

August 12, 2009

Purchasing Division  
2019 Washington Street East  
P.O. Box 50130  
Charleston, WV 25305-0130

RE: Architectural and Engineering Services for Cultural Center (Building 9)

Dear Selections Committee:

Restoring the exterior of the West Virginia Culture and History Center is an important project for the beautiful capital complex and for the visitors and materials that are housed in the building. While the inside of the facilities have been renovated, it is also important to preserve and extend the life of the façade, as it welcomes guests to the center to show and tell the story of the West Virginia.

This renovation/restoration project has a very strong green principal of extending the life of the facilities, while having the opportunity to give a new life and a fresh appearance to the exterior of the building. We have found that with similar projects the restoration process also creates the opportunity to improve the energy efficiency of the building, thus saving the State money over the Life-Cycle of the building.

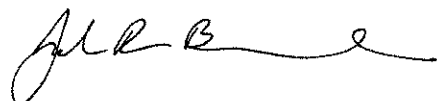
IKM Incorporated, along with our consultant ZDS, and, if needed, Wet Design (for the fountains), have a long track record of successful projects. IKM has been involved with numerous restoration projects, as we will demonstrate in Section 4 of this proposal. The adaptive Reuse and Renovation of the H.H Richardson Jail into a Family Courts facility and Museum is one project that garnered 9 design awards for IKM, including preservation awards. This building, which was made famous in the films "Silence of the Lambs" and "Mrs. Soufflé", is an important component to the fabric and history of the city.

IKM has worked extensively with ZDS at West Virginia University, and they have a great working knowledge of the Cultural and History Center because of their current work on the building. IKM worked with WET Design on the fountain at PPG Place, which has brought a new life to a hot urban plaza.

We have carefully responded to your selections criteria as outlined in your request. We encourage you to talk with our references about our successful outcomes on similar projects. If you need any additional information, or if you would like to meet with us in person, please feel free to contact me.

Sincerely,

IKM Incorporated



Joel Bernard  
Principal-in-Charge

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2009 AUG 14 P 12: 08

PURCHASING DIVISION  
STATE OF WV

IKM Incorporated

One PPG Place  
Pittsburgh, PA 15222  
T: 412-281-1337  
F: 412-281-4639

www.ikminc.com

architecture

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One PPG Place  
Pittsburgh, PA  
15222

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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  
**GSD106405**

PAGE  
**3**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**KRISTA FERRELL  
 304-558-2596**

VENDOR

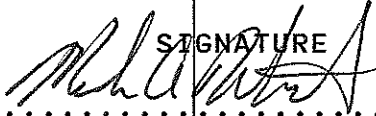
RFQ COPY  
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SHIP TO

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BLDG. 9 - CULTURE & HISTORY  
 1900 KANAWHA BOULEVARD, EAST  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
07/21/2009				

OPENING DATE: **08/13/2009** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
				SIGNATURE  COMPANY <i>Ikm Incorporated</i> DATE <i>8/17/2009</i>		
REV. 11/96  BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.  NOTICE  A SIGNED PROPOSAL MUST BE SUBMITTED TO:  DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130  THE PROPOSAL SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:  SEALED PROPOSAL  BUYER: KRISTA FERRELL-FILE 21						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

NATURE	TELEPHONE	DATE
LE	FEIN	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

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VENDOR

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DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
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LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
	ANY FORMAT.					
	EXHIBIT 10					
				REQUISITION NO.: .....		
	ADDENDUM ACKNOWLEDGEMENT					
	I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.					
	ADDENDUM NO.'S:					
	NO. 1					
	NO. 2					
	NO. 3					
	NO. 4					
	NO. 5					
	I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.					
	VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.					
	.....					

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	

TITLE                                      FEIN                                      ADDRESS CHANGES TO BE NOTED ABOVE

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.

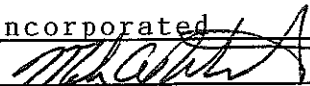
**LICENSING:**

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.

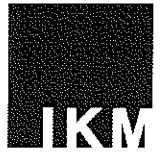
**CONFIDENTIALITY:**

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: IKM Incorporated  
Authorized Signature:  Date: 8/11/2009

## Preservation



architecture

planning

interior design

### Preservation and Restoration of Building Façade, West Virginia Science and Cultural Center, Building 9

The West Virginia Science and Cultural Center facility is currently undergoing a significant interior renovation projects. Currently, the interior is getting an upgrade, while the exterior, which is now over 30 years old, needs to be addressed to ensure the building envelop will support the internal operations. There are many key elements to this preservation project including the exterior cleaning, restoration and repair of the lime stone, granite and concrete of the façade and the 2 sunken gardens in the plaza.

The First Step in the process, IKM, would begin by completing an Existing Conditions Survey. This process begins with investigation of building history, field study of material conditions, and analysis of original construction documents. The Existing Conditions Survey would take the form of a written document with building images documenting specific problem areas and concerns.

The next Step, based on the Existing Conditions Survey, IKM, Inc. would develop a design documents recommending appropriate remediations for the exterior building materials. The design of these remediations would also include recommended phasing of work in the case that funds to complete the entire project are unavailable. These recommendations will require that life safety issues are the first priority, followed by any problem that is causing or intensifying others. Finally, any material concern that may affect the structural integrity or weather resistance of the building in the future will be given precedence over purely aesthetic concerns. We will also review the issues with the landscaping and ADA Access in the Sunken Gardens in the early stages of the project as well as defining a scope of work for the fountains in the sunken gardens. If needed, based on the scope of the fountains, we will engage a world class consultant, Wet Design to assist us in the design.

The final result of this effort will be a complete set of construction documents and specifications to allow you to advertise to qualified bidders to complete this project, as well as a cost estimate for the overall project to make sure it does not exceed your project budget. . During the construction phase of the project, the IKM project manager will be on site every 2 weeks, (more if required by the State) in order to review the work completed and to make sure that it meets the quality and specifications set forth in the documents. We become your partner in this process and we will represent you throughout the design and construction process.

The following pages are examples of some of our preservation/renovation project experience for your review.

One PPG Place  
Pittsburgh, PA  
15222

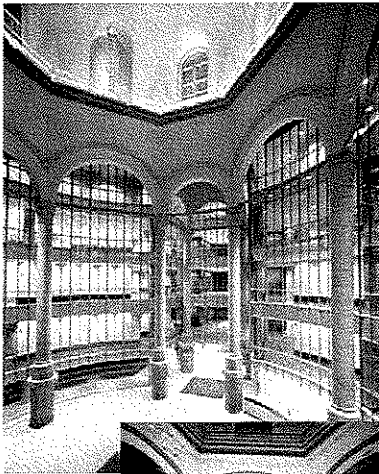
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## Renovation and Adaptive Reuse Experience



architecture  
planning  
interior design



IKM has completed numerous projects that involve the renovation of existing spaces. As much as 65% of our work in a given year may involve renovation, including historic preservation.

We have completed the award winning the adaptive reuse of the national landmark, H.H. Richardson Allegheny County Jail for use as Family Courts. As one of the most important recent renovation projects in the United States, this project has received numerous, state, local and national design awards for its outstanding design and sensitive interior adaptation.

Other examples of IKM's renovation work include the Eberly Hall project for the University of Pittsburgh. It involved the interior renovation of a historic Benno Janssen building to accommodate the latest science teaching and research facilities including laboratories and classrooms.

The Pittsburgh Ballet Theater selected IKM to renovate an old warehouse and convert the facility into a state of the art teaching facility.

The State office Building is an early example of addressing green and sustainable design issues. The new curtain wall and windows were selected to make the facility as energy efficient as possible while addressing those issues on a limited budget.

We are cost effective in our approach to renovation projects. We spend time investigating problems in the early phases of design so there are few surprises during construction. The following is just a sample of our renovation experience:

### **Awards for the Renovation & Adaptive Reuse of the Allegheny County Jail**

**Honor Award**

AIA Pittsburgh Design Awards 2001

**2001 Master Builders Award Design/Build**  
Master Builders Association

**Merit Award**

AIA Pennsylvania

**Best Rehabilitation/Restoration/Renovation Award National Design Build Award**

Design Build Education and Research Foundation

**Finalist**

Business Week / Architectural Record Magazine

**Reconstruction Project Award**

Building Design & Construction Magazine

**Historic Preservation Construction Project Award**

Preservation Pennsylvania

Pennsylvania Historical and Museum Commission

**Preservation Award**

Historic Review Commission of Pittsburgh

**Commendation**

Pittsburgh History and Landmarks Foundation

Renovation & Adaptive Reuse  
Allegheny County Jail for the Family  
Division, Court of Common Pleas

Renovation & Addition  
Alumni Hall and Chemistry Building  
University of Pittsburgh

Renovation to update lecture hall  
Carnegie Mellon University

Renovation & Addition  
Frick International Studies Academy

Renovations to Fisher Auditorium  
Indiana University of Pennsylvania

Renovation and addition, Vivarium  
Penn State Hershey Medical Center

Renovation of existing space  
Chevron Science Labs  
University of Pittsburgh

Renovation of Law School & Library  
University of Pittsburgh

Renovation to accommodate  
researchers  
McGowan Institute for Regenerative  
Medicine, University of Pittsburgh

Renovation of existing space,  
Evansdale Library  
West Virginia University

Renovation & Addition Oglebay Hall  
West Virginia University



architecture  
 planning  
 interior design

Renovation & Addition White Hall  
 West Virginia University

Renovation of Corporate Offices  
 Allegheny General Hospital

Renovation of Corporate Offices  
 Allegheny Health Education &  
 Research Foundation

Renovation of Light-Industrial  
 Building  
 MPS Corporate Offices

Renovation of Corporate Offices  
 Shadyside Hospital

Renovation of garage and  
 warehouse to create  
 Pittsburgh Ballet Theater

Renovation of existing Cafeteria  
 Seryery  
 PNC Bank

Renovation and Addition, Welcome  
 Center  
 Phipps Conservatory and Botanical  
 Gardens

Renovation of Exterior  
 Pittsburgh State Office Building

Renovation & Adaptive Reuse of  
 Azen's  
 Office Building for Rapid Transit  
 Station  
 Port Authority Transit

Billing Department Relocation  
 Allegheny General Hospital

Renovation of Cafeteria/Seryery  
 Allegheny General Hospital

Renovation of Grocery Store to

create Center for Children  
 Allegheny General Hospital

Renovation and Addition  
 Education & Conference Center  
 Allegheny General Hospital

Renovation of East Wing  
 Allegheny General Hospital

Renovation of Main Entrance/Lobby  
 Allegheny General Hospital

Renovation of South Tower  
 Allegheny General Hospital

Renovation to create Richland  
 Primary Care North  
 Allegheny General Hospital

Renovation to create Spina Bifida  
 Suite  
 Allegheny General Hospital

Renovation and Addition,  
 Emergency Department  
 Canonsburg General Hospital

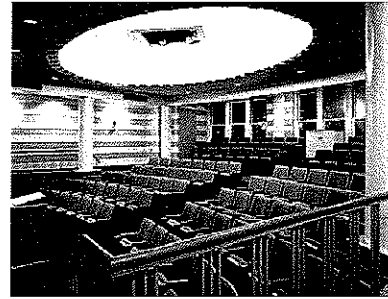
Renovation of Franklin Street  
 Façade  
 Conemaugh Health System

Renovation of existing space, GI Lab  
 Conemaugh Health System

Renovation of existing space,  
 Pharmacy  
 Conemaugh Health System

Renovation of existing space,  
 Administration  
 Conemaugh Health System

Renovation of existing space,  
 Cafeteria & Dietary  
 Conemaugh Health System



Before and After views of the Pittsburgh  
 Ballet Theater



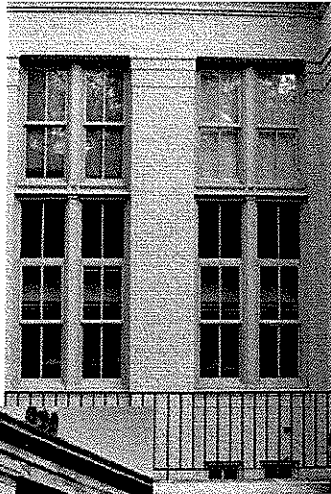
Before and After views of the West Penn  
 Cafeteria



## Renovation and Adaptive Reuse Experience



architecture  
planning  
interior design



*Before and After views of Eberly Hall, University of Pittsburgh*



Renovation and Addition, Oncology  
Conemaugh Health System

Renovation of exterior façade  
Suburban General Hospital

Renovation to create Rehabilitation  
Center  
Charles Cole Memorial Hospital

Renovation and Addition  
Sunnyview Home

Renovation of existing space,  
Emergency Department  
Forbes Regional Campus, West  
Penn Allegheny Health System

Renovation of existing space, Dining  
facility  
Tandem Healthcare

Renovation of existing space,  
Obstetrics  
Forbes Regional Campus, West  
Penn Allegheny Health System

Renovation of existing space,  
Mather Pavilion Cafeteria  
University Hospitals of Cleveland

Renovation and addition, Growth &  
Expansion  
Forbes Regional Campus, West  
Penn Allegheny Health System

Renovation and Addition, Presby  
Cafeteria  
University of Pittsburgh Medical  
Center

Renovation and addition,  
Emergency Department  
Indiana Regional Medical Center

Renovation and Addition, Data  
Center  
VA Pittsburgh Healthcare System

Renovation and addition, Café  
Lancaster General Hospital,  
Women's & Babies Hospital

Renovation of existing space,  
Canteen  
VA Pittsburgh Healthcare System

Renovation and addition  
Lancaster General Hospital,  
Women's & Babies Hospital

Renovation and addition, Data  
Center  
VA Pittsburgh Healthcare System

Renovation to create private  
physician practice  
Renaissance Orthopedics

Renovation and addition,  
Emergency Department  
VA Pittsburgh Healthcare System

Renovation of existing space  
Riverview Towers

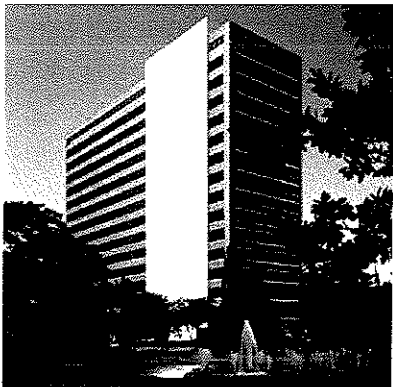
Renovation of Existing Cafeteria  
Western Pennsylvania Hospital

