



New Courthouse

City of Petersburg

Petersburg, VA

October 15, 2024

All contents of this presentation are
confidential and proprietary



Gilbane Cares



Because we're all one family.

Introductions



Brett Thompson
Project Executive



Rachel Pest
Business Development
Manager



Lee Shadbolt
Principal



Jane Sutton
Associate Principal;
Director of Interior Design



Team Organization





Courthouse Experience (10-year)

33

Projects

4.5M

Square Feet

\$1.2

Billion

Justice Experience (10-year)

39

Projects

5.1M

Square Feet

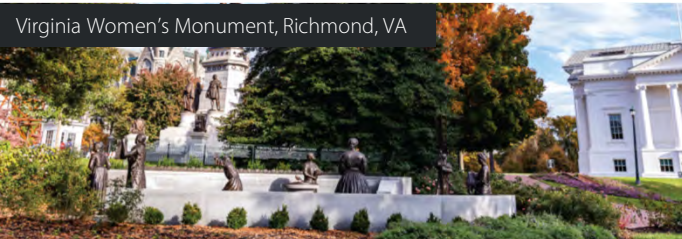
\$2.3

Billion



Commonwealth

ARCHITECTS



Petersburg Experience

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



Design-Build Experience

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

125+ Design Awards

Our projects have earned awards across our national portfolio.

Client Focused

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

National Expertise

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



Sumter County Courthouse, Sumter, SC



Nathan Deal Judicial Center, Atlanta, GA



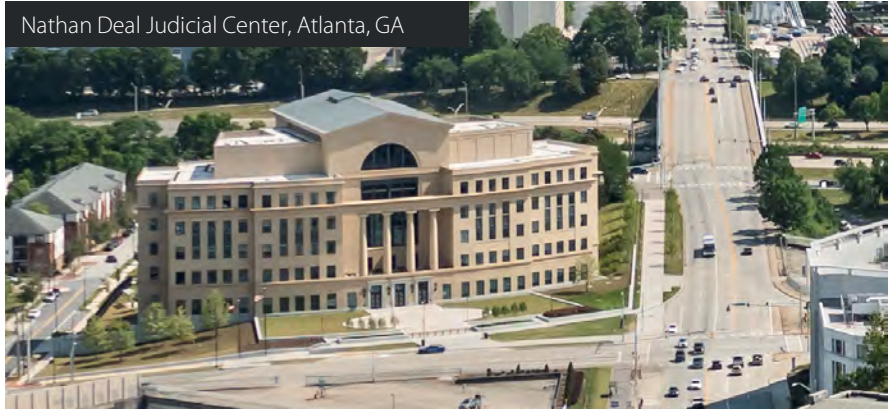
Lancaster County Courthouse, Lancaster, SC

Experience Working Together

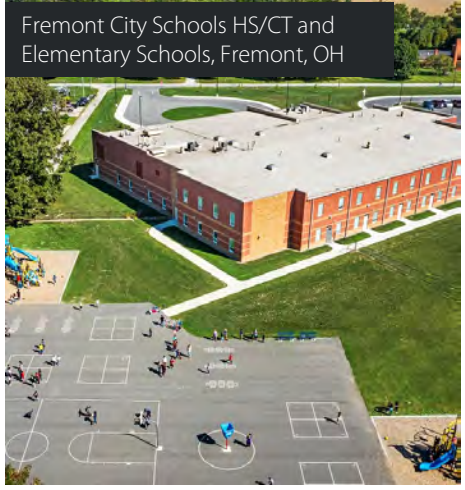


\$730+ Million
in construction
Since 1987

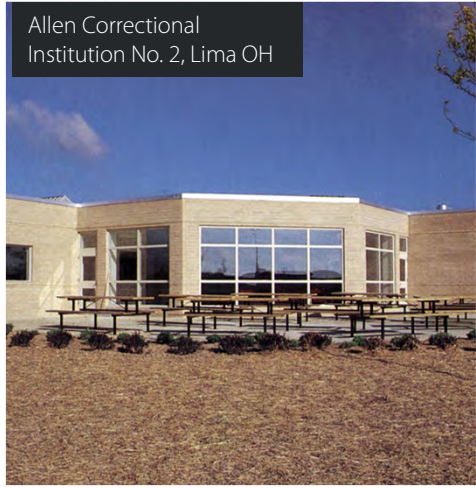
Nathan Deal Judicial Center, Atlanta, GA



