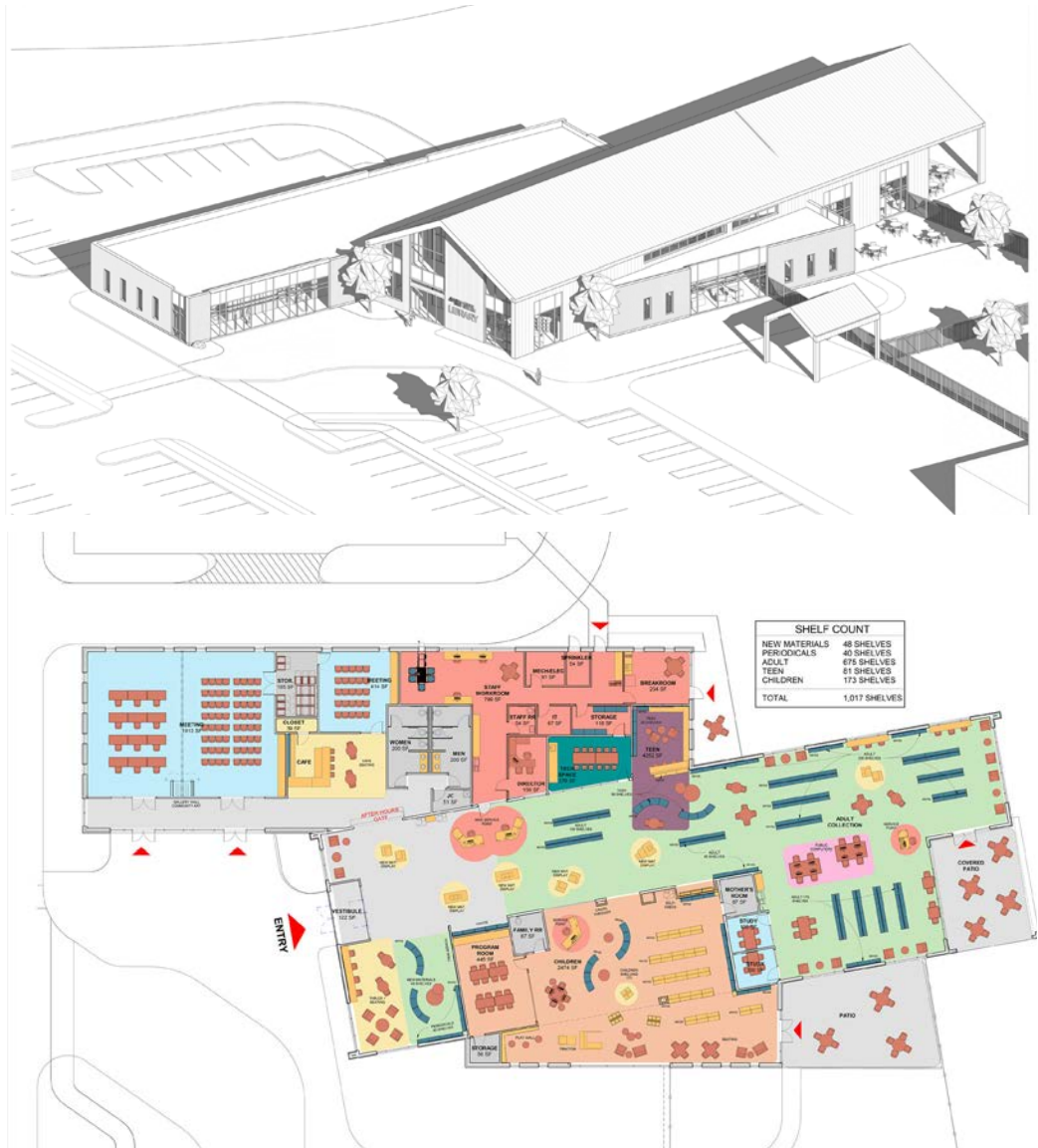
Team Members  
Peter Bolek, Principal in Charge & Director of Design

Kevin Kennedy, Project Manager

Brooke Breiner, Interior Designer

Services  
Architect of Record, Design Architect & Interior Designer

Client  
Christina Riedel, Interim Director  
christina@clarksville.org  
(931)648.8826, ext 21402



The new North Branch is the first branch library for Clarksville-Montgomery County Public Library and will serve a growing area in the northern part of Clarksville near the Fort Campbell Army Installation. This area has seen a rapid increase in residential development and is drawing many new families to the area. The site for the new North Branch is shared with other county facilities, a pocket park, and outdoor pavilion.

Functionality is evident in both the exterior and interior layout of the building. A plaza directs visitors to the entry signified by a tall gabled roof form. Strategically placed glass provides visibility into the building without sacrificing the usability of interior spaces. Once inside the building, visibility provides clear way-finding for visitors and easy oversight for staff. The interior palette ties to exterior materials through a streamlined, modern aesthetic that combines textured neutrals with intentionally placed pops of color to highlight focal points. A lower wing houses large meeting rooms with after-hours access, a key functional element of this building. Additional features include collection spaces that encourage browsing, comfortable open seating areas and spaces for focused study, a children's area with outdoor patio, a teen area that flows from the technology lab into the adult space, a gallery space spanning the length of the meeting rooms, and a drive-up book drop feeding into the staff work room.



# Cuyahoga County Public Library Bay Village Branch

## Location

Bay Village, Ohio

## Population Served

16,000

## Size

17,000 SF

1 Story + Mezzanine

## Completion

Scheduled & Actual: 04 / 2022

## Construction Cost

\$9,849,279

## Delivery Method

Construction Manager at Risk

## Team Members

Peter Bolek, Principal in Charge  
& Director of Design

James Shook, Project Manager  
& Project Architect

Stephanie Shook, Interior  
Designer

## Services

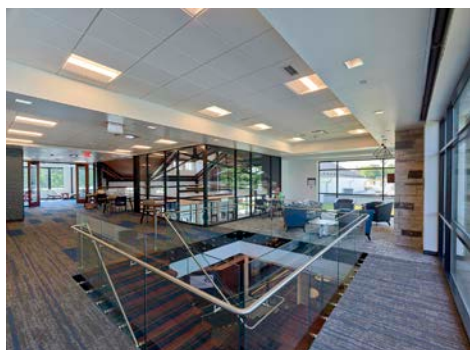
Architect of Record, Design  
Architect, and Interior Designer

## Client

Scott Morgan, Finance Director  
smorgan@cuyahogalibrary.org  
216.398.1800



Located in Cahoon Park, the new Bay Village Branch Library is a two-story building featuring browsable collections, spaces for quiet contemplation as well as collaboration and innovation areas. Dedicated young adult and children's spaces are glass enclosed with a shared program room. A large dividable meeting room and four smaller study rooms offer many options for tutoring, collaboration, meetings and programs. As visitors enter the building, the space unfolds to a vaulted, double-height area featuring a grand fireplace. Located here are the adult collection, various types of seating, public computers and access to a covered outdoor seating area overlooking a pocket park. The west side of the building features large windows in the children's area, young adult spaces, and the meeting rooms providing beautiful woodland views. The second floor provides a variety of quiet spaces with a reading room, balcony study tables and lounge seating near the double-sided fireplace. Adjacent to the reading loft is access to the rooftop patio highlighting a living roof and elevated views of the surrounding park. In keeping with CCPL's dedication to reducing impact on the environment, this project is seeking LEED Certification.



