



Response to Request for Qualifications

# Design Study for PSC Building

Solicitation PSC1016

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

Bid Opening Date:  
Tuesday, July 16, 2013/ 1:30 P.M.

**Technical Proposal**

SWANKE HAYDEN CONNELL ARCHITECTS

**ORIGINAL**

07/16/13 10:27:40 AM  
West Virginia Purchasing Division





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

## Solicitation

NUMBER
PSC1016

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
GUY NISBET 304-558-8802

RFQ COPY

TYPE NAME/ADDRESS HERE

Swanke Hayden Connell & Partners LLP  
3007 Tilden Street NW, Suite 2L-100  
Washington, DC 20008

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PUBLIC SERVICE COMMISSION  
OF WEST VIRGINIA  
201 BROOKS STREET  
CHARLESTON, WV  
25301 340-0323

DATE PRINTED
06/24/2013

BID OPENING DATE:

07/16/2013

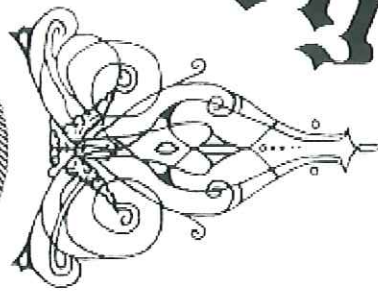
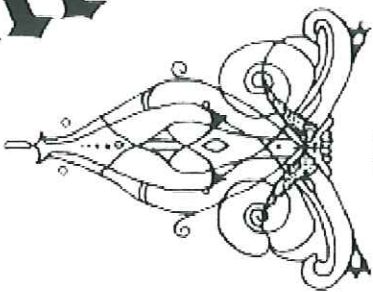
BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-29		
ARCHITECTUAL & ENGINEERING SERVICES						
EXPRESSION OF INTEREST						
THE WEST VIRGINIA PURCHASING DIVISION FOR THE AGENCY THE WEST VIRGINIA PUBLIC SERVICE COMMISSION (WV PSC) IS SOLICITING "EXPRESSION OF INTEREST", ARCHITECTUAL AND ENGINEERING SERVICES FOR THE PSC BROOKS STREET OFFICE BUILDING, PER THE ATTACHED.						
***** THIS IS THE END OF RFQ PSC1016 ***** TOTAL:						

SIGNATURE	TELEPHONE	DATE
	202-244-2500, x201	July 15, 2013
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE
Principal	13-1677707	

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

# State of West Virginia



## Certificate

*I, Natalie E. Tennant, Secretary of State,  
of the State of West Virginia, hereby certify that*

Swanke Hayden Connell & Partners LLP

has filed the appropriate registration documents in my office according to the provisions of the West Virginia Code and hereby declare the organization listed above as duly registered with the Secretary of State's Office.

*Given under my hand and  
the Great Seal of West Virginia  
on this day of  
February 04, 2013*



*Natalie E. Tennant*

*Secretary of State*

# The West Virginia Board of Architects

certifies that

RICHARD S HAYDEN

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.



*The registration is in good standing until June 30, 2013.*



*Lepa C. Lewis*

Board Administrator



3007 Tilden Street, N.W., Suite 2L-100, Washington, DC 20008  
202 244 2500 Fax 202 244 2501

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July 15, 2013

West Virginia Department of Administration  
Purchasing Division  
2019 Washington Street East  
P.O. Box 50130  
Charleston, WV 25305-0130

**RE: Solicitation PSC1016 Design Study for PSC Building**

To the Selection Committee:

**Swanke Hayden Connell & Partners LLP dba Swanke Hayden Connell Architects (SHCA)** is glad to have the opportunity to present our technical qualifications in response to the subject RFQ to complete a design study for the West Virginia Public Service Commission building. Having completed an investigation of the building's exterior and provided prioritized recommendations to remediate the masonry failures we discovered, we welcome the chance to continue our work.

The materials we have assembled for this proposal highlight SHCA's ability to successfully execute the scope of work as it is outlined in the RFQ. We have, of course, included our work at the PSC building, along with our past work in the state of West Virginia. These projects include the restoration of the West Virginia State Capitol Building dome, exterior and interior restoration work at Holly Grove Mansion, and exterior restoration work at First Presbyterian Church. We have also included project examples in which exterior envelope repair and restoration was critical to the project, but not the sole focus of the scope of work.

The project team we have assembled is uniquely suited to complete this project. This team includes:

- CAS Structural Engineering, Inc.
- Metropolitan Consulting Engineers (MEP); and
- Forella Group LLC (Cost Estimating)

Each of our subconsultants bring strong experience in providing A/E services related to exterior envelope repair/restoration projects and for design study projects that require the project design team to determine the feasibility of multiple options. It is important to note that CAS Structural Engineering is a well-established structural engineering firm in West Virginia. The firm has completed numerous projects for state agencies, **and it has served as a structural engineering subconsultant to SHCA on every project we've completed in West Virginia.**

3007 Tilden Street, N.W., Suite 2L-100, Washington, DC 20008  
202 244 2500 Fax 202 244 2501

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Our proposal also includes a narrative describe what we believe is the best approach to complete this project successfully. It is an approach that we are uniquely qualified to prescribe, at it is rooted in our previous work at the PSC building.

We trust that we have assembled a proposal that not only meets the RFQ requirements, but also demonstrates that we are the most qualified firm to complete in this project in a manner that pleases all stakeholders. We hope to be able to discuss our qualifications for this project in more depth with representatives at the Department of Administration's Purchasing Division and with the Public Service Commission. If there are any questions about the materials contained in this submission, please do contact me at 202-244-2500, x201 or via email at alexander.g@shca.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'George Alexander', is written over the printed name.

George Alexander, AIA, RIBA

Principal

Swanke Hayden Connell & Partners LLP



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## PROJECT TEAM

*Team Overview*



## Project Team Overview

### Swanke Hayden Connell Architects *Architecture, Project Management*

**Swanke Hayden Connell Architects (SHCA)** is a US design firm specializing in highly integrated design services in architecture, master planning, strategic facilities planning, workplace consulting / interior design, and historic preservation, as well as providing graphic design services through an affiliate, Design 360. The firm has been able to amass an impressive portfolio that includes new, large- and medium-sized architectural and interior design, along with a vast amount of interior and exterior renovation projects. All of these projects relied on responding to and achieving three basic goals of our clients—design quality, price, and smooth and speedy delivery of the space. As a result of our ability to meet these goals, much of our work in these areas has been recognized for its quality of design and service with **more than 100 local, national, and international awards over the past 25 years.**

The assessment and repair or replacement of building envelope components is an integral part of our practice. We have experience in all vintages of existing buildings. This experience includes structures dating back to the 19th century along with those less than 20 years old. Our recent work on historic and non-historic buildings, some of which is featured in this proposal, includes exterior roof assessments and repairs to the Old Post Office and the National Society Daughters of the American Revolution headquarters complex, both in Washington, DC. This experience also includes more than 825 units of historic military housing at West Point, Forts Wainwright and Greely in Alaska, Fort Huachuca in Arizona, and Governors Island in New York; 88 roofs for Columbia University in New York; and the Holly Grove Mansion in West Virginia.

We have provided detailed descriptions of relevant work further on in this proposal. A select listing of SHCA's additional experience with building envelope assessments and repairs is as follows:

- **Columbia University, New York, NY**

SHCA has been involved in a long-range collaboration with Columbia University Facilities (CUF) to preserve and restore its buildings, with a specific emphasis on repairing the

exterior envelope of all buildings. Our scope of work included building assessments, preparation of repair documents, and construction administration.

- **Nassau Community College, Garden City, NY**

SHCA was commissioned by the Nassau County Department of Public Works to provide design services for the exterior rehabilitation of two campus buildings at Nassau Community College. The four- and five-story buildings were constructed of concrete and steel with brick, glass and aluminum curtain walls and flat built up roofing systems. Less than ten years old, both buildings exhibited moisture infiltration soon after their construction was completed, resulting in cracked brick, deformed wall panels, and failed soft joints. After a thorough assessment, SHCA developed prescriptive repair documents.

- **St. John's University, Queens, NY**

SHCA conducted exterior building assessments, including surveys of the exterior envelopes, roofing systems, and façades to identify deficiencies that require attention. We assisted the university with all phases of construction, from preparation of documents, to the bidding process and selection of Contractors, and continuing through Construction Administration and project close-out. To minimize disruption to the students, work was scheduled to coincide with the lighter summer sessions.

- **New York City Department of Design and Construction Health Unit Requirements Contract**

As part of a requirements contract with the Department of Design and Construction for the City of New York – Health Program Unit, SHCA provided design consultation services for three existing New York City Department of Health Centers and five existing New York City Department of Homeless Services shelters. The total gross square footage of the eight structures was approximately 300,000 sq. ft.. The scope of work for the eight structures primarily included exterior building envelope rehabilitation, roof repairs and ADA access, with approximately 20,000 sq. ft. of interior renovation work included.

- **Governor's Island Colonels Row, New York, NY**

SHCA was retained by Turner Construction to provide services for roof repairs building envelope stabilization of more than ten historic buildings on this 202-year old military



installation. SHCA prepared Condition Assessment Reports describing the conditions and made recommendations for stabilization with drawings, photographs and written text. Based upon this scope of work construction documents were prepared and remedial repairs and stabilization was performed to ensure the buildings remain stable and watertight. All work was performed in compliance with the New York Landmarks Preservation Commission.

- **PS 157, Brooklyn, NY**

SHCA corrected the building envelope deficiencies using both conventional and innovative solutions to preserve and upgrade the school within the parameters of the Board of Education's program requirements. *New York Landmarks Conservancy, Lucy G. Moses Preservation Award for 2001*

- **253-256 Broadway, New York, NY**

New York City-owned property, housing mayor's offices and other city agencies, circa 1890 is Tuckahoe Marble involving extensive stone restoration. We are in process of replacing almost 1,000 windows. Estimated construction value is \$14 Million.

#### **Experience in West Virginia**

SHCA has a well-established relationship with the State of West Virginia, having provided our services on projects at the First Presbyterian Church, Holly Grove Mansion, and the West Virginia State Capitol Building. **Our most recent experience is with the West Virginia Public Service Commission, where we conducted an exterior investigation and assessment of a variety of masonry failures on the agency's building.** That work is highlighted in this proposal and is documented in the Request for Qualifications document to which this proposal is responding.

#### **CAS Structural Engineering** *Structural Engineering*

**CAS Structural Engineering, Inc.** is a West Virginia Certified Disadvantaged Business Enterprise structural engineering firm located in the Charleston, West Virginia area. Providing structural engineering design and/or analysis on a variety of projects throughout the state of West Virginia, CAS Structural Engineering has experience in excess of 20

years on the following types of building and parking structures: *Governmental Facilities* (including Institutional and Educational Facilities); *Industrial Facilities*; and *Commercial Facilities*.

Projects range from new design and construction, additions, renovation, adaptive reuse, repairs and historic preservation (including use of The Secretary of the Interior's Standards for Rehabilitation) to evaluation studies/reports and analysis.

Carol A. Stevens, PE is the firm President and will be the individual responsible for, as well as reviewing, the structural engineering design work on every project. She has more than 20 years of experience in the building structures field, working both here in West Virginia and in the York, Pennsylvania vicinity. Carol is also certified by the Structural Engineering Certification Board for experience in the field of structural engineering.

A select listing of CAS experience relevant to this project includes:

- **West Virginia, Public Service Commission**

Completed investigation of exterior facade issues related to water infiltration, flashing degradation and potential design issues. **Working with Swanke Hayden Connell Architects**





## Project Team Overview

- **West Virginia, State Capitol Complex, Capitol Cafeteria**  
Investigated problems with support of structure above glass window walls and developed repair solution.
- **West Virginia, State Capitol Complex, Dome Structure**  
Exploratory investigation, preparation of construction documents for repairs to structural steel in Capitol Dome. **Working with Swanke Hayden Connell Architects.**
- **West Virginia, State Capitol Complex, Building 3**  
Structural design and construction administration of repairs and renovations to limestone canopy.
- **West Virginia State Capitol Complex, Exterior Facade Restoration Main Capitol Building**  
Exterior façade restoration included cleaning, pointing, and repairs to the limestone and terra cotta components, windows and doors. **Working with Swanke Hayden Connell Architects.**
- **West Virginia, State Capitol Complex, Main Capitol Building Parapet**  
Exploratory investigation of limestone/ brick parapet/ balustrade of Main Capitol Building to determine cause of movement/ cracking/ leaks. Project also included preparation of construction documents for repairs.
- **West Virginia, Upshur County Courthouse Main Entrance**  
Designed repairs to failing entrance structure in 1899 structure.
- **Tucker County Courthouse Investigation and Repairs, Parsons, West Virginia**  
This 1898 courthouse is constructed of massive red brick with and is a centerpiece in Parson, Tucker County, WV. This project included providing a condition assessment report for stabilization and restoration of this structure.

plumbing, and fire protection (MEP) engineering design and consulting services.

The firm is staffed with Senior Engineers and Designers specialized in surveys of existing facilities, data collection, analysis of collected data, and preparing reports and contract documents to meet project requirements.

February 2013 marked MCE's sixth year of providing quality MEP engineering design services. Metropolitan Consulting Engineers has designed the MEP building systems for over 2 million square feet of built space with substantial experience in renovating Public and Governmental Buildings.

Select MCE experience includes:

- **Amalgamated Transit Union, Washington, DC**  
Mechanical and fire protection engineering required in the survey and facility assessment of this 105,000 sq ft structure. MEP, fire alarm, and sprinkler systems were surveyed to identify deficiencies. Recommendations were provided to correct code deficiencies and provide system repair. Recommendations were accepted and MCE completed the engineering design work and construction was completed.
- **KIPP DC Douglas School, Washington, DC**  
Responsible for the MEP and fire protection engineering required in the Design-Bid-Build Process used to deliver this phased renovation which achieved LEED for Schools



### Metropolitan Consulting Engineers *Mechanical/ Electrical/ Plumbing Engineering*

Committed to excellence in service, **Metropolitan Consulting Engineers (MCE)** provides code compliant, energy efficient and cost effective mechanical, electrical,



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2.0 certification. The facility was upgraded with new architectural interior features as well as a new exterior skin.

- **Truesdell Elementary Scholl, Washington, DC**

Responsible for the MEP and fire protection engineering required in the Architectural Bridging Documents phase for this 69,000 sq ft PK-8 school built in 1945 and expanded with a three story addition in 1967. The MEP engineering scope of work included a survey and evaluation of the existing systems, a concept narrative to describe the new MEP system, and a dimensional design document to enable design-build contractors to bid and build the project.

- **Wilson Elementary School, Washington, DC**

Responsible for the MEP and fire protection engineering required in the Architectural Bridging Documents phase for the renovation of this 101,000 sq ft elementary school building had a construction cost of \$4.3 Million. Built in 1960, the original four story building was provided with a new mechanical system and upgraded plumbing and electrical systems. Most of a four story 1972 building addition was also provided with upgraded mechanical, plumbing and electrical systems.

- **Fort Belvoir, Virginia, Dept. of the Army**

Responsible for the MEP engineering required in the survey and assessment of seven buildings totaling approximately 280,000 sq ft. Each building's MEP, fire alarm, and sprinkler systems were surveyed to identify deficiencies. Recommendations were provided to correct code deficiencies and provide system repair.

## Forella Group

### *Cost Estimating*

For the past 26 years, Forella Group and it's predecessor firm have provided enhanced certainty through the use of highly developed project controls from the acquisition and pro-forma phase through design, construction and the move-in phases. These interconnected processes focus on the three things most critical to every owner—the optimization of cost, schedule and quality. Our overall core services include: Program and Project Management, Cost

Management, Schedule Management, and Quality Management.

