



The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

## Header 1

List View

## General Information

## Contact

## Default Values

## Discount

## Document Information

Procurement Folder: 761812

SO Doc Code: CEOI

Procurement Type: Central Purchase Order

SO Dept: 0603

Vendor ID: VS0000021848



SO Doc ID: ADJ2100000002

Legal Name: Rios Williams Architects, PC

Published Date: 7/30/20

Alias/DBA:

Close Date: 8/18/20

Total Bid: \$0.00

Close Time: 13:30

Response Date: 08/18/2020



Status: Closed

Response Time: 12:59

Solicitation Description: Williamstown AASF1- Shower-Restroom Renovation Design



Total of Header Attachments: 1

Total of All Attachments: 1



Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

State of West Virginia  
Solicitation Response

Proc Folder : 761812

Solicitation Description : Williamstown AASF1- Shower-Restroom Renovation Design

Proc Type : Central Purchase Order

Date issued	Solicitation Closes	Solicitation Response	Version
	2020-08-18 13:30:00	SR      0603    ESR08182000000001025	1

VENDOR

VS0000021848

Rios Williams Architects, PC

Solicitation Number:    CEOI    0603      ADJ2100000002

Total Bid :      \$0.00                      Response Date:    2020-08-18                      Response Time:    12:59:31

Comments:              Not Applicable

FOR INFORMATION CONTACT THE BUYER

Tara Lyle  
(304) 558-2544  
tara.l.lyle@wv.gov

Signature on File

FEIN #

DATE

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Williamstown AASF1-Shower-Restroom Renovation				\$0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description :	Provide professional architectural and engineering design services per the attached documentation.
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**Comments:** Not Applicable.  
 This CEOI is an RFQ for Professional Design Services.



# Technical Proposal

State of West Virginia CE01 0603 ADJ21000000002

Williamstown AASF1-Shower-Restroom Renovations

AUGUST 2020



RIOS WILLIAMS  
ARCHITECTS



SOUTHPOINTE - 2400 ANSYS DRIVE, SUITE 102  
CANONSBURG, PA 15317 - T: 724.809.3866  
www.rioswilliamsarchitects.com

August 18, 2020

Ms. Tara Lyle, Buyer Supervisor  
Department of Administration  
Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

**Re: Expression of Interest CEOI ADJ21000000002**  
**Williamstown AASF1 – Shower-Restroom Renovation Design**  
**Army Aviation Support Facility #1, Williamstown, WV**

Dear Ms. Lyle:

Rios Williams Architects, P.C. (RWA) is pleased to present our proposal to the Department of Administration and to the WV Army National Guard for the professional design services for the shower and restroom renovations at the Army Aviation Support Facility #1 located near Williamstown, WV. This proposal is based on the CEOI issued on July 30, 2020.

The following information is provided:

- Section 1: Organizational Chart
- Section 2: Company Profiles
- Section 3: Detailed Resumes
- Section 4: Relevant Experience
- Section 5: Project Approach
- Section 6: Quality Control
- Section 7: Diversity Inclusive Plan

RWA has compiled an extremely experience team of experts, with proven track records, to execute this important project. Our team comprised of RWA, H.F. Lenz, and T Construction have the capability to provide the required design and estimating services needed to achieve a successful project.

Thank you for your consideration of our submission. Please do not hesitate to contact me should you have any questions regarding our proposal or require additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'LRW', is written over a horizontal line.

Lizette Rios-Williams, RA  
President  
Rios Williams Architects, P.C.



Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

State of West Virginia  
Centralized Expression of Interest  
02 – Architect/Engr

Proc Folder: 761812

Doc Description: Williamstown AASF1- Shower-Restroom Renovation Design

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2020-07-30	2020-08-18 13:30:00	CEOI 0603 ADJ2100000002	1

#### BID RECEIVING LOCATION

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV

25305

US

#### VENDOR

Vendor Name, Address and Telephone Number:

Rios Williams Architects, P.C.  
2400 Ansys Drive, Suite 102  
Canonsburg, PA 15317  
P: 724-809-3866

#### FOR INFORMATION CONTACT THE BUYER

Tara Lyle  
(304) 558-2544  
tara.l.lyle@wv.gov

Signature X

FEIN # 20-3310250

DATE 8/18/2020

All offers subject to all terms and conditions contained in this solicitation

**ADDITIONAL INFORMATION:**

The West Virginia Purchasing Division, for the agency, the West Virginia Army National Guard, Construction and Facilities Management Office, is soliciting Expressions of Interest from qualified firms to provide professional design services to develop construction documents to renovate the shower/restroom areas at the Army Aviation Support Facility #1, at Williamstown, WV, per the attached documentation.

INVOICE TO		SHIP TO	
DIVISION ENGINEERING & FACILITIES ADJUTANT GENERALS OFFICE 1707 COONSKIN DR		BUILDING TRADE SPECIALIST ARMY AVIATION SUPPORT FACILITY 1 387 AVIATION DR	
CHARLESTON	WV25311	WILLIAMSTOWN	WV 26187
US		US	

Line	Comm Ln Desc	Qty	Unit Issue
1	Williamstown AASF1- Shower-Restroom Renovation		

Comm Code	Manufacturer	Specification	Model #
81101508			

**Extended Description :**

Provide professional architectural and engineering design services per the attached documentation.

<b>ADJ2100000002</b>	<b>Document Phase</b> Final	<b>Document Description</b> Williamstown AASF1- Shower-Restroom Renovation Design	<b>Page 3</b> <b>of 3</b>
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**ADDITIONAL TERMS AND CONDITIONS**

See attached document(s) for additional Terms and Conditions

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## TABLE OF CONTENTS

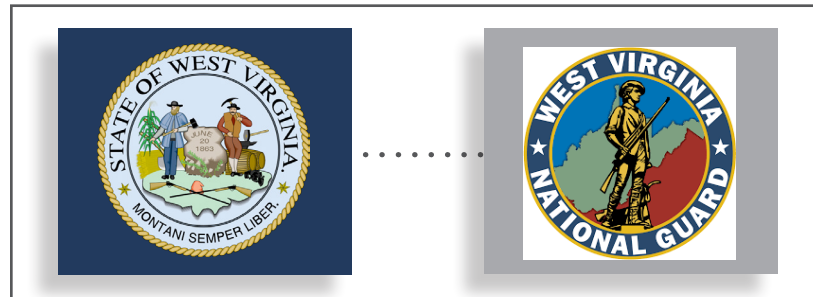
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SECTION 1



# ORGANIZATION CHART



Principal In-Charge/Project Manager

**Rios Williams Architects**

Lizette Rios-Williams, RA

## DESIGN TEAM

### ARCHITECTURE & INTERIORS

**Rios Williams Architects (RWA)**

Keith A. Williams, AIA, PMP  
*Lead Architect*

Lizette Rios-Williams, RA  
*Architect*

### ENGINEERING

**H.F. Lenz Company**

Thomas F. Deter, PE, LEED AP  
*Principal In-Charge MEP*

Brian D. Schmidt, PE  
*Lead Electrical*

John C. Stewart, PE, LEED AP  
*Lead Mechanical*

Gregory D. Rummel, CPD  
*Fire Protection / Plumbing Designer*

### SERVICES

**T Construction  
& Consulting Services**

Traci L. Yates  
*Senior Cost Estimator*

**\* MBE AND/OR WBE**



SECTION 2

# RWA COMPANY OVERVIEW



Rios Williams Architects, P.C. is a full-service architectural firm, established in 2005, that provides services to a diverse clientele. Our principals are noted for their integrity and excellence in project design and execution. Achieving client satisfaction is our ultimate goal. Regardless of project size or type, we are dedicated to finding design solutions to complex issues that meet the client's needs both architecturally and financially. Our design objective is to provide the optimum architectural solution within the constraints of budget, scope and schedule. RWA measures a project's success by its ability to meet all the client's goals. We believe that the best method of achieving this is to promote a high level of collaboration amongst stakeholders.

The RWA principals have over 55 years of experience. They have a wide-ranging and successful background in working with various clients and consultants on a multitude of project types including higher educational, commercial, housing, institutional, government and residential facilities. RWA services includes feasibility studies, programming, space planning, architecture, interior architectural design and documentation services, construction administration services and project management consulting.

RWA understands the importance of assembling a quality design team that best fits the project and client's needs. The purpose of teaming with skillful consultants is to expand knowledge and expertise for the benefit of the project and to best serve the client.

RWA utilizes the most current technologies including building information modeling (BIM), Lumion rendering software, etc. This investment leverages the time of our experienced staff, allowing us to work hands-on with our Owners. We are able to look at a proposed design together in 3D, early and often. During construction, we are able to unlock the value of this data when we share it with fabricators and builders.

RWA has been certified by PAUCP as a Minority Woman Disadvantaged Business Enterprise (DBE #9422), by DGS as a Minority Woman Small Business (#536311) and by The State of West Virginia Department of Administration Purchasing Division



# CLIENT REFERENCES

## GOVERNMENT REFERENCES

Ms. Calli Baker,  
Senior Project Manager  
Department of Public Works  
Bureau of Facilities  
414 Grant Street, Room 301  
Pittsburgh, PA 15219  
Phone: 412.255.2604  
E-mail: calli.baker@pittsburghpa.gov

Mr. Nikita Beniaminov  
Project Manager  
Department of Public Works  
Bureau of Facilities  
414 Grant Street, Room 301  
Pittsburgh, PA 15219  
Phone: 412.255.0761  
E-mail:  
nikita.beniaminov@pittsburghpa.gov

Mr. Daniel R. Ellingsen  
Lead Contract Specialist  
**911th Airlift Wing ARC**  
Contracting LGC Bldg. 210  
2375 Defense Avenue  
Moon Township, PA 15108  
Phone: 412.474.8125

## K-12 EDUCATION REFERENCES

Mr. Alan Ciechanowski  
Development Director  
**Hillcrest Christian Academy**  
2500 Bethel Church Road  
Bethel Park, PA 15102  
Phone: 412.854.4040 ext. 207  
E-mail: aciechanowski@hillcrestca.org

## RELIGIOUS REFERENCES

Mr. John Walluk  
Finance Council and Chairman of the  
Facilities Committee  
**Saint Mary of the Mount**  
Phone: 412.849.5657  
E-mail: jnwalluk@yahoo.com

