

SCHAMU MACHOWSKI GRECO ARCHITECTS, INC.

1016 MORTON STREET  
BALTIMORE, MD 21201

410.685.3582 VOICE  
410.625.4790 FAX

WWW.SMGARCH.COM

SMG

ARCHITECTS

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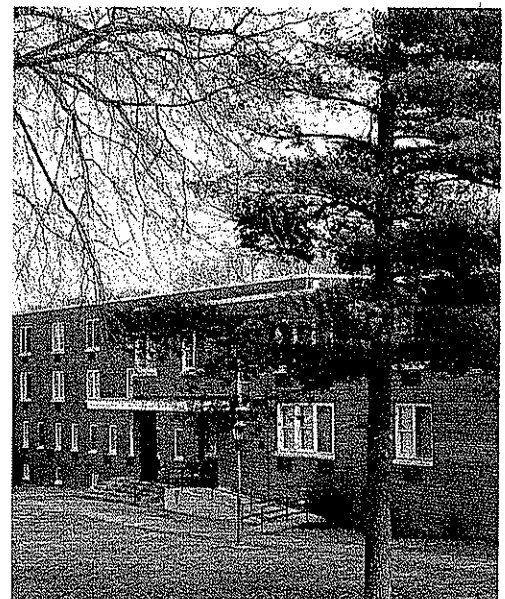
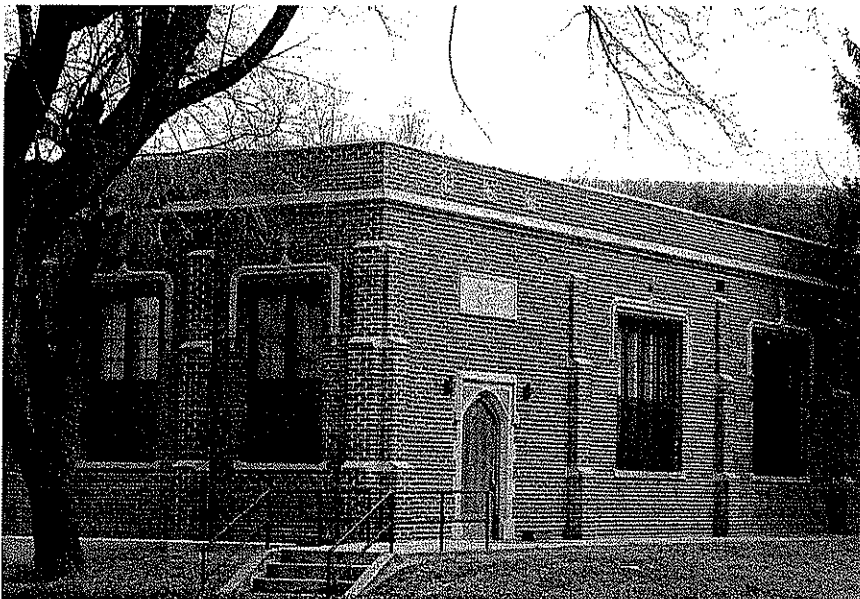
PURCHASING DIVISION  
STATE OF WV



EXPRESSION OF INTEREST  
THE WEST VIRGINIA SCHOOLS FOR  
THE DEAF AND THE BLIND

RFQ#: DBSM91057

SUBMITTAL DATE:  
APRIL 16, 2009. 1:30PM



Original

SCHAMU MACHOWSKI GRECO

April 15, 2009

Ms. Shelly Murray  
Purchasing Division  
P.O. Box 50130  
Charleston, WV 25305-0130

Re: A Building Evaluation Study on The Administration and  
Central Boiler Building at the West Virginia Schools for the  
Deaf and the Blind

Expression of Interest for Professional  
Architectural/Engineering Services  
RFQ #DBSM91057

Dear Ms. Murray

Please find attached SMG Architect's expression of interest in providing architectural and engineering services to perform in-depth evaluation studies on the Administration Building and the Central Boiler Facility on the Romney, WV campus of the West Virginia Schools for the Deaf and the Blind. SMG has provided A&E design services to WVDB since 1994 and welcomes the opportunity to continue to contribute to the preservation and development of this beautiful campus.

Please let me know if you have any questions.

Respectfully submitted,

ANTHONY J. MACHOWSKI

Anthony J. Machowski, AIA, Vice President  
Schamu Machowski Greco Architects



MARYLAND:

1016 MORTON ST

BALTIMORE, MD 21201

TEL 410.685.3582

FAX 410.625.4790

WEST VIRGINIA:

14TH & CHAPLINE ST

SUITE 505

WHEELING, WV 26003

TEL 304.233.0048

FAX 304.233.7564

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State of West Virginia  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

# Request for Quotation

RFQ NUMBER  
**DBSM91057**

PAGE  
**1**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**SHELLY MURRAY**  
**304-558-8801**

## RFQ COPY

### TYPE NAME/ADDRESS HERE

Anthony Machowski  
Schamu Machowski Greco Architects  
1016 Morton Street  
Baltimore, MD 21201

### SCHOOL FOR THE DEAF & BLIND RECEIVING DEPARTMENT

301 EAST MAIN STREET  
ROMNEY, WV  
26757-1894 304-822-4810

| DATE PRINTED | TERMS OF SALE | SHIP VIA | F.O.B. | FREIGHT TERMS |
|--------------|---------------|----------|--------|---------------|
| 04/02/2009   |               |          |        |               |

BID OPENING DATE: 04/16/2009 BID OPENING TIME 01:30PM

| LINE  | QUANTITY | UOP | CAT NO | ITEM NUMBER   | UNIT PRICE | AMOUNT |
|---|----------|-----|--------|---------------|------------|--------|
| 0001  | 1        | LS  |        | 906-00-00-001 |            |        |
| EXPRESSION OF INTEREST  |          |     |        |               |            |        |
| THE WEST VIRGINIA PURCHASING DIVISION, FOR THE AGENCY, THE WEST VIRGINIA SCHOOLS FOR THE DEAF AND BLIND, IS SOLICITING EXPRESSIONS OF INTEREST FOR PROFESSIONAL ARCHITECTURAL/ENGINEERING SERVICES FOR A BUILDING EVALUATION STUDY ON THE ADMINISTRATION BUILDING AND THE CENTRAL BOILER BUILDING PER THE ATTACHED. |          |     |        |               |            |        |
| ARCHITECT/ENGINEERING SERVICES, PROFESSIONAL  |          |     |        |               |            |        |
| CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE COMMODITIES AND/OR SERVICES SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM TO THE SPECIFICATIONS OF THE BID AND CONTRACT HEREIN.                                    |          |     |        |               |            |        |
| BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THIS CONTRACT IS AUTOMATICALLY NULL AND VOID, AND IS TERMINATED WITHOUT FURTHER ORDER.  |          |     |        |               |            |        |
| NOTICE  |          |     |        |               |            |        |
| A SIGNED BID MUST BE SUBMITTED TO:  |          |     |        |               |            |        |
| DEPARTMENT OF ADMINISTRATION<br>PURCHASING DIVISION<br>BUILDING 15  |          |     |        |               |            |        |

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

|                                       |                           |                                   |
|---------------------------------------|---------------------------|-----------------------------------|
| SIGNATURE<br><b>ANTHONY MACHOWSKI</b> | TELEPHONE<br>410.685.3582 | DATE<br>04.14.2009                |
| TITLE<br>Vice President               | FEIN<br>52-1322112        | ADDRESS CHANGES TO BE NOTED ABOVE |

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

# Request for Quotation

|            |
|------------|
| RFQ NUMBER |
| DBSM91057  |

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| PAGE |
| 2    |

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|--|
| ADDRESS CORRESPONDENCE TO ATTENTION OF |
| SHELLY MURRAY<br>304-558-8801          |

## RFQ COPY

### TYPE NAME/ADDRESS HERE

Anthony Machowski  
Schamu Machowski Greco Architects  
1016 Morton Street  
Baltimore, MD 21201

### SCHOOL FOR THE DEAF & BLIND RECEIVING DEPARTMENT

301 EAST MAIN STREET  
ROMNEY, WV  
26757-1894 304-822-4810

| DATE PRINTED | TERMS OF SALE | SHIP VIA | F.O.B. | FREIGHT TERMS |
|--------------|---------------|----------|--------|---------------|
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BID OPENING DATE: 04/16/2009 BID OPENING TIME 01:30PM

| LINE | QUANTITY | UOP | CAT NO | ITEM NUMBER  | UNIT PRICE        | AMOUNT |
|------|----------|-----|--------|--|-------------------|--------|
|      |          |     |        | 2019 WASHINGTON STREET, EAST<br>CHARLESTON, WV 25305-0130  |                   |        |
|      |          |     |        | THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF<br>THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED: |                   |        |
|      |          |     |        | SEALED BID   |                   |        |
|      |          |     |        | BUYER:   | SHELLY MURRAY     |        |
|      |          |     |        | RFQ. NO.:  | DBSM91057         |        |
|      |          |     |        | BID OPENING DATE:  | 04/16/2009        |        |
|      |          |     |        | BID OPENING TIME:  | 1:30 PM           |        |
|      |          |     |        | PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY<br>TO CONTACT YOU REGARDING YOUR BID:                |                   |        |
|      |          |     |        |  | 410.625.4790      |        |
|      |          |     |        | CONTACT PERSON (PLEASE PRINT CLEARLY):   |                   |        |
|      |          |     |        |  | Anthony Machowski |        |

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

|                   |              |                                   |
|-------------------|--------------|-----------------------------------|
| SIGNATURE         | TELEPHONE    | DATE                              |
| Anthony Machowski | 410.685.3582 | 04.14.2009                        |
| TITLE             | FAX          | ADDRESS CHANGES TO BE NOTED ABOVE |
| Vice President    | 52-1322112   |                                   |

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

STATE OF WEST VIRGINIA  
Purchasing Division**PURCHASING AFFIDAVIT****VENDOR OWING A DEBT TO THE STATE:**

*West Virginia Code* §5A-3-10a provides that: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

**PUBLIC IMPROVEMENT CONTRACTS & DRUG-FREE WORKPLACE ACT:**

If this is a solicitation for a public improvement construction contract, the vendor, by its signature below, affirms that it has a written plan for a drug-free workplace policy in compliance with Article 1D, Chapter 21 of the *West Virginia Code*. The vendor must make said affirmation with its bid submission. Further, public improvement construction contract may not be awarded to a vendor who does not have a written plan for a drug-free workplace policy in compliance with Article 1D, Chapter 21 of the *West Virginia Code* and who has not submitted that plan to the appropriate contracting authority in timely fashion. For a vendor who is a subcontractor, compliance with Section 5, Article 1D, Chapter 21 of the *West Virginia Code* may take place before their work on the public improvement is begun.

**ANTITRUST:**

In submitting a bid to any agency for the state of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will convey, sell, assign or transfer to the state of West Virginia all rights, title and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the state of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the state of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to the bidder.

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership or person or entity submitting a bid for the same materials, supplies, equipment or services and is in all respects fair and without collusion or fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

**LICENSING:**

Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, West Virginia Insurance Commission, or any other state agencies or political subdivision. Furthermore, the vendor must provide all necessary releases to obtain information to enable the Director or spending unit to verify that the vendor is licensed and in good standing with the above entities.

**CONFIDENTIALITY:**

The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in <http://www.state.wv.us/admin/purchase/privacy/noticeConfidentiality.pdf>.

Under penalty of law for false swearing (*West Virginia Code* §61-5-3), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

Vendor's Name: Anthony Machowski

Authorized Signature: ANTHONY MACHOWSKI Date: 04.14.2009

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## **Executive Summary**

SMG Architects with its team of consultants is uniquely qualified to provide building evaluation studies for the West Virginia Schools for the Deaf and the Blind's Administration Building and Central Boiler Building and we are very interested in these projects.

SMG has been providing architectural and engineering design services for restoration and repair projects at the West Virginia Schools for the Deaf and the Blind since 1995. We are familiar with the campus and the buildings and have developed a comfortable working relationship with the administration and staff. We appreciate the importance of the mission of the school and understand our role in providing the best possible services in a manner that supports the safety and well-being of the students. The campus is both peaceful and beautiful and we welcome the opportunity to support and facilitate the preservation and improvement of this wonderful facility.

