

# Unsolicited PPEA for Roanoke County Fire Station #5 Renovations and Additions - REDACTED VERSION



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

Roanoke County  
ATTN: Mr. Heath Honaker  
5204 Bernard Drive  
Roanoke, VA 24018

Mr. Honaker,

G&H Contracting is pleased to submit this unsolicited PPEA proposal for your review as it is our interest in collaborating with Roanoke County to update Fire Station #5 in Hollins.

G. & H. Contracting specializes in commercial construction projects including schools, fire stations, restaurants, banks, offices, multi-family buildings, and more. Over the years, we have successfully constructed multiple EMS facilities, including the newly constructed Bonsack Fire Station #12, Roanoke County Fire Station #1, the City of Roanoke's Fire and Rescue Stations #3, #5, and #7, the Clifton Forge Rescue Station, the Town of Lexington's Fire Department, the Town of Blacksburg's Fire Station #3, and the Elliston Volunteer Fire Department. We pride ourselves on our commitment to doing construction the right way, and to the satisfaction of each and every Owner we work with, which we believe aligns closely with Roanoke County's goals and objectives.

Given our mutual focus on strengthening Public Safety, G&H is confident that a partnership between our organizations would yield significant benefits and drive positive change in Roanoke County.

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

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

Thank you,



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

# Statement of Interest



Roanoke City Fire Station #7



# Table of Contents



Roanoke City Fire Station #5

## **Section 1 - Qualification and Experience.....Pages 4-43**

- a. Legal Structure
- b. Consortium of Firms Experience / Past Project and Client Information
- c. G. & H. Contracting, Inc. Financial Statement (REDACTED)
- d. Contact Information / Conflict of Interest Statement
- e. Plan for Obtaining Qualified Workers
- f. G&H Contracting's Apprenticeship Program / SWAM and DBE Information
- g. G&H Contracting's Safety Program
- h. Consortium of Firms Sworn Qualification Statement

## **Section 2 - Project Characteristics.....Pages 44-49**

- a. Project Description (REDACTED)
- b. Work performed by Public Entity
- c. Permit Schedule
- d. The Project's Adverse and Positive Socioeconomic Impacts
- e. Proposed Construction Schedule (REDACTED)
- f. Contingency Plans and Allocated Risks and Liabilities
- g. Project Assumptions
- h. Project Phasing (REDACTED)

## **Section 3 - Project Financing.....Pages 50-52**

- a. Preliminary Estimate (REDACTED)
- b. Funding Schedule (REDACTED)
- c. List of Assumptions for Project (REDACTED)
- d. Risk Factors and Methods of Resolve
- e. Financial Resources Contemplated for Project

## **Section 4 - Project Benefit and Compatibility.....Pages 53-58**

- a. Community Benefits
- b. Anticipated Public Support or Opposition
- c. Plan to Inform Communities affected by this Project
- d. Compatibility with Economic Development Efforts and Roanoke County's Plans
- e. Closing Statement