Renovation of existing space  
Southwood Psychiatric Hospital

Renovation of Main Entrance  
Western Pennsylvania Hospital

Renovation and Addition,  
Emergency Department  
St. Clair Hospital

Renovation of Ambulatory Surgery  
Suite  
Western Pennsylvania Hospital

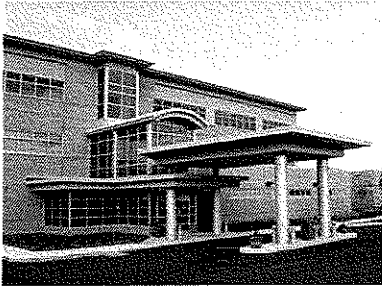


*Before and After views of the Pittsburgh State Office Building*

## West Virginia Work



architecture  
planning  
interior design



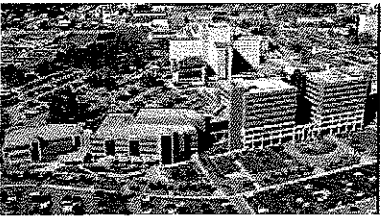
**Concord University, Athens, West Virginia**  
Alumni Center and Interfaith Chapel

**Martinsburg Projects, Martinsburg, West Virginia**  
Medical Office Building  
Tristate Ambulatory Surgery Center

**Monongalia General Hospital, Morgantown, West Virginia**  
Ambulatory Care Center  
Medical Office Building  
Surgery Department addition/renovation  
Cardiac Post Anesthesia Care Unit

**Putnam General Hospital, Hurricane, West Virginia**  
OR Renovation

**United Hospital Center, Clarksburg, West Virginia**  
Medical Office Building programming



**VA Medical Center Clarksburg, West Virginia**  
Master Facility Plan  
Parapet Renovation  
Patient Unit Renovation

**West Virginia University Hospitals, Morgantown, West Virginia**  
Master Facility Plan  
8<sup>th</sup> Floor Inpatient Bed Study  
Cardiothoracic Unit renovation  
Cardiac Holding renovation  
Neonatal Intensive Care Unit  
OR Corridor renovation  
Parking Deck Study  
Pediatric Unit Study  
Post Anesthesia Care Unit



**West Virginia University Alumni Association, Morgantown, West Virginia**  
Erickson Alumni Center



**West Virginia University, Morgantown, West Virginia**  
White Hall  
Evansdale Library  
Downtown Campus Parking Garage Feasibility Study  
Evansdale Campus Parking Feasibility Study  
Oblebay Hall Science Building Code Renovation  
Roads & Grounds Feasibility Study  
Coliseum Locker Room Renovation  
White Hall Computer Center Addition

**West Virginia University Alumni Center**  
*Morgantown, West Virginia*



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Selected in a design competition, IKM was commissioned to program, plan and design a new Alumni Center for West Virginia University. Two months of intensive effort by members of the Alumni Center Task Force and the design team culminated in a comprehensive program and schematic design.



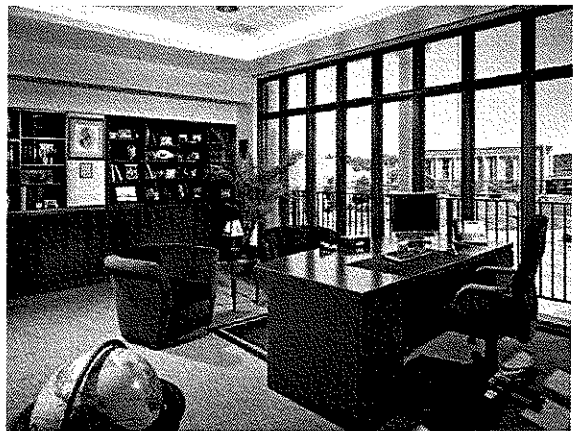
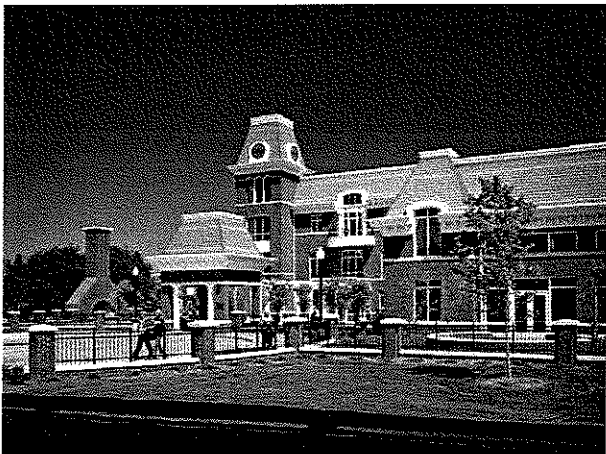
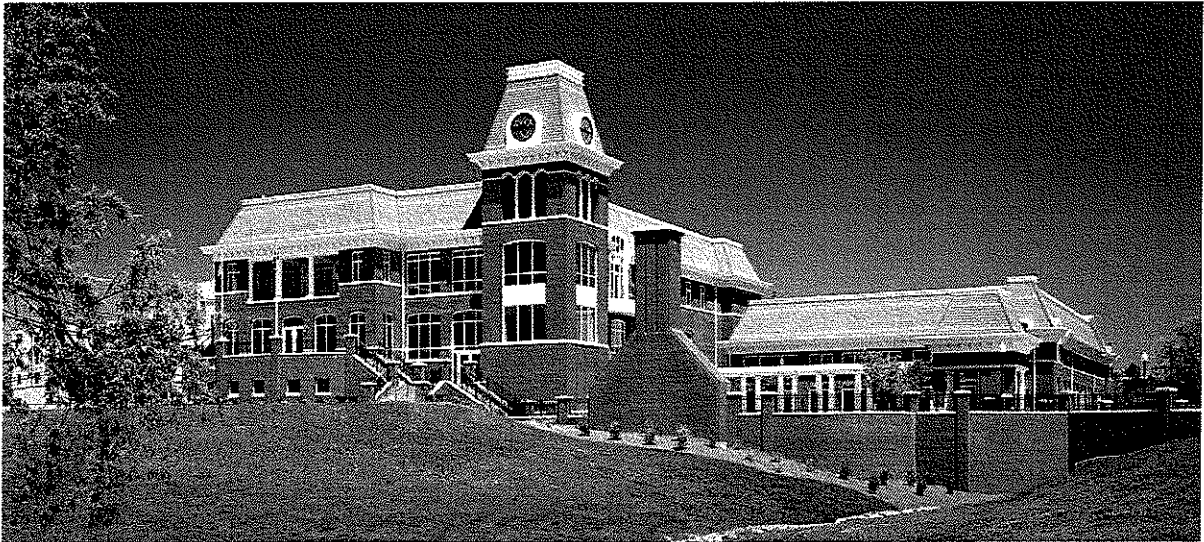
The design team engaged Alumni Association board members and staff in a collaborative, participatory process aimed at discovering the best possible design responses to the opportunities presented by the site, the program and the budget. Design workshops followed a clear three-step methodology of "Understanding, Exploring and Deciding." In addition, the design team and Task Force made benchmark visits to two new

alumni centers to learn from other universities' recent experience.

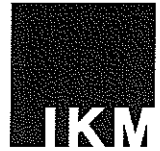
A large tower evocative of the WVU main campus, monumental brick entry gates and a pedestrian-friendly piazza establish a positive first impression for returning alumni and visitors. The new Alumni Center consists of two wings around a central courtyard garden – an "Alumni House" wing and a "Great Hall" wing. The Alumni House includes a club lounge and conference rooms on the ground floor, with administrative offices and board room on the second floor. The Great Hall includes a large banquet hall for 400 guests, related pre-event spaces and a full service kitchen. This simplified plan layout allows functional flexibility and offers potential operating cost savings.



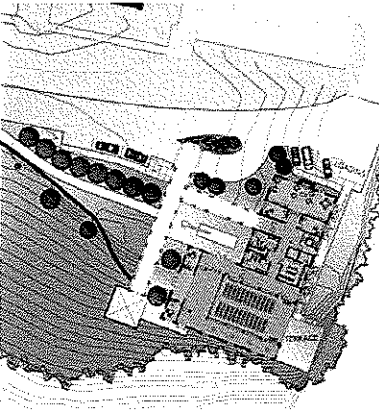
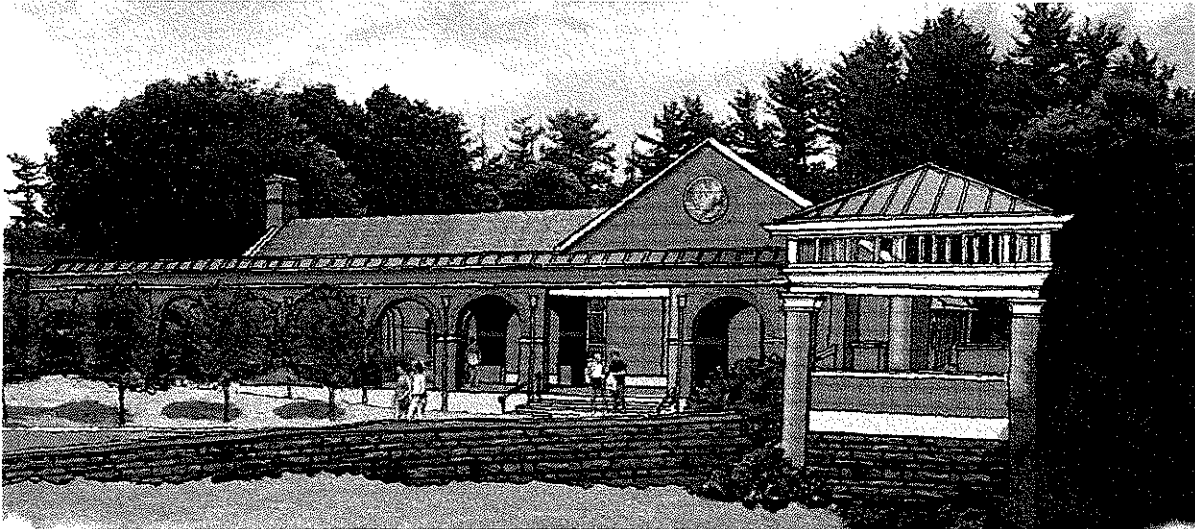
architecture  
planning  
interior design



University Point, Concord University  
Wilkes Family Interfaith Chapel & Museum and Erickson Alumni Center  
*Athens, West Virginia*



architecture  
planning  
interior design



This 16,118 gross square foot facility provided a transition between the University campus and the surrounding woodlands. As an alumni center and chapel, this building must be both a part of the campus and a retreat from it. The architecture resolves this dichotomy by including elements present in the campus, such as the same stone and brick used elsewhere, while providing spaces that are detached from the campus and open to the woods.

Features of this facility include alumni offices, chapel offices, and a 1,907 square foot interfaith chapel with a secondary entrance

to allow 24-hour access. The lower level includes space for a future banquet hall, providing users with a service entry and a terrace.

The interfaith Chapel is nestled within a gallery corridor. The one exterior wall is constructed of glass and overlooks the woodlands. The interior walls enclosing the chapel function as art glass display on the gallery side, while incorporating a translucency that allows chapel occupants to perceive the silhouette of the art glass. This wall also infuses the space with natural light from the gallery, intensifying the experience of chapel as spiritual retreat.

## Firm/Team Qualifications



architecture  
planning  
interior design

### Key Contact

**Joel R. Bernard, AIA, NCARB, LEED AP**

Principal in Charge

IKM Incorporated

One PPG Place

Pittsburgh, PA 15222

412-281-1337 x 137

[jbernard@ikminc.com](mailto:jbernard@ikminc.com)

### Team Resumes & Consultant Qualifications

The pages following this include the resumes of the team members assigned to this project.

### Firm's Ability to handle the project in its entirety

IKM understands the scope of work as it is outlined in the request for proposal which indicates that the state intends to have the exterior cleaning and repair of the stone and other related appurtenances cleaned by the method to be decided in the bid documents. That this includes the renovation and restoration of the two sunken courtyards including a study with suggested revisions and design for ADA compliant access as well as the design of two water features. IKM has assembled a design team that can manage the project in its entirety.

### Understanding the Work becomes the property of the Agency

The Architect grants to the Owner a license to use the Architect's Instruments of Service for purposes of constructing, using, maintaining, altering and adding to the Project.

### Understanding Local, State, and Federal Regulations

As the design professional, IKM is well versed in understanding the complex code requirements associated with renovation and new construction. Our designs integrate these requirements from the concept stage to create successful solutions that are compliant to the respective codes.

We are familiar with the applicable review processes and understand how to secure approvals for our projects with respect to the AIA Guidelines as





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well as IBC, IRC, NFPA and life safety codes.

We have regular contact and an ongoing dialogue with **Norman Fetterman of the Fire Marshall's Office** and Ronald Stricker of OHFLAC (Office of Health Facility Licensure and Certification for healthcare-related projects) for review of drawings at different stages of design.

We currently have several active projects in the state of West Virginia including the WVU White Hall renovations, Concord University Alumni Center and the new, recently completed West Virginia University Alumni Center and Martinsburg Medical Office Building, as well as several projects for West Virginia University Hospitals and the West Virginia University Health Science Center.

We have led many seminars on this subject and we keep our firm knowledgeable about changes and updates to the codes and standards.

For specific healthcare related projects, when DOH is not the authority having jurisdiction we work through the agencies.

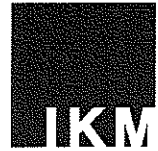
Running parallel to the state review processes is the local municipality code review. This varies greatly per municipality but IKM has a strong working knowledge of the IBC Code, for example, which many municipalities have opted into.

IKM also works with the end user on project specific design codes or guidelines, e.g., AALAC for animal facilities, USP 707 for Pharmaceutical Compounding or the AAP Guidelines for Perinatal Care for NICUs.