The majority of SMG's projects are renovations, restorations and adaptive re-use. These projects require as a matter of procedure a complete and accurate building conditions survey and evaluation. The repair and restoration of the Administration Building and the adaptive re-use of the Central Boiler Building are representative of our typical projects. In addition SMG and team members have produced Building Evaluation Studies for open-end contract projects with the National Institute for Occupational Safety and Health and The United States Environmental Protection Agency.

Our team of consultants consists of long-established professional firms with whom we have an ongoing history of project investigation and design. These particular consultants include individuals with unusual depth of experience and in several instances we have a personal history of working together in excess of thirty years.

From the functional aspects of the building envelope, architectural features, structural system, and mechanical and electrical components to the aesthetic potential present in an existing facility we find satisfaction and excitement in the task of facilitating a buildings continued existence or a buildings rebirth. The Administration Building has wonderful historic context and bold period architectural features. To investigate existing systems and to provide guidelines for the continued preservation of this icon of the School for the Deaf and Blind which has had landmark presence in Romney for the past 140 years is a privilege of our profession. The Central Boiler Building offers an opportunity to take a striking example of a modernist campus design and create a re-use in the context of the campus but expressing a future symbolic of the heart felt work done at the school.

## **SMG Architects Firm Profile**

Schamu Machowski Greco Architects, Inc. was formed in 1982. The firm has grown to include a home office in the Mount Vernon district of Baltimore with an architectural and support staff of seven. In 1990 SMG opened a branch office of six architects and staff in Wheeling, West Virginia. The two offices are linked electronically and frequently shift resources as required to meet project deadlines. We typically develop a project utilizing specific expertise and experience from both offices from building survey and program formulation through document production and construction administration.

SMG Architects is a three-person partnership of Walter Schamu, FAIA, Anthony Machowski, AIA, and Victor Greco, AIA – each directing projects in one of six areas of expertise, including: institutional, club/hospitality, retail, historic restoration, research labs, and educational design. SMG provides comprehensive architectural services, including feasibility studies, investigative reports and assessments, master planning, and promotional drawings. The firm has longstanding relationships with consultants for engineering and other specialized services.

Inherent in our philosophy of service is a close client-architect-contractor relationship. We understand the necessity and benefits of a true team concept, assigning accountability, assisting achievement, and assuring success.

A significant majority of our work in all focus areas consists of renovation, restoration and adaptive-reuse projects. These projects require a unique understanding of architectural detailing, properties of materials and systems, and construction methods, all within an historic context and expected serviceable life span. Over the years we have experienced the surprises often hidden in existing structures. We know what may lurk above ceilings, inside walls and below slabs. Renovation and repairs always reveal "hidden conditions" that may cause re-grouping and generate additional cost. However, to minimize the unexpected we begin each project by conducting a thorough existing conditions survey and investigation which we document in a Building Evaluation Assessment. Accurate verification and photo documentation forms the basis from which our extensive renovation and construction experience helps us prevent and stop-short many situations that would contribute to both schedule and budget overruns. We also have the experience and sense of urgency to aggressively pursue the most efficient response when problems do arise. SMG has consistently been chosen for repeat projects with renovation/restoration clients including The West Virginia Schools for the Deaf and the Blind, National Institute for Occupational Safety and Health, Howard County Maryland Public School System, United States Environmental Protection Agency, Johns Hopkins Real Estate and others.

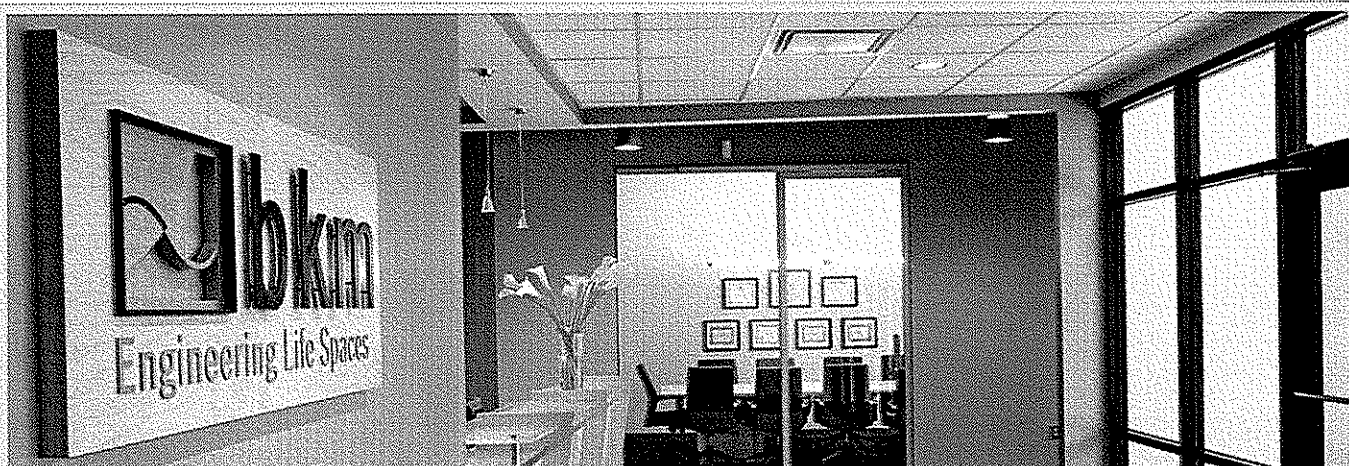
Recently completed high-profile adaptive re-use projects include three significant Baltimore landmarks: the Hippodrome Theatre, the B&O Railroad Museum Roundhouse, and the Bromo-Seltzer Tower.





## Firm Profile

40 Years of Excellence



**Burdette, Koehler, Murphy & Associates, Inc. (BKM) is a full service M/E/P engineering firm located in Baltimore, Maryland.**

We have over thirty professional and technical staff, including nine registered engineers and seven LEED Accredited Professionals. Our personnel have developed a high level of expertise in several design areas such as higher education, student life, K-12, life sciences, healthcare, government and corporate.

John C. Burdette, Jr., Louis A. Koehler, Jr. and Thomas V. Murphy, Jr. founded BKM on April 1, 1968 in Baltimore, Maryland. Although the leadership has changed over the years, the company's core values have remained the same. We work to impress—from meeting extreme requirements to exceeding clients' expectations.

Today James L. Barrett, Jr., Mark A. Flickinger, and Gary E. Johnson, Jr. lead the company and its talented team of design professionals. We remain on the cutting-edge in providing creative solutions and innovative approaches to our client's design challenges by assigning management level professionals who are actively involved in each project. With each new project we carefully consider the appropriate staffing requirements to best serve our clients.

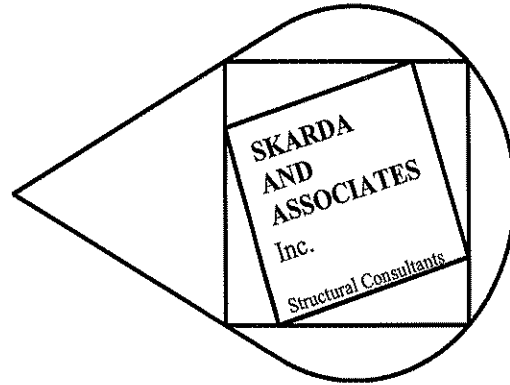
The practice was built based on the philosophy of collaborating with our clients to provide engineering solutions that are

energy conscience, cost-effective, and design savvy. BKM partners with architects, building owners and facility managers to design mechanical and electrical engineering solutions that are energy-conscious, cost-effective and design-savvy. We evaluate each project's impact on the environment by integrating a balanced approach that is both environmentally sound and practical. We respect the budget for a project, and through our proven process and active project management we can identify opportunities for cost savings. As individuals we are integrated into the design team while our mechanical and electrical systems are seamlessly integrated into the architecture. Whether designing systems for education, government, medical research facilities, housing or corporate offices, it is the beauty of the building—not the systems we design—that is noticed. With all projects, we put a premium on the relationship, never giving the client a single reason to go elsewhere.

**Burdette, Koehler, Murphy & Associates, Inc.**

**Mechanical and electrical engineering solutions that are energy-conscious, cost-effective and design-savvy.**

# Skarda and Associates, Inc.



Skarda and Associates, Inc. provides a comprehensive structural consulting service for the evaluation, alteration, design, and construction of all types of structures. We realize the personal nature of our services and will do whatever is necessary to meet our clients needs.

Located in the midtown section of Baltimore City at 2439 North Charles Street, our office is centrally located to Downtown/Towson and the surrounding counties.

Our specialized experience in the area of structures is the renovation of existing buildings. About 60% of our work is generated by additions and renovations to buildings. This experience lends itself to a keener eye on the problems that surface during a renovation project.

Management at Skarda and Associates, Inc. exists to provide a team effort. The team of (20), engineers, draftspersons, and administrators are self-reliable with a TQM (Total Quality Management - responsibility starting at the source) system governing the office.

Quality control is of particular importance throughout the job. Less problems exist if a thorough investigation is undertaken at the preliminary phase. Additionally, quality checks in house during the life of the job, and consultant checks at each phase of the job minimize problems.

Budgets are always of great concern. Our goal is to provide a structure that provides a cost effective solution to the problems of the building.

Our qualifications are our 32 years of experience, and our staff professional engineers. We are members of NSPE (National Society of Professional Engineers), ASCE (American Society of Civil Engineers), ACI (American Concrete Institute), and AIA -Affiliate (American Institute of Architects).

Our computer capabilities include a networked office throughout for efficiency internally. Our computer connectivity includes internal and external E-mail, fax, and scanner capability. We use ink jet printers and plotters. We use ultra fast DSL internet functionality, and are linked to the World Wide Web at [www.skardaengineers.com](http://www.skardaengineers.com).

Software includes design and analysis programs for masonry, steel, concrete, and wood. We have in house generated design and analysis software to enhance our efficiency.

## Description of Firm



### Company Profile

As one of the nation's leading multi-discipline, full-service engineering firms, KCI Technologies, Inc. (KCI) is consistently ranked among the top 100 consulting engineering firms in the country by *Engineering News Record*.

### History

KCI traces its corporate history to a Baltimore firm founded in 1955. In the early 1970s, the firm, along with a number of other privately held engineering companies, joined Kidde, Inc. and became known in 1978 as Kidde Consultants, Inc. In August 1987, Hanson Trust, PLC, of Great Britain, a manufacturing company with diversified holdings, worldwide, purchased Kidde. Soon after, Kidde Consultants initiated negotiations with Hanson for an employee buyout, which was completed in December 1988, creating Maryland's largest employee-owned company. The firm officially changed its name to KCI Technologies, Inc. in 1991. Today, the firm employs more than 1,000 people operating in 28 offices across 13 states as well as the District of Columbia.

### Technical Expertise

With a professional staff of engineers, planners, scientists, surveyors, and construction managers, we offer a broad range of engineering services, including civil, structural, transportation, environmental, hazardous waste, mechanical, electrical, telecommunications, and soils. But engineering is not all we do. We also provide cultural and environmental resource management services, land planning and landscape architecture, geology, hydrology, ecology, surveying, and construction management and inspection.

The professional staff is supported by CADD (Computer-Aided Drafting and Design) designers, BIM (Building Information Modeling) designers, GIS (Geographic Information Systems) experts, and database analysts, programmers, and technicians; as well as state-of-the-art computer, field, and lab equipment. KCI's computer network supports the firm's core production systems, including BIM, CADD, GIS, three-dimensional visualization/animation tools, document processing and desktop publishing, and project management. The firm's integrated approach to automating design, drafting, documentation, and presentation minimizes costs, facilitates coordination among engineering disciplines, and expedites the production of high-quality products.

At KCI, we believe that our broad technical expertise, combined with our unique commitment as employee owners, has enabled us to emerge as industry leaders whose customers can count on excellent service time and again. KCI is an active member of the U.S. Green Building Council and the Building Commissioning Association.