# Section 1 - Qualifications and Experience

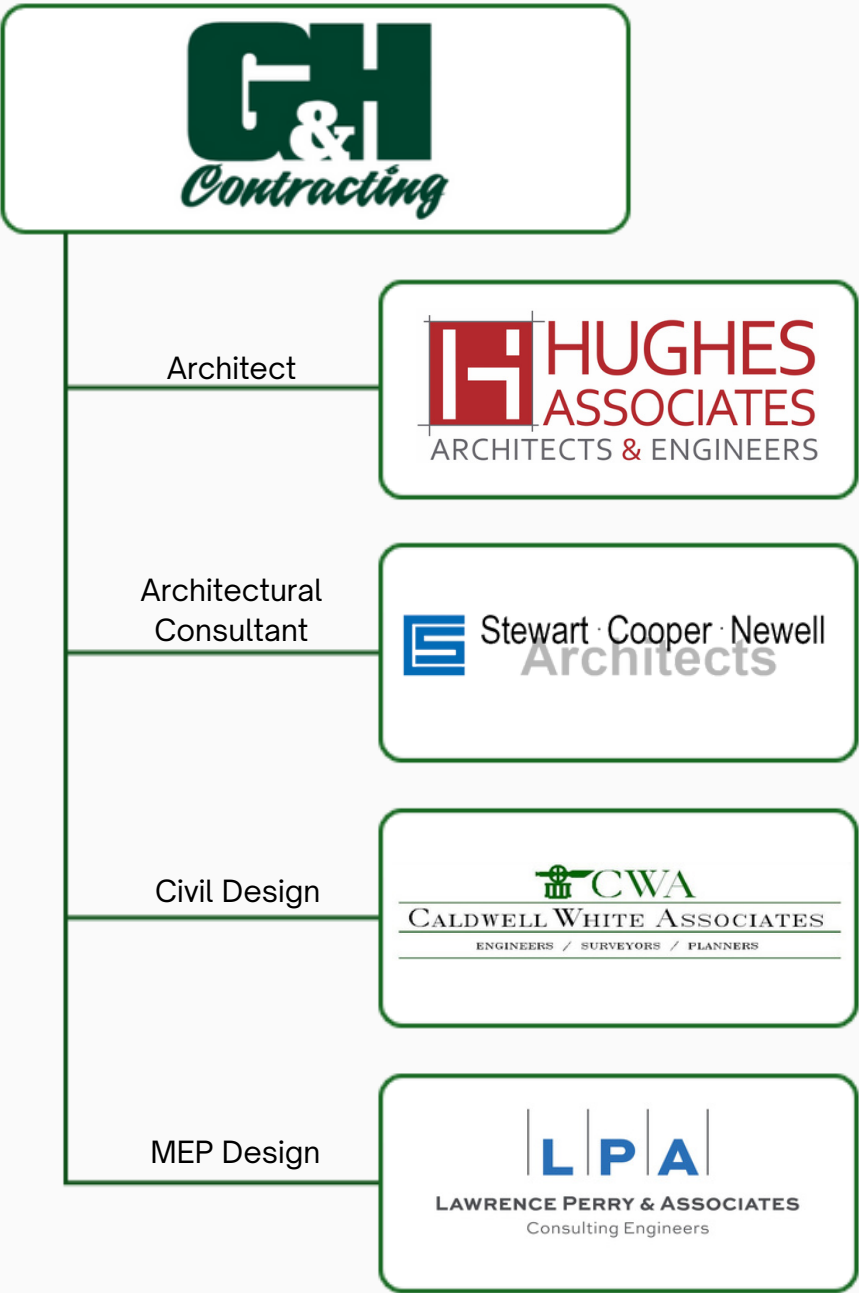




# Legal Structure

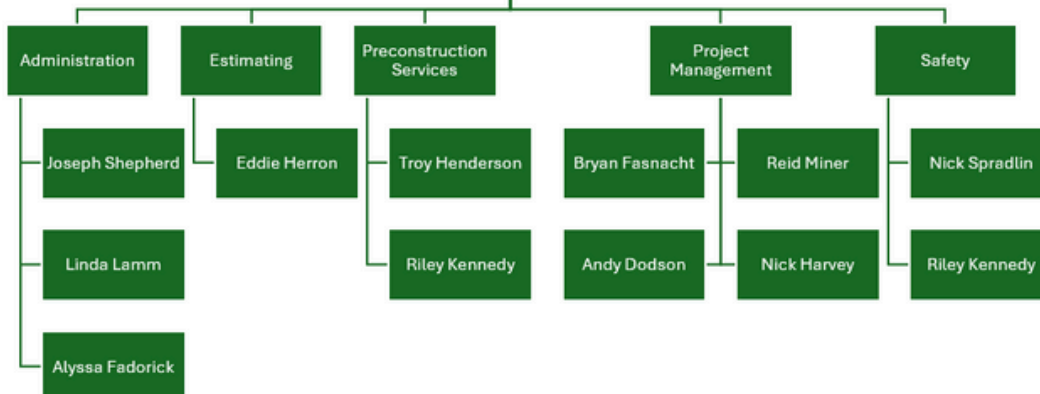
G&H Contracting was established in 1989 by Sheldon Henderson, who has been overseeing construction operations for over 35 years. Vice President Troy Henderson plays a pivotal role as the lead for all projects undertaken by G&H, ensuring that each meets all obligations. G&H's project management team boasts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

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





Sheldon  
Henderson  
Owner / President  
Troy Henderson  
Vice President



b. Firm Experience



With 35 years of experience as a general contractor, G&H has gained extensive knowledge and expertise across all private and public sectors of construction. G&H Contracting has been dedicated to overseeing the planning, development, and execution of numerous public safety projects, including the newly constructed Bonsack Fire Station #12, the City of Roanoke's Fire and Rescue Stations #3, #5, and #7, the Clifton Forge Rescue Station, the Town of Lexington's Fire Department, the Town of Blacksburg's Fire Station #3, and the Elliston Volunteer Fire Department.

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

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







Troy Henderson, Vice President  
Project Role: Senior Project Manager

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

EXPERIENCE: 25 Years

Representative Project Experience:

Bonsack Fire & Rescue Station #12  
Roanoke, VA

Roanoke City Fire & EMS Station #7  
Roanoke, VA

Roanoke City Fire & EMS Station #5  
Roanoke, VA

Roanoke City Fire & EMS Station #3  
Roanoke, VA

Clifton Forge Rescue Station  
Clifton Forge, VA

Lexington Fire Department  
Lexington, VA

Blacksburg Fire Station #3  
Blacksburg, VA

Elliston Volunteer Fire Department  
Elliston, VA



Eddie Herron, Senior Estimator  
Project Role: Project Estimator

EXPERIENCE: 22 Years

Representative Project Experience:

Bonsack Fire & Rescue Station #12  
Roanoke, VA

Roanoke City Fire & EMS Station #7  
Roanoke, VA

Roanoke City Fire & EMS Station #5  
Roanoke, VA

Roanoke City Fire & EMS Station #3  
Roanoke, VA

Clifton Forge Rescue Station  
Clifton Forge, VA

## Bonsack Fire Station #12 - Roanoke County

Using the PPEA Procurement method, G & H Contracting, has recently completed the construction of Roanoke County's new fire station #12. This state-of-the-art, 11,100 square foot facility is set to enhance the county's emergency response capabilities with features that include two drive-thru bays for efficient vehicle access and a multi-purpose room that serves as a training hub. The station is designed with practical amenities such as gear storage, a decontamination area, and a tool shop. Additionally, the comfort and well-being of the fire personnel are prioritized with seven individual bunk rooms, a weight room, and a laundry facility. To promote a sense of community and relaxation, the station features an open-concept kitchen, dining area, coffee bar, and a dayroom with theater-style seating, making it not just a workplace, but a welcoming environment for the firefighters who serve Roanoke County.

Project Size - 11,100 SF

Project Cost - \$8,063,297

Completion Date - January 2025





## Fire & EMS Station #7 - City of Roanoke

The Roanoke Fire and EMS Station 7 showcases traditional and modern features into the new two-story facility. G&H integrated elements from the 90-year-old station into the new design, creating a space that honors its history while meeting contemporary needs. Upon entering, visitors are greeted by a foyer where concrete squares from the old station are embedded into the brick wall, serving as a nostalgic tribute. The lounge area incorporates the front of a retired fire truck to frame the television, adding a touch of character and history to the space. Meanwhile, the apparatus bay is equipped with six overhead doors designed to facilitate swift and seamless movement for all emergency response vehicles. This innovative design not only pays homage to the past but also ensures that the facility is well-equipped to serve the community's future needs.

Project Size - 15,700 SF

Project Cost - \$5,997,732

Completion Date - February 2021







## Fire & EMS Station #5 - City of Roanoke

Roanoke City's Station 5 exemplifies an environmentally conscious design with its LEED Gold certification, demonstrating a commitment to sustainability and energy efficiency. The facility incorporates a rainwater harvesting system and a permeable paver parking lot, showcasing efforts to minimize environmental impact through innovative water management and site design. Energy efficiency is further enhanced with high-efficiency lighting systems and automated controls for HVAC and lighting, reducing energy consumption and operational costs. The station spans 13,400 square feet over two stories, offering a versatile space that includes a community meeting room, training facilities, offices, living quarters, a kitchen, an exercise room, and central dispatch/alarm services. The apparatus bay is designed to accommodate four engines, and features radiant heating, ensuring comfort and efficiency.

Project Size - 13,400 SF

Project Cost - \$3,388,115

Completion Date - July 2010





## Fire & EMS Station #3 - City of Roanoke

Roanoke City's Fire Station #3 represents a significant milestone in Roanoke City, as the first LEED-certified public facility in the area, also achieving LEED Gold status. This environmentally conscious building integrates various sustainable features, including systems for recycling wastewater and harvesting rainwater, which contribute to efficient water management. Additionally, the use of pervious concrete allows for better stormwater management, reducing runoff and promoting groundwater replenishment. The building itself is thoughtfully designed to serve both functional and residential needs, featuring an apparatus bay with four overhead doors to accommodate all emergency vehicles. The remainder of the facility is dedicated to the staff, providing essential amenities such as offices, a kitchen, training areas and living areas, ensuring that personnel have a comfortable and efficient environment to support their work.

Project Size - 8,000 SF

Project Cost - \$1,898,345

Completion Date - June 2009







## Fire Station #3 - Town of Blacksburg

The Blacksburg Fire Station serves as both a functional and aesthetic addition to the community. Spanning 11,482 square feet over two stories, the station is an extension of the Blacksburg Airport, and it is equipped with six bays to accommodate all fire trucks and EMS vehicles. The building features a blend of brick veneer and metal building panels, with a sleek metal roof, combining durability with modern design. Inside, the station is well-prepared to support the needs of its firefighters. It offers accommodations for five on-call members, complete with essential facilities such as laundry amenities, a day room, a kitchen, an exercise facility and a classic fire pole for quick response. This space ensures that the Blacksburg Fire Department can operate efficiently while providing a comfortable environment for its personnel.