Select Forella Group experience includes:

- **Radford University, Washington Hall, Radford, VA**

Cost management services were provided for the proposed renovations to the existing student housing facility and bathrooms. \$6.55 million. 53,495 GSF.

- **Montgomery Community College Exterior Wall Systems Replacement, Germantown, MD**

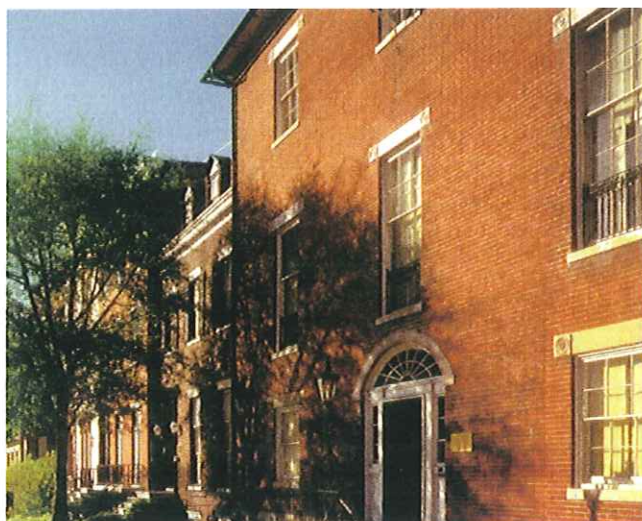
Cost management services were provided for **proposed exterior upgrades** to three historic Montgomery Community College buildings. **This project included exterior masonry, cast stone and soffit replacements, new sister footings to support new exterior wall system, exterior glazing replacements.** \$7.8 million.

- **University of Maryland Baltimore, Pine Street Police Station, Baltimore, MD**

Cost management services were provided for the historic Pine Street Police Station **exterior upgrades**. The project included **exterior masonry and custom pre-cast detailing repairs**, site utilities enhancements, slate roof repairs, **exterior glazing replacements** and main entrance modernization. Total Program cost \$1.6 million.

- **Towson University, Burdick Hall Improvements Phase 3, Towson, MD**

Cost management services were provided for Phase III renovations and **exterior envelope upgrades** to the





## Project Team Overview

existing three-story Recreation Facility featuring a fitness center, gymnasium, classrooms, faculty offices and shower facilities. Burdick Hall is shared by the Athletics, Kinesiology (Health Professions) and Campus Recreational Services departments and houses Memorial Pool, home to the men's and women's swimming and diving program. \$12.6 million. 45,000 GSF.

- **Montgomery Village Middle School, Montgomery Village, MD**

Cost study provided for the proposed middle school reform efforts. **The project included three design options worth \$5 million or more.** MVMS was one of five middle schools selected to participate in the first phase of middle school reform as part of a three-year, \$10 million effort to revamp the county's 38 middle schools. 1,760 GSF.

- **Ross Boddey Recreation Center, Sandy Spring, MD**

Cost management services were provided for a **feasibility study of three base schemes** including additions and renovations to the existing facility. LEED certified. \$3.8 million. 25,644 GSF.



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## PROJECT TEAM

### *Staffing Plan & Key Personnel*

## Staffing Plan

SHCA will provide well qualified professionals to continue the important work on this project as led by the following key individuals:

- **Project Manager / Chief Designer Lou Krupnick, AIA** will continue to lead the architectural technical design for the WV PSC Headquarters project. As principal author of the 'Assessment', of the building, he is well familiar with the building and the condition of its exterior skin.
- **Frank van der Kemp, AIA** who researched and prepared the existing drawings to serve as a guide for the recent selective demolition activities will serve as the Project Architect for the building. Krupnick and Kemp have worked together for eight years in the design /renovation of both new and historic buildings for institutional clients which include the Architect of the Capitol, the US Navy, and The US Centers for Disease Control.
- **Carol Stevens, P.E., CAS Structural Engineering**, will serve as the chief structural engineer for the building. Carol having served as co-author of the 'Assessment' is well familiar with the building and will be responsible for any structural upgrades that may be necessary. Her previous work included the structural engineering review the free-standing arch and we will work with Carol to develop a rational approach for the redevelopment or replacement of this iconic feature.
- **Gus Mehrdad, P.E., Metropolitan Consulting Engineers**, will provide Mechanical & Electrical engineering consulting services as needed for this project. Gus will advise of any changes to mechanical equipment, relocation of lighting devices, etc. required to meet the needs of the new exterior skin and as required by current energy codes.
- **Peter Forella, AIA**, the Forella Group, will provide construction cost guidance for the design team. As part of our services, Peter will provide an analysis of initial capital cost and a comparison to long-term life-cycle cost for review.



## George Alexander, AIA, RIBA

Principal



### EDUCATION

Case Western Reserve University, Bachelor of  
Architecture

### PROFESSIONAL QUALIFICATIONS AND AFFILIATIONS

Registered Architect: Washington, DC, Maryland,  
Virginia, New York, New Jersey, North Carolina,  
Texas, Connecticut

Member of ARCUK

Member, Royal Institute of British Architects  
Corenet International

New York City Construction Roundtable

Board of Trade - Washington, DC

Member, Society of American Military Engineers

### PUBLICATIONS

Contributing author, *Historic Preservation - Project  
Planning & Estimating*, Swanke Hayden Connell  
Architects, published by RS Means Company,  
2000

"Space: The Final Frontier," *The Building Gazette*,  
November 1990

"Restoration is Good Business," *Corporate Real  
Estate Executive*, April 2000 -- winner of Apgar  
Award For Excellence

George Alexander has been with SHCA for over 40 years. During that time he has designed, produced and managed a wide range of multidisciplinary projects involving Restoration, Architecture, and Interior Design in the US and abroad.

His passion still involves establishing the strategic approach and conceptual design to multifaceted projects involving renovation or adaptive reuse to preserve structures viability while maintaining its integrity and relationship to history. He led teams in the renovation projects for American Stock Exchange and the restoration/upgrade studies to Cartier and the Time Inc Building in New York City.

In 1989, Mr. Alexander relocated to London where he was responsible for establishing the UK office as a leader in architecture, interior design and strategic planning. While in the UK he was involved in such projects as the renovation /adaptive reuse of Wren House, St. Olaves, Buxton Crescent, and Obecni Dom in Prague, Czech Republic. Since returning to the US he became the inspirational force behind SHCA authoring a book, *Historic Preservation, Project Planning & Estimating*, published by RS Means. He received the Apgar Award For Excellence for his article "Restoration is Good Business" in *Corporate Real Estate Executive*. He has acted as Principal-in-Charge of the Stamford, Connecticut and New York City offices. Having relocated to the Washington DC office he is presently involved in the expansion of that office as well as maintaining long standing relationships with US and European multi-national clients. Mr. Alexander's projects have won numerous awards.

## Select Project Experience

### Internal Revenue Service Headquarters Building Modernization, Washington, DC

Master planning and design of comprehensive phased, five-year, \$50 million modernization of a fully occupied 1.4 Million sq ft building. The work included upgrading building systems, **restoration of exterior** and significant interior spaces, perimeter security upgrades, **structural upgrades**, new blast resistant windows and redesign of building fresh air intake/exhaust systems to protect against chemical and bio

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hazards. This historic building required SHPO, NCPCH and CFA approvals.

#### **Old Post Office Building, Washington, DC**

Design/Build \$5 Million restoration of this National Historic Landmark structure. Work included **conditions assessment of building exterior and restoration of the stone facade, slates roof, copper flashing and the regasketing of the main skylight**. Prior to the preparation of the design documents, SHCA conducted an **extensive survey of the existing condition and directed water infiltration tests** for the roof to determine the extent of the deterioration.

#### **National Society Daughters of the American Revolution, Washington, DC**

Facilities Master Plan of the 270,000 sq ft, 3-building complex which includes a Concert Auditorium (Constitution Hall), Library and Museum (Memorial Continental Hall) and office building headquarters. Architectural work included **new roofing and stabilizing the entablature of both halls completed in 2008** and the **rehabilitation of the north and south terraces** of Memorial Continental Hall. All projects required reviews by DCRA, the Historic Preservation Review Board, the US Commission of Fine Arts.

#### **City of Alexandria City Hall Modernization, Alexandria, VA**

Interior and exterior modernization of 100,000 sq ft historic City Hall. Interior included replanning and reprogramming and full mechanical upgrades. **Exterior entailed re-pointing of the brick walls and restoring the wood windows, doors and cornice trim through re-caulking and repainting**. Also repair of 50,000 sq. ft. Market Square Plaza, which included **resurfacing the plaza with new waterproofing and brick paving, re-lining fountains**, and replacing the pumps and fountain equipment.

#### **UJA Federation Headquarters Modernization, New York, NY**

Development of strategic occupancy plan followed by space requirements program for a 190,000 sq ft within the 270,000 sq ft base building. UJA occupied the building throughout the **three-part phased renovation**. Phase I, the complete replacement of all core mechanical functions, new ADA compliant bathrooms and new elevators; **Phase II, remove and**

**replace the existing brick facade with a new metal and glass energy, efficient exterior**, phased to correspond to the interior fit-out (Phase III) of 2 to 3 floors at a time.

#### **US Department of State Bureau of Overseas Buildings Operations IDIQ Contract, Project Locations Worldwide**

Five-year IDIQ contract to provide planning and design services for renovation and new construction projects at US embassy posts worldwide. Task orders include: several building masterplanning and A/E design for new office annex on the US embassy compound in New Delhi, India; recreation projects at the US embassies in Astana, Kazakhstan and Dushanbe, Tajikistan; perimeter security upgrades in Vancouver, Canada, Belfast, Northern Ireland, and Dublin, Ireland; masterplanning and A/E design for new 10-acre embassy compound in South America; warehouse projects in Riga, Latvia, Tijuana, Mexico, and Sarajevo, Bosnia; and assorted site and infrastructure repairs at US embassy in Algiers.

#### **St. Paul's Parish, Washington, DC**

Addition, renovation and adaptive re-use of five separate but attached structures. The new addition serves as a main entrance and Narthex to the sanctuary. Three existing late 19th-century townhouse and row houses, adjacent to the main church, with a circa 1950s Sunday school building were renovated and reused for church related activities including church offices and new choir space. The entire 30,000 sq ft complex was made completely ADA accessible by introducing two elevators w/ related ramping at the front and back of the complex. Approvals from ANC- 2a, HPRB, BZA, DCRA and an act of Congress were required and obtained.

#### **International Monetary Fund, Washington, DC**

Under a multi-year term contract responsibilities included planning and renovation of 1.5 Million sq ft of space to accommodate twenty separate and distinct divisions in three separate buildings – a headquarters building and two leased facilities

#### **Time/Life Building, New York NY**

Building modernization, plaza, lobby and infrastructure, upgrade of 1959 landmark building



## George Alexander

### **Merrill Lynch Financial Center, London, UK**

Established the design response, 830,000 sq ft strategic facilities master plan with full architectural and interior design for this infill project in new and landmarked buildings; 5-building complex adjacent to St. Paul's Cathedral.

### **Guardian Life Insurance Headquarters, New York, NY**

Strategic facilities planning for the relocation and consolidation from a 12 property portfolio into a modernized 650,000 sq ft headquarter location

### **Project Raven, Fairfield County, CT**

Facilities strategy master plan and strategic plan for asset repositioning/consolidation of 1.5 Million sq ft of headquarters facility, factory and suburban campus

### **Spitalfields Market Redevelopment, London, UK**

Master plan for 13-acre, 3 Million sq ft urban community with public subsidized and elderly housing, adaptive re-use of the historic market buildings and a new retail and office complex set on the border of the City, Tower Hamlets & White Chapel

### **American Express Headquarters, New York, NY**

Interior design, architectural, management and oversight of team. Fast-track interior design for 2.2 million sq ft fit-out and architectural advisors to monitor the construction of new headquarters building. Three and one-half years and 7,000,000 sq ft of design later, 8,500 employees, occupied the building.

### **American Stock Exchange, New York, NY**

Conversion of visitors' gallery to options trading, the entrance lobby renovation and repainting of the trading hall; McKim, Meade and White design.

### **Coopers & Lybrand, London, UK**

Institute of Facilities Managers - Office of the Year Awards, Special Commendation, 1993

### **Sullivan & Cromwell, London, UK**

London Corporation Award, "Best Small Garden in the City", 1991

### **Citigroup Center, London, UK**

BCO Regional Award S & E of England, 2001  
BCO Awards - National Winner for Best Corporate Workplace, 2001

### **World Trade Center Tilted Lawn, New York, NY**

AIA NY Chapter Award, 2000

### **Merrill Lynch Financial Center, London, UK**

SARA National Honors Award, 2002  
AIA London Chapter Design Award, 2002  
New City Architectural Award - Special Commendation, 2002  
Civic Trust Award, 2002  
City Heritage Award, 2002

### **Planned Parenthood Federation of America**

SARA National Merit Award, 2003  
Professional Design Awards Program  
International Facility Management Association - 2003 Award for Excellence in the Design/Construction of a New Facility

## Awards and Honors

### **Franklin Savings Bank, New York, NY**

1978 Concrete Society Award

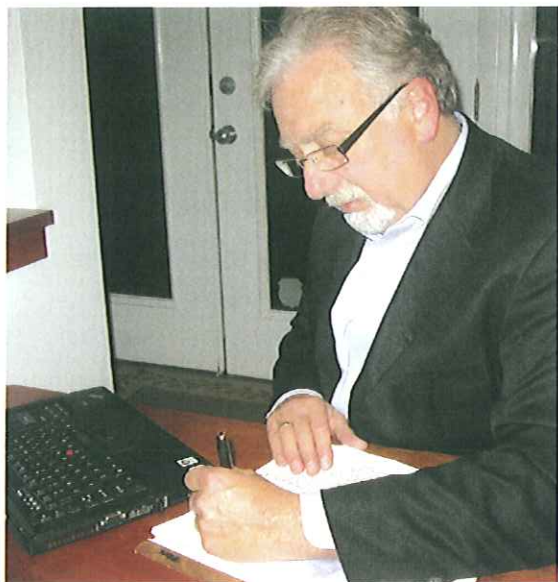
### **American Express Headquarters, World Trade Center, New York, NY**

Society of American Registered Architects, 1986



## Louis Krupnick AIA, LEED AP BD+C

Project Manager



Lou Krupnick has 30 years of design and project management experience for new construction, renovation, adaptive reuse and historic preservation projects. His experience includes facilities across a variety of sectors and clients, both public and private.

He was also responsible for managing and directing the design team responsible for master planning the BRAC Relocation of Ft. Monmouth to Aberdeen Proving Ground, MD and the design of the New C4ISR Campus, a walkable and sustainably designed 400-acre R&D campus for 7,500 employees. The largest of the 2005 BRAC moves, he worked extensively with both military and civilian communities during the course of the work.

### EDUCATION

University of Tennessee School of Architecture,  
Bachelor of Architecture  
Roofing Industry Educational Institute

### PROFESSIONAL QUALIFICATIONS AND AFFILIATIONS

*Registered Architect:* Connecticut, Maryland (pending)  
The Cooper Union School of Architecture, Adjunct Faculty  
Washington D.C. Building Envelope Council, Board of Directors Member  
National Institute of Building Sciences, Education Committee Member, Board of Directors Member  
U.S. Air Force Auxiliary, MD-073 Operations Officer

### LECTURES

AIA Design DC Conference, "Collaborative Workplace Using "Task"-Based Metrics," 2010  
GSA Regional BIM Conference, "BIM and Lessons Learned in the Design of Federal Research Laboratories," 2009  
University of Texas and J. Paul Getty Trust Conference, "From Gray to Green Acres: Developing Sustainable Practices in Preservation Environments"

**Lou has sub-specialties in high-performance building envelope and sustainable design, materials, roofing and forensic architecture.** For the past two years he has served as adjunct faculty at The Cooper Union, where he co-teaches a class in sustainable (green) renovation building practices. His work has received awards from the Commonwealth of Massachusetts Historical Commission, State of Connecticut Historical Society, and the Historic Review Commission Pittsburgh for renovation projects; the American Institute of Architects for the design of adaptive re-use projects; and the US Army Corps of Engineers.