## **EBL Fire Engineering**

A Division of EBL Engineers, LLC

**EBL Engineers, LLC** is a consulting firm specializing in mechanical, electrical and fire protection engineering. EBL has enjoyed steady growth since its inception in 1972. In 1988, EBL initiated a fire protection engineering division, **EBL Fire Engineering**, through the acquisition of Hanna Fire Engineering, which was established in 1976.

Our engineers are specifically trained in risk analysis, hazard assessment, fire protection system design and acceptance testing services. They undertake intricate design challenges to assure the safe function of a diverse array of structures and industrial processes. EBL offers clients a comprehensive portfolio of fire engineering services including:

- Fire Pump and Suppression Systems Design Inspection
- Fire Systems Testing and Field
- Fire Detection and Alarm Systems Design
- Smoke Control and Design
- Life Safety Audits, Egress Studies & Equivalency Analyses
- Fire Rating Analysis and Design
- Evaluation of Fire-Resistant Building Elements
- Detailed Pipe Layout Sprinkler Shop Drawings
- Sprinkler Hydraulic Calculation Development & Analysis
- Special Hazards System Design
- Loss Investigation/Litigation Support
- Hydrant Waterflow Testing
- Fire risk assessment on each project
  - Computer Simulation
  - Fire Risk Ranking
  - Cost-Benefit Analysis
  - Performance-Based Compliance
  - Fire Safety Evaluation System (FSES).

In 2008 The **EBL Code Consulting Group** was established as a subsidiary of EBL Engineers, LLC, to provide a code consulting emphasis for a variety of specialized code interpretation, fire protection engineering and fire/life-safety consultation services.

The EBL Code Consulting Group specializes in building code, fire code, Life Safety Code®, and special hazard consulting. We are staffed and organized to serve the unique needs of each client.

With a highly skilled and experienced professional staff, the broad scope of services of the EBL Code Consulting Group includes these areas:

- Third-Party Inspections (including PG County TPIP and DC Third-Party Approval)
- Code Compliance and Alternative Methods of Compliance
- Code Change Development and Support (ICC, NFPA, etc.)
- Fire and Life Safety, Fire Protection Plan Review
- Product Certification and Code Compliance
- GSA Solicitation for Offers (SFO) Surveys
- Seminar Speakers and Guest Lecturing
- Due-Diligence Surveys and Inspections
- Fire Protection Water Supply Testing
- JCAHO Statement of Conditions
- Laboratory Fire Testing Liaison
- New Construction Inspections
- New Product Development
- Litigation Support Services
- Special Hazard Analysis
- Computer Fire Modeling
- Fire Pump Testing

## **Project Team**

We propose a project team with a combination of both individual experience and firm experience in conducting building evaluation surveys in the pursuit of the design of renovation, restoration and adaptive re-use projects. The team consists of;

SMG Architects  
1016 Morton Street  
Baltimore, MD 21201  
Ph: 410.685.3582

14<sup>th</sup> & Chapline Street, Suite 505  
Wheeling, WV 26003  
Ph: 304.233.0048

SMG Architects will serve as project lead and provide architectural design services. SMG has extensive experience with the West Virginia Schools for the Deaf and the Blind, building evaluation studies, and renovation, restoration and adaptive re-use projects.

Burdette Koehler Murphy and Associates, Inc.  
1423 Clarkview Road, Suite 500  
Baltimore, MD 21209  
410.323.0600

BKM will provide mechanical, electrical and plumbing design services. SMG and BKM have partnered on past work at WVDB, on the NIOSH work in Morgantown, WV and on the USEPA open-end contract. Tony Machowski of SMG and Norman Heathcote of BKM have worked together for more than twenty years on renovation and restoration work and have generated numerous Building Evaluation Studies.

Skarda & Associates  
2439 North Charles Street  
Baltimore, MD 21218  
410.366.9384

Skarda will provide structural design services. Skarda is part of the team on the USEPA open-end contract and has worked with SMG on numerous Johns Hopkins Real Estate renovation and adaptive re-use projects.

KCI Technologies  
240 Scott Avenue, Suite 2  
Morgantown, WV 26508  
Ph: 304.296.3611

KCI will provide civil design services. KCI is part of the team on the USEPA open-end contract and has also worked with SMG on numerous JHRE renovation and adaptive re-use projects.

EBL Engineers, LLC  
8005 Harford Road  
Baltimore, MD 21234  
Ph: 410.668.8000

EBL will provide building code review and fire safety design services. EBL is part of the team on the USEPA open-end contract and works with SMG on most of our renovation and adaptive re-use projects.

**Anthony J. Machowski, Principal – Schamu Machowski Greco Architects, Inc.**

**Project Assignment:** Principal-in-Charge

**Years Experience:** 43    **With this Firm:** 23    **With other Firms:** 20

**Education:** BA | 1964 | Architecture | University of Michigan

**Active Registration:** 1975 | Architecture | Maryland

**Other Experience and Qualifications relevant to the proposed project:**

Tony Machowski has more than forty years of active practice, including fifteen years heading architectural construction administration operations for several firms. He has acquired a thorough understanding of how buildings are constructed and renovated, and has applied his design skill to a long list of projects for Maryland's public schools. Tony serves as an involved "hands-on" project manager for each of SMG's academic projects. Providing full architectural services from programming through planning, documentation and construction, he understands how to serve the needs of the education community. The majority of Tony's work with SMG has been renovation of existing public and private schools. He is skilled at managing renovations amid occupied adjacent spaces and he is expert at planning phased construction that can be accomplished during summer recesses.

**Tony Machowski served as Principal-in-Charge on the following:**

**The Mount, Administrative Office for Progressive Horizons, Inc. Baltimore MD:**

**Scheduled Completion: Summer 2009,** SMG is restoring as much original material as possible to preserve the integrity of the building. The exterior façade was repointed and restored including a cupola that overlooks downtown Baltimore. A two story addition will be added to the back of the structure to provide increased circulation and bring the building up to code.

**Building 205 Bay C Green Roof & Building 209 Bay E Green Roof / US EPA, Edison, NJ:**

**2008,** Utilization studies of a 29,000 SF roof bay and a 15,000 SF roof bay for the installation of a multi-component green roof system to allow for monitoring and study of run off characteristics and insulation properties of various compositions of green roof.

**Building 209 Bays E & F Planning & Assessment Study / US EPA, Edison, NJ:**

**2006,** Assessment of a 30,000 SF historic warehouse for use as a modern, technical research laboratory facility. Modifications to existing heavy-timber structural system would be required as would a complete MEP upgrade. Concept included reconciliation of the 16' x 16' structural grid with the 21' x 21' laboratory planning grid.

**Hippodrome Foundation Offices & Rehearsal Space / Baltimore MD:**

**2005:** Adaptive re-use of a historic Baltimore City storefront to provide two floors of office space and two floors of dance rehearsal space. An elevator and an exterior secondary exit stair were added. Complete restoration of the building's façade and structural system, replacement of all MEP and new finished throughout were required.

**West Virginia Schools for the Deaf and the Blind / Romney WV:**

**1996:** Renovations to accommodate new elevators at Seaton Hall  
**1999:** Roof and parapet repair at Seaton Hall and Physical Ed Building  
**2003:** Masonry & coping repairs at Deaf/Blind Multi-handicapped Building  
**2009:** Renovations to accommodate new elevator at Deaf Dormitory

**CDC / National Institute for Occupational Safety & Health / Morgantown WV;**

**1994 – 2001:** Renovation and numerous upgrades to NIOSH H-Building, a 90,000 SF research lab.

**Wendy Scatterday, AIA—Schamu Machowski Greco Architects, Inc.**

## Project Assignment: Project Architect

**Years Experience: 14    With this Firm: 11**  
**With other Firms: 3**

**Education:** BA | 1995 | Architecture | University of Tennessee

**Active Registration:** Architecture | West Virginia

**Other Experience and Qualifications relevant to the proposed project:**

Wendy has assisted and managed the development of programs, designs, construction documents and specifications for a variety of architectural project types. Wendy is a creative designer and problem solver who brings a unique perspective to each project. She is proficient in AutoCad and she organizes projects throughout multiple phases of design and production to ensure the highest level of detail and consistency.

**Wendy Scatterday served as Project Architect on the following:**

### Jefferson Community College Library and Lecture Hall Renovations, Steubenville, OH:

**2005,** This project included renovation to time-worn finishes, lighting, seating and equipment within the library and lecture hall. Renovations brought the electrical system, which was near capacity and had become obsolete, into modern code compliance.

**West Liberty State College Curtis Hall Dormitory, West Liberty, WV:**

**2004.** This project involved the complete renovation of the four-story Curtis Hall Dormitory. Work included new interior finishes and furnishings, renovation of all bathroom fixtures, installation of new plumbing, renovation of common lounges and new HVAC throughout.

**West Liberty State College Hughes Hall Façade Restoration, West Liberty, WV:**

**2005,** The six story façade of Hughes Hall underwent complete restoration including cleaning, repointing, repair and waterproofing. Exposed steel lintels and windows and door openings were repaired, and the two-story limestone front porch columns and stone header were restored.

**B&O Railroad Station, Oakland, MD:**

**1998,** Following the design of a master plan and interior alterations, this historic 1884 Baltimore & Ohio Railroad Station became a new visitor center for the town of Oakland. The award-winning facility includes a smaller theater and museum. The meticulous restoration used slate mined from the same quarry that produced the original.

**Easter Seals Rehabilitation Center, Wheeling, WV:**

**2007**, SMG Architects completely renovated this children's rehabilitation facility. The project also included additions totaling 5,600 SF. The center includes private therapy rooms for speech therapy and audiology, physical therapy activity room, administrative and medical offices, ADA restroom, community room, REACH classroom, and a new waiting room. Construction was phased, allowing continuous operation of the center.

**Beverly Heritage Center, Beverly, WV:**

**2008**, SMG Architects is leading the restoration of four historic buildings in the town—Beverly Bank, the former Randolph County Courthouse, the Hill Building, and the Bushrod-Crawford Building. Phase one included complete exterior restoration of the bank and courthouse. Phase two includes interior restoration of the bank, courthouse and Bushrod-Crawford Buildings.

### Elmhurst—The House of Friendship, Wheeling, WV:

The project consists of a 5 story, 12 unit 19,600 sq.ft. addition to an existing assisted living facility with multi-purpose space, administration offices and support areas.

**Jillian Roehmer, Associate AIA – Schamu Machowski Greco Architects, Inc.**

**Project Assignment:** Intern Architect

**Years Experience:** 2     **With this Firm:** 2  
   **With other Firms:** 0

**Education:** BS | 2005 | Architectural Studies | Norwich University  
                         MArch | 2006 | Architecture | Norwich University

**Active Registration:** NCARB for IDP  
                                 MD Architectural Registration - pending

**Other Experience and Qualifications relevant to the proposed project:**

Jillian Roehmer joined SMG Architects in 2006 to work in the firm's healthcare studio. After a nine month period in the healthcare field Jillian transitioned to work under Tony Machowski, Principal of SMG Architects. As part of Tony's team Jillian has provided assistance on school additions and renovations, labs, historic renovation projects and banks.

**Jillian Roehmer served as Intern Architect on the following:**

**Residence at Hidden Hill - Main House / Baltimore, MD:**

**Scheduled Completion: 2010**, SMG is restoring the early 1900's original stone façade, repairing and replacing where necessary. The interior of the mansion was gutted and a new structural system was designed to help stabilize the building. A kitchen addition was added to the main house to serve the modern day needs of the family.

**Residence at Hidden Hill - Carriage House / Baltimore, MD:**

**Scheduled Completion: 2010**, SMG is recreating a historic carriage house that was demolished due to its crumbling condition. The new carriage house will reuse the existing footprint with references to the main house reflected in its stone façade while using modern technology of SIPS Panels that not only insulate but act as a structural system to the building.

**The Mount, Administrative Office for Progressive Horizons, Inc. Baltimore MD:**

**Scheduled Completion: Summer 2009**, SMG is restoring as much original material as possible to preserve the integrity of the building. The exterior façade was repointed and restored including a cupola that overlooks downtown Baltimore. A two story addition will be added to the back of the structure to provide increased circulation and bring the building up to code.