Fremont City Schools HS/CT and Elementary Schools, Fremont, OH



Allen Correctional Institution No. 2, Lima OH



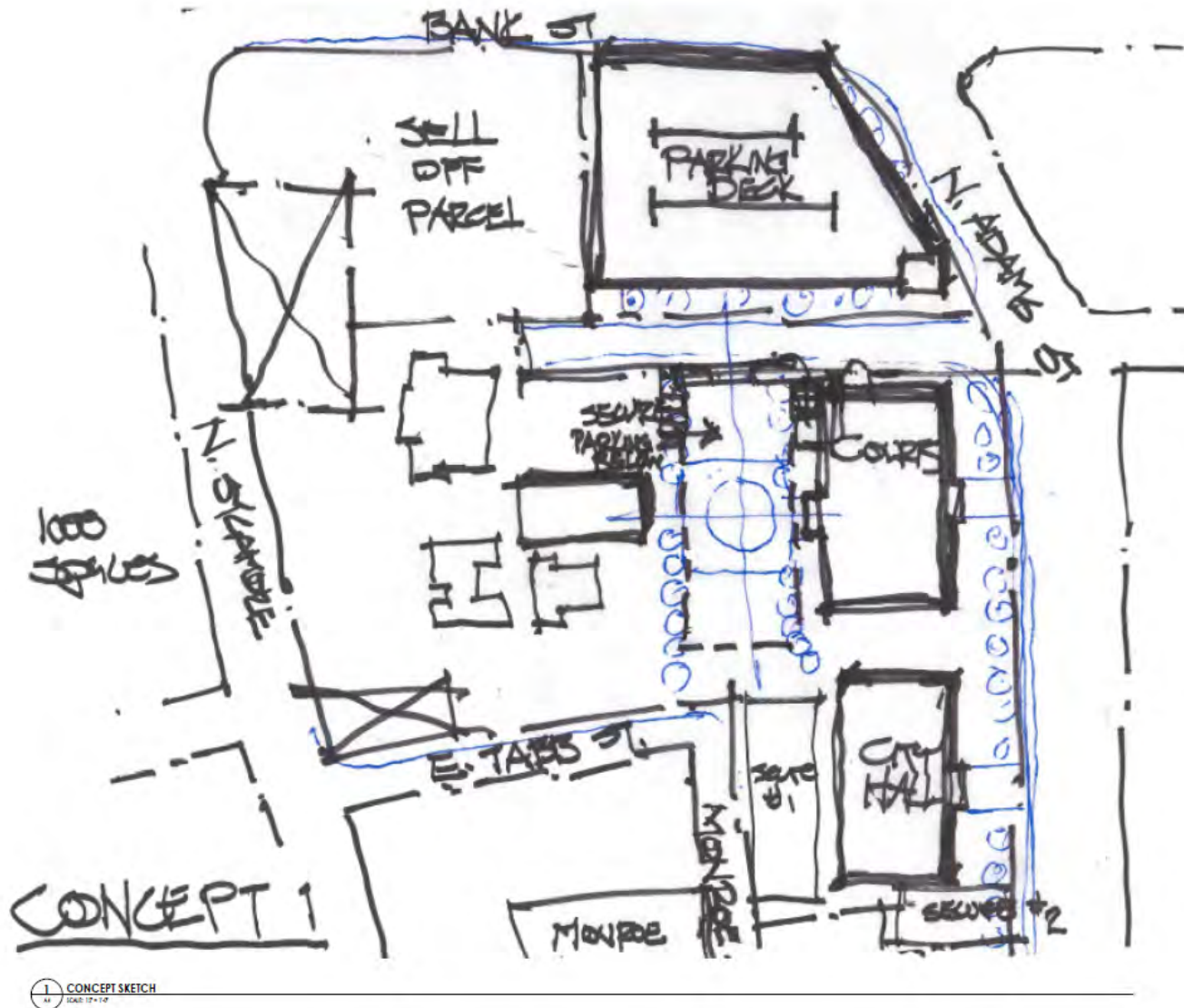
Confidential Semiconductor Manufacturing Facility



Virginia Department of General Services, New General Assembly Building (GAB) & Parking Deck