### Select Project Experience

**West Virginia Public Service Commission, Charleston, WV**  
Exterior investigation and assessment of assorted masonry failures followed by written report providing prioritized recommendations for repair and restoration.

**New Britain High School, New Britain, CT**  
Roofing and moisture investigation and subsequent repairs.

**HJ Heinz Corporation, North Side Campus, Pittsburgh, PA**  
Complete gut rehabilitation, **facade restoration, and roof and window replacement** for five historic, multi-story brick buildings totaling 800,000 sq ft Campus designed by architect Albert Kahn.

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**Architect of the Capitol/Library of Congress, John Adams Building, Washington, DC**

Project scope included **repair exterior envelope and replacement** of interior deteriorated rain leaders and plumbing buried within the Library's massive walls. Infra-structure replacement required significant coordination to extend/replace and provide new HVAC, electrical, plumbing and sprinkler services through walls, vaulted ceilings, monumental and historical construction while maintaining the existing significant historical aspects of the building, with minimal disturbance and without reducing library stack space.

**The Brownstone, Hartford, CT**

Complete gut rehabilitation and restoration for this five-story, 100,000 sq ft facility. **Exterior restoration work included façade stabilization and restoration of the building's 24" thick brownstone façade, along with window and roof replacement**

**Washington Navy Yard, Commandant's House, Washington, DC**

Renovation and adaptive re-use of this large, two-story, 1860s historic facility. Facility was renovated from its original purpose as a residence to become the new commander's headquarters. **The original structure was almost completely re-built, having suffered from years of neglect and water damage.** The structure's timbers and colonnade were entirely replaced and the interior was completely gutted and refitted to conceal new mechanical, electrical and fire protection systems.

**C4ISR Campus, Master Plan Aberdeen Proving Ground, MD**

Design and planning services for 2 new, walkable, sustainably oriented federal research campuses. Project included the site and masterplanning required for 7,500 employees located in 14 buildings representing 3.5 Million sq ft of construction on 350 acres.

**C2CNT East R&D Center, Aberdeen Proving Ground, MD**

500,000 sq ft, LEED Silver facility housing laboratory and administrative spaces for the U.S. Army.

**Centers for Disease Control Barbados National Reference Laboratory, Bridgetown, Barbados**

Design of new National Reference Laboratory for Barbados Ministry of Health; 17,000 sq ft program consolidates and relocates three existing BMOH laboratories.

**ADA Master Plan, Washington, DC**

ADA compliance assessments of 212 (9.3 Million sq ft) District of Columbia properties for purpose of developing city ADA master plan.

**U.S. Embassy Dublin, Ireland and US Consulate Belfast, Northern Ireland, UK**

Facilities assessments followed by bridging documents for perimeter security and physical security upgrades, including Anti-Terrorism/Force Protection. Work included negotiation with local planning and design agencies.

## Awards and Honors

**C4ISR Campus, Aberdeen Proving Ground, MD**

Commander's Coin - US Army Corps of Engineers for the Design of the new facility, 2008

**PNC Bank 'Techworks', Pittsburgh, PA**

AIA Merit Award, 2004

**Mary Vestal Park, Knoxville, TN**

AIA Honor Award, 1978

**St. Thomas Aquinas College, Sparkill, NY**

Master Builders Award, 2000

**Renovation of Tapley School, Springfield, MA**

Commonwealth of Massachusetts Historical Society, 1994

**Linus Plimpton House Renovation, Hartford, CT**

State of Connecticut Historical Commission, 1993



## Frank van der Kemp, LEED AP, CSI

Project Architect



Frank van der Kemp has more than 30 years of experience in all phases of architecture, planning, design and construction administration services.

His experience includes architectural and urban design, programming, space planning and interior. It also includes extensive time in project management and team coordination to bring in projects within schedule and budget. Frank's project experience in the United States is complemented by an international portfolio that includes projects in Europe, the Middle East, North Africa, and Latin America. Many of these assignments required management and supervision of professional personnel abroad.

Frank is fluent in French, English, German, and Spanish.

### EDUCATION

École Nationale Supérieure des Beaux Arts, Paris, France

Bachelor of Arts, Architecture

Eidgenössische Technische Hochschule, Zürich, Switzerland

Master of Science, Architecture

### PROFESSIONAL QUALIFICATIONS AND AFFILIATIONS

Member, Ordre des Architectes, Paris, France

Associate Member, American Institute of Architects, DC Chapter

Member, Committee On The Environment, AIA-DC

Member, Construction Specification Institute, DC Chapter

Former Vice President, Board of Directors, Alliance Française of Washington, DC

### Select Project Experience

#### District of Columbia ADA Master Plan, Washington, DC

ADA compliance assessments of 212 (9.3 Million sq ft) District of Columbia properties for purpose of developing city ADA master plan

#### Centers for Disease Control Barbados National Reference Laboratory, Bridgetown, Barbados

Design of new National Reference Laboratory for Barbados Ministry of Health; 17,000 sq ft program consolidates and relocates three existing BMOH laboratories

#### International Cultural and Conference Center, Rabat, Morocco

Concept and preliminary design for a conference center for 1,200 conferees, associated exhibition space and private meeting facility, together with a 250-room and suite luxury international hotel

#### Quantico Marine Base, Armories 1 and 2, Quantico, VA

Design, construction documents, construction coordination for a 29,500 sq. ft. and 13,500 sq. ft. one-story steel construction Marine Corps armory buildings



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**Tizi Ouzou University, Student Housing Communities,  
Tizi-Ouzou, Algeria**

2,200 beds per community, 350,000 sq. ft. for community No.1, and 390,000 sq. ft. for community No.2 projects, with dormitories, central restaurant, cultural and sports facilities and director's housing

**Blida University, Student Housing Communities, Blida,  
Algeria**

2,200 beds per community, 310,000 sq. ft. per community project, with dormitories, central restaurant, cultural and sports facilities and director's housing.

**IBM-France Headquarters, Gare de Lyons, Paris, France**

Architectural design and engineering services for 6.4 Million gross sq. ft. multi-use facility located above an existing underground train station; comprised large office complex, 350-room luxury hotel, restaurants, health club, and large parking facility.

**General Motors Regional Headquarters, Parsippany, NJ**

Site planning, architectural design, space planning and interior design for a 70,000 sq. ft. office building, amenity

**Alliance Française, Washington, DC**

Architectural and interior design for renovation of 7,000 sq. ft. cultural center and teaching facility with a library and meeting/exhibition hall

**United States Embassy, Luanda, Angola**

Design and construction documents for a new five-level 50,000 sq. ft. embassy building and compound on a 68,000 sq. ft. site

**United States Consulate, Chennai, India**

Rehabilitation and construction documents of an existing four-level 80,000 sq. ft. consulate building and compound on a 140,000 sq. ft. site

**FDA/OCI Interior renovation, Rockville, MD**

Space planning and interior design for a 9,000 sq. ft. office renovation

**Southland Center Office, Hotel and Parking Complex  
Renovation Project, Dallas, TX**

Architectural design and interior renovation of a hotel and office building complex. Complete renovation of a 400-room Sheraton Hotel with associated restaurants, conference center, ballroom, and Office Towers lobby area

**Department of the Interior South Exterior Renovation,  
Washington, DC**

Architectural design for rehabilitation of the terraces and landscaped foregrounds

**Graduate School of Nursing, Naval Medical Center,  
Bethesda, MD**

Construction documents for 50,000 sq. ft. four-story concrete building, assisting owner in construction coordination for duration of construction

**International Medical Centers, Rabat and Marrakesh,  
Morocco**

Concept and preliminary design for a 220-bed and 150-bed international medical center in the city centers for a private consortium under the guidance of the Ministry of Health



# Structural Engineering, Inc.

## Carol A. Stevens, P.E., F.ASCE Structural Engineer

### EDUCATION

West Virginia University, BSCE, 1984

Chi Epsilon National Civil Engineering Honorary  
The Pennsylvania State University, ME Eng Sci, 1989

### PROFESSIONAL REGISTRATION

P.E.	1990	Pennsylvania
P.E.	1991	West Virginia
P.E.	1994	Maryland
P.E.	2008	Ohio
P.E.	2013	Virginia

### BACKGROUND SUMMARY

2001 – Present	President, Structural Engineer CAS Structural Engineering, Inc.
1999 – 2001	Structural Engineer Clingenpeel/McBrayer & Assoc, Inc.
1996 – 1999	Transportation Department Manager Structural Engineer Chapman Technical Group, Inc.
1995 – 1996	Structural Engineer Alpha Associates, Inc.
1988 – 1995	Structural Department Manager Structural Engineer NuTec Design Associates, Inc.
1982 – 1988	Engineer AAI Corporation, Inc.

### PROFESSIONAL ASSOCIATIONS

American Society of Civil Engineers, WV Section  
National Society of Professional Engineers  
American Concrete Institute  
American Institute of Steel Construction  
West Virginia University Department of Civil and  
Environmental Engineering Adv Comm Chair  
West Virginia University Institute of Technology  
Department of Civil Engineering Advisory Comm

### CIVIC INVOLVEMENT

ASCE Christmas in April Project  
Engineer's Week Speaker

### EXPERIENCE

**West Virginia, Public Service Commission:** Completed investigation of exterior facade issues related to water infiltration, flashing degradation and potential design issues.

**West Virginia, State Capitol Complex, Capitol Cafeteria:** Investigated problems with support of structure above glass window walls and developed repair solution.

**West Virginia, State Capitol Complex, Dome Structure:** Exploratory investigation, preparation of construction documents for repairs to structural steel in Capitol Dome.

**West Virginia, State Capitol Complex, Building 3:** Structural design and construction administration of repairs and renovations to limestone canopy.

**West Virginia, State Capitol Complex, Main Capitol Building Parapet:** Exploratory investigation of limestone/brick parapet/balustrade of Main Capitol Building to determine cause of movement/cracking/leaks. Project also included preparation of construction documents for repairs.

**West Virginia, State Capitol Complex, Governors' Mansion:** Structural investigation to determine feasibility of enlarging openings and introducing skylights in existing historic residence.

**West Virginia, Upshur County Courthouse Main Entrance:** Designed repairs to failing entrance structure in 1899 structure.

**West Virginia, Kanawha County Schools:** Structural design of additions and renovations to George Washington, Sissonville, Herbert Hoover, South Charleston and Nitro High Schools.

**West Virginia, Eastern West Virginia Regional Airport Authority:** Designed foundations, floor and roof framing for new two-story airport terminal building.

**West Virginia, Mercer County Airport:** Designed foundations, floor and roof framing for additions and renovations to existing airport terminal building.

P.O. Box 469

Alum Creek, WV 25003-0469

(304) 756-2564 (voice)

(304) 756-2565 (fax)

A West Virginia Certified DBE Consultant  
Certified in the Practice of Structural Engineering



### **PREVIOUS EXPERIENCE**

**West Virginia, State Capitol Building:** Designed structural system to replace deteriorated reinforced concrete slab at landing on north side of Capitol steps.

**West Virginia, Upshur County Courthouse Annex:** Performed structural evaluation and design for repairs to existing multi-story Annex addition.

**West Virginia, Sissonville Library:** Structural design of new 7,000 SF branch library. Structure consisted of wood framing.

**West Virginia, Cabell Huntington Hospital Boiler Mezzanine:** Structural analysis and testing of existing reinforced concrete mezzanine with significant degradation from brine tank leakage. Developed new structural system to replace existing concrete mezzanine utilizing steel framing and steel grating.

**West Virginia, Farrell Law Building:** Performed analysis of existing deteriorated structural sidewalk over parking area. Recommended repair solutions for reinforced concrete and aged terra cotta façade of 1920's building.

**West Virginia, Beckley Wastewater Treatment Plant:** Designed reinforced concrete tanks and masonry support structures for new wastewater treatment plant.

**West Virginia, Morgantown High School Additions:** Designed steel framing and foundations for science classroom, cafeteria and gymnasium additions to existing education complex.

**West Virginia, Grafton High School Addition:** Designed steel framing and foundations for new science classroom addition to existing high school.

**Pennsylvania, York County Government Center:** Structural analysis and design of 1898 former department store converted to county government offices. Interior renovations included adding floor framing at mezzanine level, analyzing and redesigning deficient floor framing, and adding new elevators. Exterior renovations included complete façade rework to recreate original appearance.

**Pennsylvania, Metropolitan Edison Company, Headquarters:** Structural design of new 80,000 SF two-story office addition and cafeteria addition to existing complex. Cafeteria addition was semi-circular in shape.

**Pennsylvania, Defense Distribution Region East:** Structural engineering and design for a 33,000 SF Hazardous Materials Storage Warehouse.

**Maryland, U.S. Army Corps of Engineers, Baltimore District, Administration Building:** Seismic design of new 10,000 SF masonry building.

**Pennsylvania, Carlisle Syntec:** Design of foundation supports for 800,000 lb rubber vulcanizing machine; enlargement of foreman's office including new framing to support mechanical equipment on roof; new monorail installation; extension of existing gantry rail.

**Pennsylvania, Engel Worldwide:** Steel framing and foundations for new 12,000 SF two-story office building; design of crane beams and columns for adjacent 60,000 SF crane building.

**Pennsylvania, AMP IMF:** Structural design for the renovation and conversion of a stamping facility into an integrated manufacturing facility (IMF) housing operations for stamping as well as blow molding processes.

**Texas, York International:** Structural survey of existing building structure for modifications to incorporate large testing and manufacturing areas for mechanical equipment.

**Maryland, Columbia 100:** Design of structural steel framing for new two-story 43,000 SF office building.

**Pennsylvania, York Federal Savings and Loan Association/New Service Corporation:** Design of steel framing, reinforced concrete retaining wall and foundations for new 14,400 SF two-story office building.

**Pennsylvania, Yorktowne Parking Garage:** Study of reinforced concrete/steel framed parking garage.

**Pennsylvania, Blakey Yost Bupp & Schaumann:** Re-construction of a 3-story 10,200 SF, fire damaged urban building and conversion into law offices.

**Pennsylvania, College Misericordia:** Structural design of new 50,000 SF student resident hall utilizing precast concrete planks and masonry bearing walls.

**Pennsylvania, Homewood Suites:** Structural and foundation design for new two-story hotel.

**Pennsylvania, Glatfelter Insurance:** Design of steel framing and foundations for new 30,200 SF building.

**Pennsylvania, M&M Mars:** Multi-level steel structure to support dust collectors positioned over existing building, steel framing for motor control center within existing silo building, design of 4-story Alkalizing and Roasting Addition with accommodations for existing functioning railroad siding which remained operations beneath new building.

## Gus Mehrdad, PE, CIPE, LEED AP

Mechanical Engineer

### FIRM

Metropolitan Consulting Engineers

### EDUCATION

Master of Science, Mechanical Engineering

Bachelor of Science, Mechanical Engineering

### PROFESSIONAL QUALIFICATIONS AND AFFILIATIONS

*Professional Engineer:* Washington, DC (No. PE8911), Maryland, Virginia

Certified in Plumbing Engineering

Mr. Mehrdad has more than 30 years experience in HVAC engineering and significant project manager experience.

He specializes in the HVAC design as well as fire protection and plumbing engineering design. Mr. Mehrdad has comprehensive experience in design, contract documents and construction observation for thru small to large scale projects. Mr. Mehrdad is the Principal of Metropolitan Consulting Engineers.