**Building 205 Bay C Green Roof / US EPA, Edison, NJ:**

**2009**, Study of a 29,000 SF roof bay for the installation of a multi-component green roof system to allow for monitoring and study of run off characteristics and insulation properties of various compositions of green roof.

**Building 209 Bay E & Bay F Green Roof / US EPA, Edison, NJ:**

**2008**, Study of two 15,000 SF roof bays for the installation of a multi-component green roof system to allow for monitoring and study of run off characteristics and insulation properties of various compositions of green roof.

**Centennial Lane Elementary School Addition, Howard County Public Schools:**

**2008**, Approximately 14,500 sf of additional space added in six separate areas including classrooms, cafetorium & stage expansion, physical education classroom and storage, art and music program expansions. Cost \$4.1 million.



## Andrew C. Endres, PE, LEED AP

Director of Mechanical Engineering

### About

Andy has twenty-three years experience in engineering, all of which has been with BKM. As the project manager, he is responsible for directing the design team, maintaining coordination, and establishing the standard of quality for the project. Andy specializes in the design of educational facilities for which he has successfully managed numerous renovation and new construction projects. His design for the University of Maryland Baltimore - Howard Hall, which is used for research and laboratory space, received an ASHRAE technology award.

### Experience

#### New Central Heating System, St. John's College, Annapolis, MD

BKM was responsible for the mechanical work for the replacement of the central steam distribution system with a central heating water system. Demolition of the existing electrical connections to boilers and supporting equipment, along with demolition of existing lighting in boiler room was included. New 120/208v & 277/480v panels fed from Mellon Hall were provided in addition to new electrical connections to a temporary boiler; two new boilers and supporting equipment; three primary hot water pumps; two secondary hot water pumps, and thirteen unit heaters.

QA/QC Mechanical Engineering; Cost \$5.5 M

#### School of Communications, University of Baltimore

BKM's work for this project consisted of the complete interior renovation of a 70,000 SF Baltimore landmark recently acquired by the University of Baltimore. This five-story building will soon be home to the School of Communications. The HVAC consists of a 50,000 CFM rooftop air handler complete with water-cooled evaporative condensers. Heating water was provided by two, 75-BHP cast iron boilers, which in turn serve VAV terminals with HW reheat, as well as perimeter finned tube radiation. The HVAC consists of a 50,000 CFM rooftop air handler complete with water-cooled evaporative condensers. Heating water was provided by two, 75-BHP cast iron boilers, which in turn serve VAV terminals with HW reheat, as well as perimeter finned tube radiation. BKM provided m/e/p design services.

QA/QC Mechanical Engineering; Cost \$13.3 M

#### Central Plant, University of Delaware, Newark, DE

Design of a new remote chiller plant and associated underground piping, power, and controls to provide chilled water to the Christiana Tower Commons. The remote will consist of two 750-ton centrifugal chillers, individual draft cooling towers, and variable

(continued...)



### Project Assignment

Project Manager / Lead Mechanical Engineer

### Years of Experience

23 years with BKM

23 years total

### Education

Penn State University  
Bachelor of Science, Mechanical Engineering, 1985

### Registrations

Maryland 1991  
District of Columbia 2008  
Arizona 2007  
Pennsylvania 1992  
Virginia 1992

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## Andrew C. Endres, PE, LEED AP

Director of Mechanical Engineering

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### Experience (...continued)

speed primary pumps. Also included are modifications to the existing central plant to include a new "part load" boiler and associated pumps, piping, power, and controls. The boiler will be a 350-BHP fire tube boiler to complement the two existing 700-BHP boilers. Modifications include upgrades to the heating water pumps and controls for increased plant reliability.

QA/QC Mechanical Engineering; Cost \$3 M

#### Baltimore County Courthouse Building, Towson, MD

BKM provided the conditions assessment of the mechanical and electrical systems for the 327,000 SF Baltimore County Courts building. The original building was constructed in 1973 with numerous renovations over the last thirty-five years. All existing mechanical and electrical equipment was documented to include original capacity, date of installation, current condition, expected remaining equipment life and recommendations for replacement or refurbishment. Cost estimates were prepared based on the summary and recommendations of the evaluation.

PM/Lead Mechanical Engineer; Study

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## Richard A. Miller, PE, LEED AP

Director of Electrical Engineering

### About

Since his arrival to BKM he has managed staff and projects, and implemented engineering team design goals. His design background is comprised of educational, medical, research, infrastructure, and industrial projects. Rick's experience with complex power systems comes from more than eighteen years of work on various building projects that included lighting, power, uninterruptible power, emergency, and communication systems replacements.

### Experience

#### New Central Heating System, St. John's College, Annapolis, MD

BKM was responsible for the mechanical work for the replacement of the central steam distribution system with a central heating water system. Demolition of the existing electrical connections to boilers and supporting equipment, along with demolition of existing lighting in boiler room was included. New 120/208v & 277/480v panels fed from Mellon Hall were provided in addition to new electrical connections to a temporary boiler; two new boilers and supporting equipment; three primary hot water pumps; two secondary hot water pumps, and thirteen unit heaters.

QA/QC Electrical Engineering; Cost \$5.5 M

#### School of Communications, University of Baltimore

BKM's work for this project consisted of the complete interior renovation of a 70,000 SF Baltimore landmark recently acquired by the University of Baltimore. This five-story building will soon be home to the School of Communications. The HVAC consists of a 50,000 CFM rooftop air handler complete with water-cooled evaporative condensers. Heating water was provided by two, 75-BHP cast iron boilers, which in turn serve VAV terminals with HW reheat, as well as perimeter finned tube radiation. The HVAC consists of a 50,000 CFM rooftop air handler complete with water-cooled evaporative condensers. Heating water was provided by two, 75-BHP cast iron boilers, which in turn serve VAV terminals with HW reheat, as well as perimeter finned tube radiation. BKM provided m/e/p design services.

QA/QC for Electrical Engineering; Cost \$12.2 M

#### Central Plant, University of Delaware, Newark, DE

Design of a new remote chiller plant and associated underground piping, power, and controls to provide chilled water to the Christiana Tower Commons. The remote will consist of two 750-ton centrifuged chillers, individual draft cooling towers, and variable speed primary pumps. Also included are modifications to the existing central plant to

(continued...)



### Project Assignment

Lead Electrical Engineer

### Years of Experience

3 years with BKM

18 years total

### Education

Johns Hopkins University  
Bachelor of Science, Electrical  
Engineering, 1985

### Registrations

District of Columbia 2002  
Maryland 1994  
Registered in 22 states

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## Richard A. Miller, PE, LEED AP

Director of Electrical Engineering

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### Experience (...continued)

include a new "part load" boiler and associated pumps, piping, power, and controls. The boiler will be a 350-BHP fire tube boiler to complement the two existing 700-BHP boilers. Modifications include upgrades to the heating water pumps and controls for increased plant reliability.

Lead Electrical Engineer; Cost \$3 M

#### Baltimore County Courthouse Building, Towson, MD

BKM provided the conditions assessment of the mechanical and electrical systems for the 327,000 SF Baltimore County Courts building. The original building was constructed in 1973 with numerous renovations over the last thirty-five years. All existing mechanical and electrical equipment was documented to include original capacity, date of installation, current condition, expected remaining equipment life and recommendations for replacement or refurbishment. Cost estimates were prepared based on the summary and recommendations of the evaluation.

Lead Electrical Engineer; Study

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## **TIM SIBOL, P.E. – SKARDA & ASSOCIATES, INC.**

### **BACKGROUND**

Mr. Sibol served as president of Skarda & Associates since 1986 and has recently stepped down to become vice president. He started with the firm in 1980 while as a coop student at Virginia Tech giving him 29 years of structural design experience

Over the past 29 years, Mr. Sibol has worked on over 8000 structural design and construction projects ranging from additions to single family homes to high rise, multi use structures. He is experienced in designing structures for warehouses, schools, churches, retail centers, industrial buildings, institutional buildings, office buildings, hotels, theaters, auditoriums, and an array of other structures utilizing wood, concrete, steel and masonry on a wide variety of foundation types including deep foundations, mat slabs and conventional shallow spread footings.

He not only has experience in designing new structures on undeveloped sites, but also is highly specialized in designing modifications and additions to existing structures that have the need to change their functional use. He is experienced in modifying old industrial buildings and converting them into other uses such as IT office space, apartments, mercantile, athletic facilities, schools, offices, etc. This requires an almost surgical approach to designing new structures to fit in and around existing structures.

### **EDUCATION**

BS – Civil Engineering, Virginia Polytechnic Institute, 1983

### **PROFESSIONAL REGISTRATION**

- Registered Professional Engineer, MD, VA, DE, PA, NJ, DISTRICT OF COLUMBIA, NC, TN, WV, GA, FL, CT, MA, WI, SC, NV

### **PROFESSIONAL AFFILIATIONS**

- Member, American Institute of Architects (AIA), National Council of Engineering Examiners, American Concrete Institute (ACI), American Society of Civil Engineers (ASCE), National Society of Professional Engineers (NSPE), Code Review Committee – Building Congress & Exchange.

### **RELEVANT EXPERIENCE**

#### **Gallaudet University – Washington, DC**

The project consisted of an investigation of the existing structural framing at building 205 bay C to support the additional loads of a proposed "green roof" roofing system. Building 205 is a one story steel framed structure with exterior non-bearing masonry walls. The building was likely constructed during the 1940's. We performed a structural assessment of the existing framing. The assessment included both a gravity load analysis as well as lateral force analysis for wind and seismic loadings for current code requirements. We provided recommendations for the reinforcement of the existing structure to support the heavier loadings of the proposed roofing system.

#### **Forest Glen Seminary – Montgomery Co., MD**

The Seminary project was the historic restoration and conversion of several buildings to residential apartments and condominiums. The site consisted of a large building (used as a school) several separate Fraternity houses, a gymnasium, boiler house, fire station and new parking structure. The buildings were in varying degrees of disrepair having been abandoned for years. In many cases significant structural failure had occurred. Due to the Historic Registration for the entire site, many building exteriors had to remain which required extensive temporary shoring. The cost of the project was \$100 million.

#### **Quantico Boiler Replacement – Quantico, VA**

A one story building with brick walls supporting steel framing which supports an assemblage of boiler accessories. A structural analysis was conducted to determine if the existing framing was adequate to support the new equipment and mezzanines. A design for reinforcement was implemented and subsequent construction as observed to confirm adequacy. Estimated cost \$3 million.

#### **Federation of the Blind – Baltimore, MD**

Provided masonry walls and new steel elements to allow for 2 stair shafts in a brick wall, wood floor building system. Estimated construction costs \$350,000.

## **WILLIAM E SMITH – SKARDA & ASSOCIATES, INC.**

### **BACKGROUND**

Mr. Smith has been employed with Skarda & Associates since November 1997 as a project manager. During that time, Mr. Smith has been responsible for the design of over 2000 projects.

Prior to that time, he was employed by other local structural engineering firms dating back to 1970, including fifteen years at the predecessor of Skarda & Associates from 1971-1985.

During his career, Mr. Smith has been involved in the design and construction of various types of structures including single family homes, schools, retail and commercial structures, churches, schools and stadiums.

Over the past 39 years, Mr. Smith's experiences have included the utilization of wood, steel, concrete and masonry design.

### **EDUCATION**

Johns Hopkins University Evening Division 1970-1977

Continuing Education – Seminars involving structural engineering, 1980 to date.

### **US EPA 209 Bays E, F & Bldg 210 –**

The project consisted of a structural assessment of the existing framing at Building 209 Bays E and F and Building 210. The buildings are one story wood framed structures with exterior and party walls consisting of solid brick, masonry or terra cotta tile. Building 209 was constructed about 1917 while building 210 was constructed during the 1940's. The assessment included both a gravity load analysis as well as lateral force analysis for wind and seismic loadings for current code requirements.