# Kanawha County Public Library

## Main Library

### Awards

2023 AIA Cleveland Honor Award

2023 AIA West Virginia Honor Award

### Location

Charleston, West Virginia

### Population Served

181,000

### Size

61,450 SF renovation + 18,550 SF expansion = 80,000 SF  
5 Stories

### Completion

March 2022

### Construction Budget

\$24,120,000

### Final Construction Cost

\$22,153,496

### Delivery Method

General Contractor

### Team Members

Peter Bolek, Principal in Charge & Director of Design

James Shook, Project Manager

James Shook, Project Architect

Katie Gaukin, Interior Designer

Tiffany Poje, Interior Designer

### Services

HBM Architects: Design Architect and Interior Designer

Silling: Architect of Record

### Client Reference

Erika Connelly, Library Director  
erika.connelly@kcpls.org

304.343.4646 x1241



The current library building, while an exemplary example of classical architecture, has not been able to keep up with the evolution of library services, changes in material use, technology, and social programs. Our team worked in conjunction with a commercial real estate / development agent and the Library in identifying and evaluating available sites within the City for the location of a new Main Library facility. The initial site selection process involved analysis of 16 sites ultimately resulting in the decision to renovate and expand their current building. The re-imagined library will allow for continual growth within its walls to support the print material while becoming the community hub for Charleston.

We collected input from the community throughout the programming and design phases. The design has been carefully conceived with consideration to blend old with new, creating an exciting cultural destination along Capitol Street, and most importantly creating a more user friendly and flexible interior library space that can adapt, change, and grow over time as library services continue to expand. One of the things increasingly important to the Library is the consideration for universal design. The interior layout balances the book space with the people space and includes such areas as browsable collections space; an idea lab; study rooms; meeting and gathering spaces; local history room; early childhood play, learn and grow areas; and access to technology. The idea lab is home to a new tool lending program where small hand tools are available for check out and along demonstrations on use. A cafe operated by a local vendor overlooks a newly designed plaza.

The 80,000 SF design maintains an entrance from Capitol Street but also adds a new fully ADA accessible entry from Summer Street with direct access to all floors of the library. In addition, a skywalk connects to an adjacent parking garage. Part of emphasizing this destination along Capitol Street involved the incorporation of a reflecting pool, flexible outdoor seating, and the opportunity to use the new plaza for events. It was important that we preserve the original, classical building style while making the Kanawha County Public Library a national case study in the renovation and expansion of a traditional urban library.



# Kanawha County Public Library

## Main Library





# Pueblo City-County Library District

## Rawlings (Main) Library

### Location

Pueblo, Colorado

### Population Served

168,000

### Size

110,000 SF renovation  
4 Stories

### Completion

January 2023

### Construction Cost

\$9,123,781

### Delivery Method

Construction Manager at Risk

### Team Members

Peter Bolek, Principal in Charge &  
Director of Design

James Shook, Project Manager

James Shook, Project Architect

Brooke Breiner, Interior Designer

Tiffany Poje, Interior Designer

### Services

Library Planner & Interior Designer.  
AMD is the Architect of Record

### Client

Sherri L. Baca, MSLS

Executive Director

sherri.baca@pueblolibrary.org

719.562.5652



The five story facility rises to take full advantage of the views over the Arkansas Valley and historic Pueblo to the east, as well as distant mountain views such as Pikes Peak to the north, the Wet Mountains to the west and Greenhorn and the Spanish peaks to the south. A south-facing courtyard greets patrons at the library entry. The courtyard is planted with fruit trees and is bordered by a reflective pool referencing Pueblo's agrarian roots and relationships to water. Entering the library, one is presented with commanding views through a 56' tall glazed lobby wall.

Closing the southern portion of Bates Street allows for the extension of the existing parking lot on the south side of the library resulting in 18 new parking spaces, all closer to the front door. This also provides an outdoor event and learning space with a sloped terrace for use as an amphitheater.

Renovations and improvements include opening space on Level 1 to allow for public discovery, content making and relaxation, brightening the space with new lighting and finishes, relocation of the "InfoZone" (a highly interactive learning space that focuses on the creation of the news media), placement of a large Maker-Space, and placement of the Rotating Exhibit space relocated from Level 4. Also on this level, a 100-person meeting room and a smaller staff training area join the three existing highly used meeting rooms.

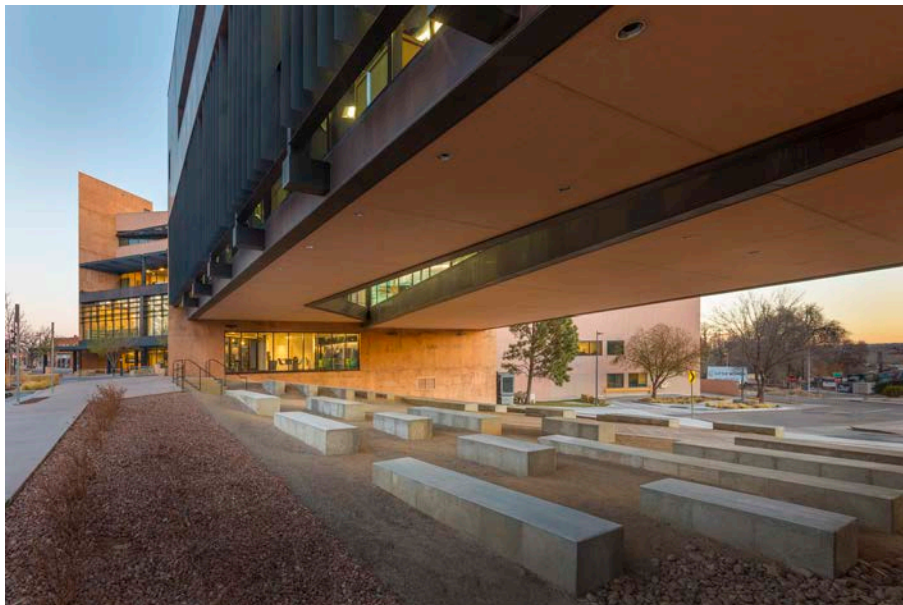
On level 2, the relocated Children's Library creates a family library floor with adult fiction, nonfiction, Teen Library, and Hispanic Resource Center & Collections located on this floor. The intent of these combined spaces is to foster flexible, multi-generational gathering and learning. A Technology Core equipped with the latest multimedia is incorporated on Levels 2 and 3. On Level 3, the popular Archives and Genealogy Collections have been expanded. Level 4 now houses a flexible, multipurpose event destination for 220 people with dramatic views of the city.





# Pueblo City-County Library District

## Rawlings (Main) Library





# WILLIAM SHELTON

PE

*Senior Civil Engineer*

As a civil engineer, it is Mr. Shelton's responsibility to oversee the design of all aspects of a project site in order to provide our clients with a facility that is safe, functional, efficient, and maintainable. Mr. Shelton's design and oversight responsibilities include site master planning and layout, roadway design, grading and earthworks, water and sewer system design, storm drainage, and stormwater management design and calculations, as well as erosion control design and calculations. Mr. Shelton also assists clients in pre-design site evaluation and feasibility studies, leading our clients through the site selection process. Helping clients develop master plans of their facilities is another way that can help them more effectively utilize what they have now and assess their needs for the future.

Mr. Shelton's goal is to provide excellent client service, to exceed individual project needs, and to add value through creative engineering solutions.