## CORPORATE REFERENCES

Mr. Ralph Eggerman, Principal  
**Colliers International**  
Two Gateway Center  
603 Stanwix Street, Suite 125  
Pittsburgh, PA 15222  
Phone: 412.321.4200  
E-mail: asanzo@nethealth.com

Mr. Jeff Tapolci, COO  
**ABG Capital**  
8 Penn Center West, Suite 101  
Pittsburgh, PA 15276  
Phone: 412.725.6011  
E-mail: jtapolci@gmail.com

Mr. Anthony Sanzo,  
CEO and Chairman  
**Net Health**  
40 20th Street, 5th Floor  
Pittsburgh, PA 15222  
Phone: 412.235.1554  
E-mail: asanzo@nethealth.com

## HIGHER-ED REFERENCES

Mr. Owen Cooks  
Assistant Vice Chancellor for  
Planning, Design & Construction  
**The University of Pittsburgh**  
Facilities Management  
3400 Forbes Avenue  
Pittsburgh, PA 15276  
Phone: 412.624.9500  
E-mail: owenjcooks@pitt.edu

Mr. Park Rankin (Retired)  
University Architect  
**The University of Pittsburgh**  
Facilities Management  
Phone: 412-627-3730  
E-mail: plrankin160@gmail.com

Ms. Amy Buxbaum  
Associate VP Finance & Admin.  
**The University of Pittsburgh**  
**Johnstown Campus**  
450 Schoolhouse Road  
Johnstown, PA 15904  
Phone: 814.269.7991  
E-mail: buxbaum@pitt.edu



#### Johnstown Headquarters

1407 Scalp Avenue  
Johnstown, PA 15904  
Phone: 814-269-9300  
Fax: 814-269-9301

## H.F. Lenz Company

H.F. Lenz Company was established 1946 in its present form, under the name H.F. Lenz Company, R.E., and in 1953 the company was incorporated, as a Private Corporation, in Pennsylvania as H.F. Lenz Company. Our projects span the nation, with the heaviest concentration in the Northeast, and exceed \$530 million in MEP, Civil and Structural construction annually. Each market sector—corporate, government, health care, education, and industry—is served by a team of specialists who understand the unique needs of the clients they serve. Our staff consists of 160+ individuals, including 49 Licensed Professional Engineers and 20 LEED Accredited Professionals. Our headquarters is in Johnstown, Pennsylvania with branch offices in Pittsburgh and Lebanon, Pennsylvania; Conneaut, Ohio; and Middletown, Connecticut.

#### DISCIPLINES/SERVICES OFFERED IN-HOUSE INCLUDE:

- > Mechanical Engineering
- > Electrical Engineering
- > Data/Communications Engineering
- > Fire Protection / Life Safety Engineering
- > Structural Engineering
- > Civil Engineering
- > Surveying
- > GIS
- > Construction Phase Services
- > Commissioning and Training
- > 3D CADD with Full Visualization
- > Energy Modeling
- > Sustainable design/LEED Services
- > Building Information Modeling (BIM)

#### PHILOSOPHY

Two essential prerequisites lay the foundation for every H.F. Lenz Company project. First, we take the time to understand the client's business and how it operates. Second, we proactively involve the client in the development of appropriate solutions. In our role as partner, we help the client understand how well the available alternatives satisfy the project's own unique, prioritized set of objectives.

A remarkable 85 percent of our work consists of repeat commissions from clients who appreciate our responsive, value added service.

#### LEED®

Our firm has been a member of the U.S. Green Building Council since 2000 and we currently have 20 LEED® Accredited Professionals on staff. Our experience includes 120+ projects that have attained various levels of LEED Certification and numerous additional projects designed for various levels of LEED Certification, in total over 16 million sq.ft. of facilities.







# T Construction & CONSULTING SERVICES

A Woman Business Enterprise Company

25 +  
Years

100%  
Woman  
Owned

Established in 2011 by Traci Yates Maga, T Construction & Consulting Services provides general construction and consulting services in the commercial, institutional, retail, residential and government markets. With more than 25 years of experience in the construction industry, we are dedicated to our clients and the community providing Total Project Solutions. The firm is 100% woman owned and operated with Woman Business Enterprise (WBE) Certifications as well as PA Department of General Services Small Business Certification.



T Construction & Consulting Services LLC  
2001 Montour Church Road, Suite 100  
Oakdale, PA 15071  
412-238-1501

SECTION 3

# Lizette Rios-Williams, RA

## President

Mrs. Rios-Williams founded the firm of Rios Williams Architects, PC. in 2005, with the vision to provide the highest quality service to clients and create exceptional spaces that will enhance the human experience. Mrs. Rios-Williams serves as President and 51% stockholder. In this role, she is responsible for design, documentation, project management, quality reviews, strategic planning, business development and executive leadership. She has twenty-six years of professional experience in architectural space programming and planning, project management, design and construction. She has prepared design and construction documents for a various government, higher educational, religious, commercial, housing, institutional, and residential facilities and has extensive project management experience. Her professional expertise includes feasibility studies, programming, space planning, architecture and interior architectural design and documentation services, finishes and furniture selections and specifications, construction administration and project management services.

### Related Architectural Projects

- **City-County Building Restroom Renovations, Pittsburgh, Pennsylvania.** The renovations of 22 existing restrooms within a 1915 historic building. Project includes the design and creation of several multi-stall gender inclusive restrooms.
- **PA Army National Guard Readiness Center 876th Brigade Engineer Battalion, Hiller, PA** Renovations to an existing 14,164 sf Readiness Center and an existing 2,568 sf Vehicle Maintenance Training facility, along with various site upgrades. Potential 4,000sf vehicle maintenance addition.
- **Chancellor's Residence Interior Renovations, Oakland, Pennsylvania.** A Historical Landmark, built in 1894, that serves as the home of the University's Chancellor and a public venue for University events. The project included the restoration of all interior public and private spaces, and the modernization of the existing kitchen and restrooms.
- **St. Mary of the Mount Restroom Renovations, Pittsburgh, Pennsylvania.** A Historical Landmark, built in 1896, located on Grandview Avenue in Pittsburgh PA. The project included the creation of two new ADA accessible single-use restrooms off of the narthex and nave.
- **Litchfield Towers Restroom Renovations, Oakland, Pennsylvania.** Design scope included the interior renovations and ADA upgrades to several existing multi-stall restrooms and single-use restrooms within the University student main dining facility.
- **UPG Greensburg Campus' Student Center Schematic Design of Interior Renovations, Greensburg, PA.** Design scope included the modernization of the building's use and aesthetics within the campus' Student Center. Project included new terrazzo flooring, new wall finishes and the modernization of the interior finishes and ADA upgrades of the facility's restrooms, locker rooms, shower rooms, public corridor and dining area.
- **University of Pittsburgh Mervis Hall Restroom Renovations, Oakland, Pennsylvania.** Design scope included the interior renovations and ADA upgrades to several existing multi-stall restrooms in the University office building.
- **University of Pittsburgh Craig Hall Restroom Renovations, Oakland Pittsburgh, Pennsylvania.** Design scope included the interior renovations and ADA upgrades to several multi-stall restrooms within an existing 5-story office facility building. Interior Finish Building Standards were developed.
- **Hillcrest Christian Academy, Bethel Park, Pennsylvania** A 9,600 SF Gymnasium, a 13,500 sf Classroom addition to an existing 32,000 sf, 93-year-old school building. Renovations included upgrades to provide handicap accessibility throughout the building including restrooms facilities.



**ROLE:** PM, Architect, Interior Designer

### CONTACT INFORMATION:

lizette@rioswilliamsarchitects.com  
T: 724-255-7985

**YEARS WITH RWA:** 15 years

**YEARS OF EXPERIENCE:** 27 years

### EDUCATION:

B.ARCH.  
Pennsylvania State University 1993

B.S.  
Pennsylvania State University 1992

### REGISTRATIONS:

Registered Architect, Pennsylvania

### CERTIFICATIONS:

PAUCP Certified MWBE

DGS Certified Small Diverse Business

### MEMBERSHIP & COMMUNITY SERVICE:

Pathways Board of Director  
Pittsburgh Metropolitan Area Hispanic  
Chambers of Commerce Member  
Bible Chapel Facilities Committee  
Member  
PSU College of Arts & Architecture  
Alumni Board



# Keith Williams, AIA, PMP

## Vice-President

Mr. Williams serves as Vice President and is 49% stockholder. In this role, he is involved in the design, documentation, and quality review processes. His responsibilities include QA/QC of project design and execution. Mr. Williams is a skilled architect and project management professional with experience with master planning, existing conditions assessment, new construction, and renovation projects. His project experience includes governmental, higher educational, health care, commercial, sports, office, warehouse, nursing home, housing, and aviation-related facilities. Mr. Williams has managed and worked on projects that have a value of more than one billion dollars in construction value. He has managed several Indefinite Delivery Indefinite Quantity (IDIQ) contracts for the 911th Airlift Wing and the US Army Corp of Engineers. He has managed and worked on DGS, PennDOT, airport authority and many local government projects throughout his career.

### Notable Relevant Projects

- **PA Army National Guard Readiness Center 876th Brigade Engineer Battalion, Hiller, PA** Renovations to an existing 14,164 sf Readiness Center and an existing 2,568 sf Vehicle Maintenance Training facility, along with various site upgrades. Potential 4,000sf vehicle maintenance addition.
- **Architecture and Engineering Services for the 911th Airlift Wing, Department of the Air Force, Moon Township, PA.** Responsible for the design, documentation and financial oversight of over 30 separate delivery orders for various additions and renovations to facilities on the Air Force Reserve Base. A few examples are:
  - **Bus Maintenance, Bus Storage, and Administration Facility Centre Area Transportation Authority (CATA), Centre County, PA.** A \$25 million facility expansion that included a new maintenance and administration building, an expansion to a bus storage building and a 3-story parking garage facility.
  - **Open-End Agreement, Allegheny County Department of Public Works, Pittsburgh, PA..** Oversaw the design and production of five separate task orders for various additions and renovations to facilities.
  - **Open-End Agreement for Various Projects, LMC Corporation Pennsylvania, New Jersey, Virginia, and Maryland.** A 15,000 sf data center expansion; 12,000 sf office space tenant improvements; 3,600 sf lab addition and renovation; and full window replacements on a 850,000 sf building.
- **Rescue Swimmer Training Facility, U.S Coast Guard, Elizabeth City, NC.** A \$23 million, 1-story, 52,000 sf training facility.
- **Medical Facilities, CENTCOM AOR Transatlantic Programs Center.** A 88,000 sf Combat Support Hospital to serve active duty personnel of the Armed Forces of the U.S. on contingency operations.
- **Bus Maintenance, Bus Storage, and Admin Facility, Erie Metropolitan Transit Authority (EMTA), Erie, Pennsylvania.** A \$50 million expansion that included a new 80,000 sf maintenance and paratransit bus storage building, a new 47,000 sf bus storage building, a new 16,000 administration building, and a new 3-story 300 space parking garage.
- **City-County Building Restroom Renovations, Pittsburgh, Pennsylvania.** The renovations of 22 existing restrooms within a 1915 historic building. Project includes the design and creation of several multi-stall gender inclusive restrooms.
- **New Operations and Maintenance Facility, Allegheny County Sanitary Authority, Pittsburgh, Pennsylvania.** A \$24 million, 112,000 sf operations and maintenance facility that houses a 4-story administrative/office tower and a single-story, high-bay maintenance shop area. Achieved a LEED Certified rating.