### **US EPA 209 Bay E –**

The project consisted of an investigation of the existing structural framing at building 209 Bay E to support the additional loads of a proposed "green roof" roofing system. We performed a structural assessment of the existing framing. The assessment included both a gravity load analysis as well as lateral force analysis for wind and seismic loadings for current code requirements.. We provided recommendations for the reinforcement of the existing structure to support the heavier loadings of the proposed roofing system.

### **US EPA 205 Bay C –**

The project consisted of an investigation of the existing structural framing at building 205 Bay C to support the additional loads of a proposed "green roof" roofing system. Building 205 is a one story steel framed structure with exterior non-bearing masonry walls. The building was likely constructed during the 1940's. We performed a structural assessment of the existing framing. The assessment included both a gravity load analysis as well as lateral force analysis for wind and seismic loadings for current code requirements.. We provided recommendations for the reinforcement of the existing structure to support the heavier loadings of the proposed roofing system.

### **2200 Block North Charles Street–**

Alterations and renovations to an entire block of 3 story residential units. Also included was first floor retail and addition and modifications to existing elevators.

### **Thurmont Middle School –**

Renovations and alterations of an existing Middle School. We extended an existing 1 story classroom building to 2 levels. Alterations also included reinforcement of existing roof framing and foundations to support new second floor and roof loads.



## **Robert R. Milne, PE**

Civil Engineering

### **Education**

BS / 1990 / Civil Engineering / West Virginia University

MS / 1999 / Civil Engineering / West Virginia University

### **Registration**

PE / WV / 014177

PE / PA / PE061465

### **Experience**

6 with KCI / 18 total

### **Highlights**

Mr. Milne is the Division Chief in KCI's Morgantown, West Virginia office and is responsible for the office's daily operation, supervision of staff, and management of large projects. Mr. Milne is also experienced in civil/site design, utilities and buildings as well as roadway and storm sewer design; highways, bridges, traffic studies; construction administration and inspection. Relevant project experience includes:

**West Virginia University Architectural and Engineering Open End. Morgantown, WV. Division Chief/Project Manager.** KCI was awarded an open end contract to provide multi-disciplined engineering services to the West Virginia University. Responsibilities include the review of existing plans, structural assessment, bridge design, report preparation, and construction documents. Tasks include a structural assessment of the Summit Hall Parking Garage, a structural assessment of the Evansdale Library, and rehabilitation of the Percival Hall Pedestrian Bridge.

**New Northside Fire Station. Morgantown, WV. Division Chief/Project Manager.** KCI is a sub consultant to Bignell Watkins Hasser for the proposed North Side Fire Station for the City of Morgantown. KCI is responsible for overall site design, access roads, utility lines, sidewalks, landscaping, drainage, storm water retention, grading plans, erosion and sedimentation control plans, and all the site/civil permitting.

**WVU Downtown Student Housing Project. Morgantown, WV. Division Chief/Project Manager.** KCI is a sub consultant to Paradigm Architecture for the proposed Downtown Student Housing Project. KCI is responsible for overall site design, access roads, courtyard, utility lines, sidewalks, drainage, storm water retention, grading plans, erosion and sedimentation control plans, and all the site/civil permitting.

**The Dayton. Morgantown, WV. Division Chief/Project Manager.** KCI is a sub consultant to Paradigm Architecture for the proposed Dayton. The Dayton is a new 3-story modular building mixed-use student housing project with one level of parking and retail space below located at the corner of Ridgeway Avenue, Dayton Street, and Richwood Avenue in Morgantown, WV. KCI is responsible for overall site/civil design, water lines, sanitary sewer, general utility coordination, site/civil permitting, and erosion and sediment control.

**The View II at the Park. Morgantown, WV. Division Chief/Project Manager.** KCI is a sub consultant to Paradigm Architecture for the proposed View II. The View II is the second phase of a three-phased development along the waterfront in Morgantown, WV. The View II is a 4-story structure that will be the new home to the Morgantown Area Chamber of Commerce once completed, along with several residential condominiums. KCI is responsible for overall site design, utility lines, sidewalks, drainage, storm water retention, grading plans, erosion and sedimentation control plans, and all the site/civil permitting.

**Harpers Ferry National Park Historic Train Station. Harpers Ferry, WV. Division Chief/Project Manager.** KCI was sub consultant to a national design/build contractor to provide electrical, site/civil, and structural engineering support services for this Historical Renovation project. KCI was responsible for designing a 92 space parking lot, sidewalks and lighting at the Historic Harpers Ferry Train Station. In order to meet the deadlines of our client, this project was placed on a fast track schedule. The preliminary and final design of the parking lot was completed in less than a month.

## **Edward Fraczkowski, PE - EBL Engineers, LLC, Baltimore, MD**

### **Education:**

B.S. / Fire Protection Engineering  
M.S. / Engineering Management

### **Registration:**

MD / Professional Engineer – Fire Protection  
MD / Certified Building Inspector

### **Experience:**

Mr. Fraczkowski is experienced in the analysis and design of fire alarm and detection systems, and water based suppression systems, including computer analysis of hydraulically designed sprinkler systems. He has consulted with engineers and architects on life safety, fire alarm, smoke control, AFFF, plan review, code interpretation, shop drawing review, hydraulic calculation analysis and review, and field fire protection system testing. He maintains current industry knowledge, holding memberships with NSPE, NFPA, SFPE and CASHE. He also holds a position on the NFPA 72 and NFPA 88A technical committees.

### **Relevant Projects:**

#### **Replace Sprinkler & FA System, Building 87, Defense Dist. Depot Susquehanna, New Cumberland, PA, 2009**

Provided fire protection engineering consultation services for the entire project. The general project scope was to remove and replace the existing sprinkler system and associated fire alarm system in their entirety. Project cost was \$2.5M.

#### **Clinical Center, JCAHO Statement of Conditions, Building 10 Complex, NIH, Bethesda, MD, 2007**

Responsible for Statement of Conditions, a Maintenance Master Plan; Life Safety Training; Maintenance Program; a life safety code assessment and a prioritized plan including cost estimates for improving all identified deficiencies. EBL has completed the 2006, 2003, 2000, and 1997 JCAHO building surveys for the Center.

#### **Indefinite Delivery Contract for Ft. AP Hill, VA, 2004**

Provided fire protection engineering and code consultation services on all projects under this Indefinite Delivery Contract for the US Army Corps of Engineers, Baltimore District. All task orders were completed using USACE standard formats. EBL provided services for 17 task orders throughout the duration of the contract.

#### **On-Call Fire Protection Engineer, Services, Applied Physics Laboratory Johns Hopkins University, Laurel, MD, 2007**

Provision of fire protection engineering consulting services to the Plant facilities Department including code compliance oversight/fire protection review services.

#### **Fire Protection Engineering Services Delivery Contract, General Services Administration, National Capital Region Washington, DC, 2007**

Fire plan review, code consultation, inspection and functional testing services for buildings under the control of the GSA including: Mega Control Center Shop Drawing Review; National Archives II Inergen System Review; JW Powell Building; Federal Lab Project; T. Roosevelt Building Plan Review; DOE HQ's Kitchen System Review; Mary Switzer Building; Construct Vault 1701, National Archives II Clean Agent & Fire Alarm Shop Drawing Review; and the Cohen Building 1st Floor Review.



## **Karl Houser, PE - EBL Engineers, LLC, Baltimore, MD**

### **Education:**

B.S. / Fire Protection Engineering  
B.A. / Law Enforcement  
A.A. / Engineering Technology

### **Registration:**

WI / Professional Engineer – Fire Protection  
MD / Professional Engineer – Fire Protection  
MD / Certified Building Code Inspector

### **Experience:**

Mr. Houser's background is rooted in the development of codes and standards, and the review and approval of architectural and related plans for conformance with model codes, technical standards and good engineering practice. He is a member of numerous professional associations including the National Fire Protection Association, the Society of Fire Protection Engineers, the American Institute of Architects, the American Council of Engineering Companies and ASTM International.

### **Relevant Projects:**

#### **Fire Protection Eng Services Delivery Contract, General Services Administration, National Capital Region, Washington, DC, 2007**

Fire plan review, code consultation, inspection and functional testing services for buildings under the control of the GSA including: Mega Control Center Shop Drawing Review; National Archives II Inergen System Review; JW Powell Building; Federal Lab Project; T. Roosevelt Building Plan Review; DOE HQ's Kitchen System Review; Mary Switzer Building; Construct Vault 1701, National Archives II Clean Agent & Fire Alarm Shop Drawing Review; and the Cohen Building 1st Floor Review.

#### **On-Call Fire Protection Engineer, Services, Applied Physics Laboratory Johns Hopkins University, Laurel, MD, 2007**

Provision of code compliance oversight/fire protection review services, in accordance with the guidelines established by Howard County and the APL, of all Plant Facilities Work Request (PFWR) projects. Design reviews consist of verifying compliance with the Howard County Building Code, International Building Code and the National Fire Protection Association (NFPA) standards.

#### **Upgrade Composite Administration Facility, Andrews Air Force Base, MD, 2004**

Provided fire protection engineering services and code consultation for the initial Study and managed the design for the complete HVAC renovation, electrical upgrades, new fire protection system and architectural renovations. Investigative report for repair of heating and cooling systems; analysis of impact of new computer systems on HVAC; designed replacement and alteration of the heating and cooling systems; performed life cycle analysis and provided design to reconfigure mechanical systems for interior renovations. Provided Mechanical Engineering support for \$16M project.

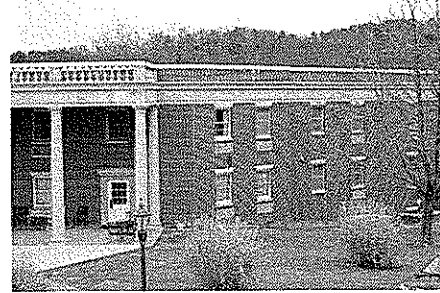
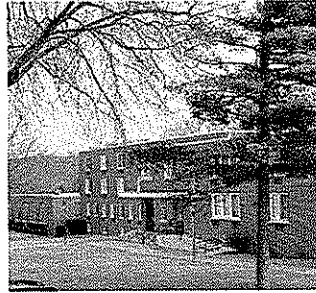
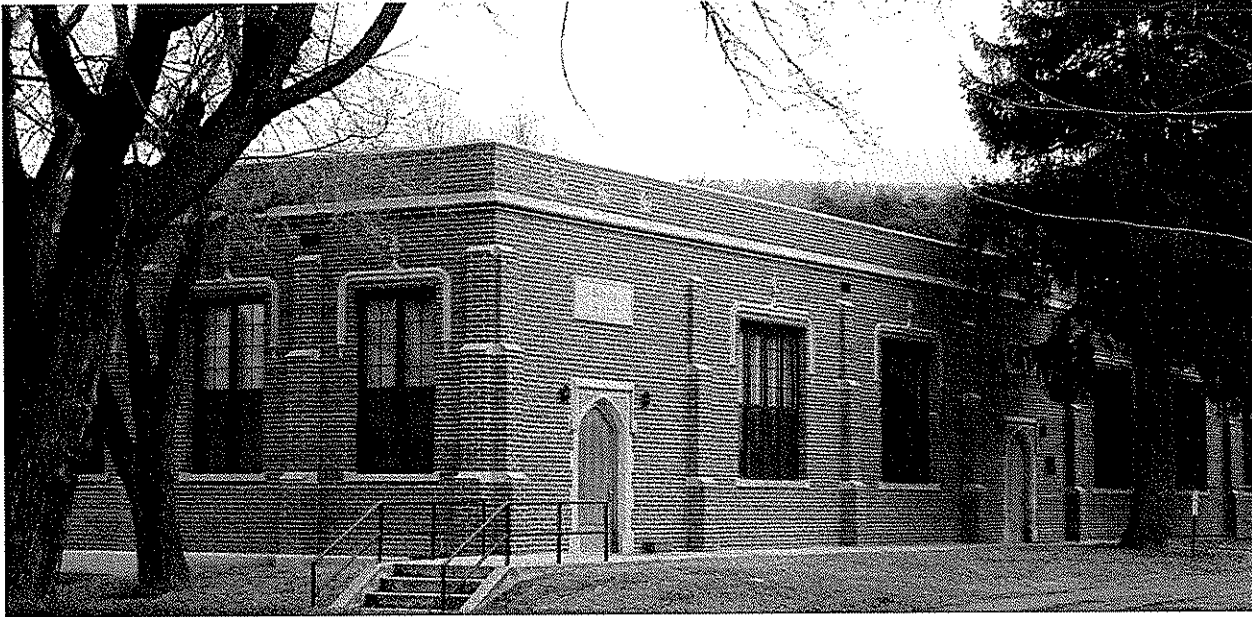
#### **U.S. Army Reserve Facility., Hydrant Waterflow Test, Curtis Bay, MD, 2007**

Provide Professional Fire Protection Consulting Services to perform a site fire hydrant waterflow test.