Project Size - 11,482 SF

Project Cost - \$1,363,400

Completion Date - March 2016





# Lexington Fire Department - Town of Lexington

This public safety building is a prime example of functional design blended with architectural style, strategically catering to the needs of emergency services. With its six drive-thru apparatus bays, the station houses up to 12 emergency vehicles, ensuring rapid response capabilities. The second floor is designed with separate living quarters for male and female personnel, promoting comfort and privacy. It also includes a kitchen, training room, and office space, which fosters a comprehensive environment for daily operations and skill development. The first floor enhances functionality with a day room, storage space, and restrooms, allowing for seamless daily activities. Notably, this project has been recognized with the Shenandoah Valley Conservation Award, highlighting its commitment to sustainable practices and environmental stewardship.

Project Size - 18,000 SF

Completion Date - 2009





## Elliston Volunteer Fire Department - Montgomery County

The Montgomery County Elliston Volunteer Fire Station has embraced an innovative approach to heating in its apparatus bay by installing a radiant heat slab, which offers several advantages over traditional forced-air systems. Radiant heat slabs work by circulating warm water through pipes embedded in the concrete floor, providing even and consistent warmth throughout the space. Additionally, the station features six double-stacked bays, maximizing space and efficiency by allowing multiple vehicles to be stored and accessed easily. This configuration ensures that the fire station can maintain a state of readiness, with vehicles and equipment organized for quick deployment in emergencies.

Project Size - 16,552 SF

Project Cost - \$1,621,000

Completion Date - March 2007





# Clifton Forge Rescue Station - Clifton Forge

The Clifton Forge Rescue Station is a facility that effectively combines functionality with modern design to meet the needs of its staff and operations. This pre-engineered metal building is strategically designed to accommodate both male and female personnel, ensuring a comfortable and inclusive environment. The facility boasts a spacious 4,200 square foot apparatus bay, equipped with six overhead doors, allowing for efficient ingress and egress of emergency vehicles. Adjacent to this operational hub, the building features 4,800 square feet dedicated to supporting the team's daily activities and professional development. This space includes well-appointed bunkrooms, office areas, a fully equipped kitchen, and training rooms.

Project Size - 9,000 SF

Project Cost - \$1,592,376

Completion Date - December 2020







## Prior Projects and Clients

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



# HUGHES ASSOCIATES

## ARCHITECTS & ENGINEERS



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

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

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



W. Michael Woolwine, President  
Project Role: Project Manager

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

EXPERIENCE: 36 Years

Representative Project Experience:

William Byrd High School Renovations and Additions  
Roanoke, VA

City of Waynesboro Fire Station (In Design)  
Waynesboro, VA

Roanoke County Bonsack Public Safety Building #12  
Roanoke, VA

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

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

Town of Blacksburg Transit Facility Expansion  
Blacksburg, VA

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



John R. Garrett, AIA, NCARB, LEED AP  
Project Role: Project Architect

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

EXPERIENCE: 27 Years

Representative Project Experience:

William Byrd High School Renovations and Additions  
Roanoke, VA

Morningside Elementary Additions and Renovations  
Roanoke, VA

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

Lynchburg Police Station  
Lynchburg, VA

Roanoke City Williamson Road Fire Station #3  
Roanoke, VA

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

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





Earle H. Shumate, Assoc. AIA, LEED AP  
Project Role: Senior Designer

EDUCATION: Bachelor of  
Architecture, 1981, University of  
Virginia

EXPERIENCE: 43 Years

Representative Project Experience:

William Byrd High School Renovations and Additions  
Roanoke, VA

City of Waynesboro Fire Station (In Design)  
Waynesboro, VA

Roanoke County Bonsack Public Safety Building #12  
Roanoke, VA

North Roanoke County Fire Station #1  
Roanoke, VA

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

Town of Blacksburg Transit Facility Expansion  
Blacksburg, VA

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



Jay F. Kinder, Jr., PE  
Project Role: Structural Engineer

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

EXPERIENCE: 48 Years

Representative Project Experience:

City of Roanoke Fire Station #7  
Roanoke, VA

City of Waynesboro Fire Station (In Design)  
Waynesboro, VA

Rocky Mount Fire and Rescue Station  
Rocky Mount, VA

Scruggs Fire Station  
Franklin County, VA

North Roanoke County Fire Station #1  
Roanoke, VA

Read Mountain Fire and Rescue  
Botetourt County, VA

Craig County Fire Department  
Craig County, VA

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

# Roanoke County Bonsack Public Safety Building #12

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

Project Size - 11,100 SF

Project Cost - \$8,000,000

Design Team - Hughes Associates A&E (Architectural & Civil)

Day & Kinder Consulting Engineers (Structural Engineer)

Ascent Engineering Group, Inc. (M/E/P Engineer)

**G & H Contracting (General Contractor)**







## City of Waynesboro Fire Station #2

Hughes Associates A&E, in collaboration with our public safety consultant Stewart Cooper Newell Architects, is leading an exciting project with the City of Waynesboro to construct a new fire station. The project began with a site selection process, where the team evaluated and compared four potential locations to ensure the best fit for the city's needs. The result is an impressive 11,818 square foot facility designed to support the vital work of firefighters and enhance public safety. Key features of the station include two drive-thru bays, six individual bunk rooms each paired with private toilet and shower facilities, and various amenities to support the well-being of the fire personnel. These amenities include a fully equipped kitchen and dining area, a patio with a gas grill, a dayroom with theater-style seating, a gym, and a training room to ensure skill proficiency. Additionally, the station is designed with practical needs in mind, offering storage for tools and equipment, a decontamination area, PPE storage, an EMS office, and a second-floor mechanical mezzanine that doubles as a two-story training space. This facility is set to serve the City of Waynesboro for years to come, providing a state-of-the-art environment for its dedicated fire service professionals.

Project Size - 11,818 SF

Project Cost - \$6,000,000

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





# North Roanoke County Fire Station #1

This fire station in Roanoke County marks the first of its kind since the 1970s, representing a blend of modern functionality and aesthetic appeal. The one-story pre-engineered metal building is enveloped in a stone and brick façade, spanning 16,470 square feet. This facility is equipped with three double-loaded drive-through apparatus bays, essential decontamination and tool maintenance areas, and dual-level training zones, ensuring preparedness and efficiency. The station's residential quarters are designed to accommodate 12 firefighters and supervisors, featuring a common bunkroom, private baths, a fitness training room, and communal spaces such as a dayroom, dining room, kitchen, and laundry. Additionally, the business section includes dedicated offices for a captain, battalion chief, and EMS personnel, alongside a conference/training room, a public lobby, and accessible toilets.