### Select Project Experience

#### **Amalgamated Transit Union, Washington, DC**

Mechanical and fire protection engineering required in the survey and facility assessment of this 105,000 sq ft structure. The building's **mechanical, electrical, plumbing, fire alarm and sprinkler systems were surveyed to identify deficiencies. Recommendations were provided to correct code deficiencies and provide system repair.** The building comprises a two-story underground garage (30,000 sq ft), three stories of office space (45,000 sq ft), and two stories of residential space. Recommendations were accepted and MCE completed the engineering design work and construction was completed.

#### **KIPP DC Douglas School, Washington, DC**

Responsible for the MEP and fire protection engineering required in the Design-Bid-Build Process used to deliver this phased renovation which achieved LEED for Schools 2.0 certification. Originally built in 1952, the school houses four separate schools educating 1500 students in grades K-12. The facility was upgraded with new architectural interior features as well as a **new exterior skin.** MCE upgraded this facility with a new electrical service in addition to providing new HVAC and plumbing systems. The building features an early childhood development center, gymnasium, auditorium, and a cafeteria.

#### **Truesdell Elementary Scholl, Washington, DC**

Responsible for the MEP and fire protection engineering required in the **Architectural Bridging Documents** phase for this 69,000 sq ft PK-8 school built in 1945 and expanded with a three story addition in 1967. The MEP engineering scope of work included a **survey**



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and evaluation of the existing systems, a concept narrative to describe the new MEP system, and a dimensional design document to enable design-build contractors to bid and build the project. The existing steam boilers were utilized to produce hot water for a new hot water heating system. New HVAC and plumbing systems were provided throughout the school. The existing electrical system was upgraded to serve new lighting, power distribution and fire alarm systems.

#### **Wilson Elementary School, Washington, DC**

Responsible for the MEP and fire protection engineering required in the **Architectural Bridging Documents** phase for the renovation of this 101,000 sq ft elementary school building had a construction cost of \$4.3 Million. Built in 1960, the original four story building was provided with a new mechanical system and upgraded plumbing and electrical systems. Most of a four story 1972 building addition was also provided with upgraded mechanical, plumbing and electrical systems.

#### **Fort Belvoir, Virginia, Dept. of the Army**

Responsible for the MEP engineering required in the **survey and assessment** of seven buildings totaling approximately 280,000 sq ft. Each building's MEP, fire alarm, and sprinkler systems were **surveyed to identify deficiencies**.

**Recommendations were provided to correct code deficiencies and provide system repair.** The facilities assessed included a two-story warehouse/office/classroom structure (17,000 sq ft), a two story office building (101,000 sq ft), two four-story office buildings (75,000 and 77,000 sq ft), two single-story outpatient care facilities (3,600 and 2,600 sq ft), and a single-story office/training facility (3,600 sq ft).

#### **The Presidential Building, Washington, DC**

As MCE's Principal, Mr. Mehrdad was responsible for the MEP engineering required in the survey and facility assessment of this historic 60,000 SF mixed use structure. The building's mechanical, electrical, plumbing, fire alarm and sprinkler systems were surveyed to identify deficiencies. Recommendations were provided to correct code deficiencies and provide system repair. This eight (8) story

building is comprised of a basement housing utility systems, the first floor housing retail space, and floors two thru eight housing apartment units.

#### **Department of the Navy, Pentagon, Arlington, Virginia**

MEP engineering required in the renovation of more than 100,000 sq ft of space for various departments of Navy at the Pentagon. Areas of work included renovation of office suites, conference rooms, graphics and printing areas.

#### **Department of the Army, Tenant Renovation at Hoffman II Building, Alexandria, Virginia**

MEP engineering required for more than 70,000 sq ft of Tenant engineering for various Departments of the Army in this 12 story, 40,000 sq ft per floor office building.

#### **Department of the Army, IT Rooms, UPS and Cooling System, Hoffman II Building, Alexandria, Virginia**

MEP engineering required in the design of the UPS Power Distribution and dedicated cooling system for two IT rooms per floor, 6th through 12th floors of this 12-story building. A fully back-up chilled water system was provided per the Army's "ITA Telecommunication Distribution Methods SOP" guidelines.



## Peter Forella, RA, AACEI

Cost Estimator

### FIRM

Forella Group LLC

### YEARS EXPERIENCE

38

### EDUCATION

Catholic University of America

Bachelor of Architecture, Architecture

### PROFESSIONAL QUALIFICATIONS AND AFFILIATIONS

*Registered Architect:* Virginia, Maryland,  
Washington, DC

Member, Association for the Advancement of Cost  
Engineering International

Elected for three terms to the Board of the AIA  
Northern Virginia Chapter, elected three terms

Twice elected to Board of Directors of the Private  
Industry Council of Northern Virginia

Mr. Forella specializes in project controls, construction consulting and program management services. His cost engineering, CPM scheduling and diagnostic services are commissioned by private owners, public agencies, design professionals, attorneys, lenders and others. He has provided these services on substantial institutional, commercial, trans-portion and residential construction projects. Mr. Forella has maintained longstanding interest in the AEC processes and technologies that add leverage and control over project costs and schedules.

As part of his professional practice, Mr. Forella has developed and delivered numerous preconstruction and constructability related workshops. He was invited to present a seminar covering project bidding and estimating for the Associated Builders and Contractors, Northern Virginia Chapter, and he has been an invited guest speaker at UVA's Northern VA Extension Campus where he spoke on the subject of adaptive reuse.

## Select Project Experience

### **Radford University, Washington Hall, Radford, VA**

Cost management services were provided for the proposed renovations to the existing student housing facility and bathrooms. \$6.55 million. 53,495 GSF.

### **Montgomery Community College Exterior Wall Systems Replacement, Germantown, MD**

Cost management services were provided for **proposed exterior upgrades** to three historic Montgomery Community College buildings. **This project included exterior masonry, cast stone and soffit replacements, new sister footings to support new exterior wall system, exterior glazing replacements.** \$7.8 million.

### **University of Maryland Baltimore, Pine Street Police Station, Baltimore, MD**

Cost management services were provided for the historic Pine Street Police Station **exterior upgrades**. The project included **exterior masonry and custom pre-cast detailing repairs**, site utilities enhancements, slate roof repairs, **exterior glazing replacements** and main entrance modernization. Total Program cost \$1.6 million.

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**Towson University, Burdick Hall Improvements Phase 3, Towson, MD**

Cost management services were provided for Phase III renovations and **exterior envelope upgrades** to the existing three-story Recreation Facility featuring a fitness center, gymnasium, classrooms, faculty offices and shower facilities. Burdick Hall is shared by the Athletics, Kinesiology (Health Professions) and Campus Recreational Services departments and houses Memorial Pool, home to the men's and women's swimming and diving program. \$12.6 million. 45,000 GSF.

**Montgomery Village Middle School, Montgomery Village, MD**

Cost study provided for the proposed middle school reform efforts. **The project included three design options worth \$5 million or more.** MVMS was one of five middle schools selected to participate in the first phase of middle school reform as part of a three-year, \$10 million effort to revamp the county's 38 middle schools. 1,760 GSF.

**Ross Boddey Recreation Center, Sandy Spring, MD**

Cost management services were provided for a **feasibility study of three base schemes** including additions and renovations to the existing facility. LEED certified. \$3.8 million. 25,644 GSF.

**DC Department of General Services, 200 Building Condition Assessment, Washington, DC: \$97.2 Million**

**Hoffman Holiday Inn, Existing Condition Study, Alexandria, VA: \$21 Million**

**Hoffman Office Building 1, Existing Condition Study, Alexandria, VA: \$26.9 Million**

**Hoffman Office Building 2, Existing Condition Study, Alexandria, VA: \$36 Million**

**Hoffman Perpetual Building, Existing Condition Study, Alexandria, VA: \$16.2 Million**

**NAVFAC Lejeune Pool Hall, Annapolis, MD: \$7.6 Million**

**Robert F. Kennedy Stadium, Existing Condition Study, Washington, DC: \$2.3 Million**

**DC Armory, Existing Condition Study, Washington, DC: \$1.1 Million**



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## RELEVANT EXPERIENCE

## West Virginia Public Service Commission

Charleston, WV

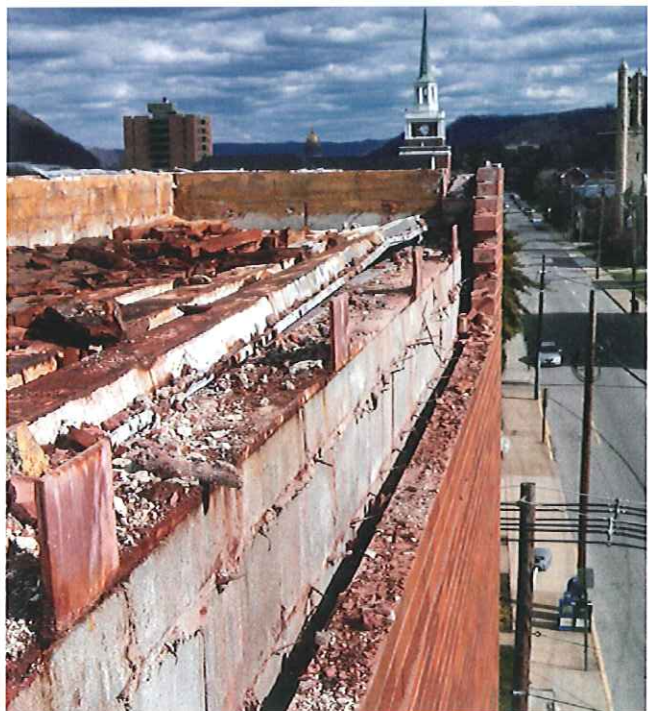




Constructed in 1984, the West Virginia Public Service Commission's headquarters building has an unusual number of masonry defects and related issues for its age. A monumental free standing arch extending approximately 30 feet above its second story base is of particular concern. These defects prompted the agency to engage Swanke Hayden Connell Architects for an evaluation of the building's exterior.

As part of the evaluation process we conducted a ground based visual survey of the building and reviewed as-built drawings of the original construction. The survey revealed masonry failure modes at three main locations—the free-standing exterior arch, flat and radius arches, and exterior walls. Defects in these areas included among other things spalling, broken/displaced mortar joints, lateral displacement of bricks, and efflorescence indicating water/moisture penetration. With respect to the freestanding arch, our team saw that the flashing and roofing in this area had failed, allowing water to penetrate the arch. Our review of the drawings provided insight into the causes of these failures. They showed unusual masonry construction and detailing and a lack of specificity with regard to the location, placement, and fabrication of flashings and weep holes, two integral components to wall drainage systems necessary for quality masonry construction.

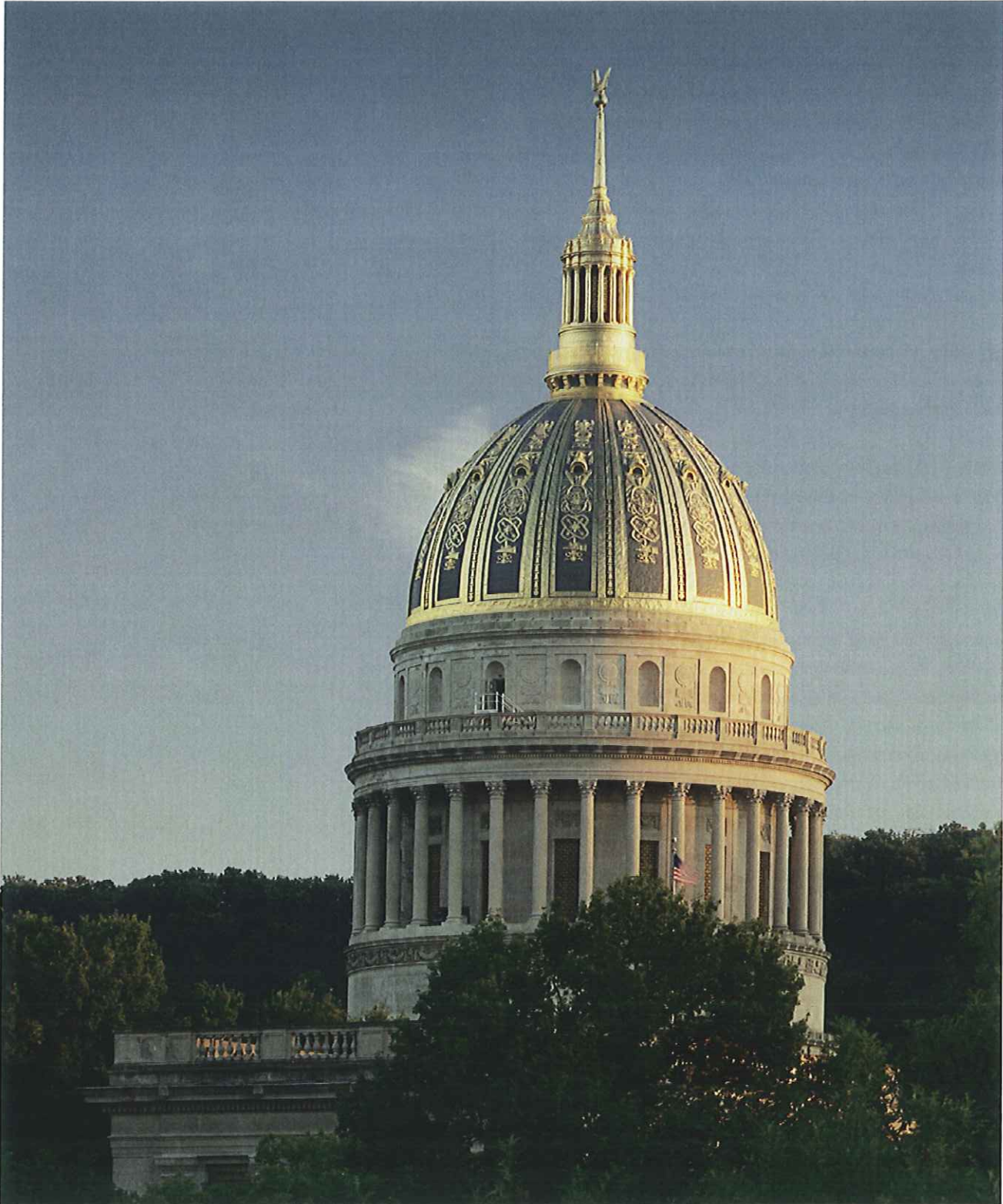
The information gathered from the drawings review and visual survey allowed SHCA to develop a plan for remediating the defects. The recommendations were prioritized by the severity of the defect, with immediate, short-term, or near-term actions being prescribed. In all cases the actions involved either rebuilding in brick, replacement with new metal and glass curtainwall construction, or some combination of the two. We developed demolition plans for the immediate removal of the arch and included provisions for the contractor to open the wall at 10 locations to observe latent conditions.





