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2020 APR 16 AM 9:20

WV PURCHASING
DIVISION

April 14, 2020

Department of Administration
Purchasing Division
2019 Washington St East
Charleston, WV 25305
Ms. Tara Lyle

RE: Building 15 Medical Wing Renovation at Camp Dawson

Dear Ms. Lyle & Camp Dawson Team:

The AE7 team appreciates the opportunity to present our expression of interest for the design of Building 15 medical wing renovation at Camp Dawson. We believe that our experience with healthcare and government clients will allow us to effectively develop the right solution for your space. By working closely with your team and stakeholders, we will create or validate your program and identify your needs to create a design that is specific to your facility yet addresses the best practices in healthcare design.

Throughout the last four years, Allegheny Health Network (AHN), one of Pittsburgh's largest healthcare providers, has been relying on us for the design of a multitude of their medical spaces, including clinics, medical centers, training center, primary care and other facilities. This ongoing experience allows us to stay up-to-date with the latest trends in healthcare design and affords us experience with various types of healthcare facilities. We are also apt in working with government clients such as the City of Pittsburgh, Housing Authority of the City of Pittsburgh, Sports and Exhibition Authority of Pittsburgh, and more. We understand the peculiarities of government work, opportunities and constraints, approval process, and funding requirements.

Our project team is led by Andrew Morrell, PMP with planning support from Henry Chao, AIA, NCARB, LEED AP. Both leaders focus on healthcare design work daily. Andrew is the Project Manager for eleven clinics currently in different stages of design for Allegheny Health Network. He efficiently manages multiple project teams, oversees and mentor staff throughout the design process. Henry leverages 30 year's of knowledge and experience in planning, design, and construction of healthcare facilities and hospitals. He will collaborate with your care providers and support personnel to ideate, plan, and implement a mission-focused, flexible, and nimble facility solution set forth by the base commander. Our proposed design team members all have recent healthcare planning and design experience.

We will be further supported by Triad Engineering for civil engineering and Allegheny Design Services for MEP and structural engineering services. Both firms are local to and active in West Virginia and remain our go-to local partners throughout the years. Crawford Consulting will assist us with cost estimating. Our office servicing this project is located in Pittsburgh, PA, less than 2-hour drive to Camp Dawson.

Our Project Manager, Andrew Morrell, will oversee both internal and external teams and will serve as your primary point of contact throughout the entire project.

We look forward to an opportunity to further discuss your vision and needs for the new medical building at Camp Dawson. Should you have any questions about our proposal or qualifications, please contact me via phone at 412.932.2044 x 409 or via email at jeff.wetzel@ae7.com.

Sincerely,

Jeffrey Wetzel, AIA, NCARB
AE7 Principal



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

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

Proc Folder: 700460

Doc Description: Building 215 Medical Wing Renovation Camp Dawson

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2020-03-16	2020-04-02 13:30:00	CEOI 0603 ADJ2000000006	1

BID RECEIVING LOCATION

BID CLERK
 DEPARTMENT OF ADMINISTRATION
 PURCHASING DIVISION
 2019 WASHINGTON ST E
 CHARLESTON WV 25305
 US

VENDOR

Vendor Name, Address and Telephone Number:

AE7 Pittsburgh LLC
 2840 Liberty Avenue
 Suite 403
 Pittsburgh, PA 15222
 412.932.2044

FOR INFORMATION CONTACT THE BUYER

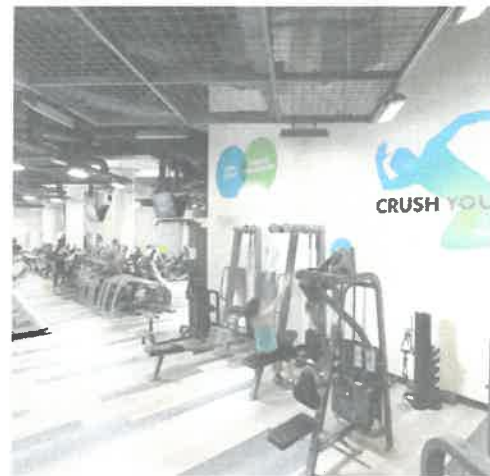
Tara Lyle
 (304) 558-2544
 tara.l.yle@wv.gov

Signature X 

FEIN # 46-4511859

DATE 4/14/2020

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



QUALIFICATIONS FOR

Medical Wing Renovation Camp Dawson Building 215

CEOI ADJ2000000006

APRIL 15, 2020





April 14, 2020

Department of Administration
Purchasing Division
2019 Washington St East
Charleston, WV 25305
Ms. Tara Lyle

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Vendor Name, Address and Telephone Number:

AE7 Pittsburgh LLC
 2840 Liberty Avenue
 Suite 403
 Pittsburgh, PA 15222
 412.932.2044

FOR INFORMATION CONTACT THE BUYER

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

Signature X

FEIN # 46-4511859

DATE 4/14/2020

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

FIRM QUALIFICATIONS





FIRM INFORMATION | AE7

AE7 Pittsburgh is a small (SBE) multi-disciplinary firm operating in Pittsburgh, PA, with additional offices in Lancaster, PA and Cleveland, OH. \ We believe in a holistic approach to design and the transformational power of architecture to create thoughtful and meaningful interventions in the built & natural environments. Our Pittsburgh office is comprised of a collective group of architects, interior designers, planners, and visualizers that seek innovative design solutions to address the challenges and opportunities of each project. Our design professionals all work collaboratively and have been specifically selected to complement one another's expertise in every design project.

Our team has a comprehensive portfolio of healthcare experience ranging from master plans to renovations, additions, and new buildings. Over the years we have gained trust of our healthcare clients who continuously rely on us for multitude of projects through open ended contracts as well as through direct awards. AE7 team is also experience with intricacies of government work. We currently hold open-ended contracts with the City of Pittsburgh and Housing Authority of the City of Pittsburgh, and are working on the design of their new office space.

Principal contact person for this contact:

JEFF WETZEL, AIA, NCARB
412.932.2044 X 409 | JEFF.WETZEL@AE7.COM

**2840 LIBERTY AVENUE
SUITE 403
PITTSBURGH, PA 15222**

21 Architect and Designers
3 Interior Designers
1 Urban Designer

1 BIM Manager
1 Visualizer
5 Admin Professionals

OUR TEAM

TRIAD ENGINEERING CIVIL ENGINEERING/UTILITIES



Triad is a multi-discipline, employee-owned firm of engineers, surveyors and scientists who provide geotechnical and civil engineering, environmental services, drilling, surveying and construction testing and inspection services. Since 1975, Triad has grown from a small office in West Virginia to eight offices across five states. Triad can provide practical solutions to meet your project needs and exceed your expectations.

ALLEGHENY DESIGN SERVICES (ADS) MEP/FP AND STRUCTURAL ENGINEERING



Allegheny Design Services (ADS) is a consulting engineering firm specializing in structural and MEP building design and building analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full service engineering support. ADS provides all phases necessary for the successful completion of a building project including schematic design studies, design development, construction documents and specifications, and construction administration.

CRAWFORD CONSULTANT SERVICES (CRAWFORD) / WBE COST ESTIMATING



CRAWFORD (WOSB / WBE) has been providing full-service construction consulting on our nation's most prestigious hospital and medical projects since 1996. They have experience developing cost estimates on more than 200+ healthcare, laboratory and research facilities around the world for MEDCOM, the Department of Defense and Department of Veterans' Affairs.

A majority of their Dept. of Defense projects are Design-Bid-Build and include estimates from concept through Ready to Advertise (RTA) phases. Each estimate, led by one project manager, is split into 6 main disciplines and assigned to an estimator who specializes in their given discipline. Our team provides full take-offs of the design documents and utilizes BIM quantity schedules as much as possible to verify accuracy.

PROJECT GOALS AND APPROACH



PROJECT GOALS

The medical wing at Camp Dawson is in need of renovation to create a new efficient floor plan design to better accommodate the medical sections needs. Identified interior updates will include complete restroom renovation, new interior doors, and new interior LED lighting. The HVAC upgrades are a new and more efficient heating and cooling system, a new on demand hot water system, a new fire alarm system, new electric and data to the classroom.

AE7 Project Manager will lead a team of architects and interior designers, engineers and cost estimators to deliver a complete design. Upon award of the project we will work with the stakeholders, using our design process outlined further in our proposal, to refine the program, create design schedule, and utilize our healthcare planning and design experience to deliver an aesthetically pleasing practical solution for the medical personnel, patients, and visitors.

Important considerations for your medical facility include:

1. Flexible Space Planning and Installation – One item we have learned from the current crisis from the spread of COVID-19 virus is the unpredictability of medical need. The new medical wing needs to be able to handle typical primary and secondary care to the residents of the base, training the medical personnel, and then be able to expand its capability and capacity to address surge in both the complexity and quantity from the base and the surrounding communities in moment of natural disasters or other types of crisis. This flexibility includes architectural setup, clean air and water supply, patient and staff thermal comfort, and adequate and energy efficient lighting for the care givers. AE7 will start the planning process with an integrated, multi-disciplined, and multi-faceted project visioning session to establish the precise clinical and operational objectives of the project, the scope of anticipated clinical, educational, and support services, comparing it with anticipated project budget and delivery schedule, to assure the final result can adequately serve in moments of needs.
2. Utility verification and investigation prior to Project Start – Encountering unanticipated existing utility lines is one of the key reasons for construction cost increase and schedule delay. Our civil engineer will perform investigation services including document research and, if inconclusive, onsite investigation. We also recommend adequate contingency to be set aside to counter-balance any unforeseen underground conditions.
3. Progressive Improvement Cost Plan – Our team and our cost estimator will work together to properly identify the project scope in categories of sustainment, restoration, and modernization, based on the project vision and proposed clinical, education, and operation objectives.