**ROLE:** Architect, QA / QC

### CONTACT INFORMATION:

keith@rioswilliamsarchitects.com  
T: 724-255-9975

**YEARS WITH RWA:** 15 years

**YEARS OF EXPERIENCE:** 28 years

### EDUCATION:

MBA Finance -University of Pittsburgh  
Katz Graduate School of Business 2003  
B.ARCH.

Pennsylvania State University 1992

B.S.

Pennsylvania State University 1991

### REGISTRATIONS:

Registered Architect:

Pennsylvania [REDACTED]

New Jersey, and Georgia

### CERTIFICATIONS:

PAUCP Certified MWBE

PMI Project Management Professional

### MEMBERSHIP & COMMUNITY SERVICE:

AIA American Institute of Architects

NCARB National Council Architectural  
Registration Board

Boys Scouts of America Board Member

Bible Chapel Facilities Committee  
Member





## Thomas F. Deter, P.E., LEED AP

### *Principal-in-Charge of Engineering*

Mr. Deter has over 30 years of experience and is responsible for the engineering design of all trades, the supervision of senior designers, the preparation of reports to determine optimal systems and/or equipment selections, and the coordination and checking of contract documents for completeness and quality. He has extensive experience in the design of building systems for both new buildings and building retrofits for educational, health care, commercial, government, industrial, residential, and utility related facilities. He is experienced in the design of power distribution systems; emergency power systems and monitoring; uninterruptible power supplies; lighting and emergency lighting systems; fire alarm systems; security; sound; and telephone systems.

#### EDUCATION

Bachelor of Science, Electrical Engineering Technology, 1987,  
University of Pittsburgh at Johnstown

#### EXPERIENCE

H.F. Lenz Company 1992-Present •  
Parfitt/Ling Consulting Engineers  
1990-1992 • Gary Johnston & Assoc.,  
Inc. 1987-1990

#### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in  
Pennsylvania, Arkansas, Idaho Illinois,  
Indiana, Maryland, Nebraska, New  
Jersey, North Carolina, Ohio,  
Oklahoma, Oregon, South Dakota,  
Virginia, and West Virginia • LEED  
Accredited Professional

#### PROFESSIONAL AFFILIATIONS

NSPE/PSPE • U.S. Green Building  
Council

#### PROJECT EXPERIENCE

##### PA Army National Guard Readiness Center, Pittsburgh, PA

- > Principal in Charge of MEP Engineering for the renovation to 26,700 sq.ft. reserve center, included restroom rehabilitation, ADA compliance upgrades, code upgrades

##### PA Army National Guard Readiness Center, New Castle, PA

- > Principal in Charge of MEP Engineering for the renovation to 23,000 sq.ft. readiness center, included renovations to restrooms / shower rooms and other plumbing renovations

##### USACE Baltimore District, Letterkenny Army Depot, Chambersburg, Pennsylvania

- > Principal in Charge of an Architect-Engineering Services IDIQ Contract for repair, renovations, additions, new construction, studies, investigations, and other A/E services for base buildings and site infrastructure

##### U.S. Army Reserve Center – Wheeling, West Virginia

- > Design/build project featuring a 24,000 sq.ft. training building with classrooms, administrative areas, library, assembly hall, weaponeer room and medical section, and 17,000 sq.ft. organizational maintenance shop

##### U.S. Army Reserve Center – Grantsville, Maryland

- > Principal in Charge for a new 15,300 sq.ft. training building with classrooms, assembly hall, library, Comsec training area, and weaponeer room, and a 2,400 sq.ft. organizational maintenance shop

##### Pennsylvania Dept. of Military Affairs – Ford City, Pennsylvania

- > New 24,400 sq.ft. armory with training center, classrooms, kitchen/dining facilities, and maintenance shop



## Brian D. Schmidt, P.E.

### *Electrical Engineer*

Mr. Schmidt has extensive experience in the use of computer-aided drafting and design (CADD) and electrical system modeling and computer calculations (SKM Power Tools) for producing engineering drawings for various types of higher educational, commercial, institutional, and governmental facilities. His experience in the electrical field includes the design of generators, emergency lighting and power distribution systems; exterior high-voltage underground and overhead pole line distribution systems; medium-voltage switchgear building interior and exterior electrical power distribution systems; lightning protection systems; theatrical stage dimming systems; computer room grounding systems and signal reference grid systems; uninterruptible power supply systems; paralleling and synchronizing switchgear; interior and exterior building lighting systems; site utilities; grounding systems; and signal, communication, security, and fire alarm systems. Mr. Schmidt also has attended a 5 day SKM system analysis training course conducted by the SKM System Analysis Tech Support Group.

### EDUCATION

Bachelor of Science, Electrical Engineering Technology, 2006, University of Pittsburgh at Johnstown

### EXPERIENCE

H.F. Lenz Company 2006 – Present

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania • Completion of PTW Software and Power Systems Application Courses through IEEE • Completion of Battery Technology and Battery Monitoring through Liebert Corporation

### PROJECT EXPERIENCE

#### Letterkenny Army Depot, Chambersburg, Pennsylvania

- › Electrical Engineer for a new \$28 million rocket motor deconstruction facility with chemical treatment processing chamber, loading and unloading facilities, and control room

#### GSA Indefinite Delivery Contract– Nationwide

- › Electrical Engineer for an IDIQ Contract for investigations and renovation/alteration projects for Postal Services facilities nationwide

#### Confidential Industrial Client – Midwest US

- › Building addition to an industrial plant including electrical distribution, lighting, and processes systems; included electrical controls for motor control centers and variable frequency drives

#### Westinghouse Electric Company – Blairsville, Pennsylvania

- › Fire alarm system replacement and electrical system upgrades which consists of five buildings totaling 524,000 sq.ft.

#### National Energy Technology Laboratory – Various U.S. Facilities

- › Electrical Engineer for an Indefinite Delivery, Indefinite Quantity (IDIQ) Contract for multiple NETL sites; projects included renovation and upgrades to clean rooms and research facilities



## John C. Stewart, P.E., LEED AP

### *Mechanical Engineer*

Mr. Stewart has over 30 years of experience in the design of HVAC, plumbing, and fire protection systems. His responsibilities have included code compliance verification, schematic layout, calculations, equipment selection, control system selection, specification writing, coordination, life cycle cost analyses, and cost estimating. His experience includes the design of mechanical systems for laboratories, hospitals, educational facilities, industrial plants, and military installations. He has also been involved in the design of chiller and boiler plants.

### EDUCATION

Master of Science, Mechanical Engineering, 1995, University of Pittsburgh

Graduate Courses in Facilities Engineering, 1984-1987, Air Force Institute of Technology

Bachelor of Science, Mechanical Engineering, 1984, University of Pittsburgh

### EXPERIENCE

H.F. Lenz Company 1996 – Present / Peter F. Loftus Division, Eichleay Engineers, Inc. 1989 – 1996 / Newport News Shipbuilding 1988 – 1989 / U.S. Air Force 1984 – 1988

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania; LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

American Society of Heating, Refrigerating, and Air-Conditioning Engineers; APPA; U.S. Green Buildings Council

### PROJECT EXPERIENCE

#### PA Army National Guard Readiness Center, Pittsburgh, PA

- › Mechanical Engineer for the renovation to 26,700 sq.ft. reserve center, included restroom rehabilitation, ADA compliance upgrades, code upgrades

#### PA Army National Guard Readiness Center, New Castle, PA

- › Mechanical Engineer for the renovation to 23,000 sq.ft. readiness center, included renovations to restrooms / shower rooms and other plumbing renovations

#### Letterkenny Army Depot, Chambersburg, Pennsylvania

- › Mechanical Engineer for numerous projects under an Indefinite Delivery Contract including restroom and shower room renovations/upgrades to base buildings

#### Pennsylvania Dept. of Military Affairs – Ford City, Pennsylvania

- › New 24,400 sq.ft. armory with training center, classrooms, kitchen/dining facilities, and maintenance shop

#### Pennsylvania National Guard – Johnstown, Pennsylvania

- › 23,560 sq.ft. maintenance facility with approximately 8,000 sq.ft. of office and maintenance shop area and the remainder for storage and eight vehicle maintenance bays

#### Air Force Reserve Command, 911th Airlift Wing – Pittsburgh International Airport

- › Repairs and alterations to fueling station and vehicle wash addition, Building 322
- › Repairs and alterations to Base Exchange, Building 300



## Gregory D. Rummel, CPD

*Plumbing/Fire Protection Designer*

Mr. Rummel has designed complete plumbing and fire protection systems for colleges, schools, office buildings, hospitals, prisons, laboratories, industrial facilities, and military installations. He is fully knowledgeable of NFPA codes and is experienced in the design of wet, dry, preaction, FM200, and deluge fire protection systems. He is responsible for plumbing and sprinkler system design, layout, and calculations; selection and sizing of equipment; cost estimates; and site survey work. Mr. Rummel supervises drafting personnel; coordinates the plumbing design with utility companies, with other trades, and with the Project Engineer and Project Architect; and is responsible for assembling complete and accurate plumbing bid documents which meet H.F. Lenz Company standards.