## **Description of any Litigation or Arbitration Proceedings**

IKM does not have any active litigation or arbitration proceedings, or filed with the States Purchasing Division related to the delivery of design services at this time.

**Joel R. Bernard, AIA, NCARB, LEED AP**  
*Principal in Charge*



architecture  
planning  
interior design

Mr. Bernard began his professional career in 1984. He is currently a principal architect in the firm. He has worked on a broad range of project types, including corporate, banking, commercial, education, healthcare and housing. In addition to being an active member of the Pittsburgh Chapter of the American Institute of Architects, Mr. Bernard also holds National Council of Architectural Registration Boards (NCARB) certification and recently became a LEED Accredited Professional.

As the *principal-in-charge* Mr. Bernard has overall responsibility for the project, ensuring that it is staffed adequately with qualified persons, that the project is going smoothly, that it stays on budget and on schedule and that IKM is being responsive to the client. He oversees all project personnel, including consultants and attends key presentations to the client. He is responsible for all contractual arrangements with the client and consultants.

His recent project experience includes:

**Phipps Conservatory and Botanical Gardens** - Principal in Charge/  
Project Manager for a multi-phased addition project of 125,000 square feet to the existing conservatory including a new **LEED® Silver** Welcome Center, Production Greenhouses, a Tropical Forest Conservatory, and Special Events Pavilion. The project involves complex coordination of specialty consultants and **renovation and repair to the exterior** of the historic glass house conservatory.

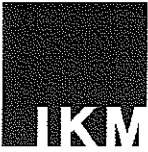
**Preliminary Design Phase, Courthouse Renovation of Historic Allegheny County Jail** – Architect for the preliminary design phase of renovation and adaptive reuse of the national historic landmark Allegheny County Jail for use by the Family Division of the Court of Common Pleas. The project involved **exterior masonry repairs**, window replacement and a complete interior renovation.

**Federal Reserve Bank of Cleveland, Pittsburgh Branch** – Architect/  
Project Manager for all work performed at the facility during a seven year exclusive agreement. Diverse projects have included state-of-the-art comprehensive security systems, a richly detailed conference center, **masonry restoration**, renovations for **ADA accessibility** and a complex multi-phase elevator modernization.

**Colfax School Renovation and Addition** -- Principal in Charge for the \$9 million, 44,000 square foot renovation and addition that includes new classrooms, gymnasium with stage, cafeteria and pedestrian bridge.

**Pittsburgh Public Schools for Carrick High School** – Architect for **exterior masonry restoration**, improvements and project closeout for Carrick High School.





architecture  
planning  
interior design

**Community College of Allegheny County Renovations** – Architect for multiple renovation projects at four branch locations and the College's administration building. Work includes **ADA compliance projects**, cafeteria renovations, and a variety of classroom renovations.

**Pittsburgh Board of Public Education Pioneer School** – Project Manager/Project Architect for renovations to the Pioneer School to provide **ADA compliance** for severely physically disabled students.

**Lowell Massachusetts Parking Garage** – Architect for conversion of an existing warehouse building to accommodate a 375-car parking garage; the design **preserved the exterior** of the building while fitting the ramps and stalls into the existing concrete column grid.

**Concord University University Point Interfaith Chapel and Alumni Center** – Principal in Charge and project manager for the programming and feasibility study for a new facility on campus in **Athens, West Virginia** this study led to the design and current construction of the project.

**Commonwealth Technology Center** – Principal in Charge and project manager a new building for the state to serve as a disaster recovery center for the Commonwealth of Pennsylvania and the Pennsylvania Emergency Management Association and PA Homeland Security functions.

**Veterans Administration, Pittsburgh Health Care System Data Center Consolidation** – Principal in Charge/Project Manager for the consolidation of three data centers for the healthcare system, involves the design of a \$5 million addition to house the appropriate hardware and engineering systems.

**Westinghouse New Corporate Headquarters Campus** – Principal in Charge for the nearly 1 million square foot new headquarters campus located in Cranberry Woods, PA. The project is planned in three phases: phase 1 Building 1 occupancy began in June 2009; Buildings 2 and 3 are scheduled for completion in 2010. The project is pursuing **LEED® Certification** with US Green Building Council.

Mr. Bernard completed his Bachelor of Architecture in 1989 from Boston Architectural Center School of Architecture. He also holds a Bachelor of Arts from Williams College in Williamstown, Massachusetts. During his academic career, Mr. Bernard was the recipient of an award from the Boston Society of Architects for his participation in housing design for the homeless. He became a registered architect in Pennsylvania in 1993 and he is a member of the American Institute of Architects. He has also participated as a AIA Advisory Committee Member in an RFP development process. His ongoing education credits include certification as a **Construction Document Technologist and ADAAG: for the proposed changes to the Americans with Disabilities Act.**

## **Melanie Como Harris, AIA, LEED® AP**

*Project Manager*



architecture  
planning  
interior design

Ms. Como Harris joined IKM as a registered architect with more than 10 years experience and impressive credentials. She is registered in Pennsylvania and California and holds her National Council of Architectural Registration Boards (NCARB) certification. Ms. Como Harris is also a LEED® Accredited Professional and qualified as an **Historic Architect per The Secretary of the Interiors Qualifications**. She has worked as a Senior Designer, Historical Consultant, Project Manager and Project Architect on a variety of project types.

As the **Project Manager**, Ms. Como Harris is primarily responsible for the detailed execution of the project's design and documentation. She represents the firm in all detailed communications with the client, consultants and contractors. She manages the architectural support staff, production team and the consultants to ensure the project's completion. She communicates regularly with the principal-in-charge regarding project status, coordinates with the specifications writer and represents the firm during construction administration. She is a member of IKM's in-house design review committee providing valuable design input on all of the firm's projects.

Since joining IKM, Ms. Como Harris has added several design projects to her list of qualifications, these include:

**Frick Environmental Center** – Project Manager/LEED® Specialist for the new Environmental education center that will include indoor and outdoor classrooms, a teaching laboratory, public assembly and exhibit spaces, and offices.

**Westinghouse Corporate Headquarters** – LEED® Specialist for the nearly 1 million square foot new corporate headquarters campus located in Cranberry Woods, PA. As LEED® Specialist, she coordinates with consultants, reviews shop drawings, and serves as the liaison with the US Green Building Council to complete on-line submittal requirements for the project pursuing LEED® Certification.

**The Western Pennsylvania Hospital School of Nursing** – Project Manager/Architect for the interior renovation and upgrades of all interior finishes of the 90-year old School of Nursing building including 80+single-unit dorm rooms, lecture and general classrooms and faculty and staff offices.

Prior to joining IKM, Ms. Como Harris has worked on over 30 renovation projects, including the following with similar requirements to your project:

**Paseo de Mission Hills** – Project Manager for the exterior restoration of two potentially historic buildings and interior improvements related to commercial reuse. The 1913 Ace Drug Building is a 2-story, 4,615 SF unreinforced masonry building in the commercial Victorian style. The



architecture  
planning  
interior design

1929 Funcheon Building is a 2-story 10,355 SF unreinforced masonry building in the Spanish Colonial Revival style. A 1950s Moderne false facade had to be removed before the historic exteriors could be repaired and restored. Exterior improvements included extensive masonry repair, repointing, and cleaning to fix damage caused by the 50s façade cladding, repair & partial replacement of copper-framed storefront windows, restoring the original sloped tile roof, and repair & partial replacement of wood doors & windows .

**Picacho Lower Stamp Mill** – Project Manager for the stabilization of a historic stone structure located in a California State Park. In the mid-nineteenth century, the building had been a gold stamping mill in the southeastern corner of California. Goal of project was not to reconstruct building, but to arrest decay until the funds were available for full restoration. Before the stabilization work was able to be performed, a wildfire swept through the area and caused further damage to the historic wood lintels. In order to update the drawings, a second conditions assessment was conducted. Exterior improvements included selective rebuilding of stone wall sections, specifying a mix for cast stone replacement (as needed), repointing, and cleaning.

**San Diego Santa Fe Depot Baggage Building** –Senior Designer for the construction document preparation and construction observation phases. The exterior restoration and shell improvements to one half of the historic San Diego Santa Fe Depot were performed in preparation for eventual reuse as the Museum of Contemporary Art gallery space. The 14,250 SF Baggage Building is a one story steel frame structure enclosed by stucco-covered brick walls detailed in the Mission Revival style. The estimated cost of construction was \$1 million. The exterior restoration included rebuilding portions of the masonry after structural retrofit, patching stucco finish, removing, cleaning & reinstalling clay tile roofing, and wood window repair.

**West Seattle High School** – Historical consultant for the rehabilitation of a 95,000 square foot historic building and the addition of 100,000 square feet to the historic structure. The 2-story unreinforced masonry building was constructed in 1917 with a significant addition in 1924. Exterior improvements included repair, repointing, & cleaning of the masonry facades, repair, selective replacement, & reproduction of terra cotta and wrought iron elements. An earthquake that occurred midway through construction necessitate the complete reconstruction of an irreparably damaged masonry fly tower.

Ms. Como Harris obtained her Master of Architecture, *Certificate in Historic Preservation* from the University of Washington, Seattle, WA and completed her Bachelor of Design in Architecture University of Florida, Gainesville, FL. She is a member of the American Institute of Architects, the Green Building Alliance and Sustainable Pittsburgh.

**TODD (TED) A. ZACHWIEJA, PE, C.E.M., LEED AP****Chief Executive Officer****Principal-in-Charge, M/E/P Design Project Manager**

**Education** Bachelor of Science in Mechanical Engineering from West Virginia Institute of Technology in 1982.  
Masters of Science in Engineering Management from the University of West Virginia College of Graduate Studies in 1989.

**Registrations** Professional Engineer, West Virginia, No. 10,127  
Certified Energy Manager (C.E.M.), National Certification  
LEED® Accredited Professional, National Certification through USGBC  
Professional Engineer, Georgia, No. 18253  
Professional Engineer, Kentucky, No. PE-17961  
Professional Engineer, North Carolina, No. PE-017445  
Professional Engineer, Ohio, No. E-53587  
Professional Engineer, Pennsylvania, No. PE-040929-R  
Professional Engineer, South Carolina, No. 25985  
Professional Engineer, Virginia, No. 0402 025427

**Qualifications** Todd has more than 28 years of experience; in the design, construction management, and specifications for mechanical engineering, heating, ventilating, air conditioning, plumbing, electrical, and lighting; indoor air quality analysis and building system commissioning for educational, commercial, industrial and health care facilities. His specialties include mechanical engineering, HVAC systems master planning, conceptual design, energy conservation program development, commissioning and IAQ analysis relating to HVAC systems. He has extensive experience in industrial, commercial facilities, hospitals and educational design including preparation of construction documents for millions in renovations and additions to facilities. Some of his project experience includes projects new Mercer County Courthouse, Princeton, WV, Kanawha County Commission – 120,000 sf additions/renovations for the Judicial Annex/Kanawha County Courthouse Charleston WV, Laidley Towers – Charleston WV, Renovations to Buildings #1, #3, #4, #5, #5, #7, #8, #9, #10 at the WV State Capitol complex, Cultural Center HVAC Renovation, Union Carbide, United Center - Charleston WV, Phillip Morris USA, Rhone-Poulenc, Toyota, Olin Corporation, Walker Machinery, WV Air & Army National Guard, Bank One, WV; Kohl's, Sears, WV Public Service Commission Headquarters, and Yeager Airport. He also designed one of the largest geothermal heat pump applications in the mid Atlantic region, commissioned HVAC systems and mechanical engineering at many General Motors facilities in North America.

Some of his health care experience includes millions in renovation and new construction design for Charleston Area Medical Center including commissioning of Charleston Area Medical Center's \$41 million Surgery Replacement center and many projects at General Division, Memorial Division, and Women & Children's Hospital. Other health care experience includes Bluefield Regional Medical Center, Hopemont Hospital, Monongalia General Hospital, Montgomery General Hospital, United Hospital Center, St. Mary's Hospital, Summersville Memorial Hospital, Thomas Memorial Hospital, Webster Memorial Hospital, Cabell Huntington Hospital, Welch Emergency Hospital,

Surgicare Center, VA Hospital - Clarksburg, Mercy Medical Center, Wayne Memorial and Webster Memorial Hospital.

He also has experience in providing M/E design for the following College and Universities including: Alderson Broadus College, Bluefield State College, Concord University, Fairmont State College, Marshall University, Ohio University's Athens & Chillicothe campuses, Southern WV Community & Technical College, University of California-Davis, University of Charleston, Washington & Lee University, WV Wesleyan College, and West Virginia University. He was recognized nationally for his work with Ohio University in development of a performance contracting program that is anticipated to save \$2.5 million annually in energy and operating costs.

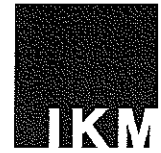
He also has experience in providing M/E/P design for the following schools: Clay, Grant, Greenbrier, Hardy, Harrison, Jackson, Kanawha, Lewis, Logan, Marion, McDowell, Mercer, Mingo, Monroe, Ohio, Pocahontas, Putnam, Raleigh, Randolph, Ritchie, Summers, Taylor, Tucker, Upshur, Webster, and Wyoming County Schools. Some of his project experience includes the development and design of a pilot geothermal heat pump HVAC with variable speed pumping system at Webster County High School which reduced electric bills by more than 40% while meeting IAQ requirements.

Prior to joining ZDS, Todd Zachwieja coordinated millions in comprehensive energy conservation programs resulting in annual energy saving millions per year and managed a profitable regional office for one of the countries largest energy service companies. He also developed computer programs for building energy analysis and monitoring and presented technical papers at regional and national conferences.