PROJECT APPROACH

THE AE7 METHOD

AE7 employs a systematic approach of design phases, processes, deliverables and quality control, using several underlying methodologies that are interwoven throughout the entire process with the client / project. Many projects can be multi-faceted on a number of levels including stakeholders, review boards, consultants, program needs, budgets, and schedules. We understand that each project is unique and therefore there is not a 'one size fits all' solution. Throughout our journey with a project we integrate a number of methodologies that build consensus, clarify challenges, and minimize the potential for unforeseen conditions and scope.

The following pages outline, by phase, our project delivery methodology. Our approach allows us to engage stakeholders and user groups early in the process and maintain their involvement throughout. Using visualization tools, we help users visualize the proposed design and provide input.



TEAM BUILDING



ASSESSMENT



VISIONING



IMMERSIVE TOOLS



CONCEPTING



BENCHMARKING



DOCUMENTATION



AUDITING



STRATEGY

ENGAGEMENT

CONCEPT
VISUALIZATION
METHOD


IMPLEMENTATION

THE ENGAGEMENT PROCESS

This phase of the project is critical to setup the team for a successful project. We will work with your project manager/ liaison to identify or review user groups and stakeholders whose input would be valuable during this stage as well as throughout the design development.

Working closely with these groups, we will develop or validate the program that addresses the needs of Camp Dawson's medical staff and stakeholders.

Our Engagement process is centered around establishing project needs and parameters as a foundation for the rest of the project as well as establishing meaningful relationships with the client's team.




VISIONING

- Determine client's wishlist & goals
- Define project parameters
 - Scope / Budget / Schedule
- Understand the overall vision & direction



ASSESSMENT

- Identify key stakeholders
- Identify team points of contact & communication structure
- Understand weighted priorities of stakeholders
- In-depth assessment to determine critical needs



TEAM BUILDING

- Identify key responsibilities & establish a "partner approach" relationship with client
- Gather programming information through design charrettes & engagement activities
- Find stakeholder commonalities
- Build consensus among varying personalities, generations and hierarchy

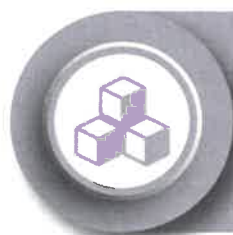
THE CONCEPT VISUALIZATION PROCESS

The Engagement process will continue in varying degrees throughout the duration of the project. As the design concepts progress, we will strive to integrate drawings, visualization, and diagrams (to the extent necessary) into the design process to help your team understand their future space and help make more informed decisions. This process will happen during the Schematic & Design Development phases of the project.

During the design phases, our team will continue to build our intelligent 3-dimensional model of the space and begin to apply specified finish materials, furniture, lighting, etc so that the stakeholders can truly visualize their new space before it is actually built. The images on the top indicate the visualizations that were created during the design process and the images on the bottom are the same views of the built space.



CONCEPT VISUALIZATION METHOD



BENCHMARKING

- Spark Imagination
- Review related projects & industry trends
- Establish aesthetic criteria



CONCEPTING

- Guide stakeholders through programming & concept design phases
- Develop & iterate key ideas & expand possibilities through guided design discussions
- Distill key data points & storylines and weave concept



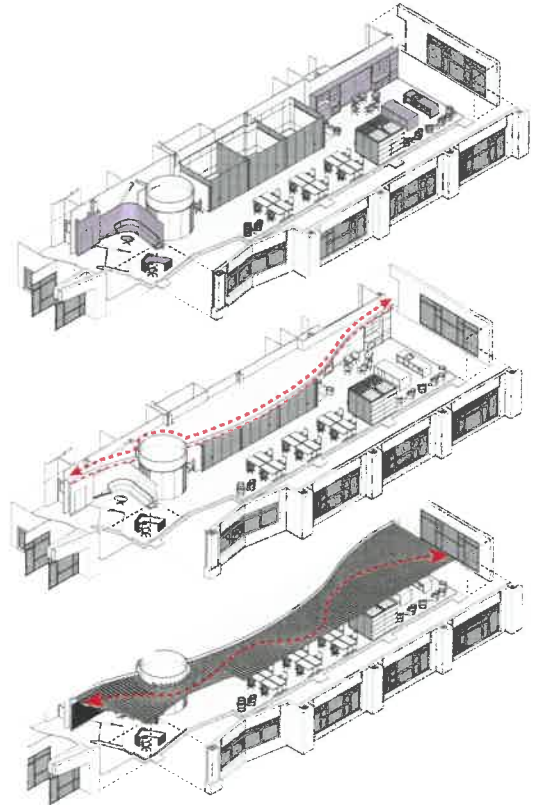
IMMERSIVE TOOLS

- User-friendly diagrams & volume massing
- 3D modeling & renderings
- Animation walk-throughs
- Virtual reality

THE IMPLEMENTATION PROCESS

This process takes place from Schematic Design through the completion of the project. We will continue to evaluate for potential roadblocks in the project and identify ways to keep the project on track and on budget. We will audit the project at each design phase milestone to validate projected success.

The proper documentation of the project is absolutely critical. AE7 will gain a thorough understanding of the Camp Dawson's Design standards and implement them throughout the contract documents.



EXAMPLES OF DIAGRAMS THAT EXPLAIN HOW AN OPEN SPACE WORKS

IMPLEMENTATION



PROJECT MANAGEMENT PLAN



PROJECT MANAGEMENT PLAN

Understanding your personnel's needs is critical to the working success of this project regardless of the scope, budget or schedule. AE7's approach to project management considers the collaborative, operational, and analytical approaches to execute a project from beginning to end. The resources available within AE7 assure that you will receive appropriate support and service in timely manner. AE7's design team will listen to you in order to understand your needs and collaborate to develop creative but practical solutions.

TECHNICAL COORDINATION

The key to a successful project is proper communication and collaboration between the client, architect, and contractor(s). All parties must be consistently informed on the progress and decisions made during design and construction. On the design side, our Project manager, Andrew Morrell, will be the primary point-of-contact, sharing information with all parties involved. He will eliminate redundant information and reduce the liability of conflicting instructions. This communication will continuously address the overall project conditions as well as the specialty topics. AE7 leverages new technologies, including BIM, to coordinate effectively between owner, consultants, and construction trades. The need to convey the parameters of the project will be addressed throughout the process from concept design through construction completion.

The key points of emphasis for AE7's coordination plan include:

- **Using BIM and Revit** to develop coordinated drawings and documents to ensure that foreseeable conflicts are identified prior to client approval of final designs.
- **Ongoing "Lessons learned" meetings** to analyze past problems and identify the most effective solutions to manage future problems of a similar nature. Thus clients receive the full benefit of the firm's knowledge and experience.
- **Implementing clear and open lines of communications** through every phase of project design and construction oversight. All communication is coordinated to allow effective, direct, and clear communication among an expertly matched internal and external team; authorities and regulatory departments; and the client.
- **AE7 vets and identifies the most fitting trade consultants** for each specific project. Our leadership has found that strategic alliances with external consultants and engineers allow for a multitude of benefits for the clients: increased fee competitiveness, greater attention to the client's project, and the targeted experience and capabilities for the client's needs and project specifications. Especially with a complex project, using external teams and strategic alliances that are customized to the individual project allows for the most ideal match and best possible outcomes.



TECHNOLOGY AND BIM FOR PROJECT MANAGEMENT & COMMUNICATION

Technology has become the backbone of efficient and cost-effective project execution. At AE7, we utilize multiple software programs as a part of our daily operations. Building Information Modeling, or BIM, is most widely associated with the design phase of a project; but it is in project management where it has the most long-term advantages. As early adopters of BIM technology, our team has developed an expertise in the technology that allows us to streamline the project development to ensure better design and quality control. Our Project Managers play a critical role in the process by assisting the stakeholders in implementing BIM early in the project using Revit design software.

BIM facilitates collaboration throughout the life-cycle of a project. We are moving from a document based process to an integrated database method for managing a project. Constantly changing information can be fed into the model. This information needs to be managed and requires cooperation from the team for successful BIM implementation. Furthermore, AE7 employs 2 full-time BIM Managers to assist the project manager in managing Revit model coordination and database population.

Collaboration and transparency are dependent on the cooperation gathered by the Project Manager. To achieve effective project communication, AE7 uses Newforma as the Project Information Management software from the initial planning stages through construction. Some of the key features and benefits of Newforma include:

- Maintenance of project schedule and timeline
- Accurate tracking project action items and project-related emails
- Ease of reporting
- Effective document management
- Tracking of submittals, RFIs, change order proposals, and other items generated during construction
- Coordination of construction documents and management of the deliverables

AE7 will utilize Newforma to communicate with all the team members. Newforma runs on Android, iPhone and iPads and allows for instant communications between all members of the team.