### EDUCATION

Bachelor of Science, Mechanical Engineering Technology, 2000, Point Park College

Associate in Specialized Technology 1984, Architectural Drafting and Construction with CAD Technology, Triangle Institute of Technology

### EXPERIENCE

H.F. Lenz Company 1989 – Present /  
Newport News Ship Building 1984 – 1989

### PROFESSIONAL REGISTRATION / CERTIFICATION

Certified in Plumbing Design, ASPE

### PROJECT EXPERIENCE

#### Pennsylvania State Capitol – Harrisburg, Pennsylvania

- › Plumbing Designer for renovating all of the restrooms and replacing all of the plumbing systems in the 600,000 sq. ft. Pennsylvania State Capitol building

#### Letterkenny Army Depot – Chambersburg, Pennsylvania

- › Plumbing/Fire Protection design for conversion of an existing secure room into a 4,000 sq.ft. Sensitive Compartmented Information Facility (SCIF) that houses office space, IT café, conference room and a communications room

#### U.S. Army Reserve Center – Grantsville, Maryland

- › Plumbing and fire protection design for a new 15,300 sq.ft. training building with classrooms, assembly hall, library, Comsec training area, and weaponeer room, and a 2,400 sq.ft. organizational maintenance shop

#### U.S. Army Reserve Aviation Facility – Johnstown, Pennsylvania

- › Fire protection system design for a new 120,000 sq.ft. multi-building reserve center with new training building including assembly hall, classrooms, administrative areas, dining facilities, and arms vault, and a new hangar facility

#### U.S. Army Reserve Center – Beckley, West Virginia

- › Plumbing and fire protection design for a new 300-member Reserve Center with training building and organizational maintenance shop

#### Pennsylvania National Guard Facility – Johnstown, Pennsylvania

- › Plumbing and fire protection design for a new 300-member Reserve Center with training building and organizational maintenance shop



**TRACI L. YATES**  
**President / Owner**

Ms. Traci L. Yates has over 25 years' experience successfully working for commercial general contractors within the Pittsburgh region as well as employed with an architectural, engineering and construction firm located in Pittsburgh, PA. Actively involved in all aspects of a construction project from pre-construction services through the final punch list, Ms. Yates makes customer satisfaction a priority. She has worked with clients from small tenant fit-outs to class A corporate headquarters with project values up to \$65 million.



Established in 2011 by Traci Yates, **T Construction & Consulting Services** provides general construction and consulting services in the commercial, institutional, retail, restaurant, and government markets. A 100% owned and operated Women Business Enterprise (WBE) Company.

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**PROJECT HIGHLIGHTS**

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**North Way Christian Community** – 27,000 Sq. Ft. building conversion from previous Kmart into new religious facility. Project consist of complete demolition and renovation of all new interior and MEP systems. Original Conceptual Budget compared to Final Contract Value came in under budget by 8%. Rochester, PA \$1,100,000

**Johnson's Pharmaceutical** – 20,000 Sq. Ft. building conversion from previous elementary school into new pharmaceutical distribution center and office headquarters facility, West Mifflin, PA \$1,500,000

**AB Mac Properties** – 3 Story renovation of a historical building that experienced a divesting fire in 1961; the exterior damage was later covered with structural steel and glass panels. In 2016, T Construction restore the original exterior brick and reconstruction the interior into loft apartments, Greensburg, PA \$550,000

**Duquesne University** – School of Law moot courtroom and lecture hall renovation, included removing and enlarging exterior windows, tiered lecture seating, new partition wall system and support, custom wood partition closet, modifications to juror's box, court reporter and witness stands, and all new finishes, Pittsburgh, PA \$375,000

**Rally House** – New retail store of Sporting Apparel and Merchandise, three build outs completed in 2016, Streets of Cranberry, The Waterfront (Homestead) and North Shore (Pittsburgh). All very aggressive schedules, North Shore was raw space with new concrete slab, all new utilities and finishes completed in 6 weeks. Project values range from \$100,000 to \$400,000

**Ayco, a Goldman Sachs Company** – 14,500 Sq. Ft. Class A office renovation, completed while occupied in two phases, 2<sup>nd</sup> shift work with background clearances, Southpointe, Canonsburg, PA \$350,000

**Rice Energy** – 16,500 Sq. Ft. Class A office build-out, Southpointe, Canonsburg, PA \$700,000

**AT&T Stores** – 2,000 to 4,000 sq. ft. new retail store build-outs for eight (8) locations through-out Pittsburgh Region. \$75,000 to \$150,000

**CONSOL Energy** – 325,000 sq. ft. Corporate Headquarters, Southpointe II, Canonsburg, PA \$65 million  
Including Fairmont Supply – 75,000 sq. ft. Office Building

**Jones Day** – Class A Interior Build-Out, Pittsburgh, PA

**ABB, Inc.** – 125,000 sq. ft. office, production and assembly facility, Mt. Pleasant, PA \$7.5 million

**Medrad, Inc.** – Renovation / expansion to new facility and 35 various projects to reconfigure remaining departments at existing campus, Indianola, PA

**The Rubinfoff Company** – 104,000 sq. ft. design/build flex office building, Lawrenceville, PA \$3.7 million

SECTION 4



# RELEVANT PROJECTS



## Pittsburgh City-County Public Restroom Renovations

City of Pittsburgh, Department of Public Works (DPW), Bureau of Facilities contracted RWA to design renovations to 22 public restroom facilities within the City of Pittsburgh City-County Office Building located in downtown Pittsburgh.

The existing building is a 12-story Beaux Arts style building that was constructed between 1915-1917. The existing public restrooms located in the Basement and on the 1st, mezzanine, 2nd, 3rd, 4th, 5th, 6th, and 9th floors were outdated aesthetically and functionally needed to be brought up to code. The work included completely gutting each restroom and installing new wall, floor, and ceiling finishes. All plumbing piping, and fixtures were replaced; all light fixtures, electrical distribution and devices were replaced; and new HVAC and ventilation was installed. Plumbing and lighting fixtures were design for water conservation and energy efficiency respectively.

The restrooms were designed to be code compliant, to meet current ADA guidelines, and the 1st floor public restrooms were converted into Gender Inclusive restrooms based on a new initiative developed by the City.

Date: 2020

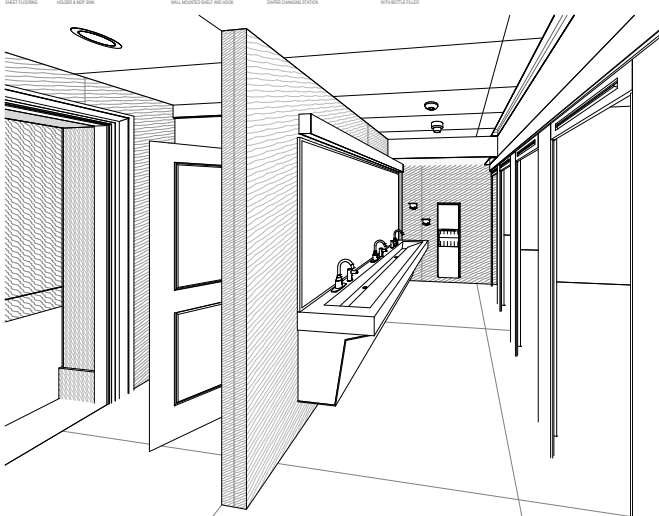
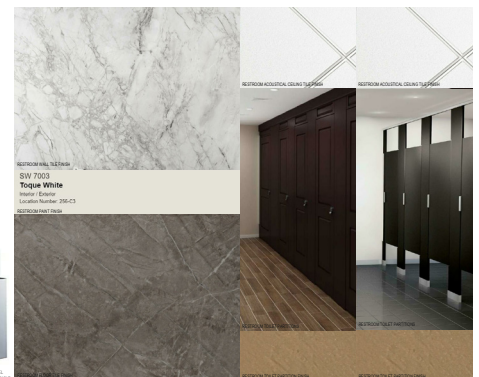
Contact: Ms. Calli Baker, DPW Senior Project Manager, Phone: 412.255.2604  
E-mail: calli.baker@pittsburghpa.gov

Mr. Nikita Beniaminov, Project Manager, DPW Project Manager,  
Phone: 412.255.0761, E-mail: nikita.beniaminov@pittsburghpa.gov

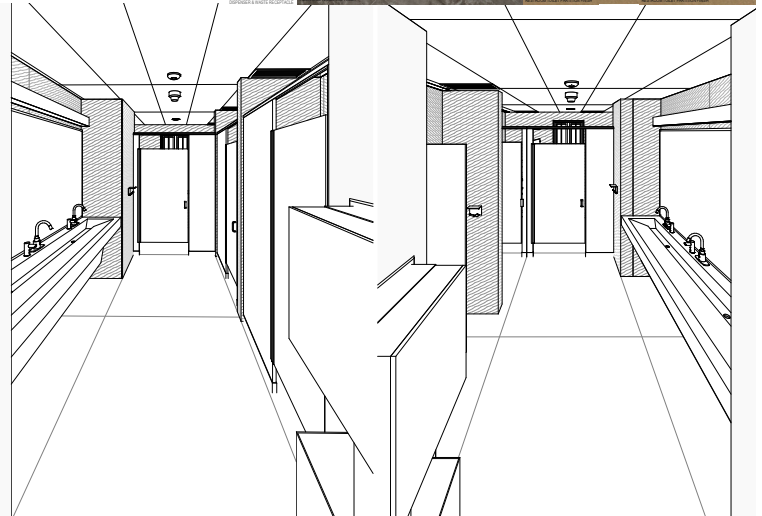
Existing Conditions



New Design



Gender Inclusive Restrooms



Men's & Women's Restrooms

# RELEVANT PROJECTS



## Pittsburgh Historical Landmark Chancellor's Residence Interior Renovations

The Chancellor's residence, a Colonial Revival structure designed and built by Peabody & Stearns in 1896, serves as the home of the University of Pittsburgh's Chancellor and serves as a public venue for University events. The project design scope included the restoration of all of the interior public and private spaces, and the design and modernization of the existing kitchen and public and private restrooms. It's rehabilitation required design sensitivity in the design and the selection of the materials while updating the building's systems and integrating modern amenities.