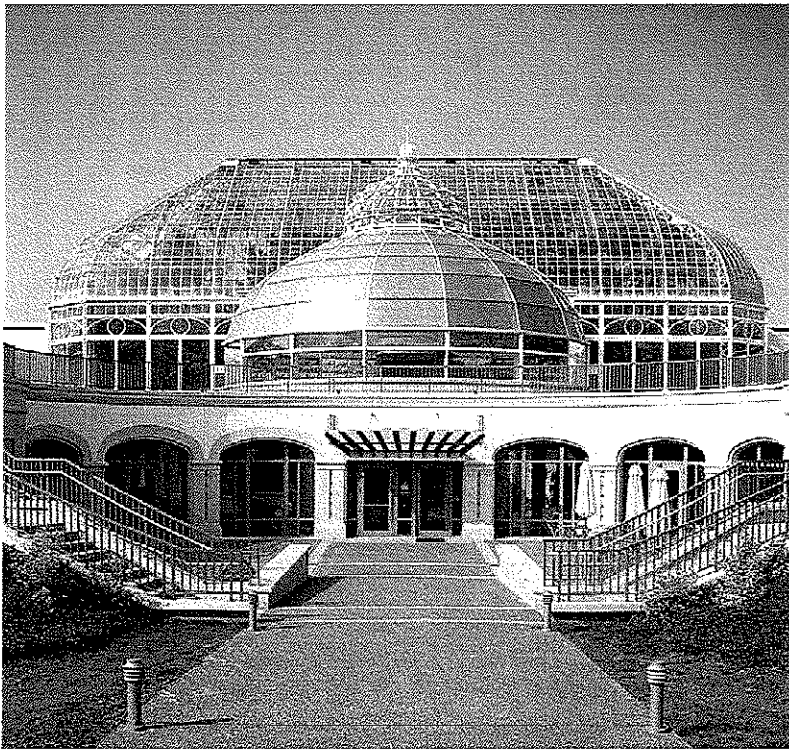
**Professional  
Affiliations**

Charter member Mountaineer chapter of American Society of Heating Refrigeration and Air conditioning Engineers (ASHRAE)  
Served as ASHRAE's Energy and Technical Affairs Chairman for 6 years.  
Recognized by the International Who's Who of Professionals.  
Recognized nationally as West Virginia's Business Man of the Year  
Recognized nationally in 2007 as a "Legend in Energy"  
Charter life member of the Association of Energy Engineers  
Professional Affiliate Member of the American Institute of Architecture  
Member of the American Association of Hospital Engineers  
Member of the National Society of Professional Engineers  
Member of National Society of Plumbing Engineers  
Member of the International Code Council  
Contributing editor and served on the Editorial Review Panel for "The Handbook of Building Management and Indoor Air Quality", "Ventilation for a Quality Dining Experience", INvironment Professional, Power Prescriptions and other publications and articles dealing with Indoor Air Quality (IAQ) and MEP engineering systems.  
Presented at regional and national conferences including the National System Commissioning Conference

## Firm History and Professional Services



architecture  
planning  
interior design



IKM Incorporated is an architectural, planning, and interior design firm that has been in continuous practice since 1911.

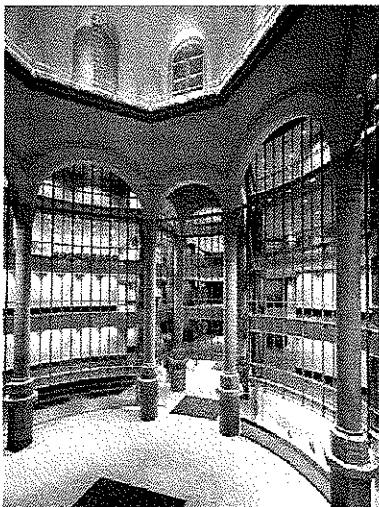
Over this long history, the firm has been responsible for such notable projects as the Pittsburgh Board of Education Administration Building, the Buhl Planetarium, and Chatham Village. Chatham Village has been recognized by the American Institute of Architects as one of two hundred significant architectural projects in the history of the United States.

The firm's portfolio exemplifies the reputation of excellence in executing high profile, high design commissions as exhibited by the award winning adaptive reuse of the historic Allegheny County Jail (A Pittsburgh landmark originally designed by H.H. Richardson), the renovation and addition to the Phipps Conservatory and Botanical Gardens, and the design of the Hillman Cancer Center for the UPMC Health System.

Since our inception, we have enjoyed a reputation for excellence in design and outstanding service to our many clients. Rather than completing commissions, we pride ourselves on building relationships.

Our clients include civic, healthcare and educational institutions; government; commercial clients; research and development clients; and developers.

With these strengths as our foundation, our commitment has been to create humane spaces for human beings.



**Firm Address:**  
One PPG Place  
Pittsburgh, PA 15222  
phone: 412.281.1337  
fax: 412.281.4639  
www.ikminc.com

**Year Founded:** 1911,  
Pittsburgh, PA

**Number of Employees:** 43

**Principals:**  
John C. Schrott III, AIA, ACHA  
President, Principal

Jeffrey K. Brown, AIA, NCARB  
Principal

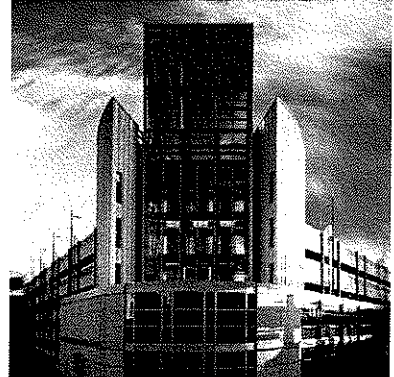
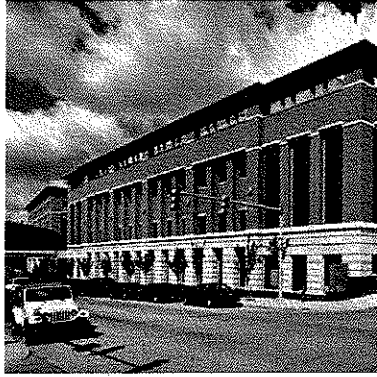
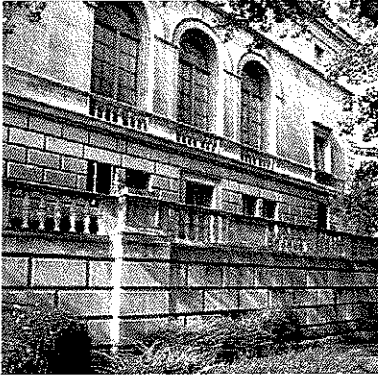
Joel R. Bernard, AIA, NCARB,  
LEED AP  
Principal

Roger P. Hartung, AIA, NCARB  
Principal

Michael P. McDonnell, AIA  
Principal



architecture  
 planning  
 interior design



**Architectural Services**

- Site Analysis
- Sun studies
- Zoning Analysis
- LEED® /Sustainability Analysis/ Scorecard
- Program Development
- Conceptual Design
- Schematic Design
- Design Development
- 3-D Image Development
- Animation Studies
- Construction Documentation & Specification
- Computer Aided Design & Drafting (CADD)
- Bidding or Negotiated Pricing
- Administration of Construction Contract
- Construction Site Observation
- Graphic Design & Signage

- Food Service Planning
- Detailed Cost Development
- Post-Occupancy Evaluation

**Planning Services**

- Campus Master Planning
- Comprehensive City Planning
- Zoning & Annexation Studies
- Redevelopment Planning
- Strategic Planning
- Site Analysis, Evaluation & Selection
- Feasibility Studies
- Facility Assessments
- Transportation System Planning
- Participatory Planning & Conflict Resolution
- Urban Design

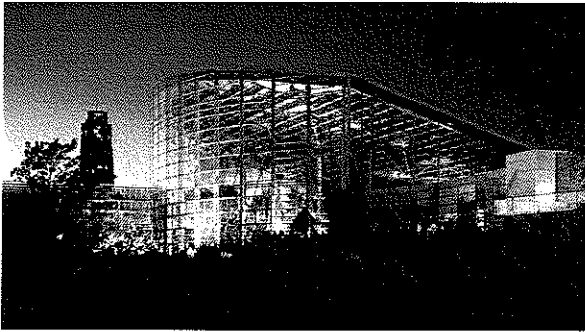
**Interior Design**

- Interior Standards
- Conceptual Design
- Installation Documents & Specifications
- Computer Aided Design & Drafting
- Color & Finish Consultation
- Artwork & Plant Consultation and Specifications
- Bidding & Negotiated Pricing
- Administration of Furnishings Contract
- Installation
- Furniture Evaluation
- Site Observation
- Custom Millwork & Furnishings Design
- Graphic Design & Signage
- Maintenance Specifications/ Seminars
- Post Occupancy Evaluation

## Awards & Recognition



architecture  
planning  
interior design



*Tropical Forest, Phipps Conservatory*

**2008 Evergreen Awards First Place  
ecommercial category**  
Phipps Conservatory and Botanical Gardens

**2008 Award of Excellence**  
Associated Builders and Contractors, Inc.,  
Keystone Chapter  
Lancaster General Hospital First Floor Corridor  
Renovation

**2007 Engineers Society of Western Pennsylvania,  
Commercial Project of the Year**

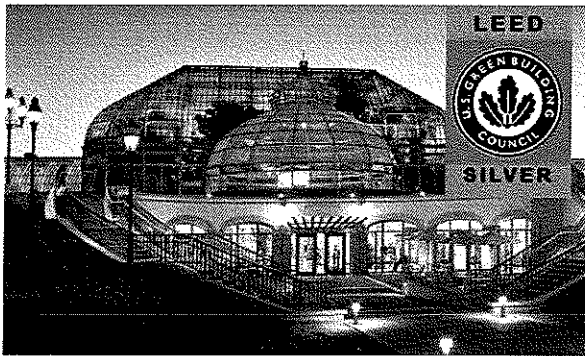
Phipps Conservatory and Botanical Gardens  
Tropical Forest

**2007 AIA Pittsburgh Green Design Citation**

Phipps Conservatory and Botanical Gardens  
Tropical Forest

**2007 Western PA Golden Trowel Award**

International Masonry Institute  
Grove City College Colonial Hall Student Housing



*Welcome Center, Phipps Conservatory*

**2006 Preservation Award**

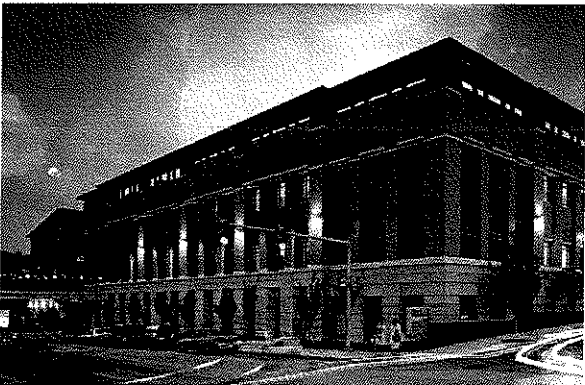
City Historic Review Commission  
Phipps Conservatory and Botanical Gardens  
Welcome Center

**2006 Leadership in Energy and Environmental  
Design (LEED®) Silver Certification**

Phipps Conservatory and Botanical Gardens  
Welcome Center

**Finalist Over \$5 Million 2006**

Master Builders' Association of Western PA  
Caryl Gates Gluck Resource Center at Animal Friends



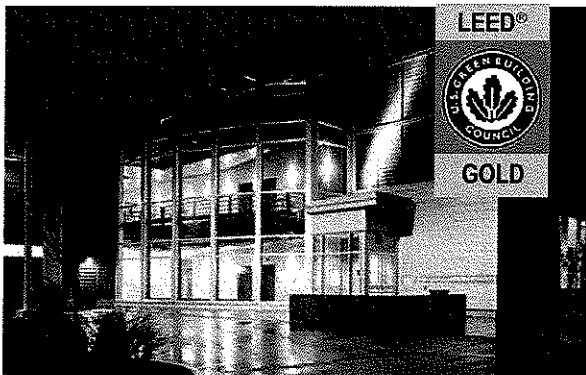
*Hillman Cancer Center, UPMC Health System*

**2005 Award of Excellence**

Associated Builders and Contractors, Inc.,  
Keystone Chapter  
Lancaster Orthopedic Center, Lancaster General  
Hospital

**2005 Award of Merit**

Associated Builders and Contractors, Inc.,  
Keystone Chapter  
Lancaster Orthopedic Center (Overbuild & Tower),  
Lancaster General Hospital



*McGowan Institute of Regenerative Medicine*





architecture  
planning  
interior design



*Grove City College, Colonial Hall Student Housing*



*Lancaster General Hospital Orthopedic Center*



*First Avenue Garage, Pittsburgh Parking Authority*



*Adaptive Reuse of Allegheny County Jail*

**2005 Center for Health Design, Architectural Showcase**

Lancaster Orthopedic Center, Lancaster General Hospital

**2005 Center for Health Design, Architectural Showcase**

Hillman Cancer Center, UPMC Health System

**2005 Leadership in Energy and Environmental Design (LEED®) Gold Certification**

McGowan Institute for Regenerative Medicine, University of Pittsburgh

**2004 NAIOP "Driver of Development" Award**

National Association of Industrial and Office Properties (NAIOP)  
Hillman Cancer Center, UPMC Health System

**2003 Circle of Design Excellence Award**

Hillman Cancer Center, UPMC Health System

**Finalist Over \$5 Million 2003**

Master Builders' Association of Western PA  
Hillman Cancer Center, UPMC Health System

**Finalist Over \$5 Million 2003**

Master Builders' Association of Western PA  
McGowan Institute for Regenerative Medicine

**Western PA Golden Trowel Award, 2003**

Hillman Cancer Center, UPMC Health System

**Western PA Golden Trowel Award, 2003**

Three Mellon Bank Center Lobby Renovations

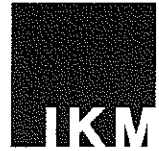
**Silver Award for Excellence - New Construction/Renovation**

Retailing Excellence Award 2003  
"The Little Shop" Memorial Medical Center

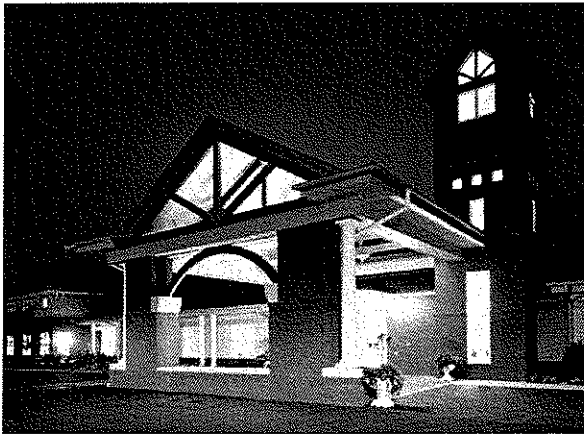
**Award of Merit for Innovation & Design of a Parking Facility**