History of the Project

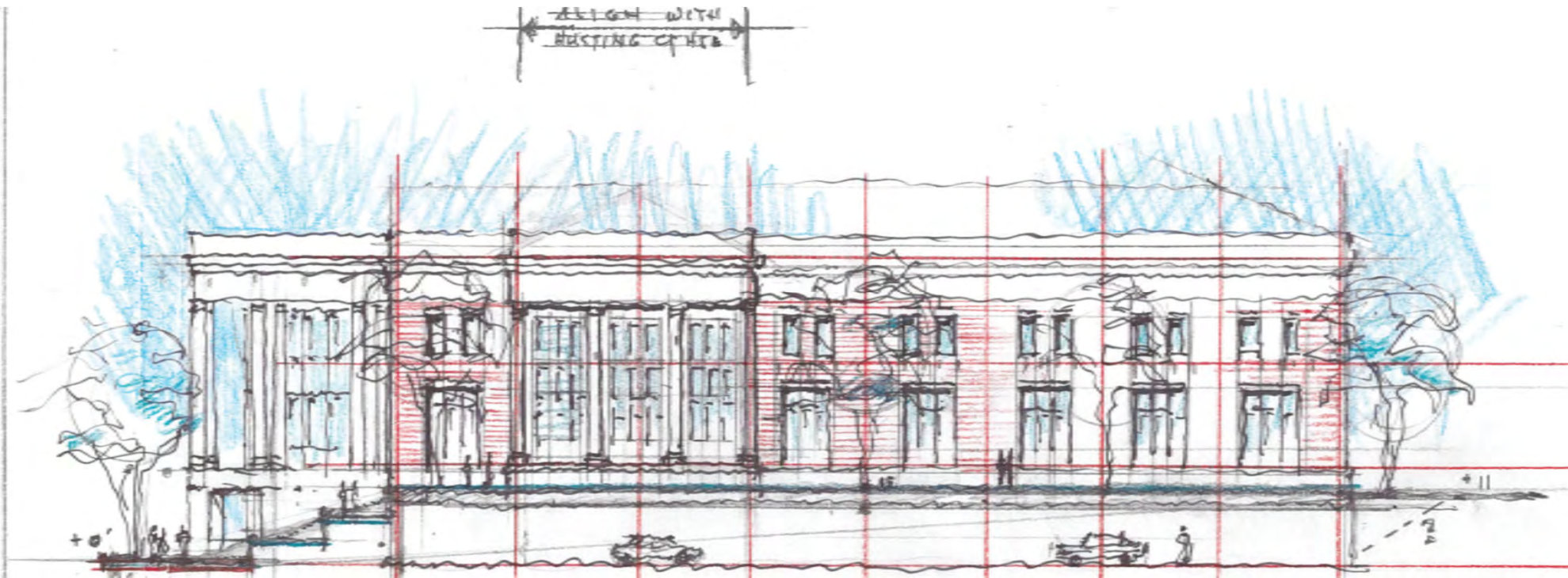


1 CONCEPT SKETCH
10.02.17+18

History of the Project

- Commonwealth Architects (CA) was contracted to provide a programming and planning study for the Courts Building in May 2022
- The Courts Building Programming only included the General District, the Juvenile and Domestic Relations, and Circuit Courts
- Interviews with Judges and Clerks of the Courts and five added departments spanned from February 2023 through May 2023
- Several presentations and updates with the City through this effort
- CA distributed the programming documents to the City, the Judges, Clerks and departments had copies to review and comment which were incorporated
- This project effort concluded in June 2023

Concept Design











Competing PPEA Proposal Phase

- Submitted Unsolicited Proposal on 1/26/24
- Presentation to City Council on 2/12/24
- RFP for competing proposals issued 2/26/24
- RFP closed on 5/20/24
- A review committee was selected by Petersburg to review the three proposals received
- Evaluation / selection criteria primarily focused on team qualifications

Benefits of this process

- ✓ Owner chooses the most qualified design / construction team
- ✓ Minimal, low risk investment



Path Forward



Interim Agreement Phase

- Collaboration with City suppliers / vendors
- Define project scope up to 50%? (average) design completion.
- Associated fees being the baseline cost of interim agreement. Includes finding and evaluating transitional spaces, demo of existing buildings, asbestos survey, geotechnical surveys
- Identification of owner priorities / wants / needs (design charrette)
- Identification of civil related regulations (Parking / traffic signalization / storm water)
- Start and assist owner in regulatory procedures (SUP / ReZoning / Property boundary adjustments / AARB review, environmental studies, for example)
- Submit site plan review application
- Develop project schedule
- Establish Guaranteed Maximum Price
- Support City in community engagement



Interim Agreement Phase (continued)

Benefits of this process

- ✓ Establishing a GMP / CCL earlier
- ✓ Minimum capital investment to establish cost and schedule
- ✓ Choosing to proceed into comprehensive agreement
- ✓ Higher level of collaboration, influence in design / cost / schedule. Predictable outcome
- ✓ Prioritizing elements of design / permitting to accommodate potential schedule issues (clearing / Long eared bats, for example)
- ✓ Designing around and or early procurement of long lead items to avoid schedule delays.
- ✓ Condensing the project schedule by starting early work packages while other design / permitting element continue.
- ✓ Superior quality of construction due to the ability to choose from a prequalified subcontractor base.
- ✓ Making value-based decisions supported by real time information provided by the design build team. Maximize the \$'s.



Comprehensive Agreement Phase

- Balance of design completes
- Balance of permitting completes
- Construction administration proceeds
- Construction starts / completes

Benefits of this process

- ✓ City continues to be involved as a team member. Most of their required contribution takes place during the interim
- ✓ Predictable outcome



Community Outreach

You're Invited!



Join Gilbane Building Company for a Trade Partner Outreach

You're invited to a special networking event with Gilbane Building Company. Gilbane is continuing our commitment to diverse-owned small business (DOSB) enterprises with a night dedicated to building stronger relationships with our DOSB partners. Join us on April 23 to network with our team and gain insights on what's to come in 2024. If you're eager to connect with our team simply click on the link below to register.

Date and Time:

Tuesday, April 23, 2024
4:00 - 7:00 p.m.

Location:

Appomattox Event Center
9 West Old Street #100
Petersburg, VA 23803

Scan or Click to Register:

[Click Here](#)
<https://tinyurl.com/bddsunu8>

Scan Here



Trade Partner Outreach

Networking opportunity for our diverse-owned small business enterprises

Thursday, October 17, 2024 | 10:00 a.m. – 12:00 p.m. | Appomattox Event Center



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Questions