## EDUCATION

Bachelor of Science  
Virginia Polytechnic Institute and State  
University, 1992

## LICENSURE

Virginia  
West Virginia  
North Carolina  
Tennessee  
Ohio

## PROJECT EXPERIENCE

**Dickenson County Public Schools - VA**  
- PPEA New Ridgeview Elementary School

**Roanoke County Public Libraries - VA**  
- Hollins Library  
- Raleigh Court Library  
- South County Library  
- Glenvar Library  
- Vinton Library

**Meadowbrook Library - VA**

**Frederick County Public Schools - VA**  
- Fourth High School Design  
- Transportation Facility  
- Sherando High School Competition Softball Field and Facilities  
- Sherando High School Tennis Courts  
- James Wood High School Softball Field Improvements  
- Various Site Studies

**Waynesboro Public Schools - VA**  
- Waynesboro High School Addition and Renovation

**Jefferson County Schools - WV**  
- South Jefferson Elementary School Septic System Evaluation  
- Ranson Elementary School  
- Shepherdstown Elementary School

**Wythe County Public Schools - VA**  
- George Wythe High School Addition and Renovation  
- Scott Memorial Middle School Addition and Renovation to GWHS

**Montgomery County Public Schools- VA**  
- Old Christiansburg Middle School Bus Garage Conversion





# FRANKIE KANTSIOS

PE

*Electrical Engineer*

As an electrical engineer, Mr. Kantsios is consistently motivated to adapt to the team's needs in assessing and finalizing the project on time. He is an experienced professional with a proven record of managing projects from concept to completion while staying versatile to the specific project at hand. By carrying out engineering and design services for a diverse field of projects since 2013, Mr. Kantsios has expanded his knowledge and understanding of the industry providing him with the means to meet the clients' needs for each individual program. He has been actively involved in the design of a wide array of new structures and renovations to include K-12 educational buildings, higher education buildings, healthcare facilities, office buildings, banks, restaurants, hotels, automotive dealerships and service centers, apartment complexes and dorms, industrial facilities and warehouses, and athletic facilities. Whether working independently or in conjunction with other architects, engineers, and contractors, Mr. Kantsios excels at creating effective solutions and developing opportunities that further establish organizational goals.

## EDUCATION

Bachelor of Science  
Old Dominion University, 2019

Associate of Applied Science  
New River Community College, 2016

## LICENSURE

Virginia  
West Virginia  
Ohio

## PROJECT EXPERIENCE

### **Pulaski County Administration Building Renovation\* - VA**

**InnovAge PACE - VA**  
- New Richmond Facility  
- New Roanoke Facility  
- Roanoke Facility Study

**Dickenson County Public Schools - VA**  
- PPEA New Ridgeview Elementary School

**Frederick County Public Schools - VA**  
- Fourth High School Design

**Waynesboro Public Schools - VA**  
- Waynesboro High School Addition and Renovation  
- Waynesboro New Career and Technical Education Annex

**Raleigh County Schools - WV**  
- Shady Spring Elementary School Access Road

**Wythe County Public Schools - VA**  
- George Wythe High School Addition and Renovation  
- Scott Memorial Middle School Addition and Renovation to GWHS

**Warren County Public Schools- VA**  
- A.S. Rhodes Elementary School Renovations

**Roanoke City Public Schools - VA**  
- Ruffner Career and Technical Education Center\*

*\*Previous Employer Experience*



# JOHN PRUETT

PE, LEED AP

*Senior Mechanical Engineer*

Mr. Pruett is responsible for overseeing the design of the HVAC systems, ensuring that the HVAC systems not only meet the program requirements, but meet the long-term needs of the owner. He performs heating and cooling load calculations and recommends the type of systems to be incorporated into the building. He coordinates with the other disciplines in order to integrate the HVAC systems into the building. Mr. Pruett has participated on several LEED registered projects. One of his key contributions to these projects is conducting energy analyses and recommending energy use reduction alternatives.

Mr. Pruett began his career in engineering with a manufacturing company in 1994. In 1998, he made a career change and joined an engineering consulting firm as an HVAC design engineer. He has a broad range of experience in HVAC systems design, including K-12 schools, higher education facilities, office buildings, libraries, hotels, restaurants, a convention center and several natatoriums. Having served in the Marines for 14 years, Mr. Pruett also led a design team for a "virtual memorial" for the birthplace of the U.S. Marine Corps.

## EDUCATION

Bachelor of Science, Purdue University,  
West Lafayette, IN, 1993

## LICENSURE

Virginia  
West Virginia  
Indiana

Certifications  
- LEED Accredited Professional

## AFFILIATIONS

American Society of Heating, Refrigerating  
and Air- Conditioning Engineers (ASHRAE)

United States Marine Corps - 14 Years

## PROJECT EXPERIENCE

**Frederick County Public Schools - VA**

- Middletown Elementary School HVAC Renovation
- Bass Hoover Elementary School HVAC Renovation
- Armel Elementary School HVAC Renovation & Natural Gas Piping
- School Board Office Restroom & Corridors Renovation

**Wythe County Public Schools - VA**

- Scott Memorial Middle School Addition and Renovation to GWHS

**Salvation Army - Beckley, WV**

**National Weather Service Building at WV Regional Technology Park -  
S. Charleston, WV**

**New Goodwill Store - Parkersburg, WV**

**Valley Health Systems - E. Huntington, WV**

**Charleston Area Medical Center - Memorial Hospital 6th Floor -  
Charleston, WV**

**West Virginia School of Osteopathic Medicine - WV**

- New Testing Center
- Main Building - B Roof Replacement

**Cabell County Schools - WV**

- Cabell County Career and Technical Center

**Dickenson County Public Schools - VA**

- PPEA New Ridgeview Elementary School





# MIKE FLOWERS

## *Mechanical/Plumbing Technician*

Mr. Flowers is responsible for the design of Plumbing systems, ensuring that the systems are designed to meet the needs of the owner and utilize the latest plumbing technologies to provide the most energy efficient design possible. Mr. Flowers has participated on several LEED registered projects; one of his key contributions to these projects is selecting plumbing fixtures and accessories in his design that require less utility consumption, so significant utility savings are passed on to the owner and the environment as well.

Mr. Flowers has had extensive experience in the field of construction where he frequently visits ZMM's current projects under construction and thoroughly checks the contractors work to ensure compliance with project specifications and construction documents.

Mr. Flowers has a broad range of experience and knowledge in Plumbing and HVAC systems design. His experience includes K-12 Schools, Higher Education Facilities, Military Facilities, Office Buildings, and Juvenile and Adult Correctional Facilities.

### EDUCATION

Bachelor of Science in Mechanical and Drafting Design, Ben Franklin Career and Technical Center, 1990

Associate in Electronics Technology, Putnam Career and Technical Center, 1987

### PROJECT EXPERIENCE

**Frederick County - VA**  
**- Fire and Rescue Assessment**

**Veterans Nursing Facility Kitchen Addition - WV**

**Beckley Salvation Army - WV**

**Clay Center for the Arts and Sciences - WV**

**Mercer County Schools - WV**  
**- HVAC Improvements to 7 Schools**

**Frederick County Public Schools - VA**  
**- Armel Elementary School HVAC Improvements**  
**- Middletown Elementary School HVAC Improvements**  
**- Administration Building Roof Replacement**  
**- School Board Office Restrooms and Corridors Renovations**

**Cabell County Schools - WV**  
**- New Meadow Elementary School**  
**- Huntington High School Renovation**  
**- Midland High School Renovation**

**Wythe County Public Schools - VA**  
**- Scott Memorial Middle School Addition**



# TODD POFF, PE

PE

*Structural Engineer*

Mr. Poff started as a Civil Engineer. After working in that department for several years, he began moving over to the Structural Engineering Department; where his true interest, and most of his training lies.