#### **USPS Baltimore P&DC - Tower HVAC, Lighting & FA and Work- room Power, Lighting & FA Design Build Docs, Baltimore, MD, 2007**

Responsible for the fire protection engineering services and code consultation to replace the Fire Alarm Systems in the six-story Administration Tower at the Baltimore P&DC. This \$10M construction project design was based on previous study by another A/E dated January, 2006.

WEST VIRGINIA SCHOOLS FOR THE DEAF AND BLIND  
RESTORATION - REPAIR - RENOVATION



- 1996 Renovations to accommodate new elevators at Seaton Hall
- 1999 Roof & parapet repair at Seaton Hall and Physical Ed Building
- 2003 Masonry & coping repairs at Deaf/Blind Multi-handicapped Bldg.
- 2009 Renovations to accommodate new elevator at Deaf Dormitory

SMG has provided restoration and repair design for WVDB since 1994 replacing deteriorating roof, flashing, and coping systems, restoring stucco, brickwork and stonework, and adding elevators to several dormitories. More specifically the work has included;

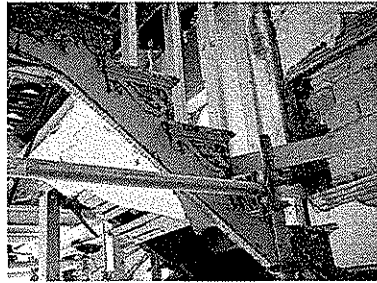
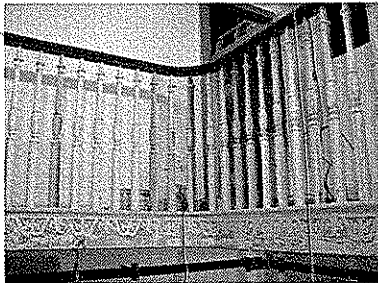
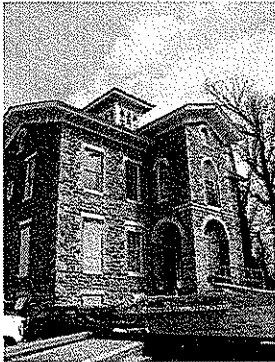
- 1996 Seaton Hall elevators – installation of two new elevators in Seaton Hall; one in the dormitory wing and one serving the cafeteria. Additional work included providing accessible toilet rooms for the cafeteria.
- 1999 roof & parapet repair -- New copings and roof & flashing systems were installed at Seaton Hall and the Physical Education Building. Coping stones, water table stone and masonry parapets were restored and repaired at the Blind Dormitory Building. This included removing portions of the existing parapets and rebuilding with expansion joints to prevent further damage from expansion and contraction.
- 2003 masonry & coping repair at Deaf, Blind, Multi-handicapped – repaired deteriorating parapets, patched and repointed masonry, removed existing stucco and replaced with new and restored exterior wood basement access doors.
- 2009 Deaf Dormitory – SMG is currently designing an elevator installation which required existing structural evaluation/modification and existing toilet modifications.

SCHAMU MACHOWSKI GRECO ARCHITECTS

1016 Morton Street, Baltimore, MD 21201 t 410 685 3582 www.smgarch.com



# PROGRESSIVE HORIZONS ADMINISTRATIVE OFFICES (THE MOUNT) HISTORIC RESTORATION AND ADAPTIVE RE-USE



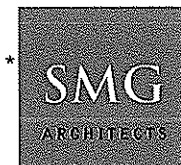
2009 / \$2,400,000 / BALTIMORE, MD

SMG designed three floors of office space in this adaptive re-use of an 1850's Italianate villa to serve as the administrative headquarters for Progressive Horizons, Inc. a Baltimore based non-profit. Preserving the historic fabric while completely renovating and upgrading the building infrastructure allowed the owner to benefit from Maryland Historic Tax Credits. The design included the following features;

- \* Existing structural system survey and repair/rebuilding/reinforcing of the existing structure including a two-story building addition to accommodate a new elevator, exit stair and toilet facilities.
- \* Exterior wall restoration – cleaning and complete repointing of existing exterior stone masonry as well as rebuilding two collapsed sections of the wall.
- \* New roof and flashing systems.
- \* Restored and reconstructed existing exterior windows. Restoration of existing exterior woodwork including elaborate cornice work, exterior doors, first floor window bay and a roof top cupola.
- \* Added elevator, rear exit stair, handicapped entrance ramp and fire sprinkler system to comply with building codes.
- \* All new mechanical and electrical systems
- \* Provided new water, electric and gas service to building.

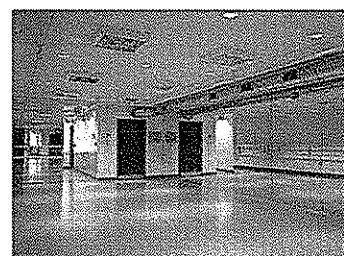
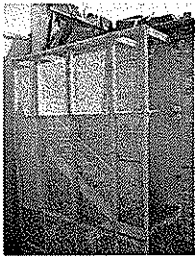
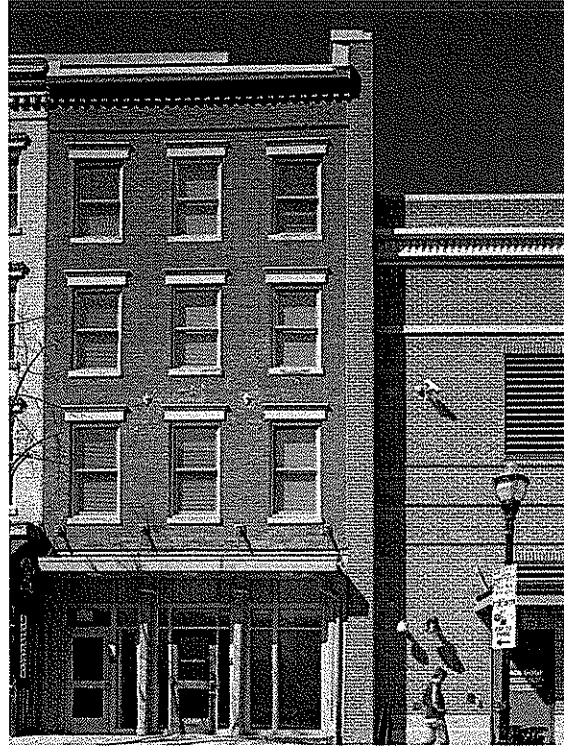
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# THE HIPPODROME FOUNDATION OFFICES & REHEARSAL SPACE

## ADAPTIVE RE-USE



2005 / \$1,400,000 / BALTIMORE, MD

SMG designed two floors of office space for the Hippodrome Foundation and two floors of dance rehearsal space to allow the Hippodrome Foundation to present Master Classes with traveling Broadway Show dancers and Baltimore City middle and high school students. The design of this adaptive re-use project included the following features;

- \* Existing structural system survey and repair/rebuilding of the existing structural system including modifications to accommodate new elevator shaft and rooftop mechanical equipment.
- \* Exterior wall restoration – removal of existing stucco and cleaning and repointing of existing brickwork. Restored historic exterior of building in context with remaining adjacent historic buildings.
- \* New roof and flashing systems.
- \* New exterior windows. Restoration of existing cast-iron street level façade and installation of new aluminum storefront.
- \* Added elevator, rear exit stair and fire sprinkler system to comply with building codes.
- \* Provided new water service to building.

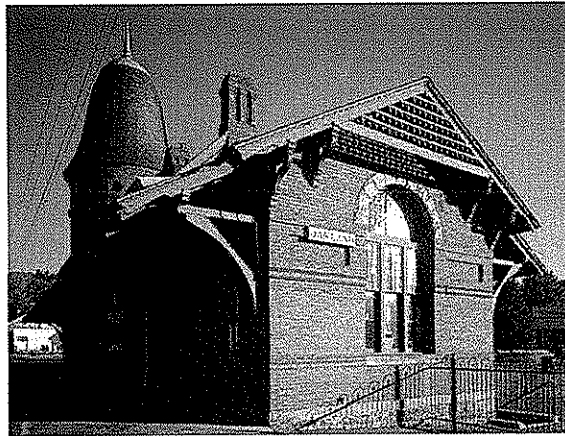
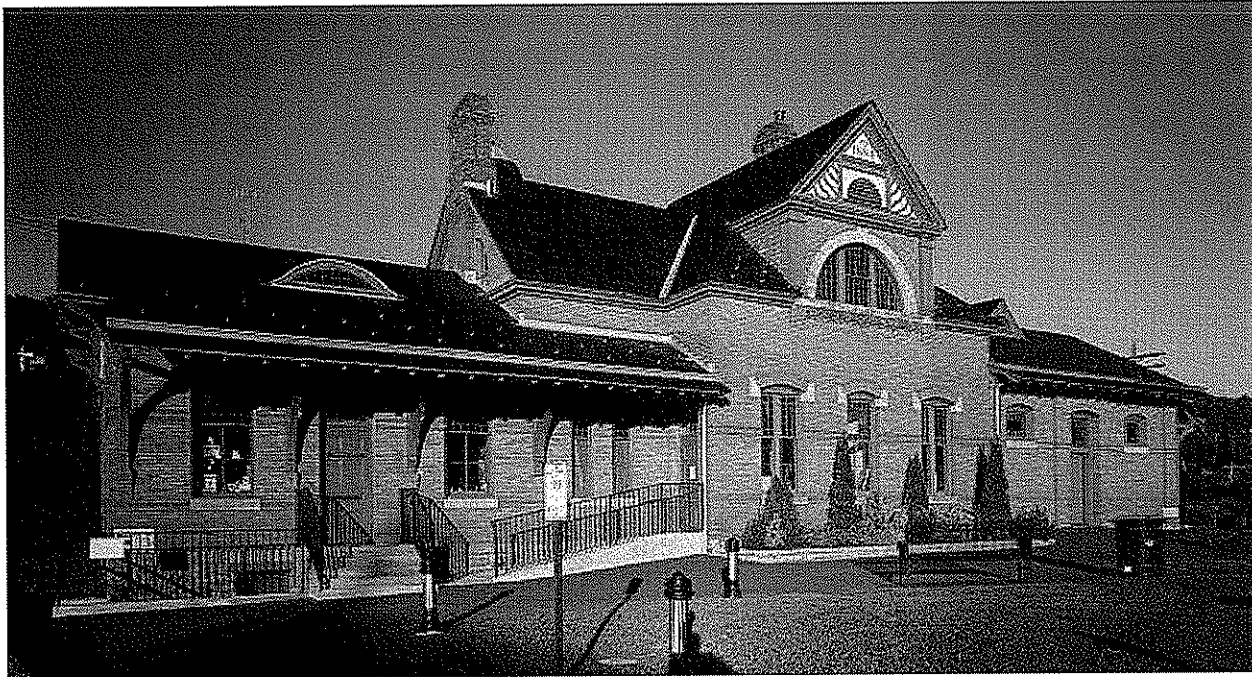
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B&O RAILROAD STATION / OAKLAND VISITOR CENTER  
RESTORATION—ADAPTIVE RE-USE