Date: Multiple Phases - 2016, 2017, 2020

Contact:

Mr. Owen Cooks, AVC; Phone: 412.624.9500; E-mail: owenjcooks@pitt.edu





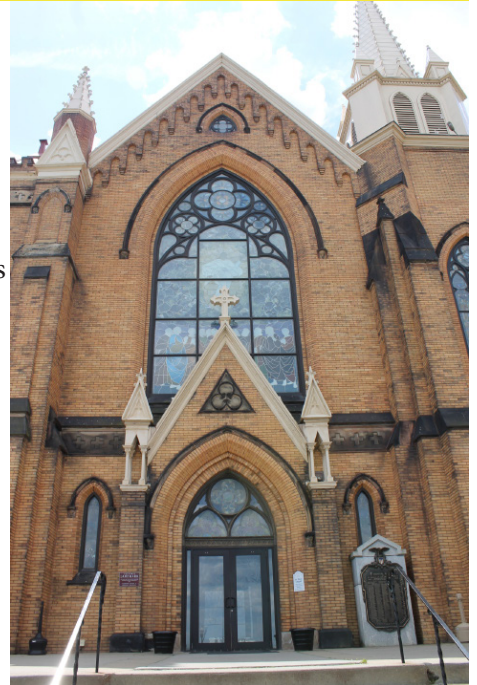
# RELEVANT PROJECTS

## Pittsburgh Historic Landmark Saint Mary of the Mount Restroom Renovations

St. Mary of the Mount, built in 1896, is a Roman Catholic parish located on Grandview Avenue in Pittsburgh PA. The existing facility contained only one restroom on the main floor level to serve the entire congregation. The project design scope included the creation of two new ADA accessible single-use restrooms and drinking fountains off of the narthex and nave. Due to its spatial constraints and its massive walls, this Gothic architectural structure introduced many design and construction challenges. It's rehabilitation required design sensitivity in the selection of the finish materials to respect the integrity of the original architecture while integrating modernized building systems and amenities.

Date: 2016

Contact: Mr. John Walluk, Phone: 412.849.5657, E-mail: [jnwalluk@yahoo.com](mailto:jnwalluk@yahoo.com)

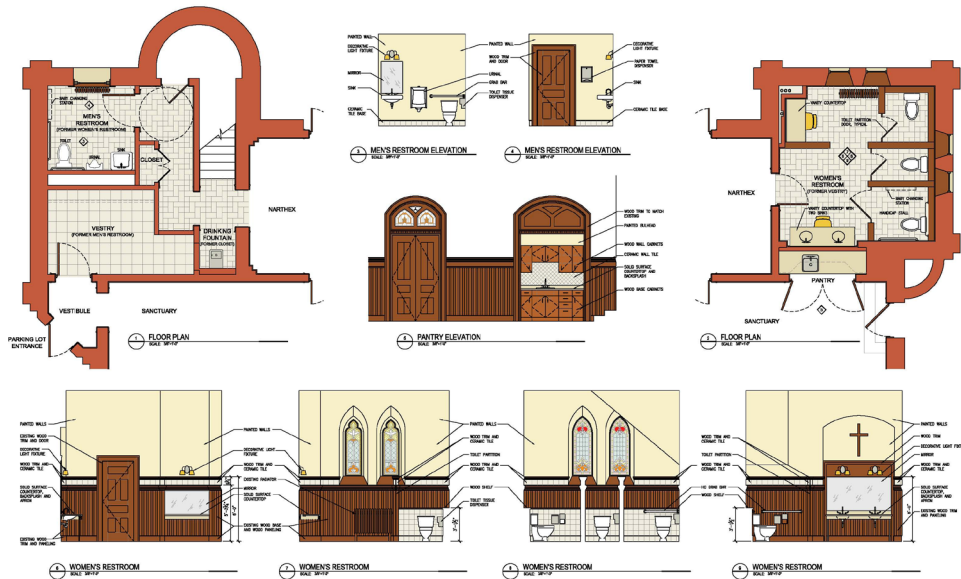


# RELEVANT PROJECTS

## Pittsburgh Historic Landmark St. Benedict the Moor Church Restroom Renovations

St. Benedict the Moor Church, built in 1894, is a Roman Catholic parish located on Freedom Corner in the Hill District of Pittsburgh PA. Design Services included the schematic design of the interior renovations and ADA upgrades for a new bridal suite, multi-stall and single -use restroom.

Contact: Reverend Carmen D'Amico; Email: [cdamicodiopitt.org](mailto:cdamicodiopitt.org)



## Other Notable Restroom Renovations:

### UPG Greensburg Campus' Student Center Schematic Design of Interior Renovations

Design scope included the finish upgrades of the building's interior aesthetics within the Greensburg campus' Student Center. Project included the design of new terrazzo flooring, new wall finishes within the public corridors and dining area, and the modernization of the interior finishes and ADA upgrades of the facility's restrooms, locker rooms, and shower rooms.

### UPITT Litchfield Tower Public Restroom Renovations

Design scope included the renovations of two multi-stall restrooms and single-use restrooms to provide handicap accessibility and modernize to the interior finishes within an existing student dining hall facility.

### UPITT Craig Hall Public Restroom Renovations

Design scope included the interior renovations and ADA upgrades to 1st, 2nd, 3rd, 5th floor multi-stall restrooms within an existing University of Pittsburgh owned 5-story office facility building. Interior Finish Building Standards were developed.

### UPITT Mervis Hall Public Restroom Renovations

Design scope included interior renovations and ADA upgrades to the 2nd and 3rd floor multi-stall restrooms within an existing University of Pittsburgh classroom





# RELEVANT PROJECTS

## Saint Mary of the Mount New Parish Center

RWA is in the process of designing a new Parish Center for St. Mary of the Mount located on Mount Washington. The project consists of a two-story 17,000 GSF building over a two-level parking deck that holds up to 70 vehicles. The building will be located along Grandview Avenue with great views of the City of Pittsburgh. The first floor houses large and small meeting rooms, 3 classrooms for religious instruction, an entrance lobby with lounge space for the hearing impaired, a kitchenette for social gatherings, and multi-stall public restrooms and miscellaneous support spaces. The second floor houses a 5,000 sf multi-purpose room with vaulted ceilings, a full commercial kitchen, restrooms and support spaces. The second floor also has an outdoor balcony that looks over the city skyline. The building is intended to serve the Parish and community for daily functions such as meetings and training and serve for social events such as fish fry's and weddings. A key component of the Parish Center is the proposed "Love Your Neighbor" Plaza at the front of the building, along Grandview Avenue. The Plaza will consist of statuary and seating and will be a place where people can visit and reflect.

Date: 2017 to Present; Construction Estimate: \$6,400,000 million





# RELEVANT PROJECTS



## Pennsylvania Army National Guard Readiness Center 876th Brigade Engineer Battalion, Hiller, PA

The project includes the renovations of an existing 1-story, 14,164 sf Readiness Center and an existing 1-story freestanding 2,568 sf Vehicle Maintenance Training facility, along with various site upgrades. The scope of work includes the rehabilitation of the shell of the building, the modification of the facility interiors to meet latest Unit programmatic requirements and the latest ADA building code requirements. In addition, HVAC, plumbing and electrical lighting systems upgrades, energy conservation improvements, various anti-terrorism force protection upgrades, Personal Operated Vehicle (POV) Parking / Military Equipment Parking (MEP) renovations, a new 750 sf concrete pad for military track vehicle turning/parking are included. A potential new 4,000 sf vehicle maintenance facility will be included if feasible.

## 911th Airlift Wing, Facility Design Improvements, Pittsburgh, PA

At a previous firm, Mr. Williams has served as the project manager responsible for the design, documentation and financial oversight of separate Delivery Orders for various additions and renovations to facilities on the Air Force Reserve Base. He was point of contact with the 911th Contracting Officer and CE department. He was responsible for coordination with small business subcontractors and budget adherence. Task orders include the following:

- **911th Airlift Wing, Pittsburgh, PA Facility Renovations JLSS 11-0013 A/B Convert Dining Hall to CAC B213-NAF/ Renovate Dining Hall B213**

Project included the relocation of administrative office spaces and the renovation and repair of the 20,700 square foot dining hall in building 213. This task order encompassed selective demolition and modifications of interior spaces, restrooms, storage space, HVAC, fire protection, plumbing, and electrical systems.

At the upper level an open bar /seating/CAC (Community Activity Center) Area was created adjacent to the dining hall, along with new storage room and restroom facilities. At the lower level seven new administrative offices were created. The existing training room was relocated into the existing Lounge Area on the same level with few modifications. The seven new offices received new windows which required modifications to the exterior facade.

- **911th Airlift Wing, Pittsburgh, PA JLSS 13-0017 Repair Administration Building, B218**

Project included renovations to re-purpose the existing 2-½ story wood structure building to meet new needs. The new floor layout provides an open office area with limited enclosed office space, new toilet rooms, updated training area, increased storage space, break rooms, a biological lab for environmental testing, a broad-casting room and photo studio, HG (Honor Guard) armory, and weapons cleaning area. The layout was constructed using new stud walls, doors, wall board, fixtures, casework and related



# RELEVANT PROJECTS

finishes. As a part of this scope, new window openings were created in the facade to coincide with the new layout. This project included extensive interior design components and the completion of both an FF&E manual and an SID manual.

- **911th Airlift Wing, Pittsburgh, PA**  
**JLSS 11-0017 Convert Floor to OSI Use, Construct Outdoor Staging Area Aerial Port, and Demolish AFOSI**

The project included modifying/renovating vacant office space in B208 into a space suitable for the OSI personnel. The building was an existing 2-½ story wood structure building containing one double loaded corridor on each floor. The project consisted of reconfiguring half of the 1st floor to provide appropriate functionality for the OSI mission. The existing floor layout was modified to provide the following spaces:

- Visitor's waiting and reception area
- Reserve Agent office
- Weapons and evidence Storage
- SIPRNET communications capability
- Interview Room, observation room, secure conference room, and agent offices.

The areas that contain sensitive information (including Weapons Storage and Evidence Storage) include a layer of expandable metal mesh on one side of the stud partition for security. The project also included replacing existing finishes and replacing the existing windows with blast resistant windows. The single existing restroom was converted into two separate restrooms for men and women.

The second project included adding paving at the location of the demolished building for staging equipment and adding an open canopy structure to protect some of the equipment. The area vacated by the demolition of AFOSI, B127 was re-purposed as a staging area for outdoor equipment. The project involved topographic surveying; civil design of a 14,000 SF asphalt lot, constructing a chain link fence to segregate the area, providing an automatic sliding gate for controlled access and force protection, and providing additional storm water management with underground detention piping. The project also includes designing a new 5,000 SF metal canopy structure to cover large equipment vehicles.