As a Structural Engineer, it is Mr. Poff's responsibility to insure the safety of the structure's design, as well as any occupants inside those structures. As a member of the design team, Mr. Poff understands that the structural system of a building needs to have the least amount of impact possible on the architectural design and on the way clients use the buildings. It is that kind of teamwork, with all major design disciplines in-house, that allows ZMM to say with confidence we provide our clients with a building design that will not only meet their needs but will be a place they can enjoy for many years to come.

## EDUCATION

Bachelor of Science  
Virginia Polytechnic Institute & State  
University, 1987

## LICENSURE

Virginia  
West Virginia  
North Carolina

## PROJECT EXPERIENCE

**Roanoke County Public Libraries - VA**  
- Glenvar Library  
- Vinton library  
- South County Library

**Dickenson County Public Schools - VA**  
- PPEA New Ridgeview Elementary School

**Rappahannock Electric Maintenance Facility - Front Royal, VA**

**InnovAge Roanoke - VA**

**Wythe County Public Schools - VA**  
- George Wythe High School Addition and Renovation  
- Scott Memorial Middle School Addition to GWHS

**Truck Manufacturing Plant - Dublin, VA**  
- Multiple Crane Analysis/Relocation Projects  
- Cab Trim Assembly Building

**Jefferson County Schools - WV**  
- Ranson Elementary School  
- Shepherdstown Elementary School

**Timber Ridge CTEC - Winchester, VA**

**Mineral County Schools - WV**  
- Frankfort Elementary School



# ABOUT ZMM ARCHITECTS AND ENGINEERS

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ZMM was founded in 1959 in Charleston, West Virginia by Ray Zando, Ken Martin, and Monty Milstead. Since the inception of the firm, ZMM has been dedicated to providing an integrated approach to building design for our clients.

ZMM delivers this integrated approach by providing all building-related design services, including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration with our in-house team. Our integrated design approach makes ZMM unique among architecture/engineering firms, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.



ZMM has maintained a diverse portfolio since the founding of the firm. Early commissions included higher education projects for West Virginia University and Concord College, WV State Capitol Complex Buildings 5, 6, & 7, and armories for the West Virginia Army National Guard.

Maintaining a diverse practice for more than 60 years has provided ZMM with extensive experience in a variety of building types, including educational facilities, governmental facilities (military, justice, correctional), healthcare facilities, recreation facilities, commercial office space, light industrial facilities, and multi-unit residential buildings.

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs 70 highly-skilled professionals.

ZMM has become a leader in sustainable / energy-efficient design, and a trusted resource on complex renovation projects. ZMM's unique renovation project approach and ability to



## About ZMM Architects and Engineers (cont.)

provide comprehensive design services has also led the firm to be selected to improve landmark buildings, including the Charleston Coliseum & Convention Center, the Clay Center for the Arts and Sciences, the West Virginia Culture Center, and the West Virginia State Capitol Building. Additional significant projects designed by the firm include the Explorer Academy (Cabell County Schools), the Logan-Mingo Readiness Center, the Manassas Park Community Center and Natatorium, the design of the Fourth High School (Frederick County Public Schools), the new Harrington Waddell Elementary School (Lexington City Schools), the new Ranson Elementary School and Shepherdstown Elementary School (Jefferson County Schools) both include geothermal systems, CAMC Teays Valley ICU, and Ridgeview Elementary School (Raleigh County Schools). ZMM has also provided design services on more than 300 school projects throughout the region.

ZMM's building-related design services include:

### Pre-Design

Educational Facility Planning  
Existing Building Evaluation  
Space Planning  
Master Planning

Programming  
Feasibility Studies  
Site Evaluation and Analysis  
Construction Cost Estimating

### Design

Architectural Design  
Interior Design  
Lighting Design

Sustainable Design  
Landscape Architecture

### Engineering

Civil Engineering  
Mechanical Engineering  
Energy Consumption Analysis

Structural Engineering  
Electrical Engineering  
Net-Zero Buildings

### Post-Design

Construction Administration  
Life Cycle Cost Analysis

Value Engineering  
Post-Occupancy Evaluation

As ZMM looks to the future, we remain committed to providing high-quality, client-focused design solutions that meet budget and schedule requirements. We listen, respond promptly with innovative and efficient solutions, and deliver quality projects and develop lasting relationships. Because at ZMM, it's about more than architecture, it's about building your legacy.





## 1D – Lionberger Construction's Contact Information



If there is any further information needed for this Unsolicited PPEA Proposal, please contact Sam Lionberger and David Underwood, as they are the main points of contact for this PPEA Proposal, their contact information is listed below:

Sam Lionberger, III – CEO

[slionberger@lionberger.com](mailto:slionberger@lionberger.com)

Office - (540) 959-5301, Cell - (540) 537-6351

David Underwood, President

[dunderwood@lionberger.com](mailto:dunderwood@lionberger.com)

Office - (540) 959-5301, Cell - (540) 353-1922



# 1F – Conflict of Interest Statement



Lionberger Construction confirms none of the parties within the consortium of firms are 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.



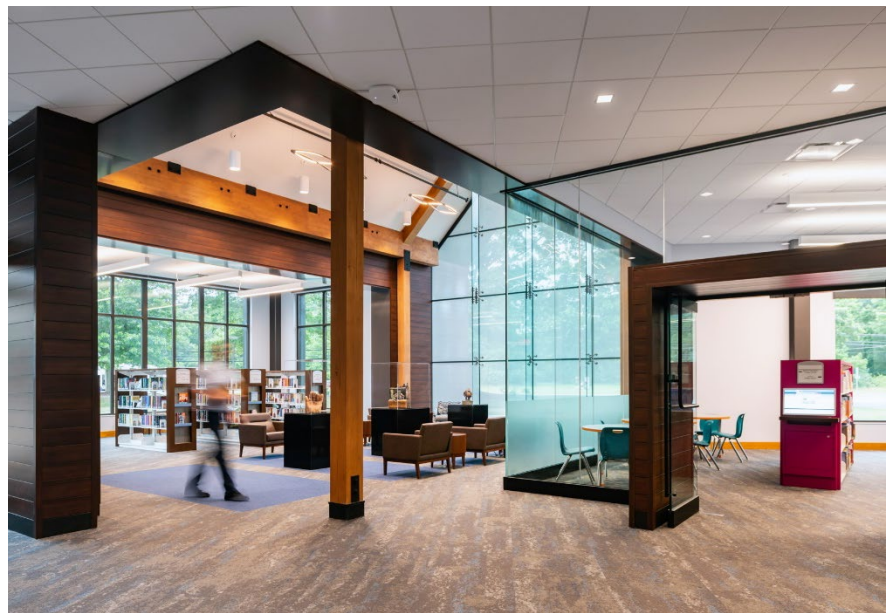


# 1G - Obtaining Qualified Workers



Lionberger Construction actively shares job opportunities through our social media channels, employment platforms, and recruiting agencies. To strengthen our workforce, we offer a referral incentive program, encouraging current employees to recommend qualified candidates.