Project Size - 16,470 SF

Project Cost - \$3,371,401

Design Team - Hughes Associates A&E (Architectural & Civil)  
Day & Kinder Consulting Engineers (Structural Engineer)  
Mann & Associates (Mechanical Engineer)  
William R. Jennings, Jr. (Electrical engineer)  
**G&H Contracting (General Contractor)**



b. Firm Experience





## Prior Projects and Clients

1. Roanoke County Bonsack Public Safety Building #12  
George Assaid, [gassaid@roanokecountyva.gov](mailto:gassaid@roanokecountyva.gov), (540) 777-6348
2. RRHA EnVision Center Career Services Hub  
Joel Shank, [jshank@rkehousing.org](mailto:jshank@rkehousing.org), (540) 983-9286
3. RRHA Melrose Towers Window Replacement  
Joel Shank, [jshank@rkehousing.org](mailto:jshank@rkehousing.org), (540) 983-9286
4. Bank of Botetourt New Vinton Branch  
Andrew Shotwell, [ashotwell@bankofbotetourt.com](mailto:ashotwell@bankofbotetourt.com), (540) 591-5010
5. New River Electrical Third Office Expansion  
Madison Griffin, [mgriffin@nrec.net](mailto:mgriffin@nrec.net), (540) 966-1696
6. William Byrd High School Additions and Renovations  
Todd Kageals, [tkageals@rcps.us](mailto:tkageals@rcps.us), (540) 562-3900
7. Valley Church Children's Wing Addition  
Mike Niedermeier, [mike@vcroa.com](mailto:mike@vcroa.com), (540) 362-8041
8. EZ Mobility Solutions New Showroom and Warehouse  
David Todd, [davidt@ezrampz.com](mailto:davidt@ezrampz.com), (540) 357-7679
9. Carilion Foundation Fralin House Historic Façade Restoration  
Joe Pritchard, [jdpritchard@carilionclinic.org](mailto:jdpritchard@carilionclinic.org), (540) 981-7024
10. VDOT Buchanan AHQ New Office Building  
John Dyer, [john.dyer@vdot.virginia.gov](mailto:john.dyer@vdot.virginia.gov), (804) 382-3861



# Stewart · Cooper · Newell Architects



## Public Safety designs in 27 States:

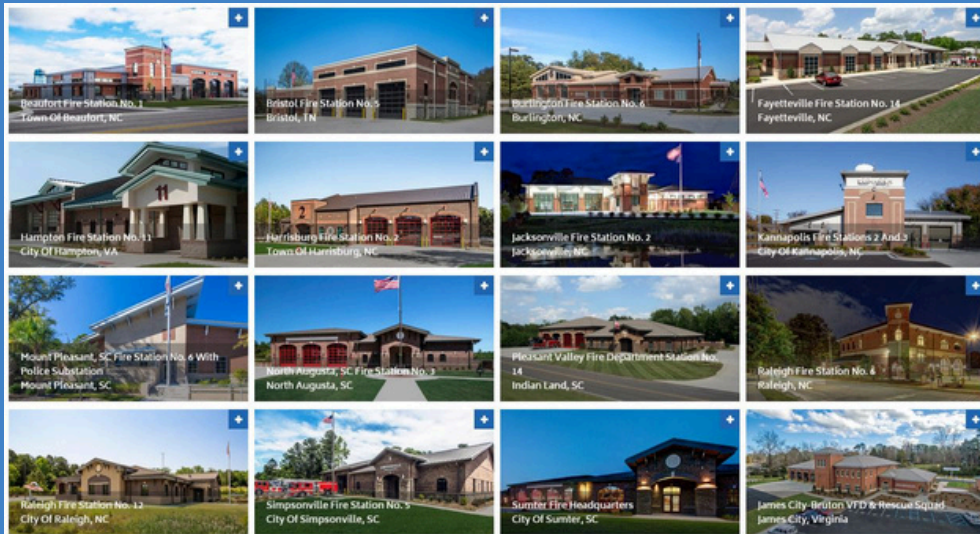


Stewart Cooper Newell Architects, P.A. has firmly established itself as a cornerstone in the field of architectural design since its inception in 1971. With a commitment to delivering excellence across all facets of planning, design, and construction administration, the firm has earned a reputation for aligning its services with the budgetary constraints and scheduling needs of its clientele. Over the decades, Stewart Cooper Newell Architects has successfully expanded its reach across a multitude of industries, with a particularly notable specialization in Government and Public Safety Facilities.

The firm's expertise spans a wide array of projects, including but not limited to Fire and Emergency Medical Services (EMS) Stations, Training Centers, Government Complexes, as well as Law Enforcement and 911/Emergency Operations Center (EOC) Communication Facilities. This extensive experience not only highlights the firm's architectural prowess but also underscores its dedication to enhancing public safety infrastructure throughout the country.

In addition to its architectural design capabilities, Stewart Cooper Newell Architects offers a suite of services that includes Master Planning, Feasibility Studies, and Interior Design. These services are integral to the firm's approach, ensuring that every project is not only aesthetically pleasing but also functional and sustainable. Having consulted on more than 400 projects across 27 states, the firm has made a significant impact on the enhancement of public safety facilities.

The firm is led by a team of dedicated partners—James C. Stewart, Kenneth C. Newell, and James R. Stumbo—who pride themselves on their unwavering commitment to quality and innovation. Under their leadership, Stewart Cooper Newell Architects ensures that every project meets the highest standards of excellence, reflecting the firm's core values and dedication to serving the needs of its clients and the communities they impact. With a forward-thinking approach and a focus on collaborative partnerships, the firm continues to play a vital role in shaping the future of architectural design in the public safety sector.







Kenneth Newell, AIA, LEED AP, BD+C  
Project Role: Fire Station/Public Safety  
Consultant

EDUCATION: Bachelor of  
Architecture, 1988, North Carolina  
State University

EXPERIENCE: 37 Years



Jim Stumbo, AIA, LEED AP, BD+C  
Project Role: Fire Station/Public Safety  
Consultant