## West Virginia State Capitol Complex

Charleston, WV





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### Recipient of AIA New York State Merit Award, 2006

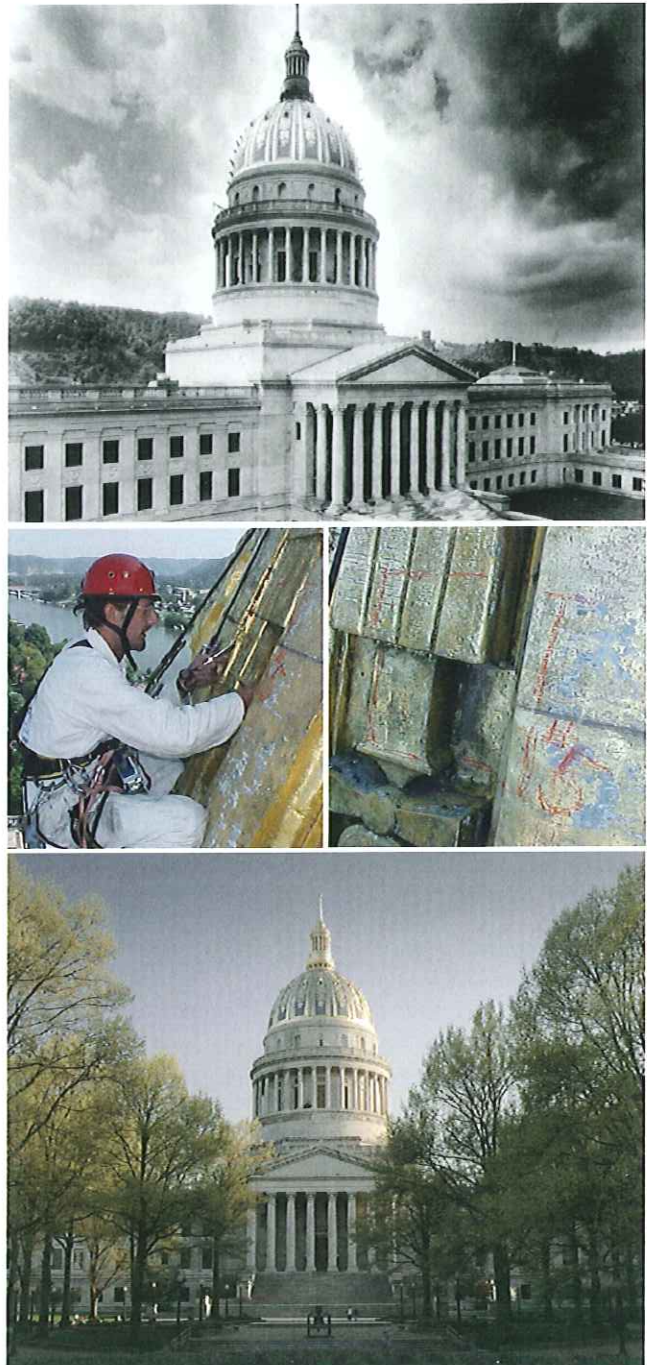
The West Virginia State Capitol, designed by Cass Gilbert in 1922, was completed in 1932. The dominant feature on the building is the gilded dome, based on the 17th century dome of the Hotel des Invalides in Paris. This building is considered one of the architect's finest achievements.

#### Exterior Restoration - Dome, Façade Cleaning and Masonry Repairs

SHCA's involvement, which began as a dome re-gilding project, developed into a **full-scale rehabilitation of the building envelope**, including structural repairs, masonry cleaning and repairs, window rehabilitation and repairs and refinishing of ornamental metalwork.

*Phase I - Dome Rehabilitation:* Since its completion in the early 1930's, the dome's applied surface coatings have repeatedly failed after five different restoration campaigns. The dome was abrasively blasted and painted in the 1940s, 1960s and 1970s, resulting in a bimetallic coating of exposed copper and lead beneath the coatings. Each time, the coatings failed within a few years. By 2000, the existing gold leaf finish suffered from unsightly black streaking and loss due to poor application techniques. The dome also exhibited mechanical failure of the sheet metal cladding. The underlying structural steel had seriously corroded due to water infiltration. **SHCA assessed the last gilding campaign in order to make repair and maintenance recommendations.** The scope of work included evaluating the past performance of the previous gilding and coating campaigns to determine the exact causes for the various failures, and preparation of specifications reflecting current technology and monitoring requirements.

Investigative work included a detailed hands-on inspection of the dome and an accelerated testing and monitoring program of the recommended coating systems. **The project returned the dome to its original appearance** using a durable coating system, while making necessary repairs to underlying architectural and structural deficiencies. Due to the specified environmental enclosure the project was finished nine months ahead of schedule. Likewise, **the project came in 10% under**



## West Virginia State Capitol Complex

**budget** allowing additional exterior work to be performed including cleaning, repair and restoration of the limestone dome drum and ornamental grilles.

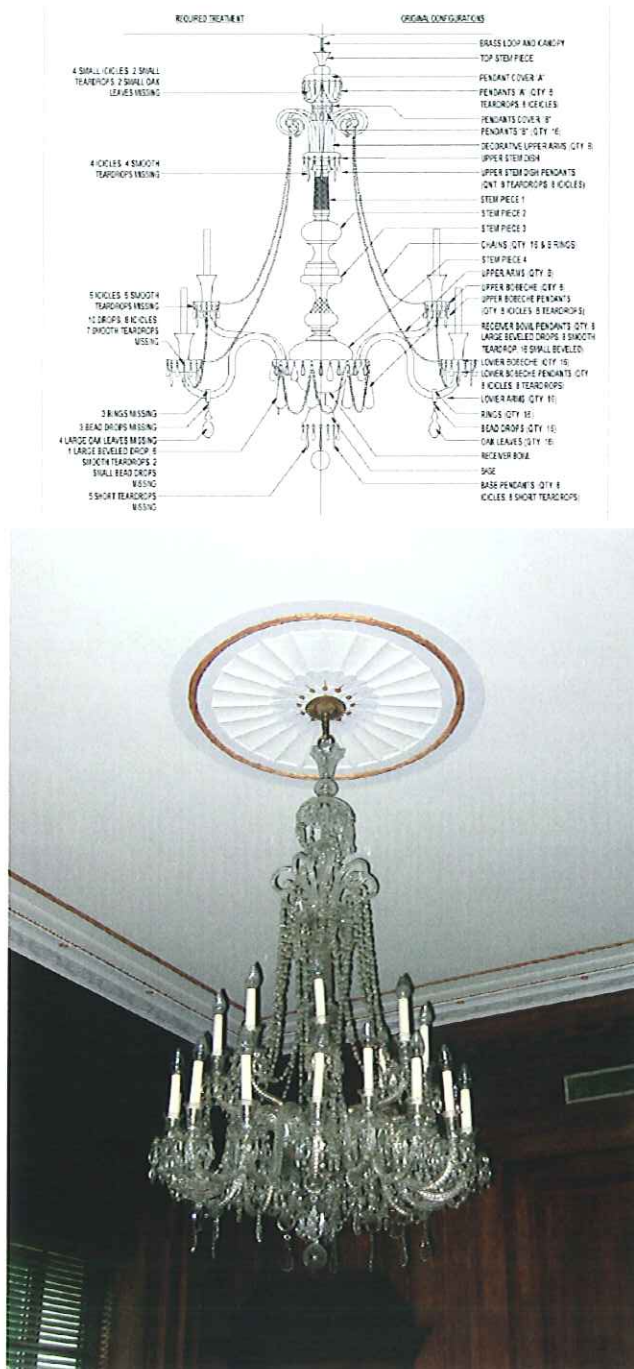
### *Phase II - Façade Cleaning and Masonry Repairs*

Preparation of the construction documents began with a **detailed survey of all of the exterior elements** performed at close range from a man lift. The survey included limestone, terra cotta, windows, lighting and ornamental metal materials. A comprehensive investigative probe campaign was undertaken at representative locations on the façades to determine underlying conditions and construction details. Based on the results of a comprehensive cleaning testing program including chemical, water misting, and micro-abrasive methods, the limestone façade was cleaned with the JOS Quintex micro-abrasive system. A lead-based coating on the bronze windows was removed as part of a hazardous material abatement prior to repairing and refinishing the original historic windows. All window repairs were coordinated with the building occupants, and the building remained occupied during construction activities.

Approximately one-half of the limestone joints were repointed with appropriate matching mortar. Any inappropriate previous cementitious patches were removed and replaced with either matching Dutchman repairs or compatible composite patching repairs. As part of the holistic repair treatment, the terra cotta cornice was temporarily removed, repaired and reinstalled after the underlying steel deficiencies were corrected. In addition the original polychrome appearance of the terra cotta was re-established.

### *Concurrent Work*

SHCA also provided services for miscellaneous interior projects including restoration of the Governor's Office chandelier, review and advice on repairs to interior exit stairs, corridor renovation of the Governor's Suite, and Legislative Chambers ceiling water damage.









JOE MANCHIN III  
GOVERNOR

STATE OF WEST VIRGINIA  
DEPARTMENT OF ADMINISTRATION  
OFFICE OF THE CABINET SECRETARY

ROBERT W. FERGUSON, JR.  
CABINET SECRETARY

February 6, 2006

Mr. Robert Vail Cole, AIA  
Associate Principal  
Director of Historic Preservation  
Swanke Hayden Connel Architects  
295 Lafayette Street  
New York, NY 10012

Dear Mr. Cole:

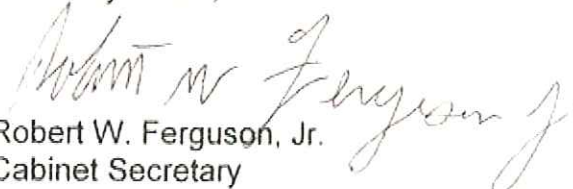
On behalf of the state of West Virginia, I wish to express our appreciation and satisfaction with your participation in the recent renovation of our State Capitol dome in Charleston, West Virginia.

The major role your firm played in this historic restoration project contributed to the successful outcome which many of us are fortunate to view on a daily basis. Your representatives worked in a cooperative manner with our team of experts, both internal and external, in creating *to perfection* our desired outcome.

The restoration of our State Capitol dome, based on the design originated by architect Cass Gilbert and erected in the early 1930s, has received widespread attention by our state residents as well as those individuals outside of West Virginia. It is truly a landmark for all to enjoy.

As this project is now successfully completed, our compliments are extended to you and your staff on a job well done.

Sincerely Yours,

  
Robert W. Ferguson, Jr.  
Cabinet Secretary

RWF:dmh



## Holly Grove Mansion

Charleston, WV





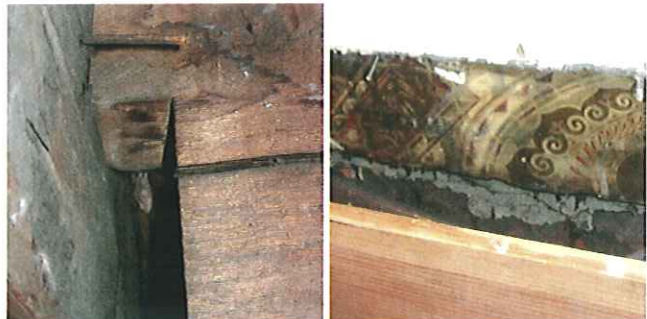
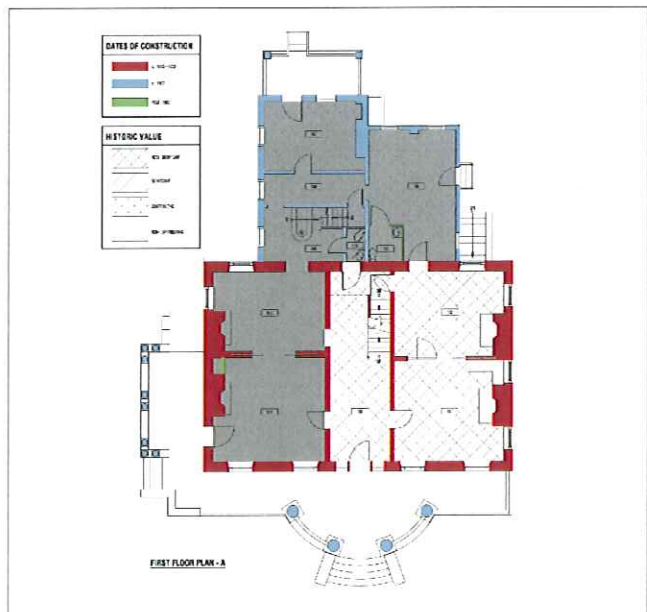
Located next to the Governor's Mansion on the campus of the West Virginia State Capital Complex, Holly Grove Mansion is a 6,330 sq. ft., Classical Revival historic residence originally built in 1815. The home gained its present day appearance in 1903 when a new owner added the monumental front portico, rear addition and third floor to the original federal style mansion. The house is listed on the National Register of Historic Places. In 1979 Holly Grove became headquarters for the Commission on Aging. The building was later vacated in 2005. In spite of significant alterations the building's interior retained a significant amount of historic fabric although much of it dating from the 1815 period was concealed. It suffered from an antiquated mechanical, electrical and plumbing system, structural deficiencies and unsympathetic architectural modifications resulting in the present incongruous appearance of the building interior. The **building exterior also suffered from deferred maintenance** and did not provide compliant access for the disabled.

The State of West Virginia established a mandate to rehabilitate the structure and determine an appropriate new use for the building. **SHCA was retained to perform a comprehensive due diligence evaluation and to develop new viable adaptive re-use scenarios** that would comply with standards mandated by the State Historic Preservation Office (SHPO). The scope of services includes a **full building conditions assessment**, probe investigation to uncover concealed historic components, evaluation and dating of the remaining historic materials, **repair of deteriorated structural components**, comprehensive modernization to make the space comfortable and fully code-compliant for occupants, and research to determine the historic appearance of each period of construction. SHCA identified non-contributing elements to be removed, historic features to be restored and appropriate designs for replication of missing period elements. The high-level evaluation was able to identify the 1815-period paint colors and wallpaper. Based upon this research and field observation the building will be restored to its original 1815 and 1903 appearance respectively.

SHCA's programming task was part of overall reprogramming for the entire state capital campus being undertaken by the

current administration to utilize existing space efficiently and plan for long term development. Four re-use scenarios for Holly Grove were examined including offices, events space, guest house and house museum. A conference facility with a mix of uses was found to be the best fit for the house while and addressing current government functional deficiencies. The house was programmed with conference and staff training rooms and limited guest quarters and catering support elsewhere.

SHCA's design created a state-of-the-art conference facility within the confines of this authentically restored cultural resource. The classroom type set-up can be used in tandem with the historic setting to educate the public about the history and early settlement of West Virginia.





## First Presbyterian Church

Charleston, WV





The First Presbyterian Church is a classical style limestone, terra cotta and clay tile structure designed by Weber, Werner & Adkins with construction completed in 1915. This Church is modeled after McKim Meade & White's Madison Square Presbyterian Church, purported to be Stanford White's finest achievement which stood a mere 20 years before it was demolished.

The scope of work for Swanke Hayden Connell Architects was to complete **exterior repairs and restoration** principally to the cupola, dome roof, parapets and stained glass windows in addition to **miscellaneous masonry repairs to the original building facades**. The cupola was seriously deteriorated and there were leaks in the dome and porch roofs due to failures of the masonry elements and roofing systems. These breeches in the building envelope also led to corrosion of the structural steel. SHCA undertook a **comprehensive investigation documenting all extant exterior deficiencies**. As part of the evaluation an invasive probe investigation was undertaken to determine the source of water infiltration and the concealed condition of materials at the roof parapets.