Each year, we receive interest from college and high school students seeking internship opportunities, reflecting the growing demand for hands-on experience in the industry. Additionally, we prioritize internal growth by promoting employees as they develop and enhance their skills, fostering long-term career advancement within our company.



# 1H – Training Programs



As the skilled trades workforce continues to decline, Lionberger Construction is committed to supporting trade schools and identifying individuals eager to pursue careers in the trades. Our goal is to invest in the next generation of skilled professionals by providing education, training, and opportunities for hands-on learning.

We pair entry-level laborers with our highly skilled employees to provide hands-on training and mentorship, encouraging them to consider a long-term career in construction. To support their growth, we offer education benefits for both new and existing employees who wish to develop new skills, enhance their expertise, or earn industry accreditations. As they advance, we reward their dedication by promoting from within, fostering a culture of continuous learning and career progression.

Our safety training program is completed through etrain. Our supervisors have OSHA-30 hour, First Aid, and CPR training.







## Policy Statement

Lionberger Construction Company (“Lionberger”) has a long history of using small, woman-owned and minority vendors to assist in completing its projects. To build on this history and to seek new relationships, Lionberger is committed to providing opportunities to Small, Women and Minority (“SWaM”) owned business and Disadvantaged Business Enterprises (“DBE”). Our company’s goal is to ensure fairness to all suppliers, vendors, subcontractors, etc. that can meet the requirements of the plans and specifications of any project at a cost effective price. Additionally, all Lionberger employees who are involved in soliciting and procuring services or materials are expected to consider all vendors on the merits of their qualifications in a manner that is consistent and compliant with all state and/or federal mandates, laws and regulations. Additionally, it is expected that Lionberger will strive to achieve any utilization objectives established for any project that has stated SWaM or DBE goals as part of the RFP, specifications or contract.

## Purpose

This policy establishes the guidelines and commitment Lionberger employees are to use as they secure subcontractors and material suppliers to ensure all small businesses, including those owned by women, minority, and disadvantaged business enterprises are afforded every opportunity to compete to do business with Lionberger.

## Solicitation Process

Each time Lionberger seeks to solicit bids/prices for subcontracted services or materials, there are many factors that will impact the process or processes that will be used by Lionberger. These factors may include project specific requirements, project locations, available time to submit pricing, etc. Therefore, Lionberger has identified the following proactive processes to solicit bids or pricing from SWaM’s or DBE’s and will utilize any combination of these methods in seeking these particular vendors:

- Lionberger uses the Virginia government’s web page ([www.dmbv.virginia.gov](http://www.dmbv.virginia.gov)) to obtain (SWaM) & (DBE) business to solicit for our projects. We will review this list to determine which firms are engaged in the specific construction trades that are required for this project.
- We also use the services of The Blue Book Company. This service has a data base of vendors and subcontractors for the building and construction industries for the state of Virginia that list SWaM businesses separately.
- We also use the local Valley Construction News service and F.W Dodge to enable SWaM & DBE business to have access to the documents that they need to bid on this project.
- Lionberger also supports and participates in organizations such as (NAWIC) the National Association of Women in Construction, Virginia AGC, and the Construction Specifications Institute, and local job fairs and other functions that solicit SWaM contractors.
- Lionberger will solicit SWaM & DBE business by placing ads in the local newspapers several weeks prior to the deadline to receive subcontractor bids.

## Evaluation Process

All subcontractors must be able to:

- Meet the requirements of the plans and specifications and have the workforce that able to perform the work.
- Demonstrate they have performed projects of similar size and scope.
- Show proof of insurance that is adequate and reasonable for the size and scope of their proposed service/material and the ability to secure bonding if required.
- Show proof that they are properly licensed as a contractor in the state of Virginia.
- Provide a list of references for completed work.

Once these requirements are established, the subcontractors' bids/proposals will then be evaluated and ultimately selected based primarily on price and scope. It should be noted however that there are other factors that may be considered besides price and scope. Several examples of these other factors could include project specific utilization SWaM/DBE requirements/goals or an owner may prefer a certain subcontractor for a particular portion of the project.

## Measuring Results

Lionberger will periodically evaluate its results in utilizing SWaM and DBE vendors as part of this policy. Lionberger will perform the following steps and review these items to determine what, if any, additional steps can be made to increase DBE utilization.

- Document the advertising efforts made to secure SWaM/DBE vendors and subcontractors.
- Document the number of solicitations sent on each project to SWaM/DBE vendors and subcontractors.
- Track the dollar amounts and percentage utilization of SWaM/DBE vendors awarded on either per project or an annual basis (per project will not be done on all projects due to the size and number of projects performed by Lionberger.)





# 1J – Qualification Statement



Lionberger Construction Company 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.

Lionberger Construction Company 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, Lionberger Construction Company 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 Lionberger Construction Company, over the past three years, has never been associated with any of the following legal conduct:

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

## HBM Architects / Sworn Certification & Qualification Statements

HBM Architects, LLC has never been debarred or suspended by any federal, state or local government agency.

HBM Architects, LLC possesses the technical qualifications, capabilities, resources, and business integrity necessary to undertake and complete all tasks associated with the proposed design and construction project.

Below is the mandatory disclosure by the firm for the past three year regarding any of the following conduct:

- HBM Architects, LLC has never had to file for bankruptcy
- HBM Architects, LLC has never had to pay any amount of liquidated damages
- HBM Architects, LLC has not had to pay any amount of fines, assessments, or penalties
- HBM Architects, LLC has not had a case involving any judgments or awards in contract disputes
- HBM Architects, LLC has not had any contract defaults or contract terminations
- HBM Architects, LLC has not had any license revocations, suspensions, or other disciplinary actions
- HBM Architects, LLC has not had any debarments or suspensions by a governmental entity
- HBM Architects, LLC has not had any denials of prequalification or findings of non-responsibility
- HBM Architects, LLC has not had any safety incidents
- HBM Architects, LLC has not had any violations of any federal, state, or local criminal or civil law
- HBM Architects, LLC has not had any criminal indictments or investigations
- HBM Architects, LLC has not had any legal claims filed by or against the firm

Respectfully Submitted,



Peter J. Bolek, AIA, NCARB  
President & Director of Design  
HBM Architects  
pbolek@HBMArchitects.com  
216.241.1100 x112





j. For each firm or major subcontractor that will perform construction and/or design activities, provide the following information:

(1) A sworn certification by an authorized representative of the firm attesting to the fact that the firm is not currently debarred or suspended by any federal, state or local government entity.

To whom it may concern,

As Principal and Director of Virginia Operations for ZMM Architects and Engineers Inc., I do hereby certify that ZMM Architects and Engineers Inc. is not currently debarred or suspended by any federal, state or local government entity.

Randy S. Jones, AIA  
Principal and Director of Virginia Operations  
ZMM Architects and Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Randy S. Jones', written over a horizontal line.