1999 / OAKLAND MD

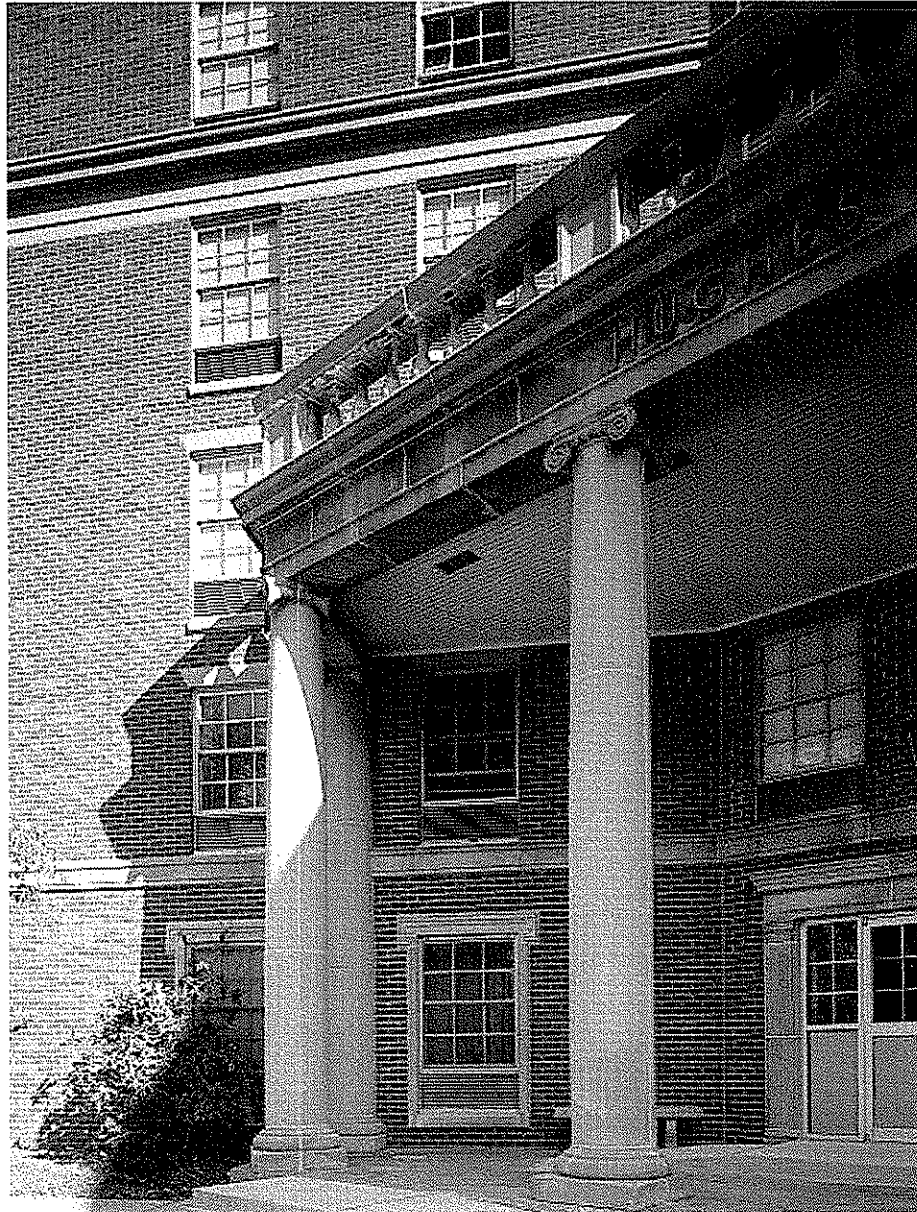
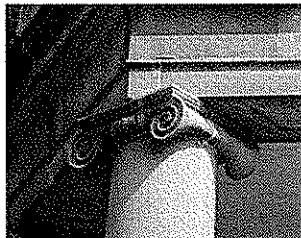
Following the design of a master plan and interior alterations, this historic 1884 Baltimore & Ohio Railroad station became a new visitor center for the town of Oakland. The award-winning facility includes a small theater and museum. The meticulous restoration used slate mined from the same quarry that produced the original.

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## WEST LIBERTY STATE COLLEGE: FAÇADE RESTORATION



2005 / WEST LIBERTY WV

The six-story façade of Hughes Hall underwent complete restoration including cleaning, repointing, repair and waterproofing. Exposed steel lintels at window and door openings were repaired, and the two-story limestone front porch columns and stone header were restored.

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BUILDING EVALUATION STUDIES  
NATIONAL INSTITUTE FOR OCCUPATIONAL SAFETY AND HEALTH



BUILDING  
EVALUATION  
STUDY

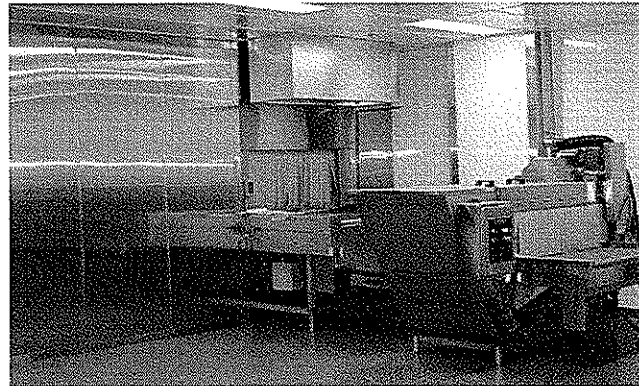
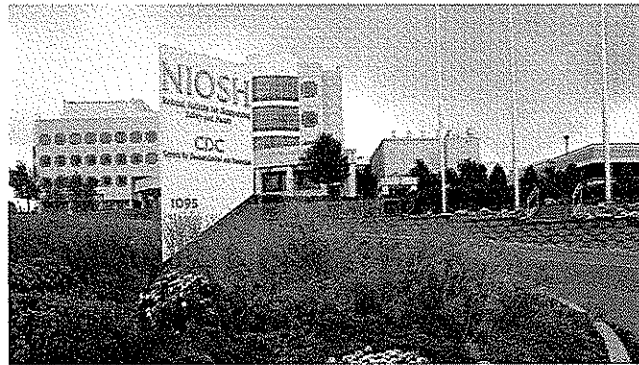
PROJECT NO. P92201 FEBRUARY 1, 1994  
MORGANTOWN, WEST VIRGINIA



BURDETTE, KOZLOWSKI, MURPHY & ASSOCIATES, INC.  
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS



Schamu Machowski Greco Architects, Inc.



1994—2001 / \$8,000,000

SMG typically conducts building evaluations prior to beginning design work for all restoration/renovation projects to assist in formulating the scope of work. SMG was awarded a seven year open-end contract in 1994 with The National Institute for Occupational Safety and Health (NIOSH) in Morgantown, WV for the renovation of a 90,000 sf office/lab building (H-Building). The first task order for this contract was a Building Evaluation Study which focused on the following;

- \* Goals and objectives included Life Safety Code, ADA accessibility, energy conservation and efficiency, indoor air quality, systems reliability and systems accommodation of future space development.
- \* Architectural evaluation included building code/accessibility study, reconfiguration to reclaim space, restoration of exterior surfaces and systems and interior finishes evaluation and upgrade. Program requirements included total interior and exterior finishes upgrade to be compatible with an abutting new building.
- \* Mechanical/electrical evaluation included study of HVAC equipment and control systems, chilled water supply, air and water balancing, NFPA 90 testing, electrical system loading, main switchgear evaluation, lighting study and special systems review. All mechanical and electrical systems were upgraded or replaced.
- \* As part of the study and based on survey results, design recommendations and implementation strategies were included as well as cost guidelines for the recommendations. Subsequent to the study approximately 90% of the design recommendations were incorporated into building renovation contracts totaling more than \$12 million.

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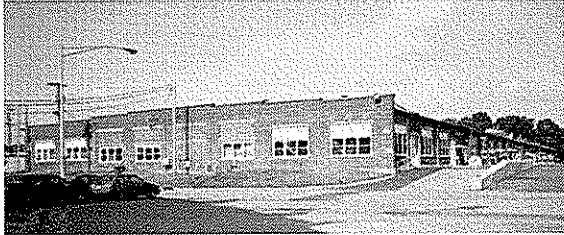
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BUILDING EVALUATION STUDIES  
USEPA EDISON ENVIRONMENTAL CENTER

**USEPA Edison Buildings 209-210**  
Edison Environmental Center, Edison, New Jersey

Building Assessment for Renovations to Bays E & F Architectural,  
Structural, Mechanical & Electrical



Prepared by:

**Schamu Machowski Greco Architects**  
Baltimore, Maryland

In consultation with:

**Skarda & Associates**  
Baltimore, Maryland  
(Structural)

**KCI Technologies, Inc.**  
Hunt Valley, Maryland  
(Site & Civil)

**Burdette Koehler Murphy & Assoc.**  
Baltimore, Maryland  
(Mechanical & Electrical)

**EBL Engineers, LLC**  
Baltimore, MD  
(Fire Safety)

August 1, 2006

2006 (ONGOING) / USEPA

In 2006 SMG was awarded a five year open-end contract with the United States Environmental Protection Agency. The first task order in that contract was a Building Evaluation Study for conversion of 30,000 sf of an historic warehouse in Edison, New Jersey into modern laboratory space to house the EPA Emergency Response Team. This was followed by two structural and architectural evaluations and preliminary design of green roof installations on two additional buildings. Most recently we have been tasked with an architectural, mechanical/electrical, and structural evaluation study of 15,000 sf of existing office space to be upgraded. These studies included the following;

- \* Structural system evaluation and testing including recreation of design data for pre-war heavy timber and obsolete site-cast concrete structural systems and projection of seismic requirements.
- \* Building code and accessibility review including evaluation of sprinkler system and fire alarm system.
- \* Replacement of all major mechanical and electrical systems and evaluation of existing storm and sanitary sewer systems.
- \* SMG accompanied these evaluations with various conceptual design and budget recommendations that would be required for these modifications. The studies are utilized by USEPA to justify moving forward to design and construction phases.

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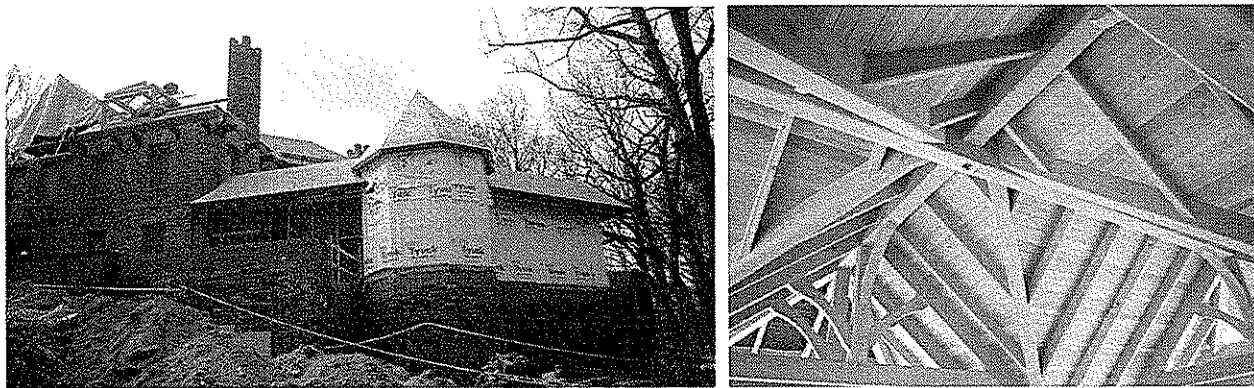
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# RESIDENCE AT HIDDEN HILL—MAIN HOUSE RESTORATION



2010 / BALTIMORE, MD

SMG is restoring this early 1900's original stone façade, repairing and replacing where necessary. The interior of the mansion was gutted and a new structural system was designed to help stabilize the building. A kitchen addition and two elevators were added to the main house to serve the modern day needs of the family. In addition to the main house, a historic carriage house had collapsed on the site and SMG is rebuilding it on the existing footprint while maintaining the spirit of the original building.