The Pennsylvania Parking Association 2002 Awards  
First Avenue Parking Garage

## Awards & Recognition



architecture  
planning  
interior design

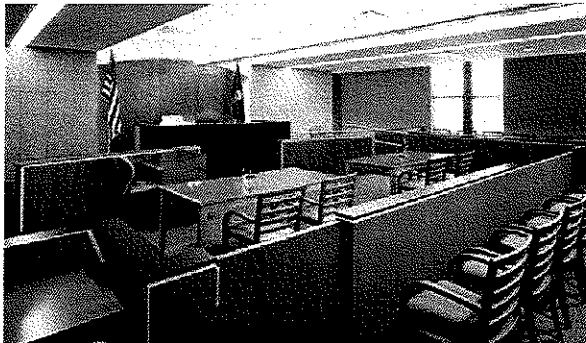


*Women and Babies' Hospital of Lancaster General*

**Speculative Office Building of The Year 2002**  
National Association of Industrial and  
Office Properties (NAIOP)  
Quantum I

**Building of the Year Award, 2002**  
Building Owners and Managers Association of Pgh.  
Adaptive Reuse of The Allegheny County Jail

**Honor Award**  
AIA Pittsburgh Design Awards 2001  
Adaptive Reuse of The Allegheny County Jail



*Adaptive Reuse of Allegheny County Jail*

**2001 Master Builders Award**  
**Design/Build Category**  
Master Builders Association  
Adaptive Reuse of the Allegheny County Jail

**Merit Award**  
AIA Pennsylvania  
Adaptive Reuse of The Allegheny County Jail

**Best Rehabilitation/Restoration/Renovation Award**  
**National Design Build Award**  
Design Build Education and Research Foundation  
Adaptive Reuse of The Allegheny County Jail

**Finalist**  
Business Week / Architectural Record Magazine  
Adaptive Reuse of The Allegheny County Jail

**Reconstruction Project Award**  
Building Design & Construction Magazine  
Adaptive Reuse of The Allegheny County Jail

**Historic Preservation Construction Project Award**  
Preservation Pennsylvania  
Pennsylvania Historical and Museum Commission  
Adaptive Reuse of The Allegheny County Jail

**Preservation Award**  
Historic Review Commission of Pittsburgh  
Adaptive Reuse of The Allegheny County Jail



*"The Little Shop," Memorial Medical Center*



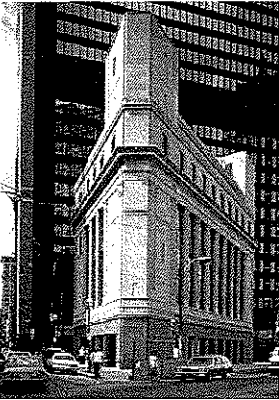
*International Brotherhood of Electrical Workers  
Local #5 Headquarters*



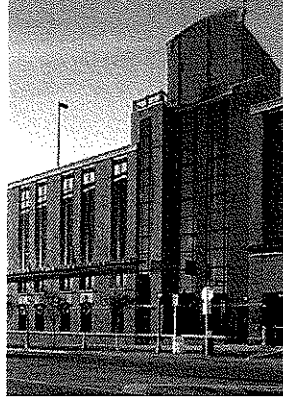
architecture  
 planning  
 interior design



*Quantum One Office Building*



*Wood Street Station*



*Western Pennsylvania  
 Hospital Parking Garage*

**Commendation**

Pittsburgh History and Landmarks Foundation  
 Adaptive Reuse of The Allegheny County Jail

**Award of Excellence**

Associated Builders & Contractors, Inc.,  
 Keystone Chapter  
 Women & Babies' Hospital of Lancaster General

**Finalist Design/Build**

Master Builders' Association of Western PA  
 Quantum One

**Finalist Under \$7 Million**

Master Builders' Association of Western PA  
 The Institute - Clinic and OR-14

**Finalist Excellence in Craftsmanship**

Master Builders' Association of Western PA  
 International Brotherhood of Electrical Workers  
 Local #5 Headquarters

**Finalist Building Excellence Awards**

Master Builders' Association of Western PA  
 The Western Pennsylvania Hospital  
 Labor and Delivery Rooms

**Honor Award: Excellence in Design**

Port Authority Transit, Allegheny County  
 Pennsylvania Society of Architects  
 Wood Street Subway Station

**Honor Award**

American Institute of Architects, Pittsburgh Chapter  
 Wood Street Subway Station

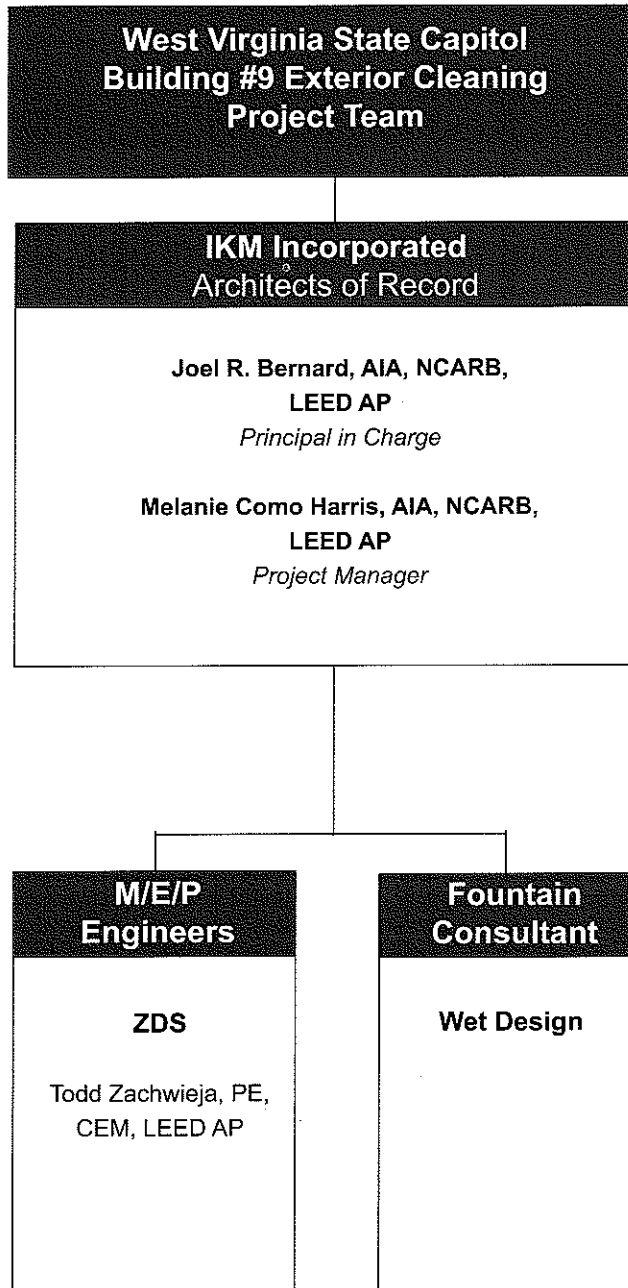
**Building of the Year**

Building Owners and Managers Association of Pgh.  
 The Pittsburgh Ballet Theater

## Project Organization

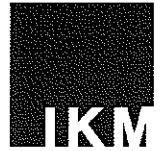


architecture  
planning  
interior design



Continuity in staffing promotes consistency of service, strong client/ architect relationships and client goodwill. In terms of the services required for your project, we believe that our current staffing levels will allow for a successful and timely completion of your project.

## Schedule and Cost Control



architecture  
planning  
interior design

**IKM views the process of cost and schedule control as one of raising and resolving issues rather than one of adding and subtracting numbers. The essential characteristic of this process during the design phase of a project is that of a team composed of Owner, Architect and frequently Construction Manager clarifying and coming to agreement about the assumptions on which project development is based.**

**IKM feels that it is important to emphasize several points:**

**Project schedule must be an integral component of development of project costs. Accelerating project delivery is usually possible and a variety of methods can be considered. These methods usually have cost implications concerning completeness of design, appropriate contingency funds, and/or methods of construction. Time and schedule may have as much of a cost implication as construction materials.**

**The process of cost and schedule control, at its best, is a team process with each team member making important contributions. The Architect needs to develop a full range of alternative solutions and exercise care in adequately defining them. The Construction Manager contributes knowledge of construction methods and materials, but, above all, an ability to foresee project requirements not yet defined. The Owner provides critical judgment about acceptable standards of quality and must control the scope of the project in relation to funds available.**

**The process of cost and schedule control does not occur at selected points in project development. It is a continuous process involving successive refinements.**

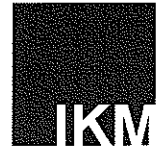
**The project budget and schedule are tools to be used in a continuing process of identifying and resolving issues.**

**The importance of "anticipation" in the process cannot be over-emphasized. Determining costs of project elements already defined is important; allowing adequate funds for components not yet defined is equally important.**

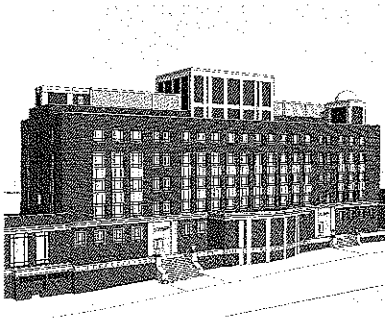
One PPG Place  
Pittsburgh, PA  
15222

T: 412-281-1337  
F: 412-281-4639

## Key Projects



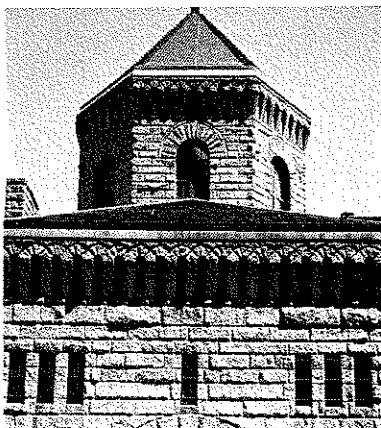
architecture  
planning  
interior design



**Project Name:** West Virginia University White Hall Renovation  
**Project Location:** Morgantown, West Virginia  
**Project Description:** See enclosed project sheet.  
**Construction cost and type of service provided:** \$ 22 Million estimated;  
Comprehensive Architectural Design  
**Project Size:** 96,000 square feet  
**Owner:** West Virginia University  
Rob Moyer, Director Planning Services  
Morgantown, WV  
304-293-287  
**Completion Date:** 2010 est.



**Project Name:** VA Medical Center Clarksburg, Exterior Building Repair  
**Project Location:** Clarksburg, West Virginia  
**Project Description:** See enclosed project sheet  
**Construction cost and type of service provided:** N/A  
Comprehensive Architectural Design  
**Project Size:** N/A  
**Owner:** VA Medical Center Clarksburg  
John Bargo  
Facilities Manager  
Clarksburg, WV  
304-623-3461  
**Completion Date:** Ongoing



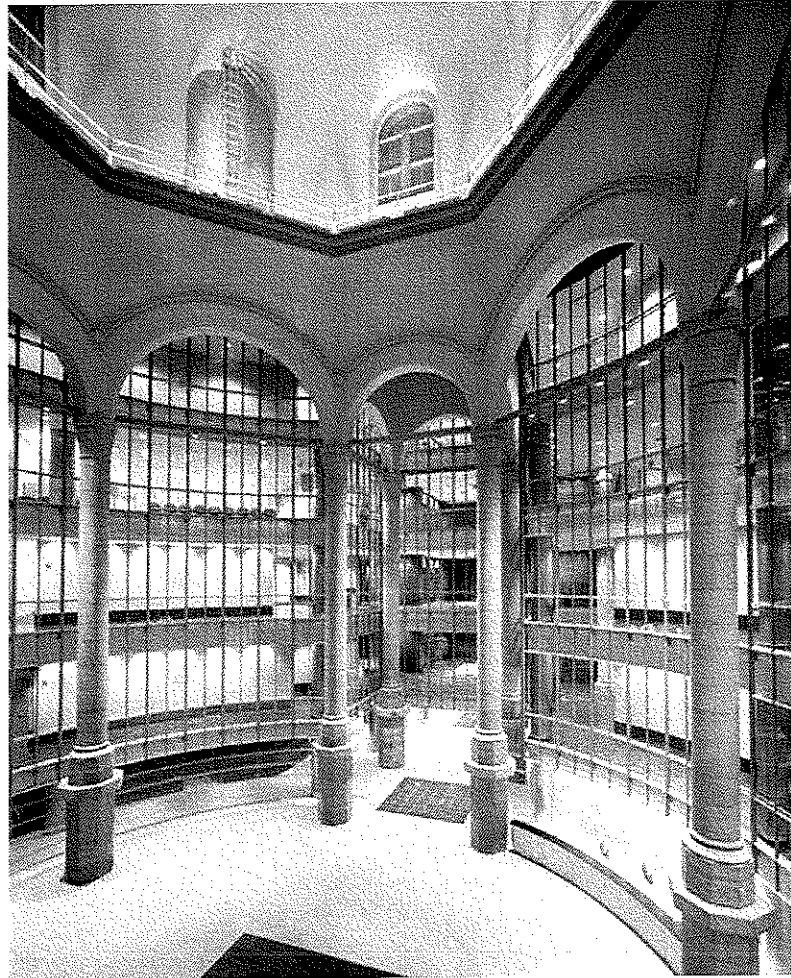
**Project Name:** Adaptive Reuse Allegheny County Jail for Family Courts  
**Project Location:** Pittsburgh, Pennsylvania  
**Project Description:** See enclosed project sheet.  
**Construction cost and type of service provided:** \$32 million;  
Comprehensive Architectural Design  
**Project Size:** 200,000 square feet  
**Owner:** Allegheny County  
Samuel Taylor, RA  
County Architect  
Pittsburgh, PA  
412-350-5447  
**Completion Date:** 2000

# Allegheny County Jail Adaptive Reuse Project

Pittsburgh, Pennsylvania



architecture  
planning  
interior design



## Award-Winning Design

### Best Rehabilitation/Restoration/ Renovation

National Design-Build Institute Award  
Design-Build Education and Research  
Foundation

### Reconstruction Project Award

Building Design & Construction  
Magazine

### Historic Preservation Construction Project Award

Preservation Pennsylvania and the  
Pennsylvania Historical and Museum  
Commission

### Preservation Award

Historic Review Commission of  
Pittsburgh

### Commendation

*Pittsburgh History and Landmarks  
Foundation*

### Merit Award

AIA Pennsylvania

### Honor Award

AIA Pittsburgh

### Building Excellence Award, Design-Build

Master Builders Association of Western  
Pennsylvania

### TOBY – The Office Building of the Year, (Government Building)

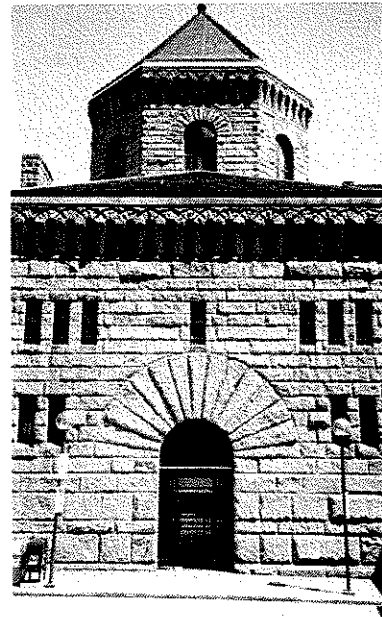
BOMA – Building Operating and  
Managers Association

### Finalist

Business Week Architectural Record  
Awards

IKM Incorporated designed the conversion of the National Historic Landmark Allegheny County Jail into a facility for the Family Division of the Court of Common Pleas.