(2) A completed qualification statement that reviews all relevant information regarding technical qualifications and capabilities, firm resources and business integrity of the firm, including but not limited to, bonding capacities, insurance coverage and firm equipment. This statement shall also include a mandatory disclosure by the firm for the past three years any of the following conduct:

ZMM Architects and Engineers Inc. is a full service architectural and engineering firm that has been in continuous operation since 1959. Our dedicated team of over 65 employees is committed to providing quality professional services to our clients. Our volume of work annually represents over \$130,000,000c in construction projects. Our liability insurance coverage has been provided for your use. Below is our response to the following:

- (A) bankruptcy filings - none
- (B) liquidated damages - none
- (C) fines, assessments or penalties - none
- (D) judgments or awards in contract disputes - none
- (E) contract defaults, contract terminations - none
- (F) license revocations, suspensions, other disciplinary actions - none
- (G) prior debarments or suspensions by a governmental entity - none
- (H) denials of prequalification, findings of non-responsibility - none

(I) safety past performance data, including fatality incidents, "Experience Modification Rating," "Total Recordable Injury Rate" and "Total Lost Workday Incidence Rate" – none  
(J) violations of any federal, state or local criminal or civil law (K) criminal indictments or investigations – none  
(L) legal claims filed by or against the firm – There are currently 2 legal claims that have been filed against ZMM. The first claim (Dow v. Putnam County Commission, et al) was related to storm water damaging an adjacent property. ZMM did not provide the site/civil design services on the project. It is close to being settled for a cost to avoid litigation. The other claim (Gray Local Media v. Wood County Commission) is a construction claim where the contractor should indemnify both the Commission and ZMM. ZMM, Inc. denies any wrongdoing with either claim, however, we understand that our liability insurance coverage can be the basis for these type of nuisance claims.



Randy S. Jones, AIA  
Principal



## Safety Management

Lionberger Construction Company employs a Safety Director, Larry Downing. He has full access to all our jobsites and performs both unannounced site visits and periodic site training. Our Superintendents supplement the services of Mr. Downing by conducting weekly safety meetings.

Our program is implemented through training/education and recertification as needed. Project site safety is enhanced with weekly safety reviews, unscheduled audits and periodic site training.

Our safety director will work with your safety control department or your project management/operations personnel to determine the most applicable solution to any issues that may not be discussed in the construction documents.

Each job is inspected on a weekly basis and the infractions are notated on the inspection report and corrected on an immediate basis. Follow up of infractions are performed by the safety director.

Safety Training is done through Etrain.com.





# LIONBERGER CONSTRUCTION

BUILDING RELATIONSHIPS SINCE 1923

## Section 2 – Project Characteristics





Lionberger Construction requests the following of Roanoke County:

- Identify key individuals for all aspects of the contract, financing, management, design, and construction processes to ensure clear and efficient communication and collaboration.
- Establish a committee to work with our team to provide input on program development, review conceptual plans, manage budgeting, address community needs, and minimum code requirements.
- Allow Site Access

Roanoke County's Responsibilities:

- Review PPEA Proposals
- Serve as PPEA Administrator
- Work with Lionberger Construction to negotiate the Comprehensive Agreement.
- Ensure the necessary funding is allocated for the construction.
- Relocate existing facility furniture and equipment during renovations and return them to the new facility after completion.



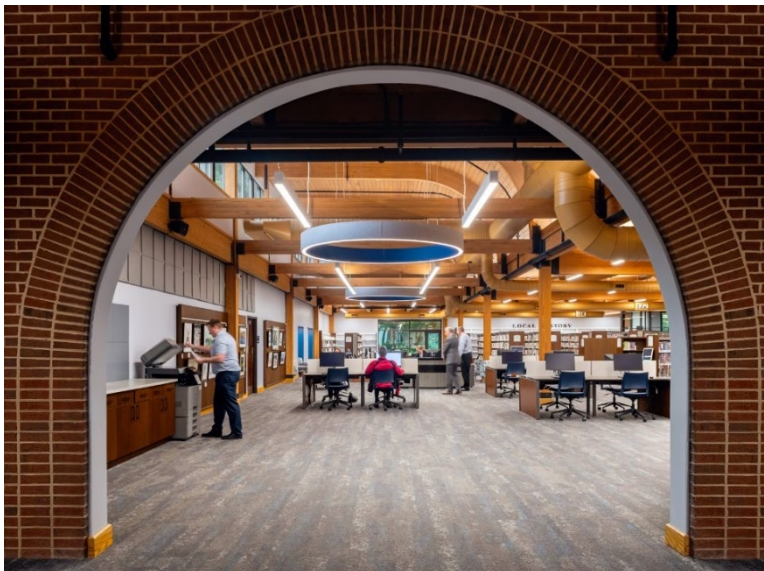
## 2C – Required Permits



Our Project Team and Subcontractors will obtain and furnish evidence of all required permits for this project as follows:

- Land Disturbing Permit
- Demolition Permit
- Building Permit
- Right of Way Permit
- DEQ Permit
- Mechanical Permit
- Electric Permit
- Plumbing Permit
- Stormwater Permit
- Fire Sprinkler & Fire Alarm Permit

Overall Duration: Estimated 2 Months





### **Adverse Social, Economic, and Environmental Impacts**

The proposed project team does not anticipate any adverse social, economic, or environmental impacts from this project. The project has been in the works for some time and with funds set aside, it should have no adverse economic impacts on the County's budget.

This is a renovation project that would reuse the existing Hollins Branch building which would avoid any potential social impacts that could arise from relocation of the building, and would also avoid any environmental impacts because we are maintaining the existing site.

Environmental and archaeological assessments are not needed because the land is already owned by the County.





### **Positive Social, Economic, and Environmental Impacts**

The rich history of the area combined with its small-town atmosphere create an area full of potential for supporting small and growing businesses. In reviewing the County's Economic Development website, it was evident that there is a strong commitment here to focus on driving businesses to the region. This is an area where a renovated library facility and experienced library staff can partner with community organizations to support and further this mission.

The Commercial Corridors Opportunities Re-imagine Planning Study for Hollins Center received significant public stakeholder participation suggesting that the findings here are in line with community needs and expectations. The plan focuses on land use, community facilities, transportation, gateway and streetscape improvements, and community engagement. The vision for this area continues the blend of residential and commercial properties with places to gather.

Looking to the future, an area is being designated for mixed-use development that continues this combination of residential and commercial in a more modern format. As this type of development draws more people to this area for live, work, and play, the library will also need to expand its offerings.

This redesign will provide an economic catalyst to generate more investment and development of Hollins Center and the intent to expand transit options will also help to increase use of this area. Renovating the Hollins Library aligns with the Core Concept to "Create a unique sense of place through innovative and high-quality development". A public library is a natural draw for people looking for a place to spend time engaging in different kinds of recreational, educational, and leisure activities.

This project also aligns with the Core Concept to "Ensure that the public services and facilities meet the needs of the community". A library renovation will create the 21st century center for learning and gathering mentioned in the Plan. There is a multitude of ways in which renovating this library will support the positive social and economic goals of the Hollins Center Vision.

We have seen a widespread increase in libraries offering business incubator spaces, job training programs, and linking technology labs and maker spaces with these initiatives. As a centrally located community asset, the Hollins Branch Library is well positioned to help support these efforts through collaboration with the County and other local stakeholders. A renovated building will be able to support increased programming, performances, and author visits that draw patrons whether they live nearby or are seasonal visitors to the area.

The renovated library building will improve livability and providing a true multi-generational destination point that aligns with planning goals.