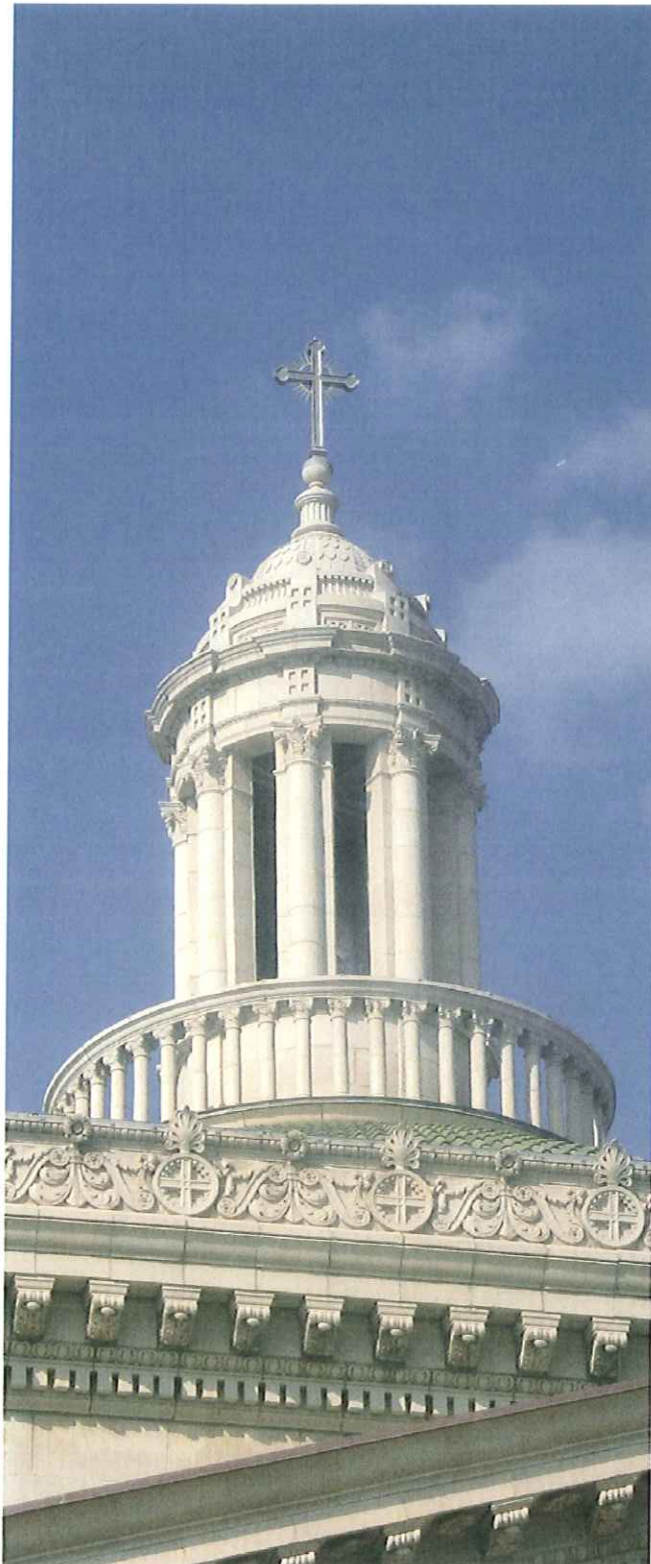
The resultant ***Exterior Evaluation Study* identified recommendations** for repair and restoration with an **associated cost estimate**. The scope of work and costs were broken down by facade location to **allow phasing of construction in the event adequate funds were not available for the full project**. This report **enabled the church to prioritize the work** in order to execute a long range plan and raise the necessary funds to return the building to its original splendor.

*Exterior Restoration:* The scope of work for the restoration included **roof membrane replacement, replacement of the damaged dome roof tiles** with new matching tiles from the original manufacturer, **replication of damaged or missing architectural terra cotta, masonry repairs, parapet reconstruction, associated structural repairs, redesign of access ladders and incorporation of new roof hatches to facilitate future inspection and maintenance**. In addition, all stained glass windows were removed for off-site restoration, which included cleaning, releading and installing protective covers. A final part of the project included replacement of the missing cupola finial using a design based upon McKim, Meade and White's Judson Memorial Church in New York City.





## First Presbyterian Church





## Old Post Office

Washington, DC





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SHCA assisted the General Services Administration under a Design/Build contract to renovate the exterior façade and roofing of the Old Post Office Building in preparation for the redevelopment of the structure by a private developer.

*Exterior Restoration* - Several years prior to the awarding of this project to SHCA, a conditions analysis was prepared by an engineering consultant for GSA. SHCA used this prior investigation as a starting point to verify the present conditions. Upon further hands-on and visual inspection of the building, **SHCA also identified whether these conditions had deteriorated and noted if any additional masonry, roof or flashing deterioration conditions had developed.** The pre-existing conditions along with newly discovered damage and deterioration were recorded, serving as the basis for the **prescriptive repair documents.**

*Granite Façade Restoration* - **The granite façade suffered from cracking, spalling, failed mortar and sealant joints.** The granite was also heavily soiled and stained. A careful study of crack patterns revealed a repetitive pattern at arched window openings. Further investigation determined that the cracking was caused by differential movement between the granite face and the brick masonry backup during building settlement and did not represent any immediate structural concern. However, **the cracks allowed an unwanted source of water infiltration and were repaired using a compatible patching mortar.**

A specific crack condition located at a door lintel at a public entry posed a potential life-safety hazard. A structural repair using stainless steel pins and epoxy was used. Mortar joints that failed were generally located at or below projecting horizontal building elements such as cornices or sills. SHCA along with GSA Historic Preservation representatives were able to locate some original mortar joint profiles from protected areas of the building. After SHCA performed in-house mortar characterization, **all damaged joints were repointed replicating the historic mortar in texture, color, strength and joint profiles.** The building was also cleaned.

*Slate Roof Restoration* - Twelve dormers were completely reshingled. **Deteriorated wood sheathing was replaced and ice and water shield was installed.** The balance of slate



roofing work included the **replacement of cracked, loose and missing slate shingles.** In addition, exposed slate fasteners near the ridge cap were sealed or replaced. Missing snow guards were replaced. The steeply gabled roof had undergone previous repair campaigns, resulting in a great variation across the roof of the building in terms of color, size and wear. Historical documentation and a strong knowledge of building materials helped identify the original slate as "Peach Bottom" from Pennsylvania. Since the original quarry had long since closed, SHCA worked closely with the slate roofing contractor to locate and select suitable salvaged slates to match the existing historic slate in terms of size, shape, color and type of slate.

*Roof Ornamental Metal Restoration* - The ornamental copper roof cresting near the peak of the gable roof had several sections missing, which were replaced in kind. These missing sections not only allowed water to penetrate into the building, but their absence weakened the adjoining copper cresting sections.

*Roof Flashing and Gutters* - **SHCA conducted an interior survey at the dormer windows and noted areas of water infiltration and plaster damage.** Under SHCA's guidance, the

## Old Post Office

roofing contractor inspected the valley and step flashing and performed controlled water tests of the slate roofing and sheet metal flashing system. **As a result of the investigation, the flashing was replaced along with any damaged slate and wood underlayment.** In addition, SHCA surveyed the gutter conditions at the roof and noted that the copper lock joints had typically opened up or had loosened. The built-in copper gutter was completely replaced in-kind. Underlying wood repairs were performed as required. New lead-coated copper water table flashing was also installed. SHCA also identified clogged drains which were subsequently cleared.

*Building Occupancy* - During the repair work at the masonry façades and the roof, the building remained fully occupied and operational.







September 8, 2006

To Whom It May Concern:

From the year 2000 to the present, as my role as General Services Administration Historic Preservation representative, I have worked closely with Swanke Hayden Connell Architects on a number of historically significant federally owned properties in Washington DC. I first became acquainted with the members of this firm on the modernization project for the Internal Revenue Services Building Headquarters. I was impressed by their knowledge, thoroughness and detailed methodology they brought to assessing the conditions, making recommendations for repairs, and then producing clear construction documents required for a comprehensive exterior restoration of the building.

Their approach was professional and principled, but they were open to and encouraged discussion about a design approach for a particular restoration solution. For example, Swanke Hayden Connell performed a materials cleaning and testing program prior to the development of design documents for the IRS Building. They investigated a number of different methods by which to clean the various stains from the different materials of the building. Their tests ranged from the gentlest possible cleaning methods to a mildly abrasive method. When the tests were completed, they did not make unilateral decisions, but the architects at Swanke Hayden Connell made certain that they included me in the process of determining which method was best for the cleaning the building and was consistent with the agency's philosophy towards historic preservation.

Since that project, I have worked on a number of historically significant projects with Swanke Hayden Connell including the Old Post Office Building, Ariel Rios Building and the EPA East and West Building. I have been consistently satisfied with their work and have enjoyed a collegial relation with them. On each of these projects, I have found that Swanke Hayden Connell maintains a high level of integrity and exhibits a dedication for their work. I have no reservations and would highly recommend them for your future project needs.

Sincerely,

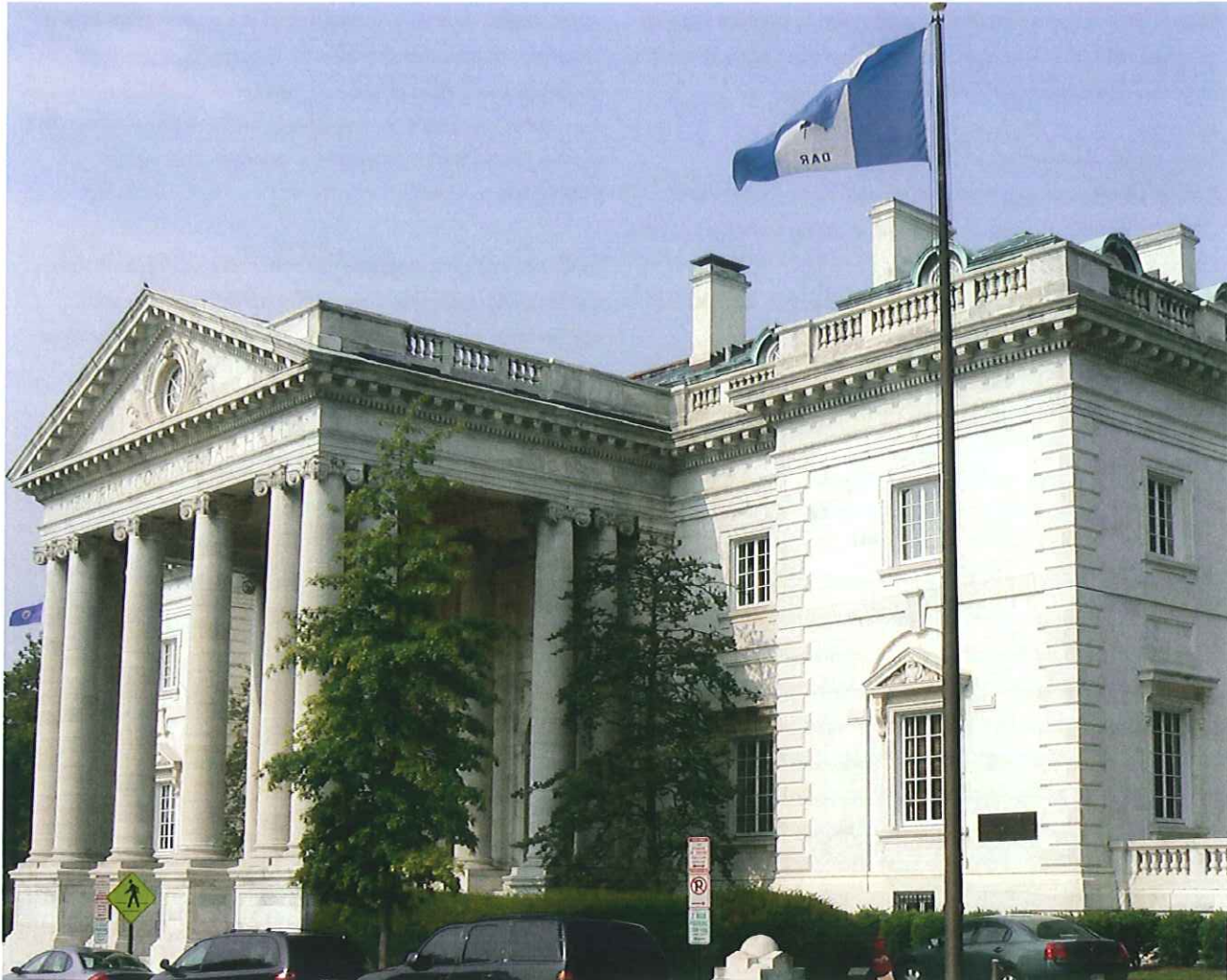
A handwritten signature in blue ink, appearing to read "Thomas G. McDowell".

Thomas G. McDowell, PA, AIC

Architectural Conservator  
Regional Fine Arts Officer  
The Old Post Office, rm M14  
1100 Pennsylvania Avenue  
Washington, DC 20004  
202.208.6812 office  
202.841.3620 cell  
202.692.3396 fax

## National Society of the Daughters of the American Revolution

Washington, DC





Swanke Hayden Connell Architects was retained to prepare a **Phase I Building Assessment and Facilities Master Plan** for the rehabilitation of The National Society of the Daughters of the American Revolution (NSDAR) complex.

The complex comprises of three distinct structures:

- a) Memorial Continental Hall, a National Historic Landmark, with its primary façade on 17th Street facing the Ellipse to the east;
- b) Constitution Hall, a National Historic Landmark, with its primary façade facing 18th Street;
- c) the Administration Building, its primary entry on D St, which connects Memorial Continental Hall with Constitution Hall.

These three buildings were constructed in four major phases between 1904 and 1948 and contain a total of 300,000 sq. ft.

The study was completed in the Spring of 2006 and is used as a **planning document and fundraising resource**. It provides the NSDAR with a document which presents a clear evaluation of the existing conditions and makes recommendations for repair, restoration and renovations. These recommendations are identified as scope of work items and then prioritized based upon levels of concern. Each scope of work item has an associated construction cost estimate enabling the NSDAR to prepare both short and long range capital improvement and critical repair and maintenance programs.

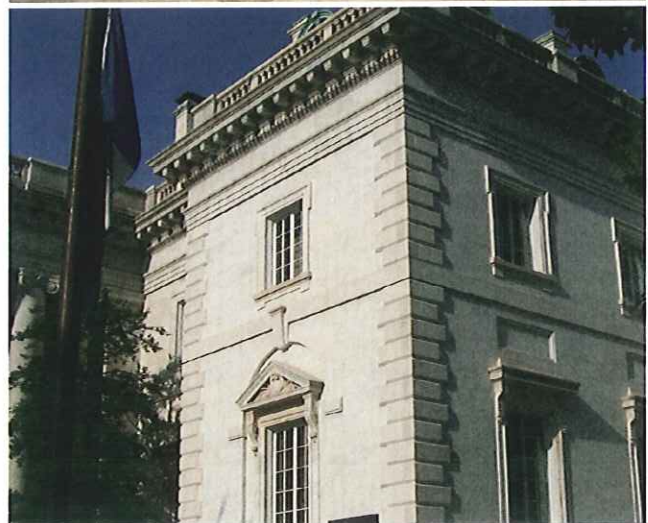
This report was prepared to meet NSDAR's goals:

- Preserve the Complex's historic fabric and resources.
- Provide a facility which supports all DAR organizational, operational, spatial and special requirements utilizing functional state of the art and cost effective modern building systems.
- Provide a fully modernized facility which conforms to current building codes, fire/life safety, environmental, and energy standards.

As a result of this Building Assessment and Master Plan, Swanke issued Phase II of the construction documents for the

**Exterior Restoration and Repair** of Memorial Continental Hall and Constitution Hall which directed the completion of the **cleaning, pointing and masonry repairs** for these buildings. Following this critical repair and maintenance SHCA addressed the marble terraces and their steps and balustrades which had **severe problems of subsurface erosion and water infiltration**.

SHCA concurrently implemented elements of Phase III, the modernizing and improvement of the interior space and functionality, beginning with the redesign of the main entry at the administration building and the entry to the library in Memorial Continental Hall.