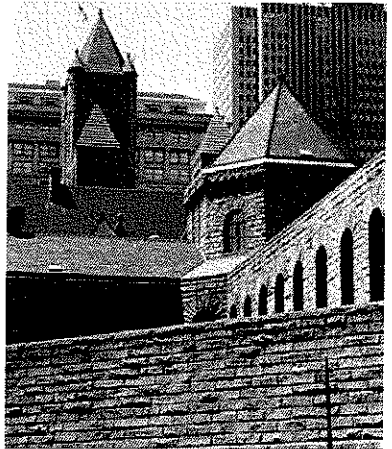
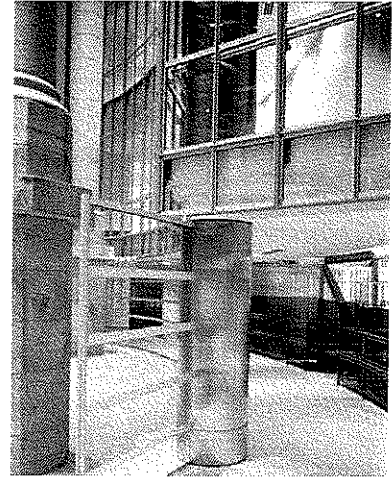
Our design for the jail reuse project is based on appropriate degrees of preservation, restoration and adaptation. The new spaces include court and hearing rooms, offices, separate waiting areas (for witnesses, victims and defendants), holding areas, separate entrances, secure corridors, and judges' chambers and security clearance areas and guard stations. The







architecture  
 planning  
 interior design



project also includes public entrances, a cafe linked to an outdoor courtyard, and other courtyards.

Four existing wings radiating like spokes from the central rotunda are the organizing elements for the interior space, this central rotunda remains as originally designed, with a partially expressed octagonal colonnade that culminates in a octagonal dome. Where jail cells once stood, dramatic new circulation spaces now look into the Rotunda. New work within the old structure is detailed in such a way as to create a formal or visual separation between the old and new,

IKM's design retains the important public and civic focus and provides the following:

- The economy of reusing a structurally sound, functional

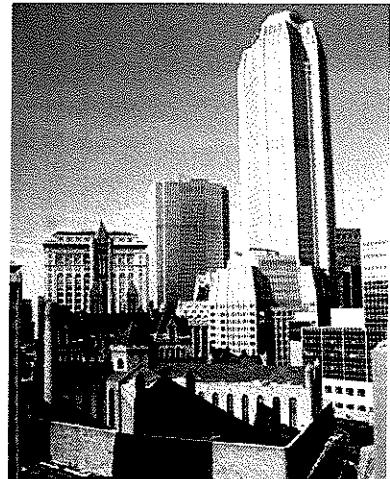
building for a compatible use rather than erecting a new structure.

- Consolidation of the Family Division of the Courts into a single, secure building with controlled public access that maintains adjacencies to other County offices.

- A use that conforms to the building plan, does not adversely affect the historic exterior, and allows the significant spatial characteristics of the interior to remain and serve as focal points of the new scheme.

- The opening of the former prison yards to the street and their use as public gardens, further enhancing that portion of the downtown area and any future proposed development.

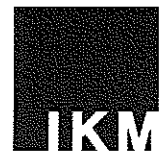
- The opportunity to relocate historic artifacts from the interior, mostly unseen by the public for over 100 years, into exhibit settings.



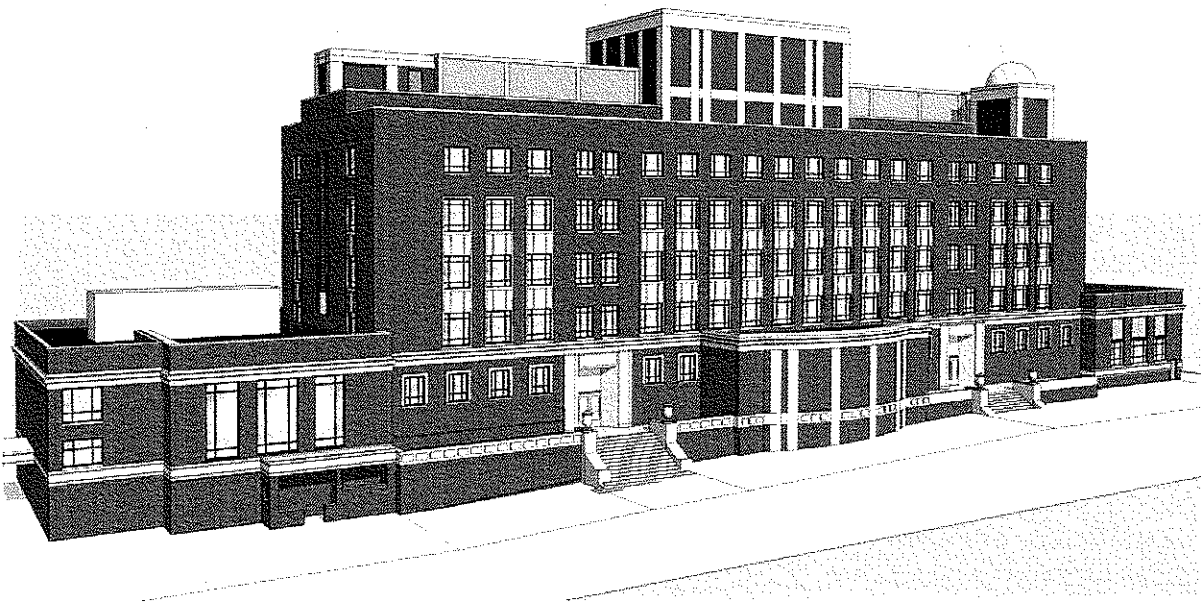


# West Virginia University White Hall, Laboratory Renovations

Morgantown, West Virginia



architecture  
planning  
interior design

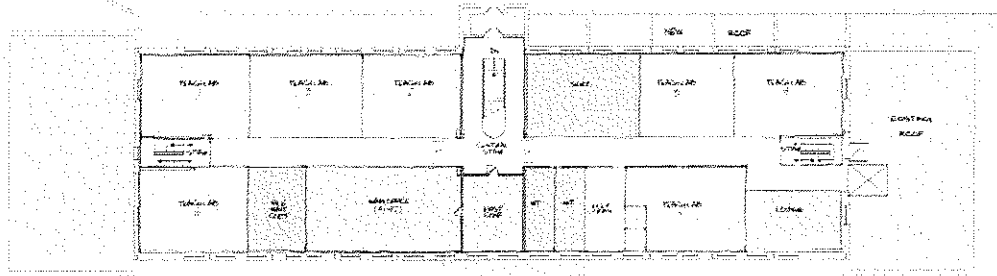


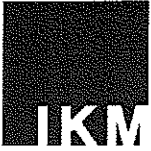
The existing 96,500 SF White Hall consists of six levels plus an attic. IKM was initially selected for a project that included demolition, ADA evaluation, remediation, and MEP evaluation to prepare the building to serve the University's need for additional laboratory space in the future. This initial phase of the work included the preparation of the building to meet life safety needs and be suited for laboratory fit out.

interior renovations of the 96,000+ square feet to accommodate the relocation of the Department of Physics. This included the design of teaching and research laboratory space. The program calls for the development of a high-bay space for MRI and other research activities including an observatory/planetarium on the roof. The new design isolates floor slabs for the relocation of multiple pieces of vibration sensitive equipment. The design of a Class 10,000 Clean Room is also defined as part of the project scope. In addition, the building's

Following the completion of phase I, the University retained the IKM team to design the complete

- OFFICE
- LABS
- SUPPORT
- CIRCULATION
- RESTROOMS



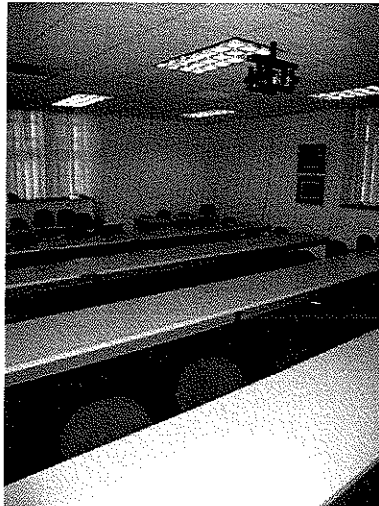


architecture  
planning  
interior design

main auditorium will receive upgrades in flooring, finishes, seating, lighting, and audio/visual equipment.

Like many older university buildings, this project requires special design attention to be given to certain significant historical elements. The Grand Stairway located in the center of the building as well as exterior envelop considerations are thoughtfully considered within their historic context. The upper floors are designed to accommodate a band of offices with southern exposure. The building will be designed following criteria to achieve a LEED® Certified Level though the client has elected not to pursue certification at this time.

Window replacement as well as cleaning and pointing of the exterior façade is also included.

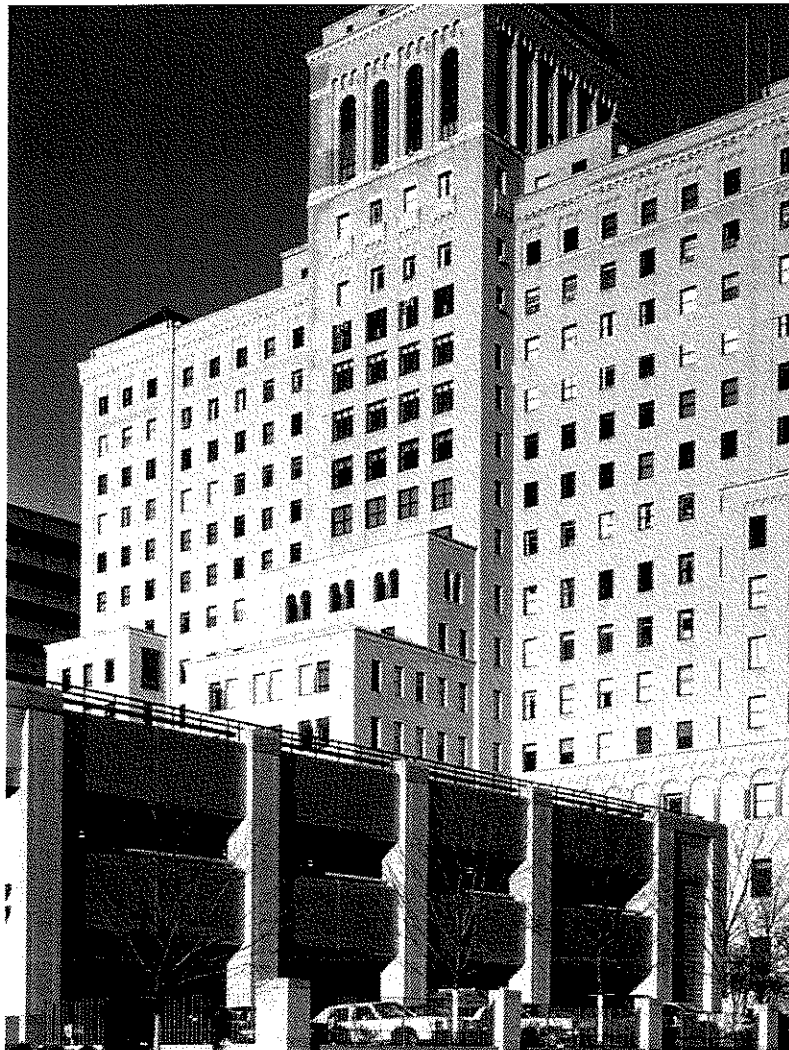


*Before renovations*

**Allegheny General Hospital, South Tower Renovations**  
*Pittsburgh, Pennsylvania*



architecture  
planning  
interior design



The historic South Tower at Allegheny General Hospital has been part of Pittsburgh's north side skyline since 1936; it was one of the first skyscraper hospitals to be built in the United States. The 20-floor building served as the patient floors for the hospital for forty-five years until the Snyder Pavilion was completed. At one point slated for demolition, the South Tower was retained to house support and outpatient services.

As the architect of record for the hospital, IKM served as the design professional for the exterior

restoration and more than 100 interior renovation projects.

Over the last 20 years IKM has completed renovations on nearly every floor of the tower designing clinics, research, conferencing and offices to provide the facilities for the institution that enables them to deliver superior healthcare in the marketplace. Our design solutions have allowed Allegheny General Hospital to better serve their patients and clients and fulfill their mission of providing world-class healthcare to the Pittsburgh region.