PROGRESS MEETINGS AND REPORTING

Communication between all stakeholders is essential for a successful project, and delivery method of this communication is critical. The primary progress reporting document is the Project Management Plan (PMP). The PMP is a main communication document for ensuring key stakeholders share an understanding of the project.

The PMP is a comprehensive summary of the project details, project activities, deliverables, and timeline covering all phases of the project. The PMP is the project blueprint, clearly identifying roles, responsibilities, procedures, and process for completing the project, on-time, within budget, with highest degree of quality, and with minimal risk. The PMP should be available to all project members as it can provide essential project information and can be used to introduce project members to the project.

The PMP should be used as a reference throughout the project to ensure that the management of the project is carried out consistently and in line with policy and procedures. Although the PMP is developed as part of the project initiation and definition, it should be a living document that evolves as the project progresses and is updated with the latest relevant information as required.

The PMP documents the project performance baseline and methods that will be used by the team to deliver

the project. It will include:

- Project Descriptions and scope of work
- Feasibility assessment and contingency plans
- Communication management
- Deliverables
- Schedule and milestones
- Budget
- Risk Management Plan

MONITORING AND CONTROL OF THE BUDGET AND SCHEDULE

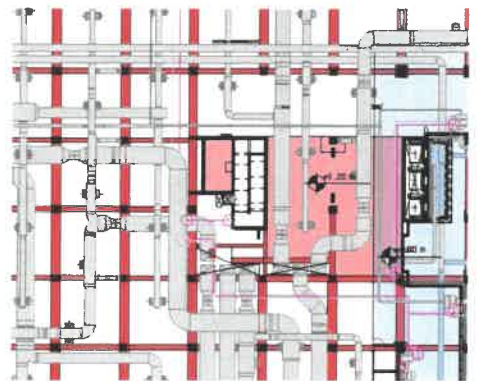
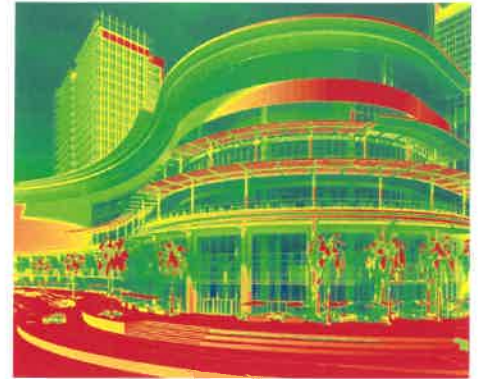
As the Project Manager will manage the project budget, and respond to changes that have significant effects on the budget and schedule. As a part of the Project Management Plan (PMP), AE7 implements proactive cost control, change order management, and project scheduling. This ensures a thorough oversight of in-house and subcontractor performance and milestones, clear communication throughout the project, and achievement of the most successful design and construction outcomes.

AE7 believes effective cost control begins as a foundational element of the earliest project discussions, and follows every step of a project's design evolution. In any AE7 project, we follow several measures to insure the client is getting the most value for each dollar spent:

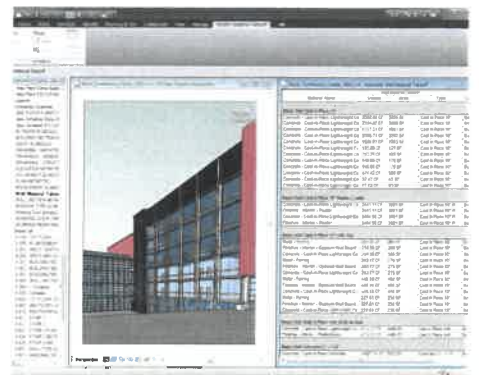
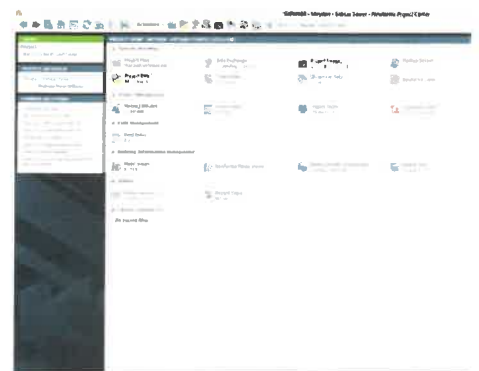
- **Cost Estimation:** must be realistic to the client's project scope and determined during the pre-development phase. AE7 review process is taken through each design phase and project stage starting with a Rough Order of Magnitude estimate in the concept phase, followed by Class 2-5 Detailed Estimate from schematic design to bidding.
- **Value Engineering:** begins early in project design and continues throughout the project. Early involvement of construction personnel, i.e. CM, is beneficial to this process.
- **Coordination:** regular design progress meetings with the owner, all consultants, and construction manager. AE7 uses BIM to run clash detection and provide more accurate material quantity take-offs with the CM.
- **Construction Administration:** pre-installation meetings, open dialog with general contractor, and frequent site-visits insure proper communication between design team and construction personnel.
- **Change Order Management:** two types of change orders are typically beyond the control of design/architectural firm: owner-directed change orders and unforeseen circumstances. Knowing that some of those circumstances can be unavoidable, AE7's leadership implements steps to minimize change order risks before and during all design phases.

Those steps include:

- Managing costs caused by unforeseen circumstances by



SAMPLE USE OF BIM IN DESIGN



SAMPLE USE OF NEWFORMA IN PROJECT MANAGEMENT

- o requesting itemized unit pricing from every contractor during the bid phase.
- o Assembling seasoned, in-house knowledge, to verify and control the scope of changes that may arise.
- o Performing regular Change Order Audits with the Owner, design team, and contractor.
- o Integrating the full extent of AE7's project management procedures to ensure that change orders are executed in line with the overall project cost, scope, schedule and quality.



CLASH DETECTION IN BIM AS A PART OF DESIGN & QA/QC PROCESS

AE7 also places emphasis on the project schedule as the PM's tool for managing accountability for project deliverables. Our project manager will use Critical-Path Method (CPM) to develop the Gantt style schedule. The CPM will provide a visual presentation of the sequence of tasks, the duration of each task, the interaction between tasks and the resources required to complete the tasks. AE7 utilizes Microsoft Project to develop these schedules.

INTERNAL AND EXTERNAL QUALITY CONTROL

AE7 uses the latest technologies, combined with clear and ongoing communication among project teams, to implement quality checks across the board through every step of the design process. AE7's intelligent models highlight potential conflicts and allow all parties to collectively identify problems and develop solutions as early as possible. Tools include:

- Building Information Modeling (BIM), including Revit and 3-D visualizations, to create highly coordinated drawings that are shared among the entire consultant team to detect obstacles that could challenge budget, quality, or schedule targets.
- Immersive technologies, such as virtual reality, 3-D visualizations and animations, to allow for immediate client feedback.
- Experience and knowledge from AE7's lessons-learned meetings to discuss past and ongoing project challenges and the most effective methods to manage future problems of a similar nature.

AE7 also regularly performs lessons-learned meetings to discuss past and ongoing project challenges, and the most effective ways to manage future problems of a similar nature so clients receive the full benefit of the firm's knowledge and experience. All Quality Control procedures are designed to avoid preventable conflicts, ensure input and expertise from the full consultant set, and avoid change orders.