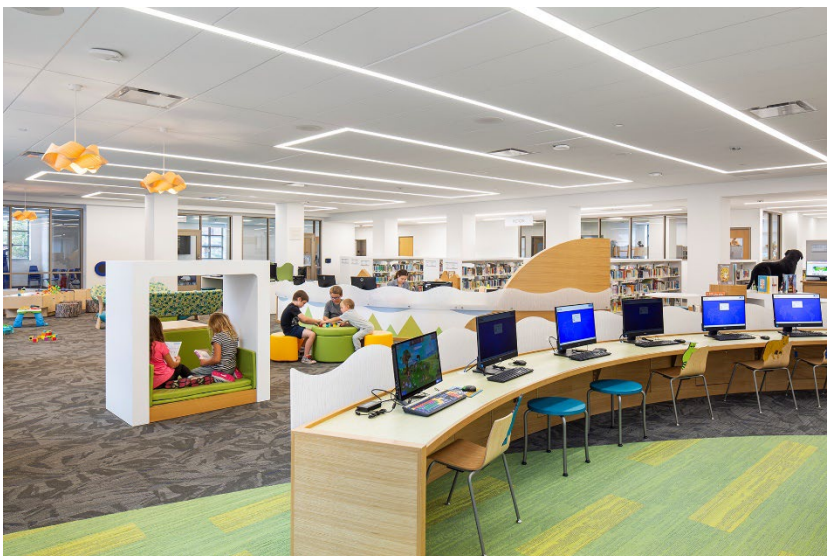
Enclosed you will find a preliminary schedule logic that we have prepared for your project. We would propose breaking the project down into several “Phases” that would allow for “fast tracking” of both the design and construction of this project. Several things would affect the proposed logic:

- Owner Priority of construction
- Minimum disruption of Owner operations
- Lead time of “critical” equipment and materials – i.e. elevator, structural steel, etc.
- Design complexity and existing structure limitations
- Availability of work areas
- Weather and climate conditions that effect “outside” work
- Permits and requirements of local, state, and federal governmental agencies.

Based on the constraints listed above our schedule logic would be based on the following:

- Design times
- Total construction time length
- “Phasing” of as many work areas into segments that are easily accessible and similar in construction/design scope
- Acquiescence of local building authority to issue approval to pre- approved “phasing” of the project.

We have not prepared a detailed schedule of the project since we do not know priority of tasks or the complexity of the design. However these things would rapidly resolve themselves in Lionberger Construction’s Team Build Approach to this project.



Lionberger Construction will make every effort to complete the project within the agreed upon timeline. We also understand it is essential to have well-thought-out contingency plan in place to address public needs if the project extends past the projected schedule. If this transpires, Lionberger will collaborate with Roanoke County and Hollins Library to determine the best way to minimize disruption to library services, ensure continued access to resources, and maintain community engagement. Transparent communication and flexibility in service delivery will be key to maintaining the library's role as a vital community hub during the renovation period.







In order to effectively manage the risks and liabilities associated with the completion of the library renovation and addition beyond the agreed completion date, and to ensure that the project stays on track, we propose the following allocation of responsibilities and assurances.

### **Contractor's Responsibility:**

- Lionberger Construction assumes responsibility for completing the construction in accordance with the agreed upon timeline and project milestones as detailed in a comprehensive agreement.
- We will maintain adequate staffing, resources, and management oversight to ensure the work is completed on time.
- We will provide a detailed construction schedule will outline clear milestones and deadlines for each phase of the project. These milestones will be closely monitored to ensure timely progress.
- Lionberger Construction will hold weekly or bi-weekly meetings with the owner, contractor, and project manager to assess the status, highlighting completed tasks, potential issues, updated projections and address any delays, and implement corrective actions as needed.

### **Owner's Responsibility:**

- The owner will be responsible for ensuring that all required approvals, permits, and access to the site are provided in a timely manner. Any delays caused by the owner's failure to meet these requirements will not be the contractor's responsibility.
- The owner must also ensure the availability of necessary funds as per the agreed schedule to avoid project pauses due to financial reasons.

### **Performance Bond and Insurance:**

- **Performance Bond:** Lionberger Construction can provide a performance bond if requested at an additional cost.
- **Insurance:** Lionberger Construction will carry Comprehensive construction insurance to cover risks such as accidents, damages, and unforeseen circumstances that might cause delays.

### **Ongoing Communication:**

- We will establish an open line of communication throughout the entire process, ensuring that both parties are aware of any potential risks to the timeline and can collaborate to mitigate issues proactively.
- This will include a real-time project management tool for transparency, enabling the owner to track progress, identify risks early, and suggest adjustments as needed.



### Project Assumptions

Roanoke County will own the project so no assumptions have been made regarding ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the County's use of the project.

### Project Phasing

The library is planning to close during the renovation project. A phased construction approach will not be needed.







# **LIONBERGER CONSTRUCTION**

BUILDING RELATIONSHIPS SINCE 1923

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## **Section 3 – Project Financing**





Lionberger Construction realizes that it is paramount that our Clients realize the best value for the money spent on their projects. As a result, we typically produce multiple estimates during the Design Development phase of the project.

### Conceptual Budget

The Conceptual Design is typically the first set of drawings that we use to develop a Conceptual Budget. We will contact one Subcontractor in each work phase to provide a preliminary budget for their portion of the work. We will use subcontractors that we are confident understand the overall work required even though the drawings are at a conceptual level.

After we have developed the Conceptual Budget, it will be reviewed with the Team to see if there are any areas that need additional exploration or alternate materials or methods pricing. By recognizing these areas early, the scope can be adjusted to meet budget constraints.

### Preliminary Budget

The next phase of the drawings is usually a 65% complete phase in which the Design Team has incorporated suggestions based on the Conceptual Budget. The drawings have more detail and are ready for pricing by more subcontractors. We will ask three Subcontractors to price each work phase. The preliminary budget is then reviewed with the Project Team to make sure scope and budget are meeting the Owner's expectations.

### Final Design

The Design Team incorporates the suggestions offered during the 65% Phase into a final set of drawings. To develop our final estimate, we put the drawings out for market pricing, using the Internet and email notification services to make sure the larger Subcontractor and Supplier market is aware of the project. We will set a "bid date" at which time we will accept bids for the project. After the bids are received, we will review the apparent low bidders with the Project Team. The Team will discuss each Subcontractor's price along with their capabilities and experience to make a final selection.





### General Requirements

We believe the costs associated with the General Requirements of the project should be estimated and priced based upon the actual requirements of the project. Therefore, we do not use a standard "percentage of total costs" method for calculating General Requirements.

When we estimate a project, we carefully consider the requirements of each of the following items and estimate each accordingly:

Field Engineering	Refuse fees
Superintendent	Travel Expenses
Temporary Power, Water, Phone and Lighting	Temporary Toilets
Office and Storage Trailers	Jobsite fuels
Small Tools	Clean-up
Insurances and Bonds	Licenses, Taxes and Municipality Permits
Safety and OSHA Compliance	Fences and Security
Signage	

In order to accommodate our labor taxes and employee insurance expenses, we apply a 35% factor to the raw labor rates. This "labor burden" will be shown as a line item on the estimate.

The "Contractor's Fee" is the percentage mark-up above and beyond these and the other direct project costs and represents our home office overhead and profit.

### Cost Accounting

Once the final estimate is approved, all pricing information is entered into our Accounting system and the job cost budget is developed. This information is updated weekly and is available to the Project Team to refer to for analysis, project progress, and as an accounting tool to determine the financial status of the project on a weekly basis.

Lionberger Construction assumes the Roanoke County Hollins Library project will align with the library's mission, vision, and community needs. We know the project will be funded by Roanoke County. Our key assumptions are:

- Project will comply with all local, state, and federal building codes and regulations.
- The agreed timeline for construction will be realistic and account for potential delays.
- The addition and renovation will accommodate current and future technological advancements.
- The expanded area will include flexible and multi-use areas for library functions.
- The design will balance traditional book collections with digital resources and collaborative spaces.
- New spaces will support community events, programs, and study spaces.
- New energy-efficient lighting, heating, and cooling systems will be installed.
- Indoor air quality and natural lighting will be prioritized.
- Cost-saving measures will be considered without compromising quality.
- Input from patrons, staff, and local government will shape design and functionality.