# VA Medical Center Clarksburg Exterior Building Repair

Clarksburg, West Virginia



architecture  
planning  
interior design



The Louis A. Johnson VA Medical Center in Clarksburg is a 107 licensed bed tertiary care facility which provides a full range of healthcare services including acute medicine, surgery, acute psychiatry, Substance Abuse Treatment, Rehabilitation Program, Psychosocial Rehab/Treatment and nursing home care. A full range of outpatient services complements these inpatient programs and includes primary care and specialty clinics as well as same day surgery.



IKM was selected for the VA Clarksburg IDIQ based on our ability to provide professional consulting and design services relevant to hospitals and health care organizations; our familiarity with applicable codes and the design requirements of JCAHO, OSHA, NFPA, IBC and other such regulatory organizations; as well as our knowledge of such safety related requirements for the implementation of ICRA's.



IKM worked with the VA Clarksburg on the **building envelope repair** project providing detailed analysis and documentation with specific attention to roofing modifications associated with the masonry remedial work.

*Photos before repairs*

## Ice Rink and Fountain at PPG, Hillman Properties Pittsburgh, Pennsylvania



architecture  
planning  
interior design

IKM was commissioned by Hillman Properties as the lead architect to design a winter ice skating rink and choreographed fountain on the outdoor plaza of PPG Place.

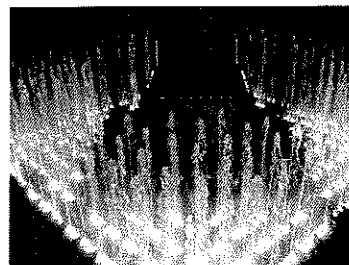
The ice rink and fountain are the first steps in transforming the cool, crisp plaza into a people-friendly place. Elegant but underutilized, the plaza will come alive in the winter months with a diamond-shaped rink surrounding the existing, distinctive rose-granite obelisk at its center. With dimensions of 104 by 104 feet, the rink will be larger than (and has already been compared to) the rink at Rockefeller Center in New York City.

In the spring and summer, the plaza will feature fountains created by WET Design in collaboration with SWA Group. The fountain's water jets will be submerged in the plaza's granite surface creating a dramatic effect without a pool or basin. The jets will be computer programmed for an endless variety of motion at heights varying from six inches to 15 feet, at different energy levels. Moving columns of water will appear to be dancing on the surface of the plaza and the dark granite surface will become a mirror of reflectivity when it is wet. At night the fountains will be saturated with light to reflect in the glass architecture of the six-building complex of PPG Place. The plans also call for moveable plants, trees, tables and chairs for warm-weather use.



The goal of the transformation was to create an area of vibrancy that embraces the character of the space, engages the public in an active way, and respects the architectural significance of the plaza.

This project was the first of many small projects IKM will be designing for the PPG complex. Other plans include more retail and restaurant space, outdoor and plaza dining.



# VA Medical Center Butler, Replace Windows

Butler, Pennsylvania

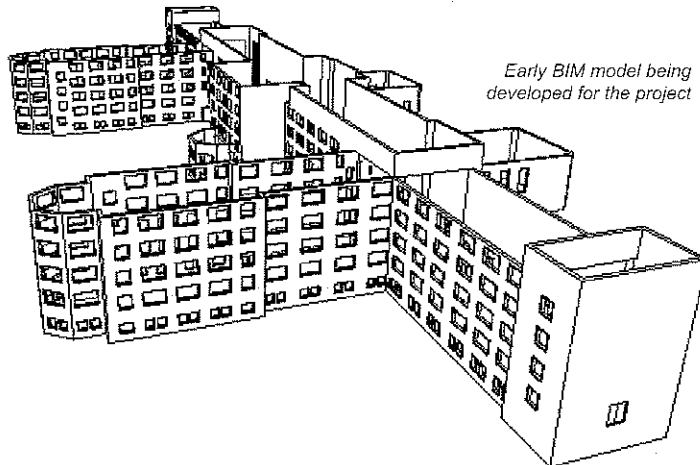


architecture  
planning  
interior design



IKM was retained to provide a design for the complete window replacement of Building #1 on the VA Medical Center Butler Campus. The replacement work, to be done in phases, must take into account ASHRAE, ASTM and American Architectural Manufacturers Association requirements. The VA requires that the windows specified must have earned the Energy Star rating and meet the Energy Star specifications for energy efficiency in the Northern climate zone.

IKM is producing the design documents for this project using the latest **building information modeling (BIM) software**. This software facilitates designing all elements in three dimensions enabling systems, assemblies, and sequences to be shown in a relative scale within the entire facility. Modeling provides representations of the actual parts and pieces, called "intelligent objects," used to build a building



rather than drawing lines that combine to represent objects. Once placed in a building model, these intelligent objects are automatically represented in any plan, elevation, section, detail, schedule, rendering, budget, maintenance plan, etc.

Using BIM enables the architect and engineering design team to produce a single model with each team member adding their own discipline-specific knowledge and tracking changes. By working on

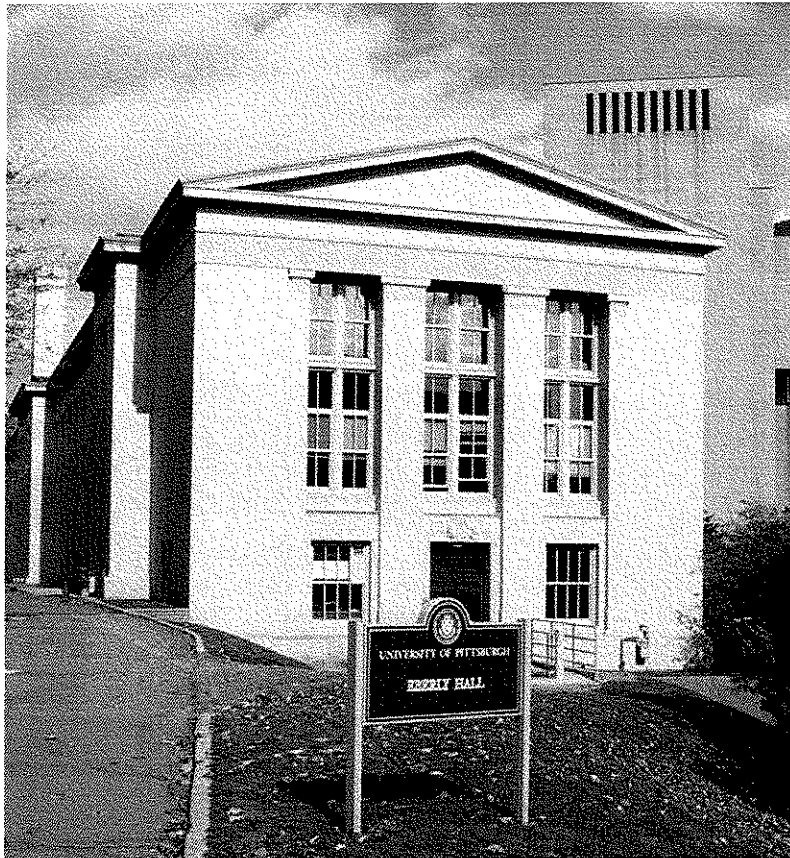
the same model, the design team realizes greater collaboration and communication in the early stages of the design process. This increases coordination between disciplines and results in less conflicts between trades during construction. The interoperability of the BIM software eliminates manual re-entry of data from application to application and eliminates time lost to document version checking.



## University of Pittsburgh Eberly Hall *Pittsburgh, Pennsylvania*



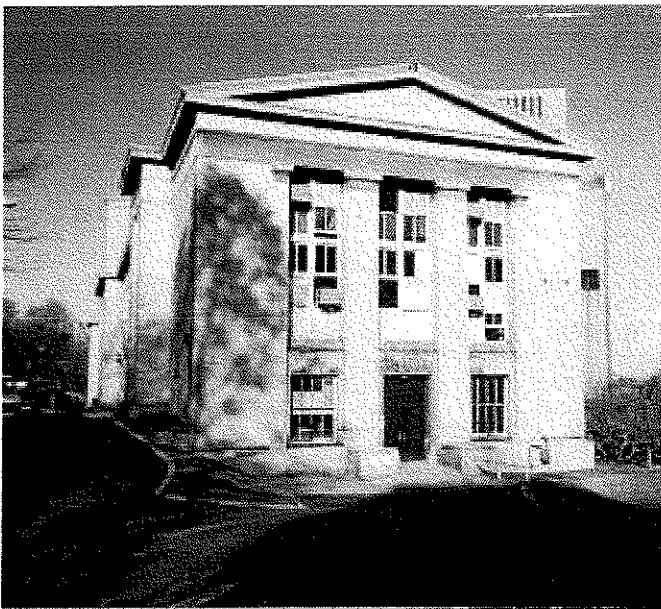
architecture  
planning  
interior design



IKM was responsible for the renovation of the historic Alumni Hall & Chemistry Building, renamed Eberly Hall, on the University's Oakland Campus to house teaching and research laboratories, offices and support spaces. The three story building includes the Surface Science Center on the first floor, a Chemistry Research Library on Level Two and Teaching and Research Labs on Level Three.

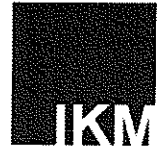
Phase 1 of the project is complete and Phase 2 will be finished when the Computer Science Department moves to their new building. Phase 1 construction was planned and took place while the building was fully occupied by both the Chemistry and Computer Science Departments.

Because of the historic significance of the building, originally designed by Benno Jansen, IKM preserved as much of the existing facility as possible while making the building the state-of-the-art research facility that the University needs. The project included new windows to match the originals in profile and new mechanical, electrical, and fire protection systems to meet campus standards. The design team not only included the in-house laboratory design specialists of IKM, but also called upon our extensive experience in historic preservation as well as our knowledge of academic buildings.

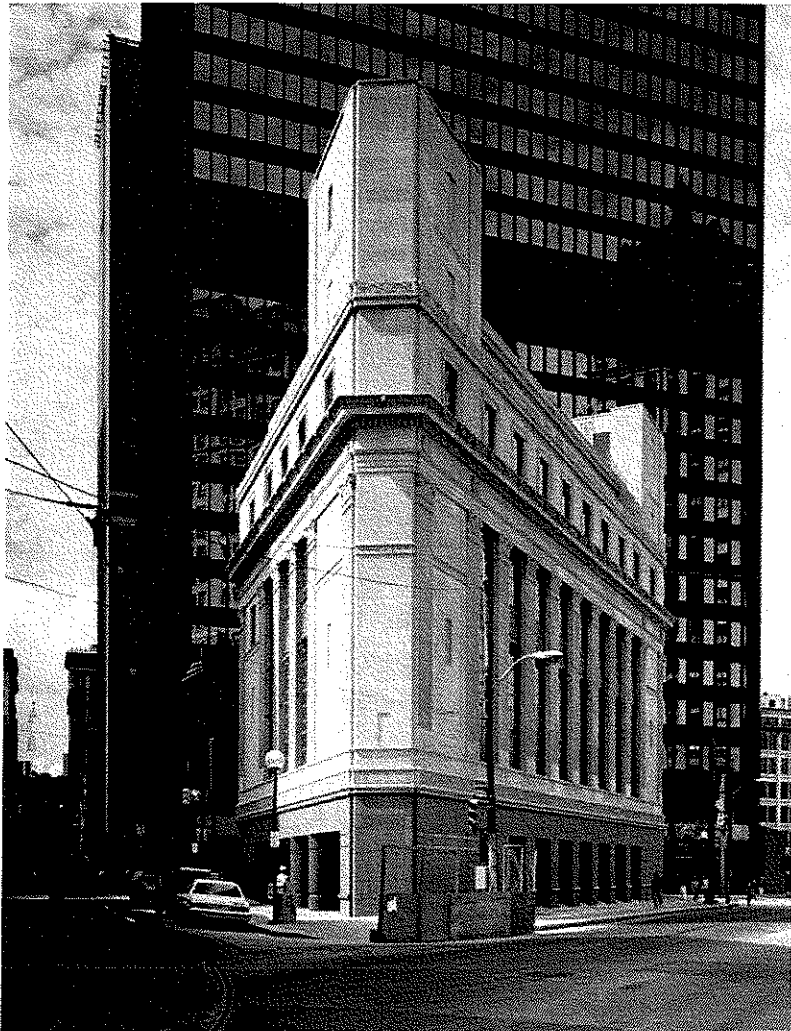


*Before*

**Wood Street Station**  
*Pittsburgh, Pennsylvania*

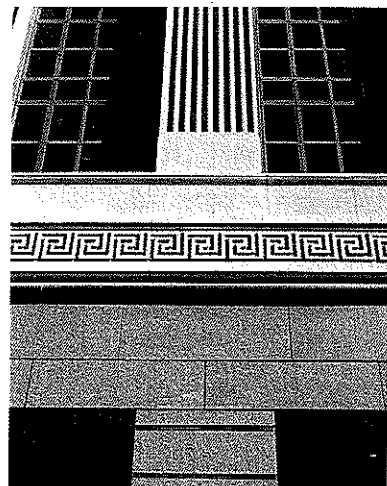


architecture  
planning  
interior design

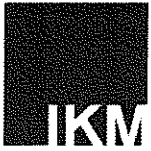


A former bank building was selected as the location for the Wood Street Subway Station of Pittsburgh's Light Rail Transit System. Thus, in addition to the complexity of designing a multi-level underground transit station, the 1929 exterior façade required restoration and the first level of the building was reconfigured and renovated to create several street level entrances.

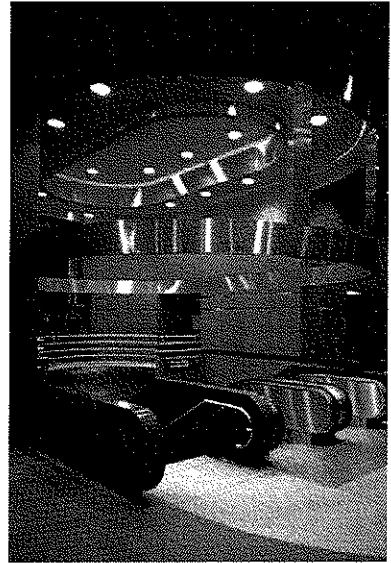
As a public space, the station plan is simplified to facilitate easy pedestrian movement and passenger orientation. A limited palette of materials, primarily granite and stainless steel, provides easy maintenance and is resistant to vandalism. Yet the materials and forms create a dignified and lasting image appropriate for a distinguished public building.