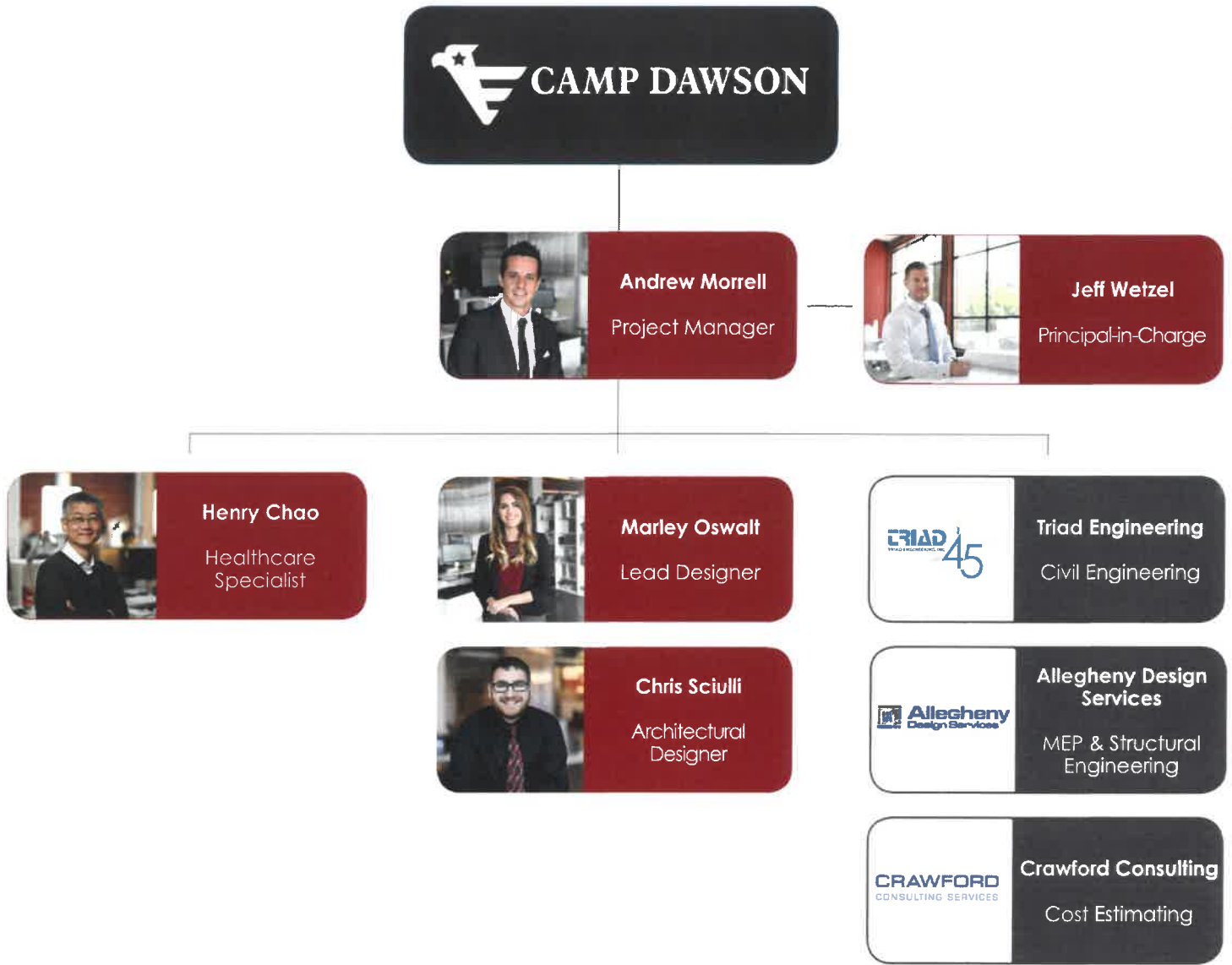


LEVELS OF RENDERING DEVELOPMENT

PROJECT TEAM



ORGANIZATION CHART



 AE7 Staff
 Consultants



Jeff Wetzel, AIA, NCARB

Principal-in-Charge

Jeff is the Principal responsible for the day-to-day management of the Pittsburgh operations. Jeff has been strategic in the overall growth and development of AE7 with his ability to manage complex projects, make sound timely decisions and supervise a multitude of design professionals, and building typologies. Additionally, Jeff has built his career on a variety of project types including corporate, mixed-use, destination developments, education, high-tech, healthcare, and community planning & development.

Relevant Projects:

Allegheny Health Network, Downtown Medical Center & Highmark Fitness Center, Pittsburgh, PA. *Principal-in-Charge.* Relocation and expansion of 13,840 SF employee fitness center and tenant fit-out of new 7,665 SF health clinic providing A&E services and collaborating with Highmark Interior Design team and AHN health services.

Allegheny Health Network, Psychology and Behavioral Health Pittsburgh, PA. *Principal-in-Charge* for the development of 11 new behavioral health clinic locations. Each site has varying degrees of complexity and is developed to meet different criteria for the services to be provided such as adult, adolescent or mother and child. Clinics consists of group rooms, clinicians offices and observations offices as well as flex spaces and wellness rooms. All spaces are designed to meet within the AHN general design standards, in coordination with AHN interior Design and AHN behavioral health user groups.

Allegheny Health Network, Innovative Learning Center, Pittsburgh, PA. *Principal-in-Charge.* Stage 1 and 2 of the renovation of Allegheny General Hospital's original Library into an Innovative Learning Center to provide healthcare education to its hospital physicians, residents, fellows, staff, and students.

Allegheny Health Network, West View Primary Care Center, Pittsburgh, PA. *Principal-in-Charge.* Tenant fit-out to relocate existing Community Primary Care (CPC) from their current location on the 2nd floor to a new 4,200 SF space on the 1st floor.

PNC Investor Centers-New Concept Design. *Principal-in-Charge.* New design concept for the Investor Centers establishing a new look for the existing facilities and distinguishing them from PNC's typical branch prototype.





Andrew Morrell, PMP

Project Manager

Andrew's experience covers a variety of sectors including hospitality, healthcare, residential, retail, and commercial. For our healthcare clients, Andrew's unique blend of healthcare and hospitality experience allows him to create designs that align with healthcare industry's best practices of focusing on a patient and creating spaces that feel more like a comfortable hotel or home rather than an institutional facility.

His designs are inspired by his experience living and working in Europe, Middle East and the US. He is a certified project management professional (PMP) proficient in managing the design process and teams for projects of various scales, domestically and internationally.

Relevant Projects:

Allegheny Health Network, Psychology and Behavioral Health Pittsburgh, PA. Project Manager & Lead Designer for the development of 11 new behavioral health clinic locations. Each site has varying degrees of complexity and is developed to meet different criteria for the services to be provided such as adult, adolescent or mother and child. Each site consists of group rooms, clinicians offices and observations offices as well as flex spaces and wellness rooms. All spaces are designed to meet within the AHN general design standards, in coordination with AHN interior Design and AHN behavioral health user groups.

Naufar Wellness and Rehabilitation Center, Doha, Qatar. Senior Interior Designer. A state-of-the-art alcohol and drug rehabilitation facility that adopts best practices in behavioral healthcare and hospitality. The center is a medically-led wellness facility that offers inpatient and outpatient programs, assessment services, and awareness programs for addictive disorders and chronic pain. The program includes residential rooms, clinics and individual and group treatment/therapy rooms. An extensive range of hospitality products and facilities include the spa, gym, restaurants and café, conference center, and meeting rooms .

Al Mafraq Hospital, Food Court, Abu Dhabi, UAE. Senior Interior Designer. Mafraq is a 451-bed referral treatment institution. The new facility serves as the community hospital. The design is a fusion of historic Arabic elements and a modern architectural language that promotes a calming, healing environment that is functionally efficient. Al Mafraq's interior includes many sustainable products from linoleum flooring and acoustical ceiling tiles to low VOC paints was named Best Sustainable Hospital .Project in the prestigious Hospital Build Middle East 2010 Awards program



CAMP DAWSON
MEDICAL BUILDING RENOVATIONS





Henry Chao, AIA, NCARB, LEED AP

Healthcare Specialist

Henry is an award-winning architect and a thought leader with 30-plus-year experience designing and planning large scale, technically complex projects for leading healthcare and educational institutions in the US and abroad. His works optimize the richness and complexity of clients' functional requirements to achieve efficient, innovative, and environmentally sensible planning and design solutions. Many of Henry's projects have been recognized for design excellence through publications and awards. He is a frequent speaker and presenter on projects and subjects related to contemporary design and architecture for healthcare, medical education, and scientific research.

Relevant Projects:

Veterans Administration Outpatient Care Center, Columbus, OH. Principal-in-Charge and Design Principal: 300,000 SF and 20 acres site master planning and design.

Cleveland Clinic Heart Center, the Cleveland Clinic Foundation, Cleveland, OH. Design Principal and Principal-in-Charge. 975,000 SF new construction full services heart hospital including over 300 inpatient beds, 100 intensive care beds, 16 operating rooms, 12 cath labs, and over 300,000 SF of clinical space that provides all heart related services including preventative medicine.

South Nassau Community Hospital Expansion, Oceanside, NY. Lead Designer. Expansion of Emergency Department, Surgery Department, and Critical Care Unit. A parking structure and new Central Utility Plant.

Jackson Health Campus Planning Study, Miami, FL. Campus planner. Existing campus expansion incorporating of facility upgrading, campus improvement, and neighborhood and community development.

Veterans Affairs Medical Center Replacement Project, New Orleans, LA. Design Principal. 1,000,000 + SF new construction for 200+ inpatient beds, diagnostic and treatment facility, clinic and psych facility and building hardening.

Shawnee Mission Medical Center Expansion and Renovation, Shawnee Mission, KS. Design Principal and Principal in Charge: 125,000 SF new construction and 40,000 SF renovation of a regional medical center including 60 Acuity Adaptable beds, new emergency department and surgical support spaces.





Marley Oswalt, NCIDQ

Lead Designer

Marley is an interior designer, working on primarily office, residential, and retail projects. Among her most distinguished strengths is design of detailing of the interior spaces. She keeps the client at the forefront of every design decision, taking into consideration their style preferences and functional needs. She also brings strong communication skills to every project, which she draws from her experience as an adjunct professor at La Roche College.

Relevant Projects:

Allegheny Health Network Downtown Medical Center & Highmark Fitness Center, Pittsburgh, PA. Project Interior Designer. Coordination of interior design and finishes for relocation of Highmark Fitness Center and full tenant fit-out of 7,665 SF AHN Clinic, which includes exam rooms, clinic lab support, clean rooms, and x-ray rooms.

Allegheny Health Network, Sleep Labs, Greater Pittsburgh Area. Project Interior Designer. Prepare and submit drawings to Department of Health, finish selections and lighting upgrades for 6 different Sleep Lab locations.