EDUCATION: Bachelor of  
Architecture, 1986, North Carolina  
State University

EXPERIENCE: 39 Years

#### Representative Project Experience:

Fire Station No. 8  
Chesterfield, VA

Fire Department Headquarters and Admin  
Spartanburg, SC

Fire Station No. 7 and Dispatch  
Greenville, NC

Danville Fire Department  
Danville, VA

Cradock Fire Station 11  
Portsmouth, VA

Fire Station No. 11  
Hampton, VA

Fire Stations No. 10 & 13  
Henrico County, VA

Fire Station No. 2 & 3  
Kannapolis, NC

Fire Station No. 2 & 3  
Harrisburg, NC

#### Representative Project Experience:

EMS & Medical Examination Quarters  
Orange County, NC

Public Safety Headquarters  
North Augusta, SC

Radford Fire & Rescue  
Radford, VA

Williamsburg Police Department  
Williamsburg, VA

Cradock Fire Station #11  
Portsmouth, VA

Fire Station 5  
Chesterfield County, VA

Fire Training Facility  
Hampton, VA

Merrifield Fire Station  
Fairfax County, VA

Fire Stations 8, 19, 20, 21  
City of Richmond, VA

# Toano Fire Station #1 - Bruton Volunteer Fire Department

The Toano Fire Station #1 stands as a testament to thoughtful design, merging community heritage with modern functionality. Constructed on a constrained site behind the original station, this facility honors its historical roots, as the location once hosted a high school, serving as a community hub in the early 1900s. Architects Guernsey-Tingle and SCNA collaborated with the County to create a space that supports both volunteer and career staff, ensuring operations continued seamlessly during the transition. The two-story building enhances operational capacity with its state-of-the-art facilities for training and rescue operations while also promoting community engagement through a versatile community/training room and a commercial kitchen. The station addresses practical needs with improved parking, a new site entry, a fueling facility for county vehicles, and a water supply station.

Project Size - 23,400 SF

Project Cost - \$5,557,554

 **Stewart · Cooper · Newell**  
Architects



 **Stewart · Cooper · Newell**  
Architects



## Valley Springs Fire Station #4 - Skyland Fire & Rescue



Skyland Fire and Rescue's Valley Springs Fire Station No. 4, located in Biltmore Forest, NC, serves as a crucial facility in a setting adjacent to the renowned Biltmore Estate and Gardens. This site, nestled between the exclusive Biltmore Farms residential community and the scenic Blue Ridge Parkway, was donated by the Cecil family. The family's only stipulation was that the architecture of the fire station harmoniously blend with the timeless aesthetic of the surrounding area. Despite a constrained budget, the design of the 7,800 square foot station incorporates elements of French Tudor style, upholding the Cecil family's request. The station's compact layout features a central corridor that efficiently connects three offices, a combined dining/day room, and kitchen, as well as six sleep rooms, an exercise area, and a combined lavatory and shower space. Additionally, direct access to the apparatus bays is facilitated by short hallways leading off the main corridor, ensuring quick response times for the firefighters.

Project Size - 7,852 SF

Project Cost - \$613,000

 Stewart · Cooper · Newell  
Architects

 Stewart · Cooper · Newell  
Architects

# Shallotte Fire Department

The Shallotte Fire Department marks a significant upgrade for the small, coastal town, addressing both current needs and future expansion possibilities. By incorporating two back-in bays with the potential for future drive-through modifications, the facility remains adaptable to the town's growth. The station's design features multiple offices, a dayroom, kitchen facilities, an exercise room, and dormitories for crew members. The exterior design respects local architectural styles, using durable, low-maintenance materials that withstand severe weather conditions like hurricanes. With staff parking and minimal landscaping due to space constraints, the station's location near the town center not only enhances emergency response times but also lays the groundwork for a central civic campus. This project signifies a forward-thinking approach to community development and infrastructure resilience.

Project Size - 6,031 SF

Project Cost - \$1,180,000

 Stewart · Cooper · Newell  
Architects



 Stewart · Cooper · Newell  
Architects

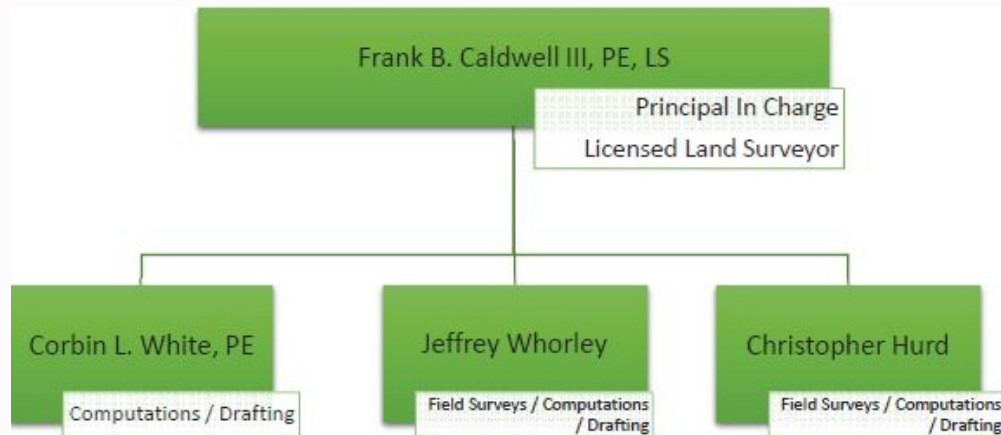


## Prior Projects and Clients

1. Danville Fire Department Headquarters  
David Eagle, Retired Danville Fire Chief, (434)489-8427
2. Mills River Fire & Rescue  
Rick Livingston, chief@mrfd.org, (828)891-7959
3. Second District Volunteer Fire & Rescue Squad  
Robert B. "Blair" Swann, blair.swann@gmail.com, (301)994-0751
4. Sumter Fire HQ, Police, and 911 Public Safety Complex  
Michael Geddings, mgeddings@sumter-sc.gov, (803)436-2598
5. Skyland Fire & Rescue Valley Springs Fire Station No. 4  
Dennis Presley, dpresley@skylandfire.com, (828)606-7335
6. Carrboro Fire & Rescue Station No.2  
Kent Squires, ksquires@townofcarrboro.org, (919)918-7352
7. Gordon County Fire Substation No. 5  
Doug Ralston, dralston@gordoncounty.org, (706)629-8851
8. Shallotte Fire Department  
Paul Dunwell, pdunwell@atmc.net, (910)754-6262
9. Burlington Fire Station No.6  
Jay A. Smith, jsmith@ci.burlington.nc.us, (336)229-3547
10. Toano Fire Station No. 1  
David Nice, knice@davidnicebuilders.com, (757)566-3032







Caldwell White Associates, PLLC is a Professional Limited Liability Company founded in January 1998 by Frank B. Caldwell, III, P.E., L.S. and Corbin L. White, P.E., and is authorized to do business in the Commonwealth of Virginia.

The firm provides complete civil engineering, land surveying, and land planning services. Mr. Caldwell and Mr. White have over eighty eight (88) years of combined experience in civil engineering, land surveying, and related disciplines in the Roanoke Valley and surrounding areas. The firm employs two licensed engineers, a licensed land surveyor, engineering & survey technicians and a survey party.

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

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

The company is also very active in construction stakeout for contractors. This results in CWA being exposed to a variety of surveys and plans by other consultants. As a result, we have an in-depth understanding of the detail required on construction documents and are also involved in the day to day construction methods employed by contractors.