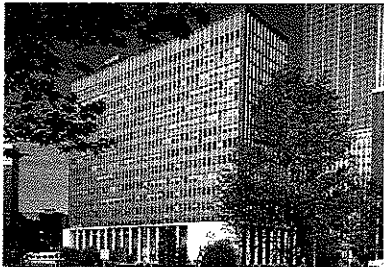
architecture  
planning  
interior design



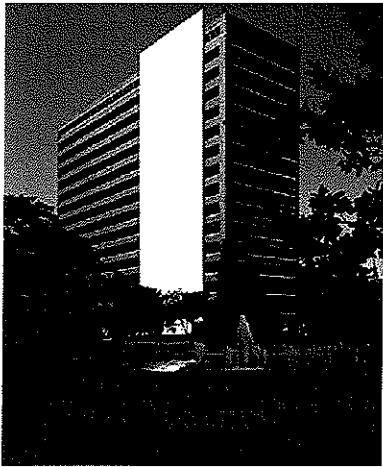
**State Office Building**  
Pittsburgh, Pennsylvania



architecture  
planning  
interior design



*Exterior view before Renovation*



Referred to by a Pittsburgh newspaper as the “25 Floor Slum”, the State Office Building had become an “eyesore” at Pittsburgh’s Point. Though it was not 25 floors, the facade was characterized by irregularly faded blue panels and slabs of marble which had delaminated and were temporarily held in place with sheets of plywood.

But the problems were not merely aesthetic. The “first generation” curtainwall, designed in 1954, leaked air and water. Many windows were no longer operational - some could not be closed, some could not be opened. These conditions, coupled with inadequate

insulation and a deteriorating HVAC system, added substantially to fuel and maintenance costs and resulted in worker inefficiency.

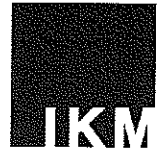
The design goal was to improve the building both operationally and visually. Operationally, it needed to be easier to maintain and more energy efficient. Visually, it needed to respond to its prominent position at the gateway to the city. A key ingredient in the solution was to keep the fully occupied building completely operational and weather-tight throughout construction.

A bold solution was developed. The strong horizontal expression of the tower was generated by the

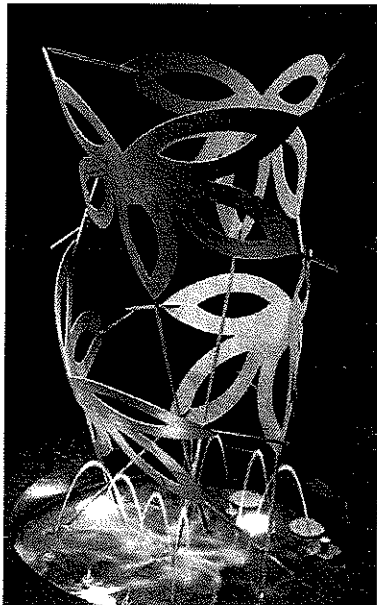
decision to maintain the existing window plane. As no monies had been allocated for interiors, this would minimize related interior renovation. To keep the building weather-tight and reduce staff disruption, insulated metal panels were located in front of the existing curtainwall panels which remained in place. These divergent planes were brought together by polished stainless steel head and sill pieces to add interest and sparkle to the facade.

The goals of budget, efficiency and image were met with a unique curtainwall design, simple yet elegant materials and unadorned bold lines and shapes.

Hillman Cancer Center of the University of Pittsburgh Cancer Institute  
Pittsburgh, Pennsylvania



architecture  
planning  
interior design



Designed and built utilizing the **Fast-Track process**, the Hillman Cancer Center project consists of a new 355,000 s.f. building composed of two wings. The Research Laboratory wing contains the “wet” research labs and support space, and the Ambulatory Center wing contains non-lab research space, clinical and office functions. The two wings are joined to each other by a skylit atrium and the entire building is located over a 185-car underground parking garage. The new building is connected to UPMC Shadyside Hospital by a bridge from the atrium, allowing for safe, all-weather passage of out-patients and staff between the two facilities.

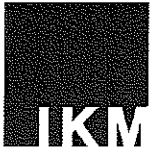
The Ambulatory Center totals 150,000 gross square feet on five levels and contains the main UPCI out-patient clinic (exam, consultation and treatment/infusion spaces), doctor’s offices, faculty

support, clinical administration and research and the UPCI administrative offices.

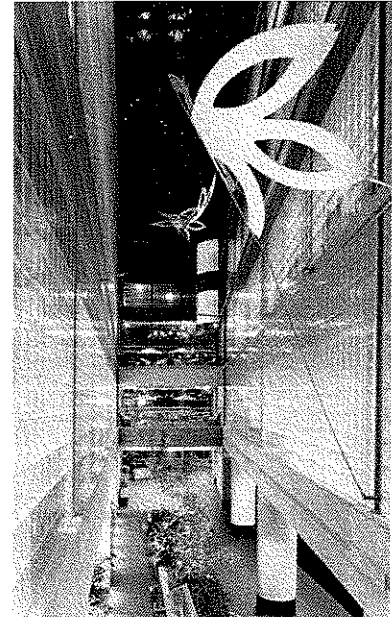
The Research Laboratory Building contains 154,000 gross square feet on three levels. Basic bio-medical research laboratories are provided for general cancer research as well as laboratories to serve new programs in the following areas of cancer research: molecular biology, new drug discovery, gene therapy, cancer vaccines, translational research in breast, prostate and lung cancer and cancer genetics.

Each floor of the Lab Building is organized in four distinct areas:

- Office, administration and interaction areas
- Main labs located at exterior windows or the atrium
- Support labs that are contiguous to the main labs
- Shared support labs and other support spaces (such as cold rooms, dark rooms,



architecture  
 planning  
 interior design

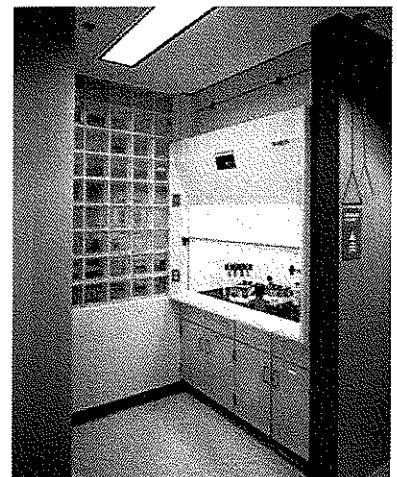


refrigerator/freezer, centrifuge and storage rooms that are remote, across a corridor.

The main labs are organized into clusters of three to five investigators in each with seventeen to eighteen main lab clusters in total. Researchers are assigned lab spaces as their needs require. Most labs are about 680 square feet built without walls and are very flexible so that spaces can grow or recede without moving walls. This promotes interaction between researchers. Each cluster is organized in an "L" shaped space, with the offices and interaction areas (lounge/eating, conference and library/study areas) at the center of the cluster, allowing for a close association between the investigators, their staff and the research areas, which are uniformly modularized on a base planning module 10'-8" by 10'-8". Each lab contains lab benches and casework, sinks, fume hoods and equipment.

The Lab Building is served by state-of-the-art mechanical and electrical systems, critical to the operation of a successful research facility. The Gene Therapy and Cellular Products Lab and the Hematopoietic Lab contain **Class 10,000 clean rooms** and meet **"Good Manufacturing Practice"** approved by the Federal Drug Administration.

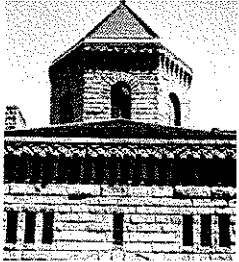
There is also a 12,000 square foot vivarium. This area contains animal holding rooms of four categories; biocontainment, isolation, standard, and quarantine. An operator, cage washing facility, clean (bedding, food) storage and soiled/ waste holding areas and staff locker rooms are included in the animal facility.



## Professional References

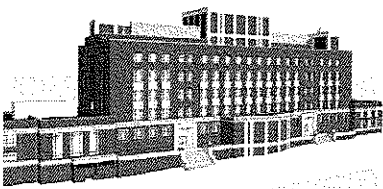


architecture  
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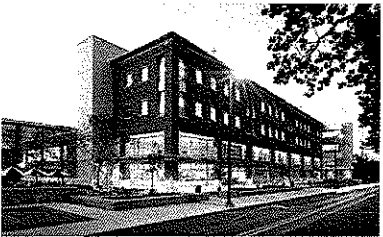
### **Allegheny County Department of Public Works**

Mr. Samuel A. Taylor, R.A.  
County Architect  
501 County Office Building  
Pittsburgh, PA 15219  
Phone: 412-350-5447



### **West Virginia University**

Mr. Robert A. Moyer  
Director, Planning Services  
PO Box 6572  
979 Rawley Lane  
Morgantown, WV 26506-6572  
Phone: 304-293-2873



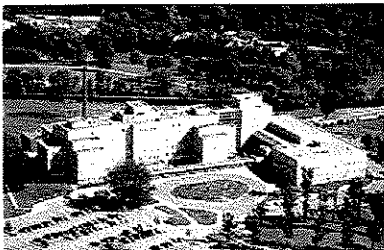
### **PA Department of General Services**

Mr. James P. Creedon  
Secretary  
515 North Office Building  
18th & Herr Street, Room 100  
Harrisburg, PA 17125  
Phone: 717-787-5996



### **West Virginia University Alumni Association**

Mr. Stephen Douglas  
Executive Director  
One Alumni Drive  
P. O. Box 4269  
Morgantown, WV 26506  
Phone: 304-293-4731



### **Louis A Johnson VA Medical Center**

Mr. John Bargo  
Facility Manager  
One Medical Center Drive  
Clarksburg, WV 26301  
Phone: 304-623-3461

STATE OF WEST VIRGINIA  
THIRTEENTH JUDICIAL CIRCUIT  
KANAWHA COUNTY JUDICIAL BUILDING  
CHARLESTON, WEST VIRGINIA 25301



IRENE C. BERGER  
JUDGE

TELEPHONE  
304/357-0361  
FAX  
304/357-0310

October 1, 2004

*David Hardesty, President  
West Virginia University  
P.O. Box 6201  
Morgantown, WV 26506-6201*

*Dear President Hardesty:*

*I write in my role as immediate past president of the West Virginia University Alumni Association Board of Directors. It is my understanding that the architectural firm, IKM, is currently being considered for the renovation and expansion of Brooks Hall on the main campus. I have had the distinct pleasure of working with members of this firm as we move toward building a new Alumni Center. We interviewed six (6) firms, and IKM stood head and shoulders above the rest. Without reservation, I highly recommend this firm.*

*During our process, we have kept an intense schedule as we moved toward preliminary sketches. We charged the firm with designing a building which would capture the tradition of the downtown campus and still fit in with the more modern buildings on the Evansdale campus. Members of the firm visited both campuses, photographed them, met with staff members, and had at least three (3) workshops with us to ascertain what we wanted in this building. In the meantime, they accompanied us on site visits to Penn State and Ohio State Universities. This process was initiated and largely driven by the firm, and culminated in preliminary drawings which were not only consistent with our needs, but also visually striking.*

*Recently, the firm made some changes in the preliminary sketches which were not well received by our Board members. After offering their expert opinions and finding the Board to be unyielding in its critique, the firm worked quickly to submit revisions to meet the Board's expectations. I think this example is indicative of the relationship we have had with this firm. As professionals, they have tendered their expertise, candid opinions and guidance, and still maintained the client's charge as the priority.*

*This firm has been focused, energetic and responsive from the very beginning. The members are true professionals who listen, offer their opinions, and, at all times, have treated our committee members and their opinions respectfully. Their dedication to this project has, at all phases, been readily apparent.*

*David Hardesty*  
*October 1, 2004*  
*Page Two*

*David, I have no real personal or professional interest in which firm is selected to do this project. My only interest is based on my love for WVU and my desire that you have the best possible firm with which to work. It is in this vein that I recommend IKM without reservation.*

*I'll be happy to answer any questions you might have. My best to you, Susan and the University community.*

*Sincerely,*

A handwritten signature in cursive script that reads "Irene C. Berger". The signature is fluid and elegant, with a large initial "I" and a long, sweeping tail on the "g".

*Irene C. Berger, Judge*  
*Thirteenth Judicial Circuit*

*ICB/ks*

*cc: John Sommers*



RECEIVED

DEPARTMENT OF PUBLIC WORKS



County of Allegheny

THOMAS E. DONATELLI, P.E.  
DIRECTOR

501 COUNTY OFFICE BUILDING  
542 FORBES AVENUE  
PITTSBURGH, PENNSYLVANIA 15219-2904  
PHONE (412) 350-5902 ♦ FAX (412) 350-5386

February 7, 2001

Mr. Mihai Marcu  
IKM Architects  
One PPG Place  
Pittsburgh, PA 15222

Dear Mike:

I have for sometime now been wanting to write a letter to express my sincere appreciation for your exceptional architectural design of the New Family Court Facility and the adaptive reuse of the Old Allegheny County Jail. I personally thank you for your tenacity in remaining with this project since the early 1990's. There were several times during this period that I truly believed that this project would never see the light of day.

As one reflects over his successes and failures, this project will stand out as a tremendous success and I attribute it to the fact that your entire firm took ownership of this historic project in the early stages. It is obvious to me now, as I note the attention you ascribed to the intricate details that exist throughout this magnificent historic building.

Mike, you served us and this community well in adapting this old jail to a more useful life as a family courts facility. I read one time that in setting goals we are to take our best performance of the past and exceed it. You and your firm did just that on this project.

IKM (The Architect) has been the most sensitive custodian of the architecture that Henry Hobson Richardson introduced to this community and I thank you. Please express my sincere gratitude to every member of your firm who was associated with this project.

Sincerely,

Thomas E. Donatelli, P.E.  
Director

TED/lis