Confidential Office Renovations Pittsburgh, PA. Project Interior Designer. Design for corporate space spanning over 3 floors (15,000 SF each) including an executive suite, board room, offices, conference rooms, kitchen, and public spaces.

Perkin Elmer, Pittsburgh, PA. Project Interior Designer. Tenant fit-out for 22,000-SF research laboratories and offices. Designed entire fit out including the reception, conference, break room and labs and leading the project through construction documents and construction administration to completion.

City of Pittsburgh and Housing Authority of Pittsburgh (HACP) Office Renovations, Pittsburgh, PA. Interior Designer. Renovation of over 120,000 SF of office and public spaces, spread over 7 floors. The goals are to create better adjacencies, efficiently planned purpose-built spaces, healthy and sustainable environments, and a user-friendly public interface at the One-Stop-Shop located on the ground floor of the facility.





Chris Sciulli

Architectural Designer

Chris has worked on projects that vary in scale from large scale mixed-use projects down to small scale tiny homes. His role typically includes assisting with project management as well as design aspects of the project. Chris' project experience has afforded him the opportunity to see projects in all phases of design and construction. He utilizes BIM, as well as other 3D modeling tools, to help with analytics during the conceptual phase all the way through to coordination during the construction phase.

Relevant Projects:

Allegheny Health Network Downtown Medical Center & Highmark Fitness Center, Pittsburgh, PA. Assistant Project Manager & Designer. Relocation and expansion of 13,840 SF employee fitness center and tenant fit-out of new 7,665 SF health clinic providing A/E services and collaborating with Highmark Interior Design team and AHN health services. Health clinic includes exam rooms, clinic lab support, clean rooms, and x-ray rooms.

Penn State Health / Highmark Health Clinic, Camp Hill, PA. Assistant Project Manager & Designer. Tenant fit-out of 7,425 SF health clinic with addition of a new exterior entry vestibule. Health clinic includes 9 exam rooms as well as phlebotomy, physical therapy, bariatric, and quarantine rooms.

Multiple Office Space Renovations, Highmark, Pittsburgh, PA. Architectural Designer. Renovations of offices, board and conference rooms, elevator lobbies, kitchens, and restrooms spanning over 3 floors (15,000 SF each).

AHN West View Primary Care Center, Pittsburgh, PA. Architectural Designer. Tenant fit-out to relocate existing CPC from their current location on the 2nd floor to a new 4,200 SF space on the 1st floor.

Astrobotic New Headquarters, Pittsburgh, PA. Designer. Renovation of an existing 47,000 SF single-story building into a new headquarters for Astrobotic, a space robotics technology company. The program includes office and conference areas, mission control center, machine shop and assembly areas, museum area, clean rooms, and cafeteria.

Perkin Elmer Office Fit-Out, Pittsburgh, PA. Assistant Project Manager & Designer. The space consists of a 12,000 SF genetics laboratory and 10,000 SF of corporate offices. The labs include: mass spectrometer, bio-chem, molecular pre and post facilities.





William Ernestes, PLA

Civil Engineering Lead



Mr. Ernestes manages Triad's Northwestern Regional Civil Engineering & Land Development department. He provides professional services in the areas of site inventory and analysis, planning, landscape architecture, and permitting. His responsibilities include project management, client project coordination, design production, quality control and quality assurance. Mr. Ernestes' experience includes land and infrastructure development, permitting, utilities, stormwater management and storm drain design / best management practices, and erosion and sediment controls.

- **Autism Clinic, Morgantown, WV.** As Project Designer responsible for the site design for this .28 acre clinic. Mr. Ernestes prepared a scaled geometric layout depicting the building location, parking limits, travelways, entrance/egress driveway and sidewalks, building entrances, building corners, and site elevations. Included in the plan were stormwater management, erosion and sediment control, and landscaping.
- **The Crossings, Morgantown, WV.** As Project Designer responsible for the site civil design transition of a 15.1 acre hillside farm into a 180,000 SF four-story senior living facility. Included in the project was site selection to locate the structure away from abandoned strip mines and wetlands and create stormwater management best practice features.



Eric Iser, PE

Project Engineer



Mr. Iser is a Project Engineer in the Civil Engineering Department. In this capacity, he is responsible for the design and layout of residential, institutional, commercial, industrial, roadway, utility, and water resource projects. These include the following facets of design and layout: storm water management plans, water quantity control and water quality through Environmental Sensitive Design Best Management Practices, storm drainage system analysis, detailed grading plans, erosion sediment control plans, sanitary sewer systems design and plans, water distribution and service design and plans, landscape plans, dam remediation plans, roadway engineering and construction design and plans, permitting through local, state and federal agencies, and land planning.

- **Morgan County Emergency Communication Tower Morgan County, WV.** Lead design engineer in charge of grading design and WVDOH entrance permitting for a communication tower in Morgan County, WV.
- **Dr. Khan Medical Office Site Plan Project, Berkeley County, WV.** Lead design engineer in charge of grading design, parking layout, retaining wall design, bio-retention design and WVDOH entrance permitting for the construction of a Medical Office Complex in Berkeley County WV. Permitting also included NPDES permits through the WVDEP.



Mike Chancey, PE, LEED AP

MEP Engineering Lead



Responsible for project management and electrical design at Allegheny Design Services. Experience includes over 35 years in electrical design and project management for industrial, commercial, residential, institutional, educational, and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection. Past accomplishments include design and construction administration of health care, schools, municipal, sports, commercial and retail facilities.

Mike has 35 years' experience with over 10 years being with Allegheny Design Services.

- **The WVUH Residential Treatment Center at Mylan Park, Morgantown, WV**
- **Health Plan Office Building, Wheeling, WV**
- **Mon General LTAC for Acuity, Morgantown, WV**
- **Highland Hospital Suite Renovations, Clarksburg, WV**
- **Clarksburg Comprehensive Care Clinic Renovations, Clarksburg, WV**



David Cotton, PE, LEED AP BD+C

MEP Project Manager



Responsible for HVAC & plumbing design at Allegheny Design Services. Experience includes mechanical design and project management for industrial, commercial, institutional, education, and recreational facilities. Building system designs include packaged gas heating / dx cooling, split systems, VRF Systems, air distribution systems, boiler & chiller systems, VAV & VVT zone control, indoor air quality ventilation and server room cooling. Plumbing systems include sanitary, domestic water, fuel gas, and storm drainage. Implemented sustainable building design concepts and provided construction administration to achieve LEED certification for new construction projects.

David has over 10 years being with Allegheny Design Services.

- **The WVUH Residential Treatment Center at Mylan Park, Morgantown, WV**
- **Health Plan Office Building, Wheeling, WV**
- **Mon General LTAC for Acuity, Morgantown, WV**
- **Highland Hospital Suite Renovations, Clarksburg, WV**
- **Clarksburg Comprehensive Care Clinic Renovations, Clarksburg, WV**



Brent McElrath, CCP

Cost Estimator

CRAWFORD
CONSULTING SERVICES

Mr. McElrath brings over 10 years' experience developing over 100+ cost estimates for the federal and private healthcare facilities. He has experience in developing cost estimate packages for new MILCON and Sustainment Restoration and Modernization projects ranging from \$10,000 through \$8 billion master plan estimates. Mr. McElrath provides expert level cost estimates consistent with the DoD Facilities Pricing Guide (UFC 3-701-01) and the Unified Facilities Criteria (UFC) and is well versed in AACE RP 18R-97 and ER 1110-3-1300.

- **USACE Huntsville District - Hospital Replacement, Ft. Leonard Wood, MO.** The new hospital program replaced mission essential facilities that have exceeded their service life. The new program included the hospital building, clinic, ambulance garage, utility plant, emergency generator, helipad, installation of building equipment and various supporting facilities. Provided MCACES MII cost estimating from charrette to Final RFP solicitation.
- **USACE Tulsa District - Medical / Dental Clinic Replacement, Sheppard Air Force Base, TX.** Design and construction of a medical facility for the military is consistent with the design and construction practices used for civilian sector medical projects that perform similar functions to the military projects. It was the Air Force's objective that this building shall have a 30-year useful design life before a possible re-use/re-purpose or renovation requirement, to include normal sustainment, restoration, modernization activities and a 50-year building replacement life. Secondly, this project included the design and construction a new medical/dental clinic replacement. Mr. McElrath sorted the estimate deliverables by the standard military template and the DD1391 & project bid schedule where applicable.

REFERENCES



REFERENCES

Allegheny Health Network

James Beck
Sr. Program Manager
Jim.Beck@ahn.org
412.330.5548

Highmark Health

Beth Kocur
Director of Workplace Design & Delivery
beth.kocur@highmark.com
412.544.6646

PNC/NUMO

Steve Gillespie
steve.gillespie@pnc.com
412.762.7255



STAFF CERTIFICATIONS



ARCHITECTURE LICENSE



WEST VIRGINIA BOARD OF ARCHITECTS
405 CAPITOL ST., MEZZANINE SUITE 3
CHARLESTON, WEST VIRGINIA 25301

Receipt No: 181233 Certificate No: [REDACTED]
Date: 10/26/2017 Amount: 300.00
Description: REGISTRATION, CERTIFICATION

JEFFREY CHRISTIAN WETZEL
AE7 PITTSBURGH, LLC
2840 LIBERTY AVENUE,
PITTSBURGH, PA 15222
ALLEGHENY

Attached is your wallet card, evidence of your current registration to practice architecture in West Virginia. You will receive a renewal notice prior to the expiration date indicated.