CWA is well-versed in reconstruction of large and small scale facilities without disruption to operations. Forward thinking and knowledge of operations is critical in allowing for temporary re-routing of supply chains, pedestrian and vehicular routes of ingress and egress, and utility / storm drain interconnections to reduce or eliminate downtime of the facility.





**CORBIN L. WHITE, PE, Managing Principal**  
Project Role: Civil Engineer / Design

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

REGISTRATION: Professional  
Engineer – Virginia

EXPERIENCE: 36 Years

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

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

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



**FRANK B. CALDWELL III, PE, LS**  
Project Role: Civil Engineer / Design

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

REGISTRATION: Professional  
Engineer – Virginia, North Carolina,  
Kentucky

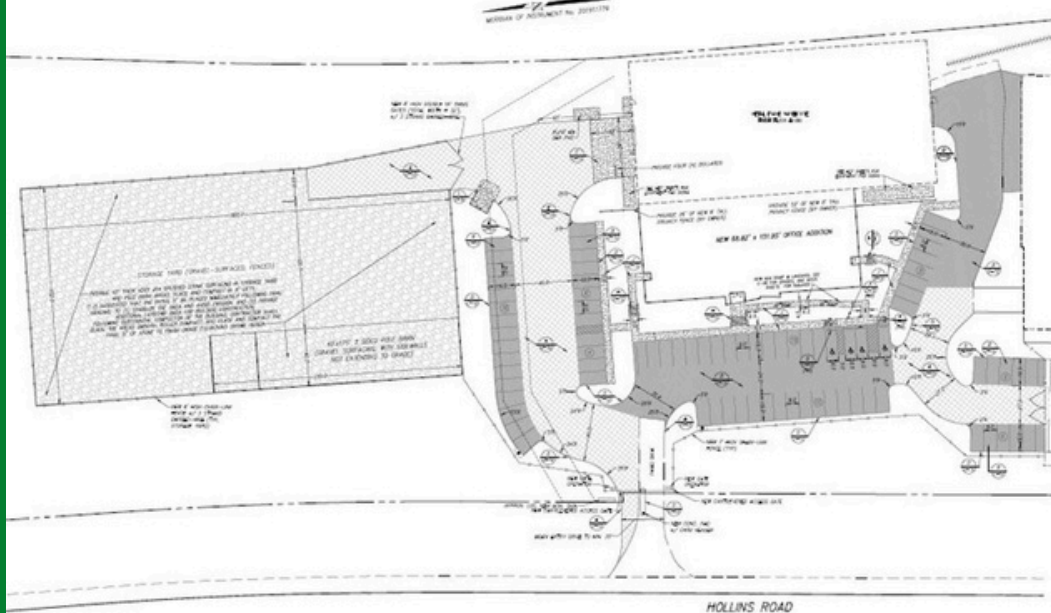
EXPERIENCE: 56 Years

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

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

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

## Roanoke County Department of Parks, Recreation & Tourism

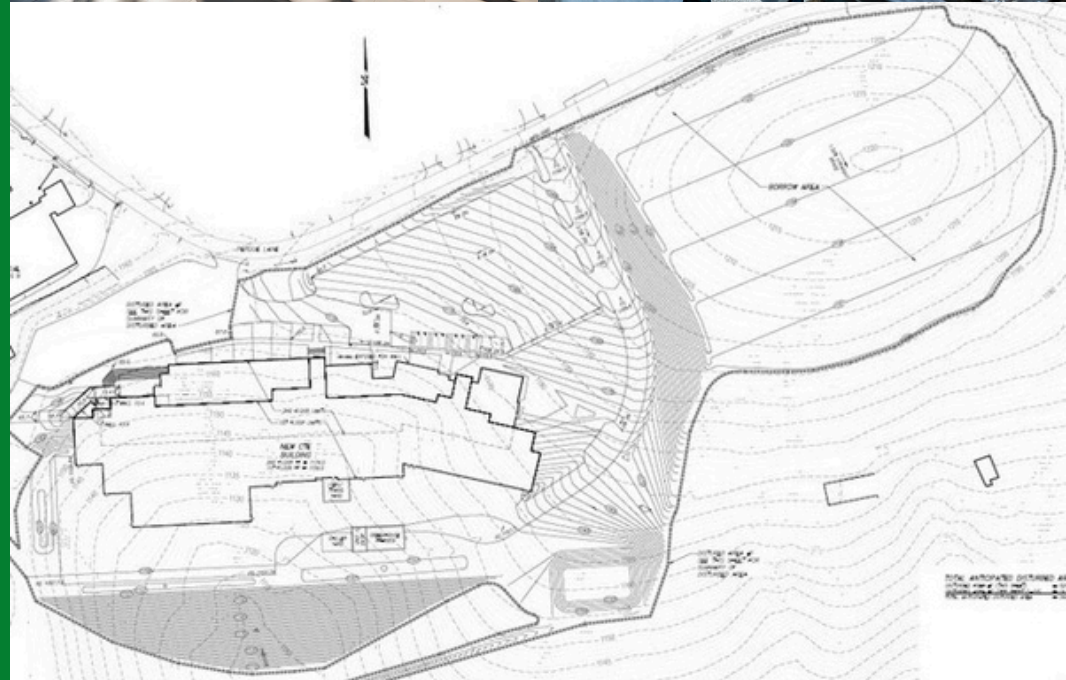


CWA has successfully undertaken comprehensive field surveys and site design to facilitate Roanoke County's relocation of their Parks, Recreation & Tourism offices and warehousing to a partially developed site. The scope of site improvements encompasses the construction of a new office building, the relocation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