- **911th Airlift Wing, Pittsburgh, Pennsylvania**  
**JLSS 12-0010 Renovate Command Post, B418**

The project included the renovation of the command center consisting of approximately 2,500 square feet within the large hangar building 418. This task order encompassed selective demolition of interior spaces, new restrooms and storage space, HVAC, fire protection, plumbing, and electrical system modifications.

The project involved interior renovations to accommodate the command post (CP), an emergency operations center (EOC), an installation command center (ICC), a Communications/SIPRNET Room, one Vestibule Area,

## **At 911th Airlift Wing projects included:**

- **Armory**
- **Weapons Cleaning Area**
- **Weapons and evidence Storage**
- **SIPRNET communications capability**

# RELEVANT PROJECTS

NCOIC office, break room, unisex toilet room, and storage room. The ICC is centrally located between the EOC and CP (the central hub for all monitoring equipment). An existing command console and 6" high raised floor platform will be relocated to a permanent "alternate back-up" facility. The new space features updated workstations and equipment. The ICC has two large interior laminated glass windows placed across from each other to allow for visual communication between the EOC and CP areas and allows the commander and personnel to maintain visual contact with the adjacent spaces. The perimeter walls of the entire space and the entrapment area are hardened.

## Additional 911th Projects:

- JLSS 13-0002 Demolish AFOSI, Building B127
- JLSS - Fire Suppression Renovation
- JLSS 12-0010 Renovate Command Post, Building B418
- DZAQ 14-0002 Conduct Upgrade, Noise, and Ventilation Study, Small Arms Range, Building B701
- JLSS 12-001B Construct Munitions Maintenance & Inspection Facility
- JLSS 97-0002 Survival Equipment, Building B408
- JLSS 97-0003 NDI Shop, Building B409
- JLSS 03-0023 Communications, Building B405
- JLSS 03-0031 POL Access Routes
- JLSS 04-0002 AGE Shop, Building B420
- JLSS 06-0008 Skylight, Building B125
- JLSS 07-0020 Dining, Building B213
- JLSS 07-0021 Visitors Quarters, Building B209
- JLSS 07-0024 Visitors Quarters, Building B219
- JLSS 09-0008 MXS Storage, Building B415
- JLSS 09-0011 Operations, Building B419
- JLSS 10-7040 Base Supply, Building B312
- JLSS 11-0002 Security, Building B221

**911th Airlift Wing  
projects were  
designed to meet UFC  
requirements.**

# RELEVANT EXPERIENCE



## DEPARTMENT OF DEFENSE (DOD) FACILITIES

### DEPARTMENT OF GENERAL SERVICES

- Pennsylvania Army National Guard Readiness Center  
876th Brigade Engineer Battalion, Hiller, PA

### 911TH AIRLIFT WING, PITTSBURGH, PA

- JLSS 11-0013 A/B Convert Dining Hall to CAC B213-NAF and Renovate Dining Hall B213
- JLSS 13-0017 Repair Administration Building, B218
- JLSS 11-0017 Convert Floor to OSI Use, Construct Outdoor Staging Area Aerial Port, and Demolish AFOSI
- JLSS 12-0010 Renovate Command Post, Building B418
- JLSS 13-0002 Demolish AFOSI, Building B127
- JLSS - Fire Suppression Renovation
- DZAQ 14-0002 Conduct Upgrade, Noise, and Ventilation Study, Small Arms Range, Building B701
- JLSS 12-001B Construct Munitions Maintenance & Inspection Facility
- JLSS 97-0002 Survival Equipment, Building B408
- JLSS 97-0003 NDI Shop, Building B409
- JLSS 03-0023 Communications, Building B405
- JLSS 03-0031 POL Access Routes
- JLSS 04-0002 AGE Shop, Building B420
- JLSS 06-0008 Skylight, Building B125
- JLSS 07-0020 Dining, Building B213
- JLSS 07-0021 Visitors Quarters, Building B209 and
- JLSS 07-0024 Visitors Quarters, Building B219
- JLSS 09-0008 MXS Storage, Building B415
- JLSS 09-0011 Operations, Building B419
- JLSS 10-7040 Base Supply, Building B312
- JLSS 11-0002 Security, Building B221

### U.S. ARMY CORPS OF ENGINEERS, BALTIMORE

- Army Reserve Aviation Facility, Johnstown, PA
- Army Reserve Center, Beckley, WV
- Army Reserve Center, Morgantown, WV
- Army Reserve Center, Wheeling, WV
- Army Reserve Center, Rainelle, WV
- Army Reserve Center, Weirton, WV
- Army Reserve Center, Brownsville, PA

- Army Reserve Center, Johnstown, PA
- Army Reserve Center, Kingwood, WV
- Army Reserve Center, Grantsville, WV
- Army Reserve Center, Elkins, WV
- Morlock Army Reserve Center, Pittsburgh, PA
- Copely Army Reserve Center, Oil City, PA
- Steele Army Reserve Center, Pittsburgh, PA
- Camp Dawson. Kingwood, WV
- Letterkenny Army Depot, Chambersburg, PA
- Fort Richie Fort Ritchie, MD
- Ammunition Plant. Scranton, PA
- 911 Airlift Wing, Greater Pittsburgh International Airport, Pittsburgh, Pa

### U.S. ARMY CORPS OF ENGINEERS, NORFOLK

- Walter Reed Army Medical Center Washington, D.c.

### U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA

- Philadelphia, Pa

### PA DEPARTMENT OF MILITARY AFFAIRS

- Ford City Armory, Ford City, PA

### NAVAL FACILITIES ENGINEERING COMMAND (NAVFAC), NORTHERN DIVISION

- Naval Air Station, Lakehurst, NJ
- Naval Ship Parts Control Center, Mechanicsburg, PA

### NAVAL FACILITIES ENGINEERING COMMAND (NAVFAC), CHESAPEAKE & ATLANTIC DIVISION

- Naval Research Laboratory, Washington, DC
- Oceana Naval Station, Virginia Beach, VA

### NAVAL FACILITIES ENGINEERING COMMAND (NAVFAC), SOUTHEAST DIVISION

- P-8A Integrated Simulation/Training Center  
Jacksonville, FL

### DEPARTMENT OF GENERAL SERVICES

- Pennsylvania National Guard, Johnstown, PA
- Pennsylvania Army National Guard, 128Th Brigade Support Battalion
- Pennsylvania Army National Guard, 107Th Field Artillery Battalion





## Pennsylvania Army National Guard

*New Castle, Pennsylvania*

### NEW CASTLE READINESS CENTER REHABILITATION

The New Castle Readiness Center consisted of two, two-story wings of the building with a one-story Maintenance Shop/Drill Hall which connects the two. The building is masonry type construction with stone, brick, and concrete block. Outside supporting facilities include military and privately-owned vehicle parking, fencing, sidewalks, access roads, and storage buildings as well as a vehicle maintenance facility.

This project was focused on the Readiness Center or the main building. The size of the existing facility was approximately 23,000 sq. ft. The facility houses approximately 120 soldiers from the 107th Field Artillery Battalion for the Pennsylvania Army National Guard. The original building was constructed in 1938 and housed the Calvary Units, which included administrative offices, stables, and a riding hall, which is now the Drill Hall.

The rehabilitation scope of work included:

- › The plumbing scope of work includes replacing water heaters, providing a new domestic water service and piping, updating the sanitary sewer and vent piping, modifying the natural gas service and piping to accommodate the increased loads, **renovations to the toilet rooms and shower rooms throughout the building**, and providing new roof drains.
- › Electrical upgrades consisting of new electrical service, new distribution equipment and panelboards throughout. New lighting and receptacle layouts are also included as part of the renovation. Fire alarm system and emergency lighting will be updated throughout the building, and a connection for a future generator will be incorporated into the design.
- › HVAC renovations include replacement of the steam heating system with hot water, adding air conditioning to the Administration Wing, Rear Wing, and the existing classroom which is part of the Drill Hall, **toilet room and locker room exhaust upgrades**, and a kitchen exhaust and make-up air system.

Construction on the \$2,511,000 was completed in 2018.





## Letterkenny Army Depot

Chambersburg, Pennsylvania

### RESTROOM / LOCKER ROOM RENOVATIONS

Completed as a task order under an Architect-Engineer Indefinite Delivery Contract, H.F. Lenz Company provided the multi-discipline design services for the renovation and upgrades to locker rooms and restrooms in Buildings 320, 350, & 370.

One of the project goals was to strengthen environmental and energy management by reducing energy and water consumption and reducing toxic or hazardous chemical usage. All work was done in compliance with ADA and ABA requirements as well as with all other building codes.

#### The Scope of Work included:

- › Reconfiguration of toilet stalls and urinal stalls to comply with ADA Standards
- › New wall-hung ADA compliant vanities with lavatory
- › Replace recessed light fixtures with LED fixtures
- › Install new flooring
- › Replace exhaust fans with new energy efficient exhaust fans
- › New electric heaters with self-contained thermostats
- › New ADA compliant shower compartments in some restrooms
- › New floor drains with inline floor drain trap sealers
- › New fiberglass reinforced panels (FRP) wall covering
- › New water heaters in new storage closets
- › Provide required bathroom accessories (paper towel and soap dispensers, trash receptacles, room deodorizers, etc.)

The project was phased to allow for half of the restrooms to remain operational during construction to support the building's occupants.





## Pennsylvania Army National Guard

Pittsburgh, Pennsylvania

### CRANE READINESS CENTER REHABILITATION

H.F. Lenz Company provided the mechanical, electrical, plumbing, fire protection, communications and civil engineering services for the renovation of the Crane Readiness Center which houses 250 soldiers of the 128th Brigade Support Battalion, PA Army National Guard.

The existing facility was a 26,700 sq.ft., two-story Reserve Center of permanent masonry type construction, brick and concrete block units with concrete floors, and a built-up or membrane roof system. The scope of work for the project included:

- › HVAC & electrical system evaluation and improvements
- › **Restroom rehabilitation/installation of low-flow fixtures**
- › **American with Disabilities Act compliance upgrades**
- › **Code compliance upgrades**
- › Bituminous pavement demolition/replacement/expansion
- › Chain-link fencing and gates
- › Exterior lighting
- › Antiterrorism/force protection requirements around the perimeter of the property
- › Masonry re-pointing
- › Emergency generator supporting up to 35% of facility's load requirements
- › Construction of a 3,000 to 5,000 sq.ft. heated storage building equipped with supply caging
- › Parking lot lighting
- › Roof replacement
- › Elevator installation

Several rooms were remodeled for new programming needs to include architectural, electrical, IT and HVAC improvements.