Annual No: 181233 Certificate No: [REDACTED]

Charles W. Tucker
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STATE OF WEST VIRGINIA
BOARD OF ARCHITECTS
2017-2018

This certifies that:

JEFFREY CHRISTIAN WETZEL

is duly Registered and entitled to practice as a
REGISTERED ARCHITECT
until and including June 30, 2018

Handwritten signature of Jeffrey Christian Wetzel.

Attest

President

RELEVANT ENGINEERING LICENSES

**GARY M. (MIKE) CHANCEY, P.E., LEED AP
MEP DEPARTMENT MANAGER**

**WV PE # [REDACTED]
EXP: DECEMBER 31, 2020**



**DAVID A. COTTON, P.E., LEED AP BD+C
SENIOR MECHANICAL ENGINEER
PROJECT MANAGER**

**WV PE # [REDACTED]
EXP: DECEMBER 31, 2020**



STAFFING PLAN



STAFFING PLAN

As the exact scope of the project is unknown at this time, it is not feasible to provide a detailed staffing plan for this project. Below is a list of staff assigned to this project and their typical involvement on a project of this type.

Name/Phase	Pre-Design	Schematic Design	Design Development	Construction Documentation	Construction Administration
Jeff Wetzel Principal-in-Charge	5%	5%	5%	5%	5%
Andrew Morrell Project Manager	60%	40%	40%	40%	25%
Henry Chao Healthcare Planner	60%	25%			
Marley Oswalt Lead Designer	75%	80%	80%	80%	25%
Chris Sciulli Architectural Designer	25%	50%	50%	80%	25%

Once we are familiar with the program, schedule, and deliverables for this project we will be able to provide a more accurate estimate.

SIMILAR PROJECTS





ALLEGHENY HEALTH NETWORK DOWNTOWN MEDICAL CENTER, Pittsburgh, PA

Client: Highmark & Allegheny Health Network

Project Size: 7,700 SF

Completion: 2018

Contact: Timothy Rohar
Project Manager
Timothy.rohar@highmark.com
412.544.6646

In the past 5 years downtown Pittsburgh saw a 25 percent increase in residents, yet healthcare options for them were limited. Highmark and Allegheny Health Network (AHN) set out to bring first of its kind medical facility to those residents as well as over 110,000 people who commute downtown for work. The center offers primary care, physical therapy, and general health services.

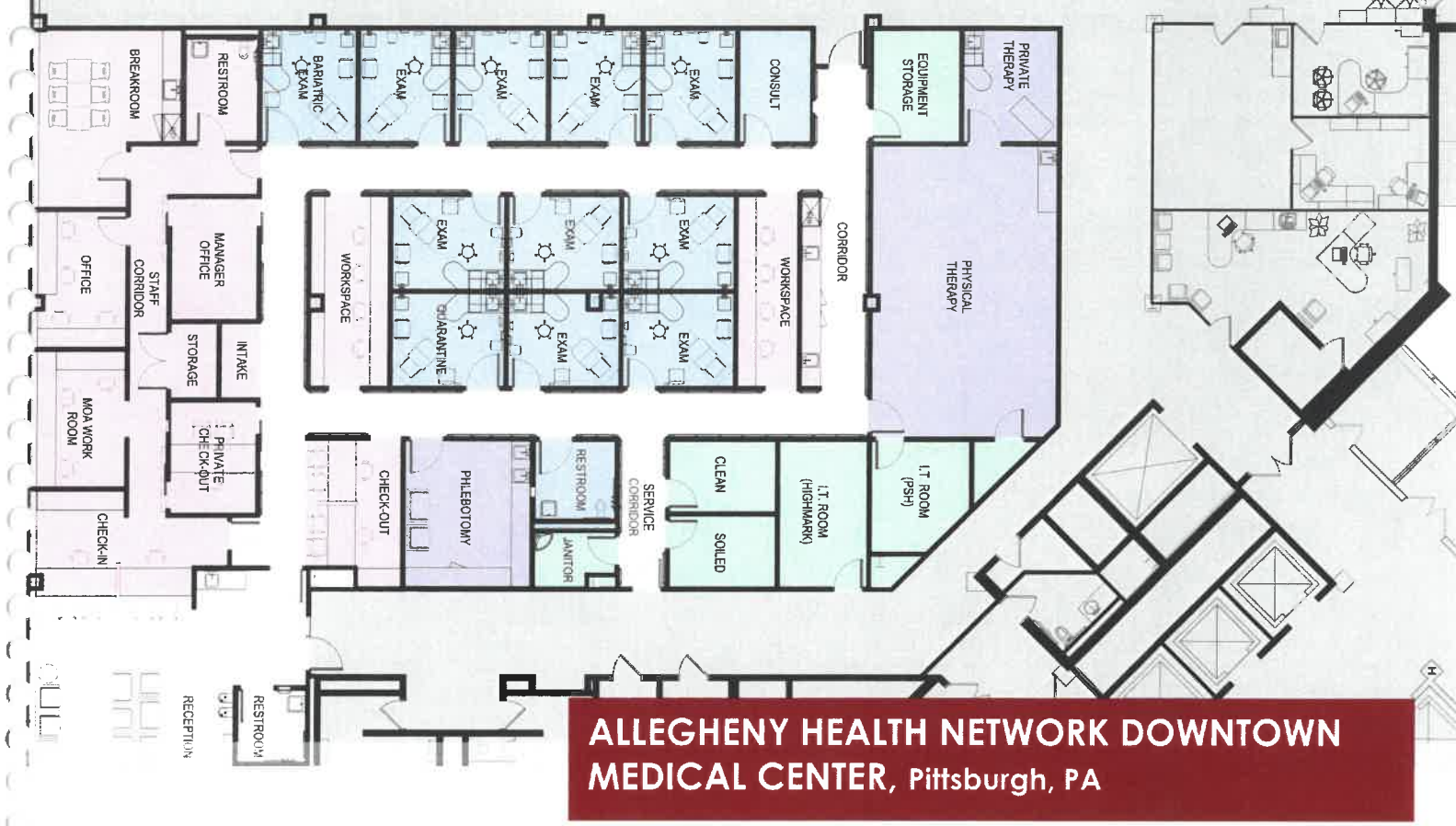
The 7,700-square-foot Medical Center includes reception areas, 16 examination rooms, X-ray imaging, physical therapy suite, and women's health care services. It also houses AHN's executive health and wellness program, a concierge-style program for local business leaders.



Working alongside Highmark's Workplace Design and Delivery Team, AE7 addressed the challenges of designing a clinic within a ground floor space that was previously a department store. Such challenges included high visibility retail windows and a grand ceiling height. Opaque window film was used across the storefront's large windows and served a dual purpose of providing privacy to the patients on the interior and promotional space for the medical center on the exterior. Due to the existing infrastructure in the tall ceiling space, a catwalk was designed and constructed above the acoustic clinic ceiling, for both mechanical maintenance and access to the tall transom windows for additional promotional marketing.



The medical center opened in 2018 and became a go-to option for the downtown residents and many commuters.



GENERAL EXAM ROOMS

SPECIALTY EXAM ROOMS

STAFF SUPPORT AREAS

IT/STORAGE/MAINTENANCE

Client: Highmark & Penn State Health

Project Size: 7,425 SF

Completion: In Design

Contact: Gustav Just
Project Manager
Corporate Real Estate
gustav.just@highmarkhealth.org
412-533-6637 (o)
412-613-3861 (m)

ALLEGHENY HEALTH NETWORK DOWNTOWN MEDICAL CENTER, Pittsburgh, PA

In an effort to expand their patient services within individual communities, Penn State Health is partnering with Highmark Health in opening of a new Health Clinic on one of Highmark's largest regional campuses at Camp Hill. The new location will provide choices for the Penn State Health (PSH) patients to increase their options to access care close to home in the Central Pennsylvania region. The new clinic will serve both the community as well as the Highmark Health employees that populate the campus, offering services to improve the health and welfare of the PSH patients.

The 7,425-square-foot Medical Center includes a reception area, 12 examination rooms, and a physical therapy suite. It also provides improved administrative support space that allows for private check-out services and patient consultation. The breakroom doubles as a conference and team room, with a whiteboard and a monitor, allowing for internal team meetings as well as continuing education seminars. To distinguish the new clinic from the surrounding campus, AE7 created a new glass entry vestibule for pedestrian access as well as close proximity to drop-off service.

With our ongoing partnership with Highmark's Workplace Design and Delivery Team, AE7 was approached directly by Highmark Health to complete the work. Our experience and collaborative process provided the confidence in our expertise to provide the planning, design, and coordination services necessary for the operations of a successful medical clinic.

The medical center is currently in the Construction Document phase, with the intent to open in the Fall of 2020.