# Franklin County Public Schools New CTE Facility

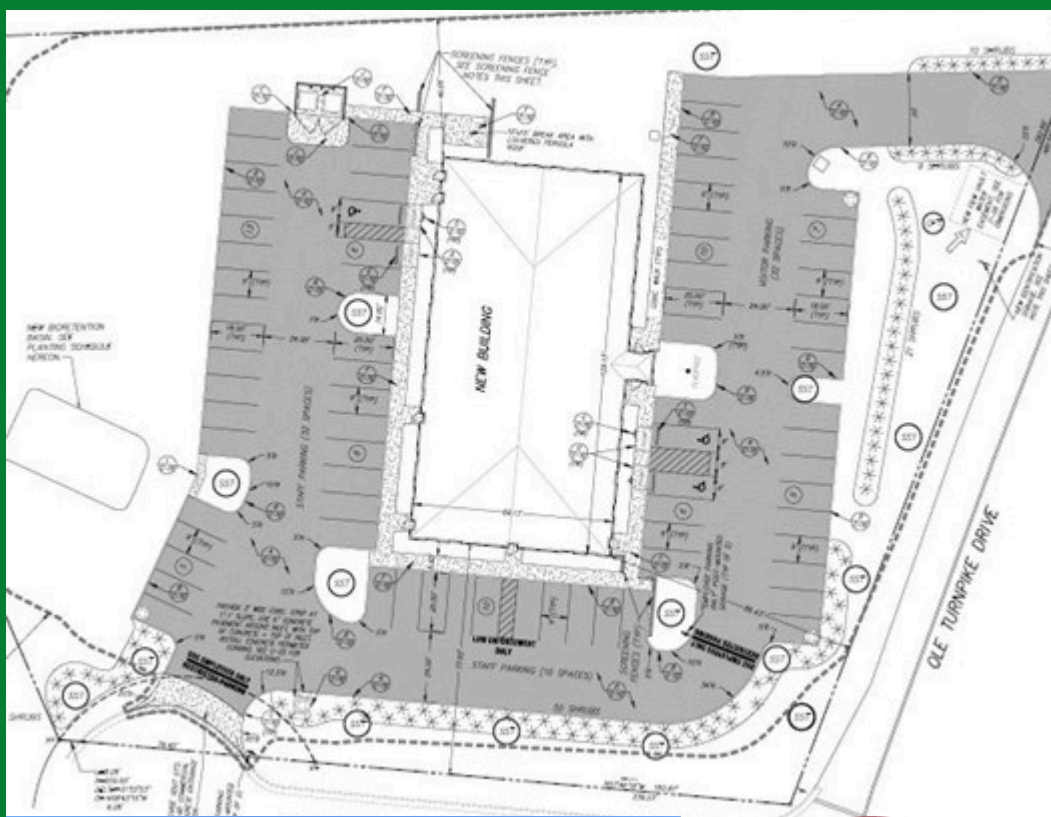
CWA collaborated with Franklin County's selected architectural firm to conduct initial site studies for a forthcoming Career and Technical Education (CTE) facility near the current Franklin County High School in Rocky Mount, VA. The proposed facility will necessitate disturbing 12.4 acres of land and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



**CALDWELL WHITE ASSOCIATES**

ENGINEERS / SURVEYORS / PLANNERS

## Virginia Department of Corrections - Five Sites



CWA has undertaken comprehensive field surveys and site designs for five new office facilities intended for lease by the Virginia Department of Corrections (VDOC) for Parole Offices. Among these projects, three involve complete site reconstruction where existing buildings are expanded to meet new requirements. The remaining two projects are new constructions, featuring buildings and site improvements. Each site encompasses grading, storm drainage, stormwater management, and the installation of new building sprinkler supply systems, along with standard parking and vehicular access provisions. Notably, one site necessitates an 850-foot public sanitary sewer extension and the extension of public water to support the fire suppression system. The locations of these facilities are in various stages of development, with Rocky Mount, VA, having been completed in 2023, Bedford, VA, and Augusta County, VA, currently under construction, Henry County, VA, with site plans under review, and Wytheville, VA, with site plans under design.





## Prior Projects and Clients

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







**LAWRENCE PERRY & ASSOCIATES**

Consulting Engineers



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

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

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

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





Rodney D. Fanning, PE, M-E-P-FP Principal  
Project Role: Mechanical Engineer / Design

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

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

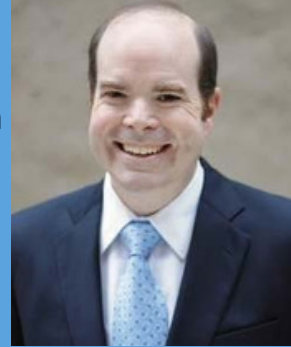
EXPERIENCE: 33 Years

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

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

- Christiansburg High School (Addition/Renovation) – Montgomery County
- Auburn High School (New) & Auburn Middle School (Renovation) - Montgomery County
- Meadow View Elementary School (New) – Henry County
- Bassett High School (Seven Phases of HVAC & Lighting Systems Renovations) – Henry County
- Laurel Park Middle School (HVAC System Replacement) – Henry County
- Magna Vista High School (HVAC System Replacement) – Henry County
- Martinsville High School (Renovation) - City of Martinsville
- Mason's Cove Elementary School (New) – Roanoke County
- William Byrd High School (Renovation) – Roanoke County

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



Richard C. Hughes, PE  
Project Role: Mechanical Engineer / Design

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

REGISTRATION: Professional Engineer –  
Virginia

EXPERIENCE: 21 Years

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

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

- George Washington High School – (Renovation/Addition) - Danville
- Buffalo Gap Middle School (New) - Augusta County
- Riverheads Middle School (New) - Augusta County
- William Monroe High School – Addition/Renovation (Greene County)
- William Monroe Middle School – Addition/Renovation (Greene County)
- Harrisonburg High School (New) - Harrisonburg
- D. G. Cooley Elementary School (Renovation) – Clarke County
- Cave Spring Elementary School; Green Valley Elementary School and Mt. Pleasant Elementary School (Renovations) – Roanoke County
- Masons Cove Elementary School (New) – Roanoke County

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

## Prior Projects and Clients

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





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

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

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

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



Roanoke City Fire Station #7



d. Contact Information and Conflict of Interest Statement

Roanoke County Fire Station #12

## Conflict of Interest Statement

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

A handwritten signature in black ink, appearing to read "Troy Henderson".

x \_\_\_\_\_  
Troy Henderson, Vice President



## Obtaining Qualified Workers

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

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







Roanoke City Fire Station #7

## SWaM and DBE Information

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

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

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





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

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

Weekly inspections are conducted on every project by one of the safety officers to maintain constant safety and compliance with all OSHA requirements.

G&H Staff have various certifications including OSHA-10 hour or OSHA-30 hour training.

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

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

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

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





# Consortium of Firms Sworn Qualification Statement

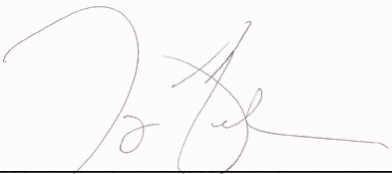
G. & H. Contracting, Inc., Hughes Associates, Architects and Engineers, Stewart Cooper Newell Architects, Caldwell White Associates, and Lawrence Perry & Associates, hereby certify that our firms have not been and are not currently debarred or suspended by any federal, state, or local government entity. This certification attests to the consortium's ongoing compliance with all relevant regulations and standards, ensuring their eligibility to participate in government contracts and projects.

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

The statement below hereby attests that our consortium of firms, over the past three years, have never been associated with any of the following legal conduct:

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

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

x 

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

## Section 2 - Project Characteristics





## Work Performed by Public Entity

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

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

The following work will be required of Roanoke County:

- Review PPEA (Public-Private Education Facilities and Infrastructure Act) proposals to evaluate potential partners and project feasibility.
- Serve as an Administrator for the PPEA process to ensure compliance with procedural and legal standards.
- Negotiate the Interim or Comprehensive Agreement to outline the responsibilities, timelines, and financial arrangements between all parties involved.
- Perform standard permitting and review to ensure all construction activities meet regulatory requirements.
- Fund the construction of the project to ensure the project's completion and readiness to serve the community.





