History - Original Facility Completed in 1959

- Work Commenced in 1957, $2.5M Budget
- Exhibit Hall/Performance Venue, Little Theater, Seating Capacity of 7,000
- Expanded in 1983 to Include 13,500 Seat Arena and 19,000 SF Lobby
- Recent Renovations: 2001 - Ice Rink Eliminated to Expand Exhibit Hall Space, 2004 - Meeting Rooms Updated
- 3000 Event Days per Year, Arena is Used 180 Days per Year - Facility will Remain Operational Throughout Construction
Criteria Developer – Odell Associates, Charlotte, NC
- Newcomb and Boyd, Potesta
- Selected in November 2013
- Developed Criteria, Conceptual Design

Design-Build Team Selection
- Stage 1: RFQ, Commenced November 2014
- 3 Teams Were Short-Listed in December
  - BBL/ZMM with tvsdesign
  - PJ Dick/Pray Construction/Silling with HKS
  - Mascaro/Bastian & Harris with GBBN

Process
- Final Design Commenced January 2015
- Process – RFI’s (Team Specific or General, Decided by Odell)
- 3 – 2 Hour Design Review Meetings with Civic Center, City, and Criteria Developer
- Design (DD Level), Pricing, and Final Presentation Due April 2, 2015
- Losing Teams Receive $100K Stipend
LEED Certification was NOT Originally a Project Requirement

- “It is the intent of the City to have environmentally sound materials and design solutions incorporated into the project…”
- LEED Template Required to Demonstrate Reduced Energy Consumption
- Focus of RFP was Reduced Energy Consumption/Cost
- Commissioning / Envelope Commissioning

Energy Requirements

- Design Energy Performance: 30% Less Than ASHRAE 90.1 - 2010
- Design Energy Cost: 22% Less Than ASHRAE 90.1 – 2010
- Design Water Consumption 20% Less Than Baseline Using LEED Template
- Metering and Submetering Per ASHRAE 90.1 - 2013

LEED Certification was Added After BBL/ZMM Team Selection
START WITH THE BIG PICTURE

We design and build buildings to bring people together to work, play and learn.
CREATE ECONOMIC IMPACT

Our design will attract outside dollars and keep and attract Charleston talent.
REIMAGINED CIVIC CENTER

Each decision is focused on making the center more attractive and more useful to both the visitor and the community.
UNIQUE AND AUTHENTIC EXPERIENCE

Our design reflects the unique location and character of Charleston and will be a new and authentic Landmark.
INSPIRED BY THE STORY OF WEST VIRGINIA
PROGRESSION FROM RUGGED FRONTIER
TO EX extrActive INDUSTRIES
TO VALUE ADDED MANUFACTURING
TOWARDS EDUCATION, TECHNOLOGY AND THE CREATIVE CLASS
The rugged landscape around West Virginia is the inspiration for the re-organization of the Center.
CIRCULATION
The Kanawha River is the social link through the valley, cutting into the mountains and giving access to the region.
Pioneers settled on the flat land along the river, creating nodes of activities among the hills and valleys.
Imagine a building that emerges from the landscape

Architecture and topography working together
WITH ACTIVE NODES TO CELEBRATE EACH USE

Glass lobbies that mark the Arena, the Convention Center and the Ballroom
WITH HILLS AND CUT ROCK FACES THAT CONNECT EACH NODE

The pioneer spirit of adapting nature to work with peoples needs
BUILDING EMERGES FROM LANDSCAPE

Reduces mass of building and connects it to the Arena imagery
WITH GLASS LOBBIES MARKING EACH NODE

Creates civic landmarks and helps users understand and use the building
CONNECTED BY HILLS AND CUT ROCK WALLS

Reflects the human intervention in the landscape to connect each node
ORGANIZE, INSPIRE, REFLECT
The design themes make this a uniquely Charleston building and reflect a hip, historic and almost heaven West Virginia.
FLOOR PLAN
Lower Level
Central Plant Piping
Building Systems
Sustainable Strategies

1. Building Reuse / Renovation
2. Replacing Central Plant w/Efficient Equipment
   95% Efficiency Condensing Gas Boilers (Modulating)
   Efficient Chillers and Cooling Towers with Variable Speed Drives
3. LED Lighting
4. Utilizing Energy Modeling as a Design Tool
5. Commissioning (FBS and Envelope)
6. Reduction in Demolition/Construction Waste
7. Material Selection (Local, Recycled Content)
Progress Photos
Progress Photos
Facility Tour / Reception

1. Stay Together
2. Active Construction
3. Visiting Multiple Locations

Central Plant

Clendenin Street Entrance
Thank You

Questions / Discussion