# National Society of the Daughters of the American Revolution

 <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED.</p>  <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED - SEE SPEC. SECTION 05-10-00 - MASONRY CLEANING AND CONSERVATION</p> <p><b>1 STAINS: ALGAE/BIOLOGICAL MOLD</b> 1.1</p>	 <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED.</p>  <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED - SEE SPEC. SECTION 05-10-00 - MASONRY CLEANING AND CONSERVATION</p> <p><b>2 STAINS: CALCIUM SULFATE</b> 2.1</p>	 <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED.</p>  <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED - SEE SPEC. SECTION 05-10-00 - MASONRY CLEANING AND CONSERVATION</p> <p><b>3 STAINS: COPPER, RUST, TAR BASED</b> 3.1</p>	 <p>EXAMPLE OF MASONRY JOINT ON VERTICAL PLANE TO BE REPOINTED</p>  <p>EXAMPLE OF MASONRY JOINT ON VERTICAL PLANE TO BE REPOINTED</p> <p><b>4 JOINTS</b> 4.1</p>	<p><b>SWANKE HAYDEN CONNELL ARCHITECTS</b></p> <p>Project: National Society of the Daughters of the American Revolution 100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Client: NSDAR Headquarters 100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Architect: Swanke Hayden Connell Architects 100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Engineer: [Blank] Interior Designer: [Blank] Landscape Architect: [Blank] Historic Preservation: [Blank] Archivist: [Blank] Photographer: [Blank] Writer: [Blank] Interpreter: [Blank] Educator: [Blank] Curator: [Blank] Registrar: [Blank] Conservator: [Blank] Archaeologist: [Blank] Anthropologist: [Blank] Historian: [Blank] Genealogist: [Blank] Linguist: [Blank] Numismatist: [Blank] Paleontologist: [Blank] Papyrologist: [Blank] Philologist: [Blank] Religious Studies: [Blank] Sociologist: [Blank] Theologian: [Blank] Vandal: [Blank] Zookeeper: [Blank]</p> <p>Scale: 1/8" = 1'-0"</p>
 <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED.</p>  <p>TYPICAL ALGAE STAIN DUE TO BE CLEANED - SEE SPEC. SECTION 05-10-00 - MASONRY CLEANING AND CONSERVATION</p> <p><b>5 HORIZONTAL JOINTS: LEAD CAPS</b> 5.1</p>	 <p>REPAIR/REPLACE DAMAGED OR MISSING SEALANT IN THIS AREA.</p>  <p>REPAIR/REPLACE DAMAGED OR MISSING SEALANT IN THIS AREA.</p> <p><b>6 SEALANT</b> 6.1</p>	 <p>EXAMPLE OF SPALL OR CRACK IN CONCRETE FOUNDATION REPAIR PROVIDE PROTECTIVE FINISH MATCHING EXISTING FOR OUTDOOR REPAIR.</p>  <p>EXAMPLE OF SPALL OR CRACK IN CONCRETE FOUNDATION REPAIR PROVIDE PROTECTIVE FINISH MATCHING EXISTING FOR OUTDOOR REPAIR.</p> <p><b>7 LIMESTONE: SPALLS</b> 7.1</p>	 <p>EXAMPLE OF CRACK TO BE REPAIRED</p>  <p>EXAMPLE OF CRACK TO BE REPAIRED</p> <p><b>8 LIMESTONE: CRACKS, LOOSE FRAGMENTS</b> 8.1</p>	<p><b>NSDAR</b></p> <p>100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Client: NSDAR Headquarters 100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Architect: Swanke Hayden Connell Architects 100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Engineer: [Blank] Interior Designer: [Blank] Landscape Architect: [Blank] Historic Preservation: [Blank] Archivist: [Blank] Photographer: [Blank] Writer: [Blank] Interpreter: [Blank] Educator: [Blank] Curator: [Blank] Registrar: [Blank] Conservator: [Blank] Archaeologist: [Blank] Anthropologist: [Blank] Historian: [Blank] Genealogist: [Blank] Linguist: [Blank] Numismatist: [Blank] Paleontologist: [Blank] Papyrologist: [Blank] Philologist: [Blank] Religious Studies: [Blank] Sociologist: [Blank] Theologian: [Blank] Vandal: [Blank] Zookeeper: [Blank]</p> <p>Scale: 1/8" = 1'-0"</p>
 <p>EXAMPLE OF POOR PATCH DUE TO BE REPAIRED.</p>  <p>EXAMPLE OF POOR PATCH DUE TO BE REPAIRED.</p> <p><b>9 LIMESTONE: POOR PATCHES</b> 9.1</p>	 <p>SEE STRUCTURAL DRAWING FOR REPAIR OF CORNER AND REPAIR OF ALL JOINTS</p>  <p>SEE STRUCTURAL DRAWING FOR REPAIR OF CORNER AND REPAIR OF ALL JOINTS</p> <p><b>10 LIMESTONE: 18TH STREET PEDIMENT</b> 10.1</p>	 <p>EXAMPLE OF FLASHING FASTENER AT CORNER JOINT. ALL MATERIALS TO BE REPAIRED TO BE MATCHING EXISTING.</p>  <p>EXAMPLE OF FLASHING FASTENER AT CORNER JOINT. ALL MATERIALS TO BE REPAIRED TO BE MATCHING EXISTING.</p> <p><b>11 FLASHING FASTENERS/BIRD ANCHORS</b> 11.1</p>	 <p>EXAMPLE OF BRICK CRACK DUE TO BE REPAIRED.</p>  <p>EXAMPLE OF BRICK CRACK DUE TO BE REPAIRED.</p> <p><b>12 BRICK MASONRY: CRACKING &amp; SPALLING</b> 12.1</p>	<p><b>NSDAR Headquarters Exterior Entablature Restoration Phase II - Masonry Repair and Restoration</b></p> <p><b>SITE PHOTOGRAPHS</b></p> <p>Scale: 1/8" = 1'-0"</p> <p>Client: NSDAR Headquarters 100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Architect: Swanke Hayden Connell Architects 100 West Street, 8th Floor, New York, NY 10038 Phone: 212 760 1000, Fax: 212 760 1002</p> <p>Engineer: [Blank] Interior Designer: [Blank] Landscape Architect: [Blank] Historic Preservation: [Blank] Archivist: [Blank] Photographer: [Blank] Writer: [Blank] Interpreter: [Blank] Educator: [Blank] Curator: [Blank] Registrar: [Blank] Conservator: [Blank] Archaeologist: [Blank] Anthropologist: [Blank] Historian: [Blank] Genealogist: [Blank] Linguist: [Blank] Numismatist: [Blank] Paleontologist: [Blank] Papyrologist: [Blank] Philologist: [Blank] Religious Studies: [Blank] Sociologist: [Blank] Theologian: [Blank] Vandal: [Blank] Zookeeper: [Blank]</p> <p>Scale: 1/8" = 1'-0"</p>

Site Conditions - Before Entablature Restoration & Exterior Stabilization







## National Society Daughters of the American Revolution

Stephen Wm. Nordholt — Administrator

1776 D Street NW, Washington, DC 20006-5303 ★ Phone (202) 879-3249 ★ Fax (202) 879-3252

E-mail: [snordholt@dar.org](mailto:snordholt@dar.org)

February 10, 2006

Attn: Mr. Lew Brode, Branch Manager  
Greenman-Pederson, Inc.  
7650 Standish Place, Suite 109  
Rockville, MD 20855

To Whom It May Concern:

The National Society Daughters of the American Revolution (DAR) was recently contacted by Mr. Lew Brode, Branch Manager with Greenman-Pederson, Inc. (GPI), asking if we would consider writing a letter of recommendation to accompany a proposal being made to the Kennedy Center. As Administrator of DAR, I am more than happy to acknowledge the fine work performed by GPI and Swanke Hayden Connell in regards to the preparation of a *Building Conservation Assessment* for our organization at the end of last year.

The needs of a historic property that occupies a large city block in the White House grid are many considering the age and complexity of the structure, as well as the fact that we house a library, museum and performing arts auditorium (Constitution Hall). The *Building Conservation Assessment* prepared by the team lead by Lew Brode from GPI, and Joseph Spina with Swanke Hayden Connell has provided DAR with a long-term plan for restoring and maintaining its facilities --- and the essential foundation for the Society's first comprehensive Capital Improvement Program. The *Assessment* was quite comprehensive, communication throughout the project was excellent, and all timing benchmarks were met.

I welcome any inquiries you might have about our experience with GPI/Swanke Hayden Connell. I can be reached at 202-879-3249, or at [snordholt@dar.org](mailto:snordholt@dar.org). Otherwise, best of luck with the project you are about to undertake.

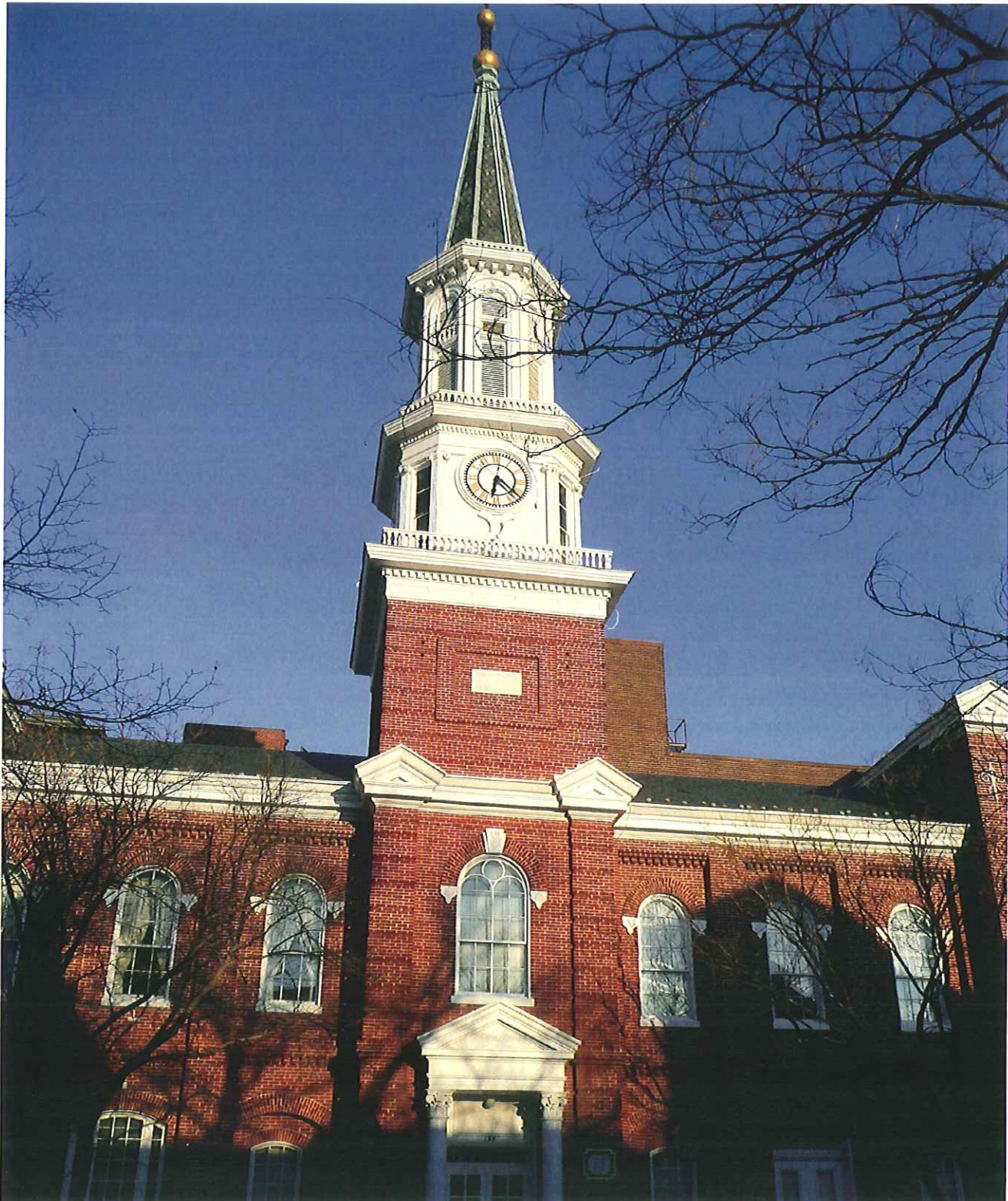
Sincerely,

Stephen Wm. Nordholt  
Administrator



## City Hall

Alexandria, VA





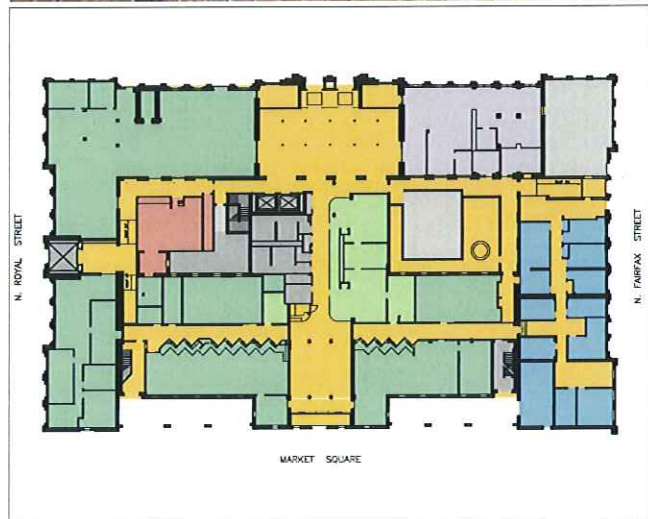
### City Hall - Interior Modernization

SHCA reprogrammed and planned the 100,000 sq. ft. landmarked facility, implementing the work in four phases that restacked approximately 50% of City Hall. Each phase included the re-planning of existing spaces using a panel-based furniture system. SHCA staff under the leadership of a Senior Architect developed the phased construction documents and provided the cost estimates for each phase. Our senior architect also provided construction management functions, reviewing subcontractor estimates, scheduling their work, and coordinating their work with vendor deliveries and movers. Staff from the City of Alexandria's Department of General Services who were assigned to City Hall provided support throughout the project.

**As a result of SHCA's effort the project was delivered 12% under budget.**

### City Hall - Exterior Modernization

Restoration of the exterior of this 1750s landmarked and distinctive building in historic Old Town Alexandria was completed concurrent with the interior modernization. The work entailed **re-pointing of the brick walls, restoration of the wood windows, doors, and cornice trim through re-caulking, and repainting.** In addition to the building, SHCA directed the repair of the 50,000 sq. ft. Market Square Plaza and associated below-grade public parking garage. The work included renovation work to the insides of the garage, the **resurfacing of the plaza with new waterproofing and brick paving**, re-lining the fountains and replacing the pumps and fountain equipment.





## UJA Federation Headquarters Building

New York, NY





One the world's largest local philanthropic organizations planned a major renovation of its headquarters building at 130 East 59th St. and Swanke Hayden Connell Architects was commissioned to **complete a strategic facilities plan, base building and interior renovation. The decision to remain at its current site followed exhaustive studies and consideration of numerous alternatives** until it was determined that remaining at 59th Street would be the most cost-effective choice for the client.

The SHCA team coordinated with the Owner's representative and the construction manager to develop a **three-part implementation plan**: *Part one* addressed the replacement of the existing core functions including the vertical distribution of the new MEP, FP and IT infrastructure. *Part two* consisted of the **complete removal and replacement of the existing façade**, while *Part three* dealt with the interior fit-out of the nine floors that were occupied by the client.

The need to renovate the 59th Street building was largely driven by the fact that **its systems – primarily HVAC and electrical – were 50 years old and well beyond their useful lives**, while the **building's façade had major deficiencies that had to be corrected** under New York City Local Law 11.

The base building renovation included the consolidation of the building core, new passenger/service elevator, redesigned MEP infrastructure, new voice, data and cabling infrastructure, new ADA compliant core toilets, new ground floor lobby, replacement of existing roofs and **a new, over-cladding, curtain wall with new windows**. Design services included the renovation of both the client and office tenant lobbies. New retail store fronts were developed and coordinated with the retail architect's design. Additionally, all signage and store identification standards were established for the retail tenants.