This facility also houses a weapons vault which will be equipped with an electronic Entrance Security System (ESS).

Construction on the \$2,200,000 was completed in 2015.



## Pennsylvania State Capitol Complex

Harrisburg, Pennsylvania

### RESTROOM & PLUMBING SYSTEM RENOVATIONS

H.F. Lenz Company was the Prime Consultant for this project that involved **renovating all of the restrooms and replacing all of the plumbing systems** in the 600,000 sq. ft. Pennsylvania State Capitol building.

The project was phased with the work being completed one floor at a time. All adjacent areas were fully occupied during the renovations. The project was completed in coordination with other projects including life safety upgrades and HVAC system replacement.

#### Project features included:

- › The **restroom renovations** included restoring many of the toilet rooms historically and designing the toilet rooms to meet ADA Accessibility Guidelines
- › A second water service to the building was provided for redundancy
- › Two new duplex domestic water booster pumping packages installed in the sub-basement
- › New domestic cold water distribution system
- › Domestic hot water supplied by new high and low zone steam-fired domestic water heaters
- › New domestic hot water recirculation pumps
- › New plumbing fixtures are commercial grade wall-hung vitreous china water closets, urinals, and lavatories
- › A new drinking water system supplied by a new chiller located in the sub-basement

#### Other components of the project included the following:

- Repairing plazas
- Restoration of historic exterior lighting
- Prevention of water damage by installing moisture sensors and drip pans
- Replacement of steam piping

**Construction Cost:**           **\$7,500,000**

SECTION 5

## WHY RWA?

### OUR TEAM

RWA has compiled an extremely experience team of experts, with proven track records, to execute this important project. Our team comprised of RWA, H.F. Lenz, and T-Construction & Consulting have the capability to provide the required design and estimating services needed to achieve a successful project. The RWA principals have extensive experience. They have a successful background in working with various clients on a multitude of project types including DOD, and government facilities. The RWA principals have worked on on-call and IDIQ projects for the USAF, Army Corp, US Coast Guard, DOE, City of Pittsburgh DPW, Allegheny County DPW, Pittsburgh International Airport, the Port Authority of Allegheny County, and PennDOT. H.F. Lenz has extensive Army Corp and DOD experience and will provide structural, MEP, and Fire Protection design. T-Construction is extremely experienced at providing cost estimating within the region and has received notable awards for their accomplishments. They keep abreast of the construction climate and update their database regularly. RWA has worked on over a dozen projects with these firms and has a great working relationship with each firm because we all share the same goals of client satisfaction and design excellence.

### THE A-TEAM

Unlike other firms, the RWA Team's principals are fully engaged in the project from start to finish. This provides the State and the WV Army National Guard the highest quality expertise and service throughout the project.

### COMMITMENT TO QUALITY EXECUTION

RWA implements a proven project management methodology that is based on key guiding principles:

- Open and effective communication with client and team members
- Client-based collaboration throughout the entire process
- Comprehensive understanding of project goals and requirements
- Quality assurance / quality control of all deliverables
- Meeting critical project objectives and project schedule milestones

RWA believes a project's success is based on exceeding our clients' expectations. RWA is dedicated in partnering with the State of WV and the WV Army National Guard on this project to deliver a high quality finish product.





# PROJECT APPROACH

## Williamstown AASF-1 Shower-Restroom Renovations

The RWA Team understands that the WV Army National Guard is interested in a full renovation of the Army National Guard's (WVARNG) shower and restroom areas within the existing flight facility located at the Army Aviation Support Facility #1 (AASF1) near Williamstown, WV.

All existing showers and restrooms are outdated and need to be brought up to current building code and ADA compliance. All plumbing & light fixtures need to be updated for both water conservation and energy efficiency, and proper ventilation needs to be installed.

The Team understands that the project will be submitted at 35%, 65%, 95% and 100%. Cost estimates are to be revised with each submission. The Team will also provide construction bid services.

### GOALS AND OBJECTIVES:

Goals of the design would be to enhance the internal operations of the building, to use durable and quality materials, and to create code-compliant, clean, healthy, and safe spaces that meet Army National Guard criteria.

### PROPOSED PROJECT SCOPE

#### Architectural

- Develop floor plan layouts.
- Develop interior elevations.
- Design facility shower areas, restrooms, and fixtures in accordance with the Americans with Disabilities Act (ADA).
- Provide finishes that are aesthetic, durable, and sustainable.

#### HVAC

- Provide ventilation systems per ASHRAE standards and International Building Codes (IBC).
- Provide exhaust for the restrooms and showers.

#### Plumbing

- Design restrooms and fixtures in accordance with the International Plumbing Code and UFC criteria.
- Provide drinking fountains to meet the International Plumbing Code.

- Design the domestic water heating system, circulating pumps, piping, and insulation.
- Design sanitary, vent, hot and cold-water piping systems within the restrooms.

#### Electrical/Data/Fire Alarm

- Provide receptacles throughout the restrooms.
- Provide electrical distribution as necessary.
- Provide LED lighting to meet IBC and NEC requirements.
- Provide Fire alarm system as required by code.

## PROJECT APPROACH

This section of the proposal represents the Team's methodology and approach. The proposed scope of work is structured as follows:

- Project Management & Design

**Unlike larger firms, RWA's principals will have daily responsibilities on the project.**

**Mrs. Rios-Williams (president) will function as the PM and Mr. Williams (Vice-President) who is a Certified Project Management Professional will function as the assistant PM and lead architect on the project. This level of experience and expertise will help drive a successful outcome.**

#### Management

- Facility condition assessment
- 35% Design
- 65% Design
- 95% Design
- 100% Design
- Bidding

### PROJECT MANAGEMENT & DESIGN MANAGEMENT

Lizette Rios-Williams will serve as the project manager for RWA. Mrs. Rios-Williams offers more than 26 years of design and project management experience. She has served as project manager on facility projects for Public and Private clients throughout Pennsylvania.

RWA is qualified to provide the WV Army National Guard a superior level of service and expertise as Mrs.

# PROJECT APPROACH

Rios-Williams will be responsible for managing the design efforts of the project, including establishing an effective project management plan, maintaining quality assurance/quality control, maintaining the project scope, schedule, and budget, and coordinating overall project communications and controls. Unlike with larger firms Ms. Rios-Williams, Principal-In-Charge, will be directly involved with day to day management and design on the project. Therefore, the project will receive a high level of expertise on a day to day basis.

The RWA Team will develop a Project Management Plan (PMP) that will define and describe our Team's management approach and the overall plan for managing the project. Typically, the flow of the project management process begins with initiation, followed by planning, executing, monitoring and controlling, and finishes with the project closing.

The RWA Team will develop and maintain a Quality Assurance/Quality Control (QA/QC) Plan for the project. Formalized QA/QC reviews will be conducted at the SD, DD, and CD milestones of the project.

## FACILITY CONDITION ASSESSMENT

RWA will begin the process with a detailed assessment of the existing conditions of the restrooms and showers and infrastructure. This process will provide the WV Army National Guard and the design team a better understanding of the facility which will help prioritize building investment.

The process will be as follows:

- Gather existing data on the facility
- Perform an on-site walk through and interviews with staff to understand the conditions and challenges of working in the facility.
- Compile the data and write a report.
- Report the findings of the building's deficiencies and/or infrastructure issues that need to be addressed and establish a path for the next steps.

Working closely with the Army National Guard, we intend to deliver the best solution for the available funds and the long-term use of the facility.

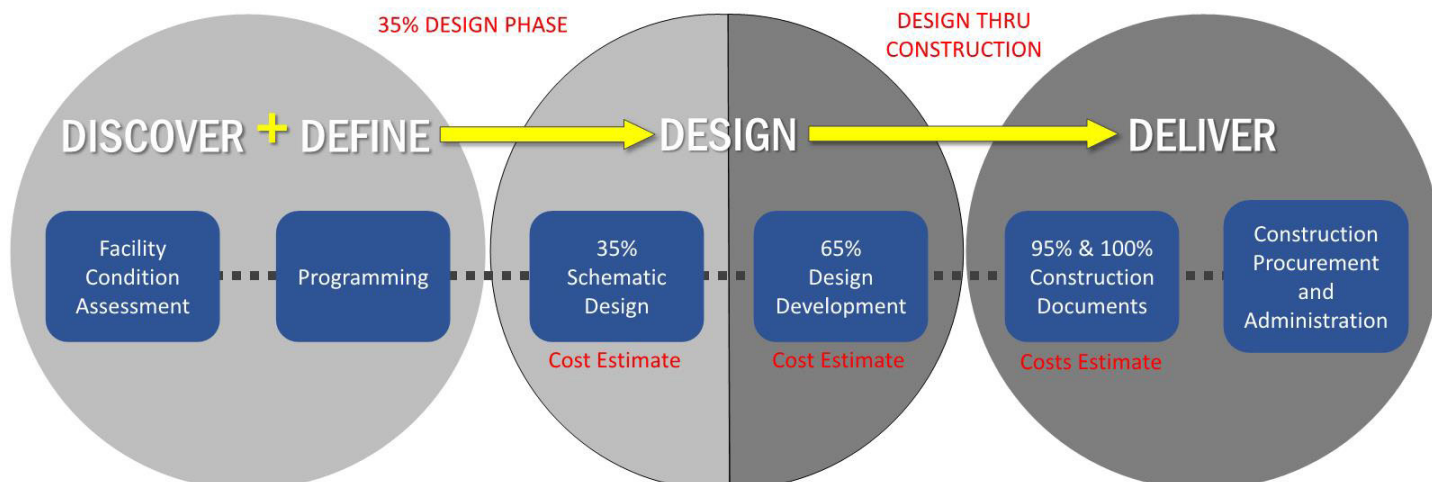
## PROJECT MANAGER

***Mrs. Rios-Williams brings more than 26 years of architectural and project management experience to WV Army National Guard. She consulted as a project manager for over 12 years. She brings a unique experience to the project with her incite regarding managing complex projects for quasi governmental agencies.***

## NEEDS ANALYSIS AND PRIORITIZATION

### PROGRAM VALIDATION

RWA proposes to begin the design process by verifying the existing conditions of the shower and restrooms areas and its utilities. After documenting the existing conditions,



# PROJECT APPROACH



RWA plans to confirm the shared vision for the proposed facility and ensure that WV Army National Guard's current and future needs can be met through the design process. We will review how the spaces will function, and the details of the daily operations, fixture count, arrangement and aesthetic desires.