## Anticipated Permit Schedule

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

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



## Potential Adverse Socioeconomic Impacts

G&H does not anticipate significant adverse social, economic, or environmental impacts from this project. Any complications will be mitigated by compliance with applicable federal, state, and county regulations and guidelines. Looking ahead, our team is prepared to address potential impacts, which may include inefficiencies with traffic circulation, or disruptions to surrounding businesses or residents of Barrens Road.



Roanoke City Fire Station #7



Roanoke County Fire Station #12

## Anticipated Positive Socioeconomic Impacts

The new Hollins Fire Station #5 is poised to be a transformative addition to the community, offering numerous benefits that extend far beyond its primary function of emergency response. First, it promises to enhance life safety standards for the Hollins area, ensuring residents receive timely and effective assistance during emergencies. The modernized facility will boost the satisfaction and efficiency of fire and rescue teams, allowing them to perform their duties more effectively. The building itself will be a model featuring energy-efficient designs and materials that minimize environmental impact and reduce long-term operational costs. By employing the PPEA delivery method, the project will also save tax dollars and time. Ultimately, the new fire station is anticipated to garner high community support, symbolizing a commitment to safety, sustainability, and community well-being.





Roanoke County Fire Station #1

## Contingency Plan

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

## Allocation of Risks and Liabilities

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



Roanoke City Fire Station #7



# Project Assumptions

G&H is submitting this unsolicited PPEA proposal with the following assumptions in mind.

Roanoke County will maintain ownership of the new public safety facility and will have the same rights and responsibilities for it as it does for any other County facility.

The County will provide the following items and G&H will install per provided FF&E schedule.

- Apparatus Bay TV/Monitor for CADView over Station and TV Mount
- Apparatus Bay Table for Radios, Batteries, Printer
- Apparatus Bay Cox Hose Reels
- Apparatus Bay Magnetic White Board / Tag Board for Tags
- Bathrooms Towel Holders
- Bathrooms Shower Racks
- Bathrooms Paper Towel Dispensers
- Bathrooms Toilet Paper Dispensers
- Dayroom TV and TV Mount
- Fitness Room White Board
- Fitness Room TV and TV Mount
- Janitors Closet Key Cabinet
- Kitchen Ice Machine
- Kitchen Refrigerators
- Kitchen Dishwasher
- Kitchen Single Electric Wall Oven
- Kitchen 36" Gas Range
- Kitchen Microwave
- Kitchen Bunn Coffee Maker
- Laundry Speed Queen Washer
- Laundry Speed Queen Dryer
- Laundry Ice Machine
- Office TV and TV Mount
- Office White Board / Calendar
- Patio Chain to secure Grill
- Training Room TV with AV/Internet Connection and TV Mount
- Training Room Bunn Coffee Maker
- Training Room Refrigerator
- Outside Flag(s)
- Outside Call Box

G&H will provide and install the following items per provided FF&E schedule.

- Corridor Hallway Lockers
- Decontamination Gear Extractor / Washer / Dryer
- Decontamination Lockers
- Kitchen Pantry Shelving
- Laundry Shelving
- Shop SCBA Compressor and Fill Station
- Shop Air Compressor and Dryer
- Outside Flag Pole

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



## Section 3 - Project Financing





## Risk Factors and Methods of Resolve

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

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

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



## Financial Resources Contemplated for Project and Revenue Sources



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

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



## Section 4 - Project Benefit and Compatibility





# Community Benefits

The newly renovated fire station in the Hollins community is poised to bring significant advantages to the area, primarily through enhanced emergency response times and potentially reducing the severity of incidents.

By utilizing the PPEA process, the project is expected to be completed more swiftly than traditional public capital projects of similar size, offering an efficient approach that saves taxpayer money. These savings can be redirected to support other initiatives within the County.

The project prioritizes engaging local contractors and service providers, particularly SWaM businesses, fostering economic growth within the community. Additionally, the new facility may draw in fire and rescue professionals seeking new opportunities, further strengthening the local emergency services team.

Overall, the project promises to benefit not just the emergency response network but also contribute positively to the local economy and community well-being.







## Anticipated Public Support or Opposition

The proposal for the renovations and addition to the Hollins Fire Station carries significant potential benefits that could resonate well with both the community and local government. By addressing the needs of an outdated station, the renovations promise to enhance emergency response times, thereby fostering a greater sense of security among citizens. The community's confidence in the County's ability to safeguard its residents is likely to increase, as the presence of a new fire station symbolizes a commitment to public safety and proactive planning.

However, it is important to consider the perspectives of more financially conservative individuals who may question the necessity and fiscal implications of the project. By demonstrating how the new station could potentially lower insurance rates, increase property values, and ultimately save lives, the project might gain broader support. Despite these differing perspectives, the project aims to enhance the communities resources, ultimately benefiting all residents across the entire County.



## Plan to Inform Communities affected by this Project

The renovations to the Hollins Fire Station is an exciting venture that promises to bring numerous benefits to the community and local government alike. Our dedicated team is eager to engage with Roanoke County, providing comprehensive presentations at local government sessions, public events, and community gatherings.

We are committed to participating in County meetings, Board of Supervisor meetings, and special events to address any inquiries about the PPEA process, programming, scheduling, costs, financials, and design aspects. Additionally, we will collaborate closely with the County to ensure that key project milestones, such as groundbreaking ceremonies, topping-off events, and ribbon cuttings, are successful and memorable experiences for all involved, reflecting the positive impact and future promise of this new public safety facility.





## Comprehensive and Economic Plan Compatibility



The investment into the Hollins Fire Station is a testament to Roanoke County's commitment to enhancing public safety and quality of life, in alignment with broader economic development initiatives. This project not only adheres to the County's comprehensive plan but also ensures compliance with all relevant environmental, land use, building codes, and design standards. Furthermore, the County remains a key resource in assessing the impacts on capital improvement and budget plans, ensuring that the project is both financially prudent and beneficial to the community. This strategic initiative underscores Roanoke County's dedication to sustainable growth and its efforts to foster a thriving, well-equipped community for its residents.



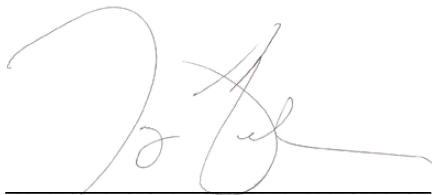
# Unsolicited PPEA for Roanoke County Fire Station #5 Renovations and Addition - Closing Statement

G. & H. Contracting, Inc., Hughes Associates, Architects and Engineers, Stewart, Cooper, Newell Architects, Caldwell White Associates, and Lawrence Perry & Associates, would like to thank you for your time in considering our consortium's unsolicited PPEA proposal submission for the proposed Hollins Fire Station #5 renovations.

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

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

Sincerely,



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