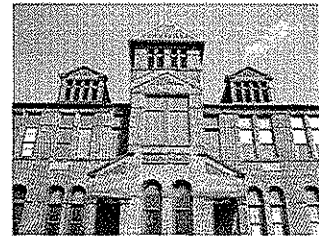
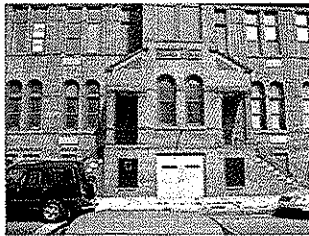
- \* A new structural system comprised of steel and concrete creates the new floors with exposed heavy timber framing supporting the roof.
- \* New insulated cold roof system.
- \* New HVAC system including hydronic radiant floors.
- \* High efficiency windows are being installed to replace the original windows.
- \* Stone restoration includes repointing and rebuilding of deteriorated sections.
- \* State-of-the-art kitchen addition.
- \* New interior finishes throughout.

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SCHOOL 33 ARTS CENTER & GALLERY  
ADAPTIVE RE-USE



2004 / \$450,000 / BALTIMORE, MD

SMG designed restoration and modifications to this three story arts center which houses artist's studios, gallery space and classrooms. For this former turn of the century Baltimore City Elementary School SMG designed exterior restoration/repair and interior infrastructure upgrades. The upgrades for this adaptive re-use project included the following features;

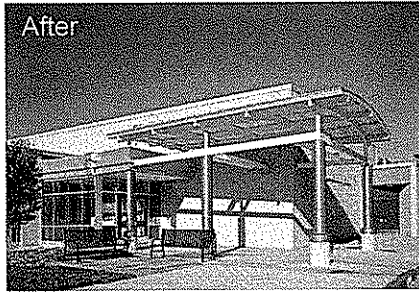
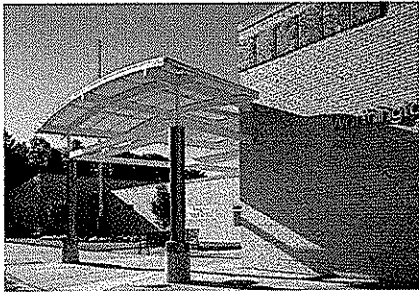
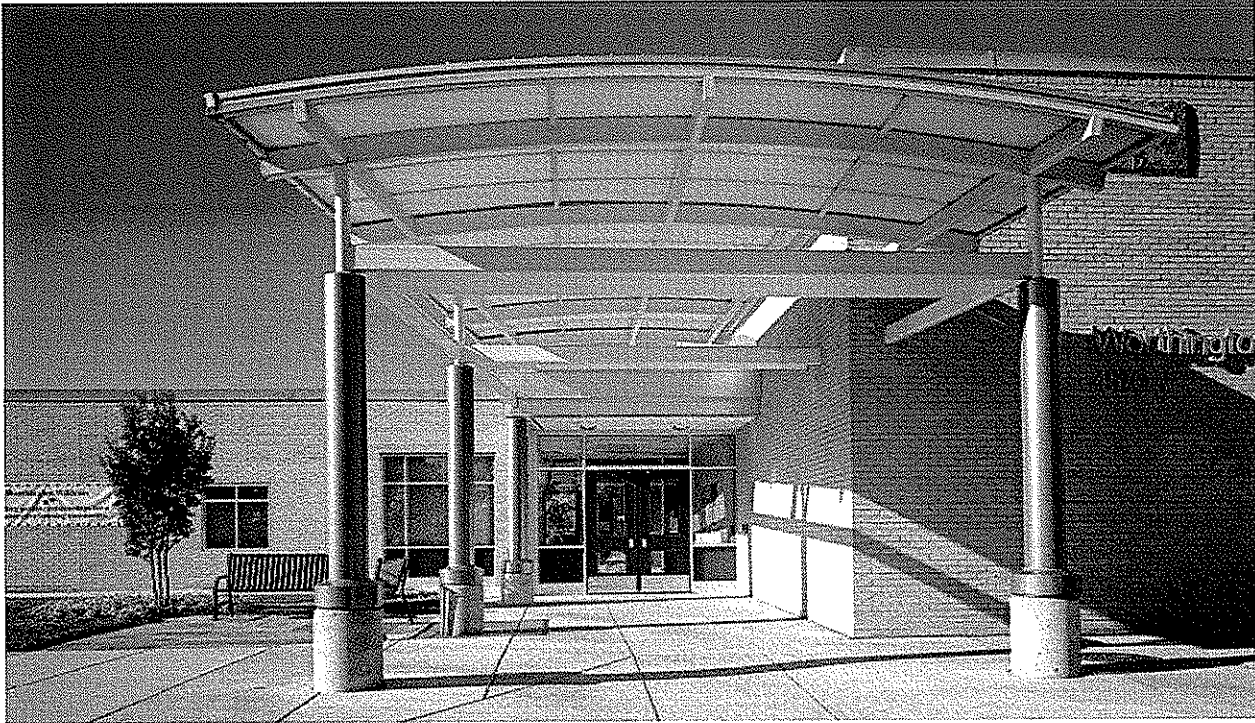
- \* Restoration of the existing brick and brownstone exterior walls which included cleaning and selective repointing of the brickwork and reconstruction of existing deteriorated brownstone water table, sills, headers and accents.
- \* New roof and flashing systems.
- \* Exterior windows repair – Repair of existing windows and replacement of existing through-wall unit ventilator grilles.
- \* Provided new HVAC installation including unit ventilators for the artist's studios and a central unit for the core and gallery & offices.
- \* Added interior elevator and shaft and located accessible new main entrance at the side of the building in redesigned sculpture courtyard (construction pending funding).
- \* Provided new exterior doors (construction pending funding).

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## WORTHINGTON ELEMENTARY SCHOOL



SUMMER 2009 / \$11,200,000

SMG Architects designed a comprehensive systemic renovation to provide enclosed classrooms, new mechanical and electrical systems, new finishes and provide ADA compliance. Administration offices were relocated near the main entrance which received a new vestibule and canopy to improve visibility, security and provide a fresh face for the school.

- \* Complete renovation utilizing "Add Alternates" for cost control and phased construction to accomplish building work over two summers without relocating students.
- \* New finishes, casework, lighting, HVAC and plumbing provided throughout the school.
- \* Canopy and entry vestibule provide visual evidence of return on investment of otherwise invisible infrastructure upgrades.
- \* Designed landscaping around the front entry and flag pole for an outdoor teaching space.

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## **Project Approach**

SMG has experience in the design of renovations, modifications and adaptive re-use projects in accordance with National, State of West Virginia, and County building codes including compliance with ADA requirements.

We recognize and are experienced in the necessity for coordination between the architectural, structural, mechanical, and electrical consultants, as well as the possibility of required coordination with owner-retained consultants or managers.

We will coordinate our designs with budget constraints either by the use of professional cost consultants or by in-house comparison with past similar projects (we maintain a data base of unit costs from completed projects). SMG Architects has extensive experience in the successful design and construction of renovation projects always with focus on a limited time schedule and a finite budget. Through use of phased construction and multi-shift workforce where appropriate we are able to maximize schedule, while Add Alternates in the Construction Bid Package allow us to tailor required features with available budget.

We have a proven track record of conformance to assigned design and construction schedules. Our weekly staff meetings allow us to assess manpower deployment and project progress to accurately foresee staffing needs. Electronic connection between our Baltimore, MD office and our Wheeling, WV office allows us to guarantee sufficient staffing to meet schedule milestone dates and to provide prompt response to design questions or changes. We understand the absolutely critical nature of meeting milestone dates and providing rapid resolution of both design and construction problems. Our principal-in-charge maintains project control throughout the construction period and is available to respond to any question within 24 hours.

SMG Principal Tony Machowski has many years of focus on renovation projects and construction phase management. Tony takes day-to-day project responsibility during both design & construction and takes the lead in job site observations, response to RFI's, checking shop drawings, and reviewing and issuing change orders. He is able to anticipate necessary changes during the RFI and shop drawing stages before job issues delay progress and before work is installed that may later require modification, both of which significantly reduce the number and size of claims. Tony has years of experience interpreting construction specifications (he authors SMG project specifications) and assigning responsibility for all aspects of the work. We feel our commitment to provide Principal-level representation during design & construction significantly helps maintain schedule and control costs.

Every project contains an opportunity to exceed a client's design expectations. We are skilled at juggling mandated program requirements, oversight specifications, and the bricks and mortar of the existing buildings. We also understand that taxpayers expect public buildings to offer a tangible indication of pride, excellence, and inspiration for the future. When much of a project's funding is invested in invisible infrastructure upgrades, experience suggests that a visible symbol of renovation and modernization is expected by the community. We are committed to create affordable designs that are impressive in their attention to clear details, and effective use of color and pattern. We take particular care when designing the high-profile areas which offer the greatest potential impact. Every renovation project is unique and the expression of the design will be, in part, an expression of the history of the institution.



## **Project Controls – Cost, Schedule and Quality**

SMG monitors project costs throughout the design process. We maintain a database of comparable projects and establish a general budget based on current comparable project square foot allowances. At the completion of design development, we provide a detailed cost estimate based on the DD documents. Near the completion of construction documents, we reassess this design development estimate. We have found that this three-step approach provides us with an awareness of budget early in the project, identification of major cost components and an accurate snapshot near completion. Our estimates are typically within 5% of the actual construction cost. We also use the final estimate to establish 'Add Alternates'. The add alternates are included in the project bid form, usually totaling 5% to 10% of the project budget, and they allow us to pick and choose from a prioritized list to tailor the final project cost to the money available. When cost reductions beyond the Add Alternate cushion are required, SMG has experience with contractor suggested Value Engineering. Our task is to first, evaluate suitability of proposed substitutions and second, ensure that the magnitude of the savings is appropriate.

SMG's in-house project scheduling is managed and updated during weekly staff meetings. We review progress of each active project and update both short term and long range manpower requirements. This low tech exercise serves us well and helps key staff appreciate the general manpower allotment needs and the expectations for their individual performances. We do not over commit and we do not schedule depending on overtime hours. Our Baltimore, MD office and our Wheeling, WV office review schedule demands regularly and assign personnel and focused overtime as required. Baltimore and Wheeling share an electronically linked file server and personnel from either office can access and execute work on a given project. We value this opportunity to present our credentials. Our goal is always to choose clients carefully and provide service that exceeds expectations. Historically we have found this to be a successful formula for repeat work and long term relationships.

SMG's in-house quality control system includes a data base of coordination issues experienced on previous similar projects which is filed by specification section and checked against each project in progress at the end of Design Development and Construction Documents. The project Principal-in-Charge also reviews a complete set of documents at the end of the DD and CD phases. The final component of quality control involves a "plans-in-hand" final walk-through/review of the project by the entire design team with the 100% documents for a last look at existing conditions and final coordination cues from the individual team members.

## **Concept**

The Administration Building is symbolic of the West Virginia Schools for the Deaf and the Blind and WVDB has been a Romney, WV landmark for nearly 150 years. This extraordinary and visible structure deserves a thorough existing conditions survey and an in-depth analysis of all building systems, with clear, prioritized restoration recommendations. The existing building structure and fabric needs to be stabilized, exterior finishes need to be properly refurbished, and modern amenities need to be considered to improve building functions (accessibility provisions, fire alarm upgrades, HVAC improvements, electrical power and data upgrades, etc). We recommend using the National Park Service Historic Preservation Briefs as general restoration guidelines. We advocate retaining existing building fabric and period detailing where possible to restore and maintain the original glory of this building.

The Central Boiler Building offers a different opportunity. Currently vacant, this utilitarian modernist brick structure has striking proportions and detailing not typical of the rest of the campus, presenting the perfect candidate for adaptive re-use. The interior clear height allows for the addition of an intermediate floor. Building entry is from the campus service road elevation but the site then falls away with dramatic views to the stream and the playfields and hills beyond. The location convenient to the Physical Education facility could suggest therapy rooms and offices. The size and open feeling of the building would suit a separate office function or even a campus welcome/orientation center for visitors, prospective clients, and new students. Whatever the ultimate use, this building is an opportunity to represent the School looking forward, evidence of state of the art awareness in the Schools methods and connection to society.