The risk factors associated with this project will be outlined in the Comprehensive Agreement between Lionberger Construction and Roanoke County.

Our teams extensive experience on library projects will help minimize risk exposure. The consortium will collaborate with Roanoke County to mitigate as many design risks as possible to ensure a successful project.

A detailed construction schedule allowing for weather related delays will be updated and communicated to the team on a regular basis. Risk factors that may arise will be identified and a plan of recourse developed to mitigate project delays.

Lionberger Construction will provide a payment and performance bond, if requested on this project to add a layer of financial security. The cost of the bond is not included in our current budget.



## 3E – Financial Resources Contemplated



Lionberger Construction Company 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.







# LIONBERGER CONSTRUCTION

BUILDING RELATIONSHIPS SINCE 1923

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## Section 4 – Project Benefit and Compatibility





The newly renovated and expanded library is an investment in the Community's future. It brings the community closer together by revitalizing public interest in the facility. It will create a modern, sustainable space that meets the changing needs of the patrons. Additional space could offer a broader range of services. Newer technology will enhance learning opportunities and bring the library forward in the digital age. The newly renovated library will enhance the cultural life of the area which will attract visitors and boost economic growth at nearby businesses. The positive impact is felt socially, economically, and environmentally, making the library not just a resource center, but a cornerstone of community life.

The community as a whole will benefit from a renovated Hollins library building in the northeast of the County. This includes area residents, community partners, and library staff.

Regionally, a reconfigured library will better be able to provide both on-site and outreach services extending access to library materials and services throughout the area. The new services and materials that the library will be able to offer will increase services and materials that can be offered, thereby increasing access to residents and visitors throughout the County.

Designing a library that is a destination point and community hub will also be attractive to tourists visiting the area. The new facility will support increased programming, performances, and author visits that draw visitors whether they live nearby, are seasonal residents, or visitors to the area looking to explore the Blue Ridge Parkway.

Libraries are true multi-generational spaces. A place where there is something for everyone

- The new library will enhance the retail district along Peters Creek Road and amenities available to residents and visitors traveling through this area.
- Renovated libraries are drivers for increased growth and revitalization in business districts. It demonstrates the County's investment in the area and its ongoing commitment to improve public services.
- This vibrant community hub will be an inviting place for gathering, learning, and entertainment that would appeal to area residents and visitors alike.
- A renovated facility will also provide for improved staff functionality and will set the stage for increased library services, materials, and access to technology to the greater Roanoke area beyond the physical building.
- This renovation / reconfiguration project will also bring needed meeting and gathering spaces to support area businesses, churches, and other community partners.
- Enhancing this civic destination lets tax payers know that the County is invested in expanding available resources and creating a desirable community where people want to live, work, and spend time.



## 4B – Anticipated Public Support or Opposition



We believe that Roanoke County is already in support of improving the Hollins Branch, whether as a new building or as a renovation of their existing building. However, our engagement process gives both government and public stakeholders an opportunity to be heard and have their input documented.

This process is also education-based, giving all participants the opportunity to learn about modern library services, materials, technology, and the spaces that support these functions. Participants can then share their feedback on which of these aspects they think is the right fit for the community who uses this branch library and Roanoke County at large.

As we move through our open and transparent design process, we demonstrate how stakeholder and community input influences and / or aligns with design decisions.

It is normal for some members of the community to be reluctant to move away from the library building they know and have fond life-long memories of using. Our process does a good job of explaining the need for change in public library services, materials, and spaces while also expressing how the modern library still retains the core literacy and enrichment goals of the more traditional library that these patrons have been familiar with.



Lionberger Construction understands that this is an exciting project, and it's important that the community feels involved and well-informed throughout the process. We are committed to making this renovation and addition a positive experience for everyone.

Our approach is:

**Clear and Regular Communication:** We will maintain consistent communication with the community and public using multiple channels to ensure that everyone is kept up to date. These will include:

- **Social Media:** Regular updates on our social media accounts to share progress, timelines, and any potential changes.

**Community Engagement:** We will share project updates at Roanoke County meetings and community events throughout the project to provide opportunities for direct feedback and open dialogue.

**Addressing Concerns:** We understand that any renovation project can raise concerns, especially regarding potential disruptions. To address these:

- **Clear Timelines:** We'll provide a detailed project timeline, including phases of construction and estimated completion dates.
- **Temporary Services:** If there are any temporary closures or service disruptions, we will notify the public of alternate resources available to meet the community's needs.
- **Dedicated Contact:** We will have a designated staff member to handle any questions or concerns and respond promptly.

**Transparency and Responsiveness:** We will be transparent about any challenges or delays that may arise during the construction phase, and will work to minimize disruptions to regular library services. Updates will be shared regularly, and we will encourage community members to voice their concerns at any stage of the project.





## 4D – Compatibility with Economic Development



We can see that there is a strong commitment in Roanoke to focus on driving businesses to the region. This is an area where a renovated and reconfigured library facility and experienced library staff can partner with community organizations to support and further this mission.

Beyond small business incubator and fabrication support, library resources can also help to support the mission of exposing students to careers and make viable community connections between business leaders and students / young adults looking for direction as they contemplate their future. Public libraries also support training programs that guide participants into needed skill building, language learning, and emerging technologies.

Libraries are also known as a vital resource to support educational initiatives at all ages. This includes early literacy programs, access to advanced creative technology, life skills training, culinary programs, job fairs and training events, STEAM / robotics programs, and entrepreneurship programs. Access to a strong educational foundation will create the backbone for continued investment in Roanoke County and increase a sense of community.



## 4E – Compatibility with County Plans



As a renovation project, this building is already compliant with zoning ordinances. This project has been contemplated for some time and examined as both a new building on this existing Hollins Branch site, or now as a renovation of the existing building. This project is inherently compatible with local infrastructure development plans and the County's comprehensive plan.

It is evident that Roanoke County maintains a high quality of sense of place that appeals to its citizens and visitors. A renovated and reconfigured library building will be able to provide the types of spaces and resources that support educational initiatives, networking and talent development programs improving livability and providing a true multi-generational destination point that has something for everyone.

This library project adds immediate value to Roanoke County creating an atmosphere of community and opportunities for learning, play, entertainment, and gathering. Particularly for young families. Strong library programming can help residents form a bond with their community. Even if those residents are recent college graduates. Many people in the 20-30 age range are unaware of the services that the library offers and how they benefit from these services.

Investment in public buildings often sparks a chain of further investment and support for additional public facility improvement projects.



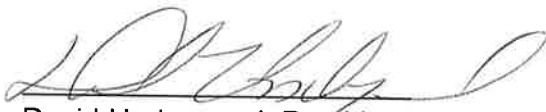


# **Unsolicited PPEA for Roanoke County Public Library - Hollins Branch Closing Statement**

Lionberger Construction, HBM Architecture, and ZMM Architects and Engineers thank you for considering our proposal. We look forward to working together to achieve outstanding results on this project.

If Roanoke County has any further questions about our proposal, please feel free to reach out to Lionberger Construction Company.

Sincerely,



David Underwood, President  
Lionberger Construction Company