A critical first step in is to validate the scope and needs for the project with the architectural and engineering disciplines to identify issues that may affect the functional design. An interactive programming session will be conducted with appropriate WV Army National Guard staff and the RWA Team discipline leads to establish the goals and constraints for the project, including space needs, critical features, circulation, system descriptions, and desired aesthetics of the areas.

The focus of this information gathering process will be to optimize all aspects of the space and to integrate functions effectively and efficiently.

With the program requirements agreed and understood, we will perform a code analysis evaluating compliance according to applicable state and local building codes and regulations.

Engineering disciplines will collect and/or perform preliminary design calculations for necessary HVAC, plumbing, fire protection, and electrical systems. These calculations will form the basis for developing systems descriptions for major building systems and equipment.

## 35% DESIGN

### SCHEMATIC BUILDING LAYOUT

The RWA Team will evaluate a variety of layout options during the schematic design phase. We will prepare a schematic level package for review by WVARNG. The schematic level development package will be reviewed with WVARNG in comparison to the criteria established during the kickoff meeting. WVARNG will have the ability to modify the criteria based on the new information being presented for use in determining the direction for the design. We utilize Revit and if needed Lumion (3D modeling and rendering software) to help our users visualize space during the schematic design phase. Deliverables include:

- Floor plans, Demo plans
- Interior elevations
- Ceiling plans
- Preliminary Finish plans / boards

Mechanical and electrical drawings will show general arrangement of equipment and location of primary utility runs.

## SUSTAINABILITY

During this review, the RWA Team will also provide input on sustainable features that can be included into the project.

These elements will only be carried forward should the Army National Guard determine that they are of value. The RWA Team has experience with sustainable building projects and can provide a clear understanding of the cost and impact to the project.

## ENERGY EFFICIENCY

During this review, the RWA Team will also provide input on high performance building systems for consideration.

## OPINION OF PROBABLE CONSTRUCTION COST

The RWA Team will develop a square-foot- based schematic level opinion of probable construction cost based on the schematic design documents.

## 65% DESIGN

It is anticipated that the 65% design will not proceed until the preliminary design is approved by the Army National Guard. Once this occurs, the team will proceed with the 65% design phase, during which, the RWA Team will further define and describe important aspects of the project in preparation for construction documents.

The RWA Team will provide the following facility design tasks:

- Update the architectural plans, sections, and elevations to incorporate Army National Guard's comments and provide additional detail showing material selections and systems.
- Provide interior finish concepts that include floor, wall, and ceiling finishes for review and approval by the Army National Guard. Finish schedules will be developed from the selected finishes.
- Evaluate mechanical calculations for capacity of systems and provide design drawings showing locations of primary mechanical equipment, ductwork mains, piping mains, and general distribution routes
- Develop electrical calculations and provide preliminary electrical power plans, lighting plans, and special systems plans, including security, phone and data.

The deliverable will be a further development of the schematic design



# PROJECT APPROACH

drawings and specifications that fix and describe the size and character of the restrooms and showers, as well as any recommended adjustments to the preliminary opinion of probable construction cost. This phase will conclude with a formal review and approval by the Army National Guard.

## SPECIFICATIONS

The RWA Team will develop a first draft of the project specifications for submission with the design development documents.

## OPINION OF PROBABLE COSTS

The RWA Team will provide an updated opinion of probable construction cost based on the design development package.

## 95% and 100% DESIGN PHASE

It is expected that the described work in this phase will not proceed until the 65% design phase is approved by the Army National Guard.

## CONSTRUCTION DOCUMENT PACKAGE

During the construction document phase, the RWA Team will prepare the drawings and specifications that set forth the requirements for construction of the project and assist the Army National Guard in preparing the necessary bidding and contractual information for construction. The construction documents will include drawings, specifications, contract forms and conditions, and bidding requirements.

We will submit the 95% package including the updated opinion of

probable cost for final review and approval. After receipt of any final comments from WVARNG the RWA team will incorporate any required changes and submit the 100% package for bidding. The RWA Team will provide an electronic version of drawings and specifications in PDF format.

Drawings and specifications will be provided for architectural, HVAC, plumbing, fire protection, and electrical work as required for project construction.

## BIDDING PHASE

The RWA Team will assist the Army National Guard in obtaining bids and preparing contracts for construction. In addition, the RWA Team will assist the National Guard during the bidding phase by providing the following services:

- Attending and assisting during the pre-bid meeting.
- Preparing addenda and errata to the bid documents.
- Developing written responses to RFI from bidders concerning the bid documents.
- Assisting the Army National Guard in the analyses of bid alternatives and substitutions that may be required.
- Assist the Army National Guard in bid evaluation.
- Assist in the review of qualifications of bidders.

## CONSTRUCTION PHASE

Administration of the construction contracts is invaluable to a quality project delivered on time. During the construction phase, the RWA Team will provide the following services:

## CHANGE ORDER REDUCTION

***We have found that using Revit during design can potentially reduce change orders during construction. This is accomplished by promoting efficient and effective design coordination with the assistance of conflict resolution tools to identify those issues. This software also provides our clients with the basis for a virtual building that can eventually serve to improve operations and maintenance for the life of the building.***



- Provide conformed contract documents, which will consist of a consolidated set of drawings and specifications updated with all addenda as may be required.
- Assist the National Guard in evaluating value engineering proposals submitted by the contractor.
- Review, comment, and approve pertinent contractor submittals and shop drawings. This will be performed in accordance with construction contract requirements and will include checking principle dimensions and conformance with contract documents and applicable standards. Mark shop drawings with comments, corrections, and/or additions, stamp, date, and sign, indicating approval or non-approval, and return within the time line established by the National Guard.
- Assist in evaluating, developing, and negotiating change orders.
- Project manager to visit the site at bi-weekly intervals appropriate to the stage of construction, conduct inspections, and recommend any changes in the work in cooperation with the National Guard.
- Provide project closeout services. In accordance with project closeout activities requirement, the RWA Team will assist in obtaining a certificate of occupancy with the appropriate entities.
- Assist the National Guard in obtaining as-built drawings and specifications for construction from the construction contractors.
- Coordinate all closeout-related activities with contractors.

**The EOI does not include Construction phase services. It is our understanding that these services will be contracted at a later date when funds are obtained.**



SECTION 6

# QUALITY CONTROL

RWA's commitment to excellent client service is evident in the way we communicate, plan, and execute our projects. The projects we deliver to our clients meet a high-quality standard. Achieving quality for our clients also demands that we exceed their expectations for excellence in service and provide them with the correct solutions. At the same time, our projects must be successful from RWA's perspective, attaining business and technical excellence to sustain a strong future. Achieving a high level of excellence requires close attention to every decision, calculation, and action—for the life of the project.

All work performed by the RWA team will be conducted using a quality management process that is a series of QA/QC checks and verifications at each phase to confirm the team is providing a well-coordinated set of documents.

***Quality assurance consists of the written procedures that drive quality.***

Specific procedures start with a kick-off meeting to make sure that everyone understands the intent, objectives, tasks, budgets, schedules, milestones, and deliverables; the kick-off meeting also identifies the individuals who are responsible for implementing each part of the work. The quality assurance procedures also require a standardized checking process, including technical and constructability reviews. For the purpose of this project, the quality assurance plan will include the document control, file management for the team, and a communications plan.

***Quality control is the system for verifying that the quality assurance procedures are actually being implemented.***

Quality control activities are the actual checking and validation of the work product at every stage of its development. These critical activities include internal quality control reviews by senior experts; they also include a rigorous cross-checking process for making sure that all comments, revisions, or corrections to any contract documents (calculations, written text, design drawings, etc.) are correctly completed. This same checking process will also be used to document actions taken for all comments made by the WV Army National Guard, or other agencies. To maintain consistency, any assigned sub-consultants will be required to comply with the RWA requirements in addition to their own established procedures.



***Quality is extremely valued amongst our team. RWA's quality control / quality assurance program provides a high level of coordination within the documents which leads to less ambiguity during bidding and construction.***

## ***Document Control:***

***RWA has a standard document control plan for each project. It involves the use of standard BIM 360 for drawing version control, as well as a set of rules for dating and labeling documents and an established filing system.***

## ***Configuration Management:***

***In every project, we have a set of project document templates, including meeting minutes and reports, to ensure all project documentation is consistent and easy to navigate.***

## SECTION 7

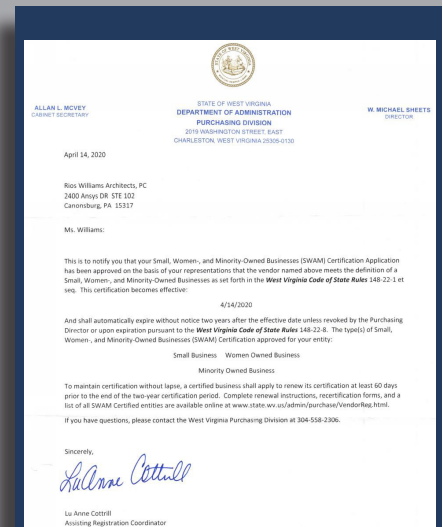
# DIVERSITY INCLUSIVITY PLAN

Rios Williams Architects, P.C. (RWA) has been certified by The State of West Virginia Department of Administration Purchasing Division as a Small Business, Woman Owned Business, and Minority Owned Business.

RWA makes an assertive effort to team with qualified experienced Small Business Enterprise consultants across all design disciplines. RWA has teamed with the following Woman Business Enterprise for this project:

- T Construction & Consulting has been certified by The Pennsylvania Unified Certification Program as a Disadvantaged Business Enterprise (DBE) Certification #10151, to participate in the program as a construction contractor, cost estimating company.

Additional services may be required for this project and RWA, as the lead firm, will consider utilizing certified Small Businesses for any of the additional anticipated tasks.



**RWA, lead firm, is certified  
as a  
Small Diverse Minority  
Woman Business**

**Our Goal for Small Diverse  
Minority and Woman  
Business  
Participation:  
  
MBE + WBE > 30%**