ALLEGHENY HEALTH NETWORK BLAZIER DRIVE CLINIC, Pittsburgh, PA

ADOLESCENT BEHAVIORAL HEALTH

ADULTS BEHAVIORAL HEALTH

STAFF SUPPORT AREAS

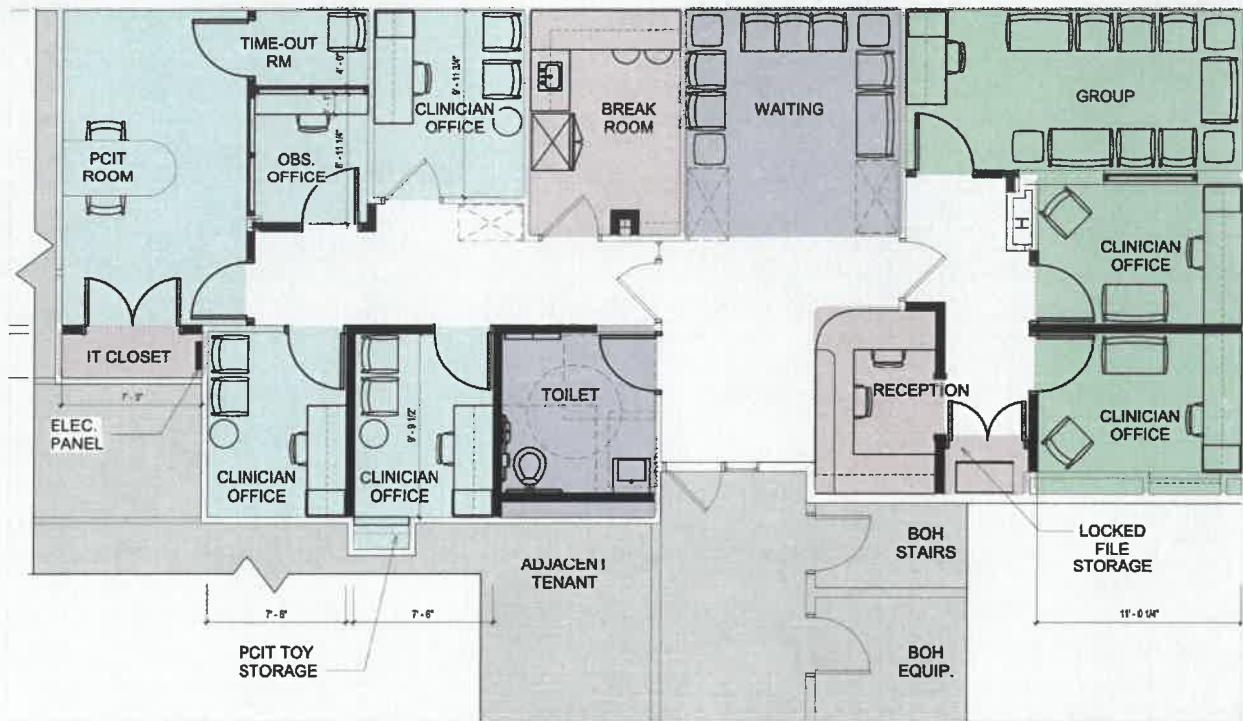
As a part of Allegheny Health Network's (AHN) expansion initiative, AE7 is planning and designing eleven psychology and behavioral health (P&BH) clinics. Blazier Drive is the first clinic in the series, consisting of renovations of approximately 5,100 SF of existing clinical space. The clinic will provide extensive range of behavioral health services to adolescents and adults including treatment of various mental disorders such as depression, anxiety, panic and phobias, trauma, addiction, and more.

Client: Allegheny Health Network
Project Size: 5,100 SF
Completion: In Design
Contact: Eric Lawson
 Project Manager
 Eric.lawson.ahn.org
 412.330.5542

After collaborating with user and internal stakeholder groups, AE7 developed multiple test-fits to accommodate variations in program adjacencies and locations. The selected option is a clinic that accommodates adolescent and adult programs independently while allowing some personnel to seamlessly crossover between the two.

The clinic is split into an adolescent and adult sections with a large shared reception area and two separate waiting areas. This allows for some overlap in staff functions, yet provides the necessary privacy between the age groups. Direct access from the corridor to the group therapy rooms allows patients to quickly join or leave the sessions while minimizing potential interactions with irate or highly emotional patients in the clinical setting. The adult section houses four clinician offices, three women's health rooms, group observation room with one-way glass, print station, storage, vitals room, closet, and restroom. Within the Adolescent side of the suite there are five clinician offices, staff flex space for visiting doctors and providers, group observation room with one way glass, shared staff nourishment room.

Through our collaboration with AHN we created a layout that optimizes the care efficiency and enhances patient and staff experience. P&BH clinics' provide a refuge in a comfortable setting for those seeking help dealing with complex emotions and behavioral issues.



LIBERTY AVENUE WOMEN'S HEALTH AND ADULT P&BH CLINIC, Pittsburgh, PA

ADOLESCENT BEHAVIORAL HEALTH

ADULTS BEHAVIORAL HEALTH

STAFF SUPPORT AREAS

SHARED AREAS

Client: Allegheny Health Network

Project Size: 1,700 SF

Completion: In Design

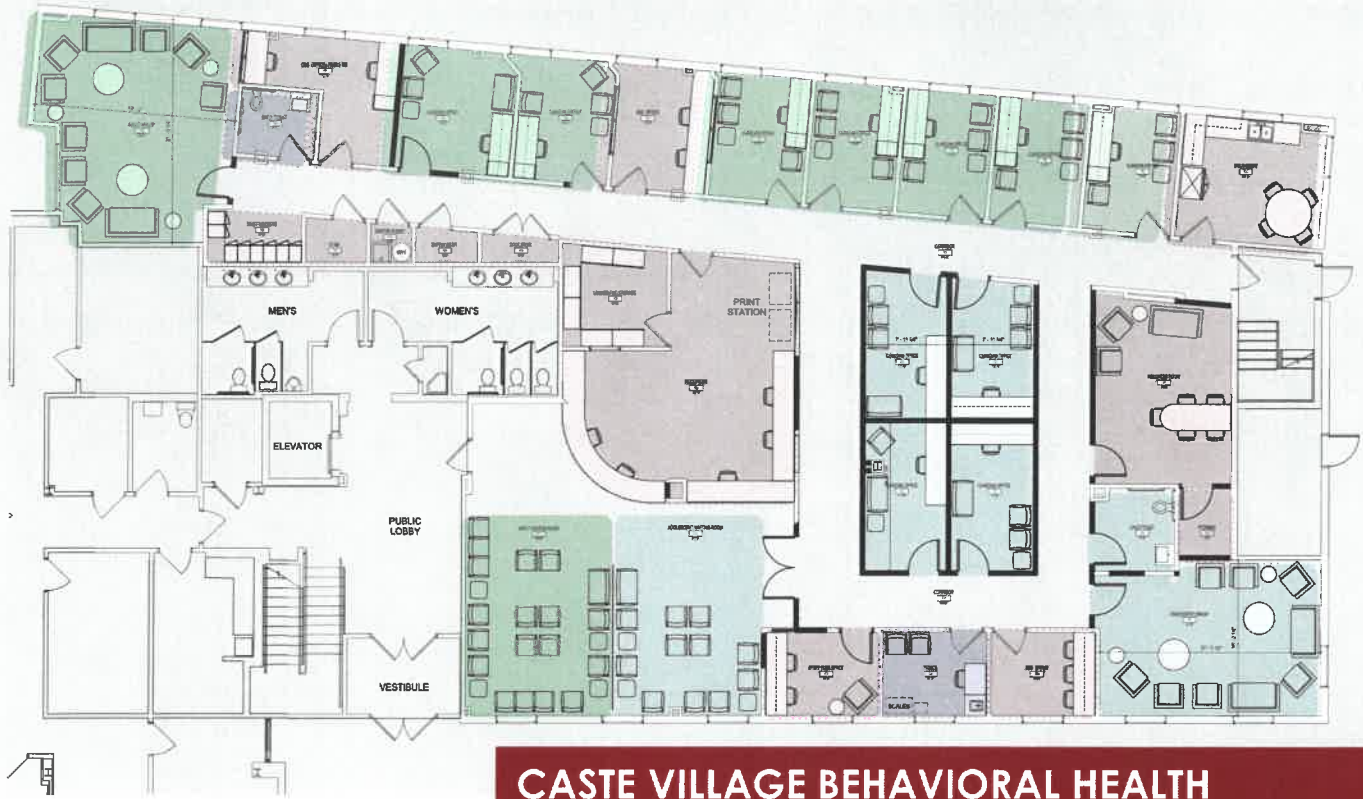
Contact: Brad Cole
Project Manager
Brad.Cole@ahn.org
412.578.5722

As a part of Allegheny Health Network's (AHN) expansion initiative, AE7 is planning and designing eleven psychology and behavioral health (P&BH) clinics. Liberty Avenue clinic consists of renovations of approximately 1,700 SF of existing clinical space into women health and adult psychology and behavioral health (P&BH) clinic. The facility is located on the basement level within an outpatient medical building affiliated with AHN West Penn Hospital.

The clinic will host both women health and adult P&BH services. AHN's well-woman care focuses on keeping women healthy and preventing illness. AHN has one of the few programs in the country offering an intensive outpatient program for new moms struggling with depression or anxiety. They focus on keeping mother and baby together during treatment. The clinic therefore will service an intensive outpatient treatment program. It will host a Parent Child Interaction Therapy (PCIT) room for therapy that allows for observation of mother and child interactions and provides positive communicative advice to the mother. The design also accounts for 'time-out' space for irate children.