From this unique and ambitious effort, the Owner gained first class, modern premises with improved efficiencies in: operations and maintenance, flexibility for ease in planning modifications, **energy conservation due to state of the art mechanical systems and the new façade**, in line safety and employee comfort, conveying the image of a well organized and forward thinking non-profit charitable institution.



The office environment is greatly enhanced with new systems furniture and an updated layout that locates glass-fronted offices around the interior of each floor, providing open perimeter space and natural light for staff workstations.





130 East 59th Street  
New York, NY 10022  
Tel: 1.212.980.1000  
Fax: 1.212.888.7538  
[www.ujafedny.org](http://www.ujafedny.org)

## Memorandum

February 13, 2006

To Whom It May Concern:

In 2002 UJA-Federation of New York employed Swanke Hayden Connell Architects to assess the condition of and repairs required at our 300,000 sq. ft. headquarters property in Manhattan. Swanke employed a team of specialists to evaluate the condition of our building systems, including the building exterior. UJA depended on Swanke's report to prepare a cost evaluation of the program recommended and as a basis for comparing alternative locations developed for UJA by real estate experts.

Based on Swanke's assessment, UJA eventually developed a program to renovate its property, including the installation of entirely new building systems and a new curtain wall. UJA retained Swanke after its assessment to develop architectural and construction documents which formed the basis for our renovation, now more than half-way complete.

Throughout that process Swanke employees and its team of consultants were diligent and hard-working in furtherance of UJA's goals. UJA was well served and well satisfied in having hiring Swanke Hayden Connell.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine A. Flynn".

Christine A. Flynn  
Director of Real Estate

cc: Mr. George Alexander, AIA

**ATTACHMENT A****NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)****CONTRACT INFORMATION (Contractor to complete Blocks 1-4)****1. Contractor Information**

Firm Name: Swanke Hayden Connell Architects/ Swanke Hayden Connell Ltd.

CAGE Code: 3ER16

Address: 3007 Tilden Street NW, Suite 2L-100 Washington, DC 20008

DUNs Number: 082345489

Phone Number: 202-244-2500

Email Address: [alexander.g@shca.com](mailto:alexander.g@shca.com)

Point of Contact: George Alexander, AIA, RIBA, Managing Principal

Contact Phone Number: 202-244-2500, x201

2. Work Performed as: ☒ Prime Contractor ☐ Sub Contractor ☐ Joint Venture ☐ Other (explain)

Percent of project work performed: Approximately 55% (all architectural and interior design work as well as project mgmt.

If subcontractor, who was the prime (Name/Phone #): Not Applicable.

**3. Contract Information:**

Contract Number: Not applicable

Delivery/Task Order Number (if applicable): Not applicable

Contract Type: ☒ Firm Fixed Price ☐ Cost Reimbursement ☐ Other (Please specify):

Contract Title: UJA Federation Headquarters Modernization

Contract Location: New York, NY

Award Date (mm/dd/yy): June 1, 2004

Contract Completion Date (mm/dd/yy): January 31, 2007

Actual Completion Date (mm/dd/yy): January 31, 2007

Explain Differences: Not applicable.

Original Contract Price (Award Amount): \$81,000,000

Final Contract Price (to include all modifications, if applicable): \$81,000,000

Explain Differences: Not applicable.

**4. Project Description:**Complexity of Work ☒ High ☐ Medium ☐ Routine

How is this project relevant to project of submission? (Please provide details such as similar equipment, requirements, conditions, etc.) • Full modernization (exterior, interior, infrastructure) of 1950s building with multiple spaces, e.g. office/admin, conferencing center, dining/ food service; • Multi-disciplinary A/E team.

**CLIENT INFORMATION (Client to complete Blocks 5-8)****5. Client Information**

Name: Anthony Caserma, RA

Title: Director of Facilities

Phone Number: 212-836-1856

Email Address: [casermaa@ujafedny.org](mailto:casermaa@ujafedny.org)

6. Describe the client's role in the project: Project liaison between A/E team and internal client departments for all matters pertaining to the project.

7. Date Questionnaire was completed (mm/dd/yy): 06/10/2013

8. Client's Signature: 

NOTE: NAVFAC REQUESTS THAT THE CLIENT COMPLETES THIS QUESTIONNAIRE AND SUBMITS DIRECTLY BACK TO THE OFFEROR. THE OFFEROR WILL SUBMIT THE COMPLETED QUESTIONNAIRE TO NAVFAC WITH THEIR PROPOSAL, AND MAY DUPLICATE THIS QUESTIONNAIRE FOR FUTURE SUBMISSION ON NAVFAC SOLICITATIONS. CLIENTS ARE HIGHLY ENCOURAGED TO SUBMIT QUESTIONNAIRES DIRECTLY TO THE OFFEROR. HOWEVER, QUESTIONNAIRES MAY BE SUBMITTED DIRECTLY TO NAVFAC. PLEASE CONTACT THE OFFEROR FOR NAVFAC POC INFORMATION. THE GOVERNMENT RESERVES THE RIGHT TO VERIFY ANY AND ALL INFORMATION ON THIS FORM.



*ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT  
YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE*

RATING	DEFINITION	NOTE
(E) Exceptional	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
(VG) Very Good	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
(S) Satisfactory	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
(M) Marginal	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
(U) Unsatisfactory	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
(N) Not Applicable	No information or did not apply to your contract	Rating will be neither positive nor negative.

Contractor Information (Firm Name): Swanke Hayden Connell Architects/ Swanke Hayden Connell Ltd.

Client Information (Name): Anthony Caserma, RA, Director of Facilities

**TO BE COMPLETED BY CLIENT**

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS  
YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.

<b>1. QUALITY:</b>						
a) Quality of technical data/report preparation efforts	<input checked="" type="radio"/> E	VG	S	M	U	N
b) Ability to meet quality standards specified for technical performance	<input checked="" type="radio"/> E	VG	S	M	U	N
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	E	<input checked="" type="radio"/> VG	S	M	U	N
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	<input checked="" type="radio"/> E	VG	S	M	U	N
<b>2. SCHEDULE/TIMELINESS OF PERFORMANCE:</b>						
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. (If liquidated damages were assessed or the schedule was not met, please address below)	<input checked="" type="radio"/> E	VG	S	M	U	N
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	E	<input checked="" type="radio"/> VG	S	M	U	N
<b>3. CUSTOMER SATISFACTION:</b>						
a) To what extent were the end users satisfied with the project?	<input checked="" type="radio"/> E	VG	S	M	U	N
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	<input checked="" type="radio"/> E	VG	S	M	U	N
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	<input checked="" type="radio"/> E	VG	S	M	U	N
d) Overall customer satisfaction	<input checked="" type="radio"/> E	VG	S	M	U	N
<b>4. MANAGEMENT/ PERSONNEL/LABOR</b>						
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	E	<input checked="" type="radio"/> VG	S	M	U	N
b) Ability to hire, apply, and retain a qualified workforce to this effort	E	<input checked="" type="radio"/> VG	S	M	U	N
c) Government Property Control	E	VG	S	M	U	<input checked="" type="radio"/> N
d) Knowledge/expertise demonstrated by contractor personnel	E	<input checked="" type="radio"/> VG	S	M	U	N
e) Utilization of Small Business concerns	E	VG	S	M	U	<input checked="" type="radio"/> N
f) Ability to simultaneously manage multiple projects with multiple disciplines	<input checked="" type="radio"/> E	VG	S	M	U	N
g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes	E	<input checked="" type="radio"/> VG	S	M	U	N
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	<input checked="" type="radio"/> E	VG	S	M	U	N
<b>5. COST/FINANCIAL MANAGEMENT</b>						
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	<input checked="" type="radio"/> E	<del>X</del> VG	S	M	U	N



Contractor Information (Firm Name): Swanke Hayden Connell Architects/ Swanke Hayden Connell Ltd.

Client Information (Name): Anthony Caserma, RA, Director of Facilities

b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client	E <u>VG</u> S M U N
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	E <u>VG</u> S M U N
d) Is the Contractor's accounting system adequate for management and tracking of costs? <i>If no, please explain in Remarks section.</i>	<u>Yes</u> No
e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? <i>Indicate if show cause or cure notices were issued, or any default action in comment section below.</i>	Yes <u>No</u>
f) Have there been any indications that the contractor has had any financial problems? <i>If yes, please explain below.</i>	Yes <u>No</u>
<b>6. SAFETY/SECURITY</b>	
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)	E <u>VG</u> S M U N
b) Contractor complied with all security requirements for the project and personnel security requirements.	E <u>VG</u> S M U N
<b>7. GENERAL</b>	
a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).	E <u>VG</u> S M U N
b) Compliance with contractual terms/provisions ( <i>explain if specific issues</i> )	E <u>VG</u> S M U N
c) Would you hire or work with this firm again? ( <i>If no, please explain below</i> )	<u>Yes</u> No
d) In summary, provide an overall rating for the work performed by this contractor.	E <u>VG</u> S M U N

Please provide responses to the questions above (*if applicable*) and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk (*please attach additional pages if necessary*):

*This was a multi-phased, multi-discipline effort. Entire MEP systems were replaced, entire floors gutted, exterior facade removed, structural elements were reinforced all while the client was in occupancy and operating normally. SHCA maintained a high level of competency throughout all phases of the project.*

## Relevant Experience Project References

### West Virginia Public Service Commission, Charleston, WV

*Project Manager*

Louis Krupnick, Swanke Hayden Connell Architects  
Contact: 202-244-2500, x207; krupnick.l@shca.com

*Reference Contact*

Don Sangid, Facilities Manager  
West Virginia Public Service Commission  
304-340-3744

### West Virginia State Capitol, Charleston, WV

*Project Manager is no longer with Swanke Hayden Connell Architects*

*Reference Contact*

Robert Krause, Acting Architecture & Engineering Manager  
West Virginia General Services Division  
304-558-9018

### Holly Grove Mansion, Charleston, WV

*Project Manager*

Elizabeth Moss, Swanke Hayden Connell Architects  
212-226-9696, moss.e@shca.com

*Reference Contact*

Robert Krause, State of West Virginia Department of  
Administration, General Services Division  
304-558-9018

### First Presbyterian Church, Charleston, WV

*Project Manager is no longer with Swanke Hayden Connell Architects*

*Reference Contact*

Mike Abernathy, ZMM Engineering and Member of First  
Presbyterian's Session Buildings Committee  
304-342-0159

### Old Post Office Building, Washington, DC

*Project Manager*

John Yarborough, Swanke Hayden Connell Architects  
Contact: 202-244-2500, x217, yarborough.j@shca.com

*Reference Contact*

Thomas McDowell, PA, AIC, Architectural Conservator,  
Regional Fine Arts Officer  
U.S. General Services Administration, National Capital  
Region  
202-208-6812

### City of Alexandria City Hall, Alexandria, VA

*Project Manager*

George Alexander, Swanke Hayden Connell Architects  
Contact: 202-244-2500, x201

*Reference Contact is no longer available*

### UJA Federation Headquarters Modernization, New York, NY

*Project Manager*

George Alexander, Swanke Hayden Connell Architects  
Contact: 202-244-2500, x201

*Reference Contact*

Anthony Caserma, RA, Director of Facilities  
UJA Federation  
212-836-1856

### National Society Daughters of the American Revolution, Washington, DC

*Project Manager*

George Alexander, Swanke Hayden Connell Architects  
Contact: 202-244-2500, x201

*Reference Contact*

Stephen Nordholt, Administrator  
NSDAR  
202-879-3249



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## PROJECT APPROACH

## Project Understanding

### Project Goals and Objectives

The investigation of the masonry deficiencies at the West Virginia PSC Headquarters to date has been conducted in a limited, systematic and financially prudent manner to efficiently evaluate the overall condition of the building's exterior masonry skin. The study's authors specifically sought to organize this work in incremental steps to build upon information gleaned from each of previous step's research to develop a sound understanding of the problems to avoid over-reaching or making assumptions toward any particular solution before the facts were understood.

**The previous investigatory activities sought to evaluate the following questions:**

- Identify the extent of the problem (how large or widespread)
- To identify the nature or cause of the construction deficiencies responsible for these conditions (why and to what extent)
- To ascertain if these conditions presented a risk to public safety (risk management)

**In addition, three potential remedial solutions were presented for further discussion, as follows:**

- Remove and replace all existing brick and masonry backup,
- If possible, repair the existing 1st floor and replace with glass curtain wall on the upper floors
- Or, to suggest another replacement material for the exterior wall and free-standing arch.

**The challenge presented in this Expression of Interest is to work in conjunction with the PSC, ultimately enabling the agency to:**

- Make an informed decision on how to most rectify the building's poor exterior condition;
- To develop responsible construction solutions which address the exterior design of the building; are cost effective in nature and present long term value, and are minimally disruptive to ongoing operations.

### Approach

**Our team includes the authors of the current study and investigation;** architect Lou Krupnick, AIA (SHCA) and structural engineer Carol Stevens, PE (CAS) working alongside two other consultants with whom we have long been associated, Metropolitan Consulting Engineers and the Forella Group, Cost Estimating.

As building code requirements have changed since the building was originally constructed, it is likely that the decision regarding the choice of exterior skin materials and the amount of glass involved will undoubtedly affect the heating and cooling requirements of the building.

**Metropolitan Consulting Engineers** will review existing building mechanical systems and the capacity of the HVAC systems and lighting systems to meet current code requirements.

**The Forella Group** will provide valuable advice regarding construction pricing and scheduling for the project, providing an overview of initial, operating, maintenance and long term, life cycle cost for each of the various design options.

At a minimum, the design team will evaluate each of the three options presented, identifying the salient features of each scheme for review by the PSC. Once a choice has been selected by the PSC, the design team will advance the architectural and engineering design of that scheme to the 35% level (Design Development), to provide sufficient information for the estimator to develop a reasonable project construction budget and provide the basis for an RFP for final design and construction.

Swanke Hayden Connell agrees to meet the 120 (working) day performance period as identified in the EOI. We will be available to meet with the WV PSC at regular intervals during performance of this contract as we have done so in the past.



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## REQUIRED FORMS

## CERTIFICATION AND SIGNATURE PAGE

By signing below, I certify that I have reviewed this Solicitation in its entirety; understand the requirements, terms and conditions, and other information contained herein; that I am submitting this bid or proposal for review and consideration; that I am authorized by the bidder to execute this bid or any documents related thereto on bidder's behalf; that I am authorized to bind the bidder in a contractual relationship; and that to the best of my knowledge, the bidder has properly registered with any State agency that may require registration.

Swanke Hayden Connell & Partners LLP

dba Swanke Hayden Connell Architects

(Company)



(Authorized Signature)

George Alexander, Principal

(Representative Name, Title)

202-244-2500, x201

(Phone Number)

202-244-2501

(Fax Number)

July 15, 2013

(Date)



**ADDENDUM ACKNOWLEDGEMENT FORM****SOLICITATION NO.:** PSC1016

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

(Check the box next to each addendum received)

- |   |  |
|---|--|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further 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.

Swanke Hayden Connell &amp; Partners LLP dba

Swanke Hayden Connell Architects

Company

Authorized Signature

Date

July 15, 2013

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.

RFQ No. PSC1016STATE OF WEST VIRGINIA  
Purchasing Division**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-3-10a, 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: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**Vendor's Name: Swanke Hayden Connell & Partners LLP dba Swanke Hayden Connell ArchitectsAuthorized Signature: [Signature] Date: 7/15/2013State of District of ColumbiaCounty of Washington DC, to-wit:Taken, subscribed, and sworn to before me this 15 day of July, 2013My Commission expires Notary Public, District of Columbia  
My Commission Expires May 14, 2014

AFFIX SEAL HERE

NOTARY PUBLIC [Signature]

Purchasing Affidavit (Revised 07/01/2012)