Adult behavioral health section of the clinic will allow adult patients to receive group and one-on-one consultation therapy sessions. Patients are offered treatments for depression, anxiety, panic disorders and phobias, trauma, abuse, addiction and family problems, and more.

The patient experience will guide visitors through the space from the main entrance down to the basement level and into the suite. There, they will be welcomed at a shared reception counter and waiting area. The suite further splits in the two distinct demographics. The adult side includes one group room and three clinician offices. The women's health side has three clinician offices and specialist parent child interaction therapy room (PCIT), adjacent observation room with one-way glass, and a 'time-out' room. The staff support area includes a nourishment room.



CASTE VILLAGE BEHAVIORAL HEALTH CLINIC, Pittsburgh, PA

- ADOLESCENT BEHAVIORAL HEALTH**
- ADULTS BEHAVIORAL HEALTH**
- STAFF SUPPORT AREAS**
- SHARED AREAS**

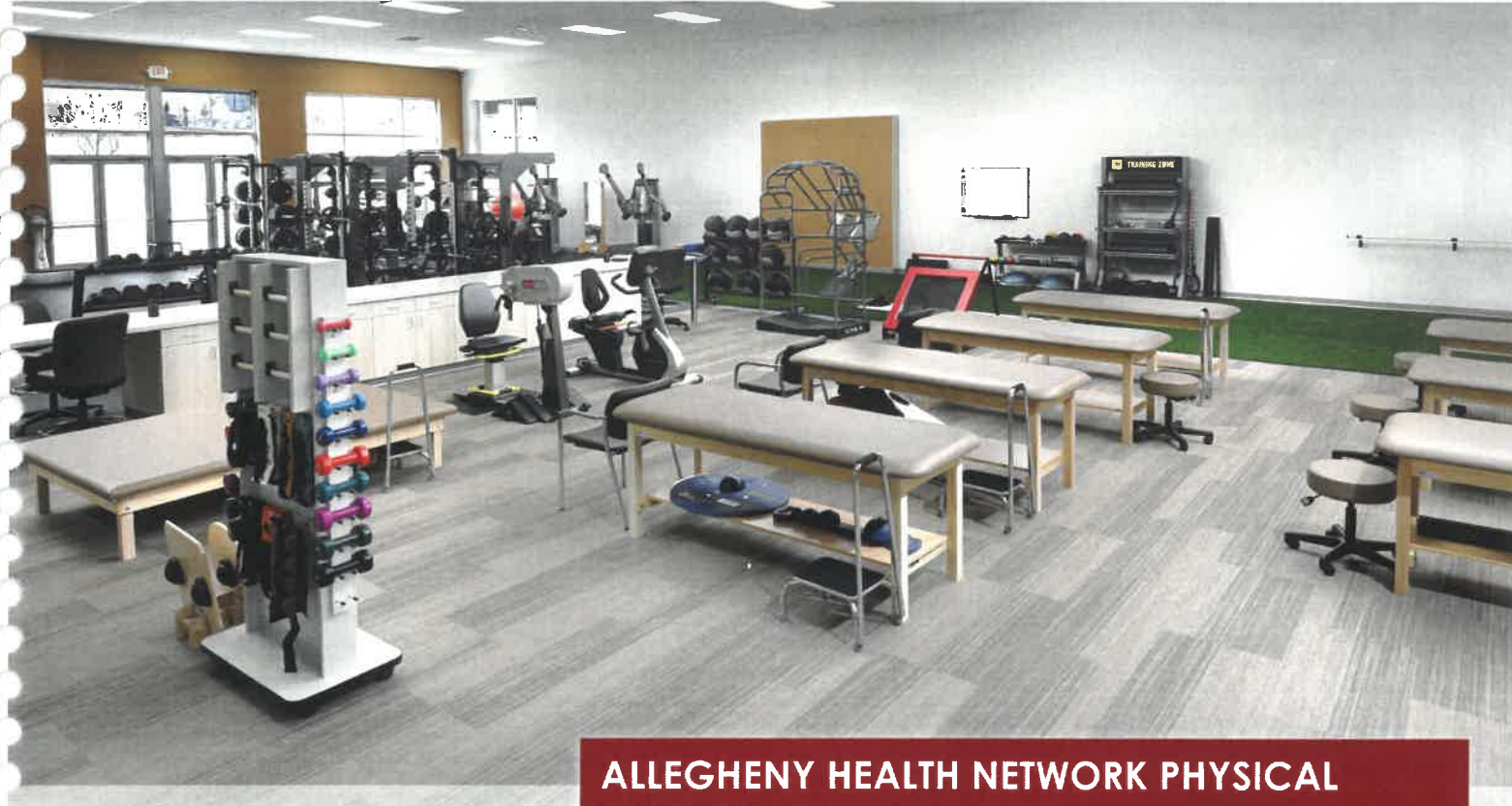
As a part of Allegheny Health Network's (AHN) expansion initiative, AE7 is planning and designing eleven psychology and behavioral health (P&BH) clinics throughout the Greater Pittsburgh and Western Pennsylvania areas. Caste Village clinic is located within a commercial office building and consists of renovation of approximately 5,800 SF of existing clinical space. The facility will house adolescent and adult behavioral therapy services. The clinic will provide extensive range of behavioral health services to adolescents and adults including treatment of various mental disorders such as depression, anxiety, panic and phobias, trauma, addiction, and more.

Client: Allegheny Health Network
Project Size: 5,800 SF
Completion: In Design
Contact: Steven Kelly
 Project Manager
 Steven.kelly@ahn.org
 412.469.7155

After conducting a series of programming and design exercises with the user and stakeholder groups, AE7 created a design that addresses the needs of both adult and adolescent programs. The patients enter to the large shared reception counter. Adolescent and Adult waiting areas are split providing the necessary privacy required between age groups. The rest of the clinic is further separated into adult and adolescent areas, minimizing patient interaction while enhancing staff's ability to seamlessly assists both patient groups.

Both adult and adolescent areas provide separate group rooms, clinician offices and group observation rooms with one-way glass. Staff support areas include, shared vitals room, staff flex space for visiting doctors and specialists, wellness room used for staff downtime to prevent burnout, staff nourishment room, staff lockers, storage areas, and restrooms dedicated to each demographic. The layout accommodates all the required critical adjacencies.

The existing space presented several design challenges that were resolved without the client's established budget. These include working with the existing odd shaped rooms, angled corridors, demolition, and specialty demolition (for the former x-ray room). The entire suite is compliant with IBC and ADA codes and follows FGI guidelines.



ALLEGHENY HEALTH NETWORK PHYSICAL THERAPY, Bethel Park, PA

Client: Allegheny Health Network

Project Size: 6,500 SF

Completion: 2018

Contact: James Beck
Sr. Program Manager
Jim.Beck@ahn.org
412.330.5548

Allegheny Health Network (AHN) was looking to expand their sports performance operations. Existing operations were relocated from the Wexford Health + Wellness Pavilion to a new facility at Wexford Plaza in Pittsburgh's North Hills. The 6,500 SF space features a physical therapy area, private exam rooms, weight room, nutrition kitchen, recovery room, 15 yards of turf, and cryotherapy.

A fast-paced and budget-conscious interior renovation created a specialized facility with the ability to offer many sports rehabilitation programs. This includes hands-on and integrated physical therapy, custom designed strength and conditioning, athletic training and recovery, sports medicine, and specialized recovery services.

AE7 provided design, consultant coordination, and client Interior Design team collaboration services. The team worked with AHN design standards to create a warm and welcoming space. AE7 also worked with AHN equipment planning staff to compose the equipment plan and layout for the entire space.





PITTSBURGH SKIN
Cranberry Township, PA

Client: Dr. Velez
Project Size: 3,000 SF
Completion: 2019
Contact: Dr. Nicole Velez
 nvelez@pittsburghskin.com
 412.720.7495 (m)

Located in Cranberry, PA, Pittsburgh Skin is a private dermatology practice founded by dermatologist and Mohs surgeon, Dr. Nicole F. Vélez.

At 3,000 SF, the office offers plenty of room for the current practice as well as plans for future growth. The large space allows for a generously-sized nurses' station, six exam and surgical rooms, a histotech laboratory, a staff kitchen, and a doctor's office. A patient bathroom was also added within the space for privacy and convenience.



The design draws on elements that complement the often aesthetic-focused dermatology field. Throughout, the office's design is fresh and contemporary, making it stand out from other medical settings. Patients enter through a bright and inviting reception area, featuring quartz counter tops, a wallpapered accent wall, and mid-century modern-inspired furniture. Clean white walls with bold blue accents create an environment that is uplifting, while remaining professional. LVT flooring was chosen over carpeting to add richness, and brass accents throughout further elevate the space. Strategic placement of these decorative elements enabled AE7 to achieve design goals while remaining within budgetary constraints.



AE7 led site selection efforts for the practice and created test layouts for the shortlisted options. Our team then created a design that refreshes the traditional medical office aesthetic. AE7 also developed the initial branding concept for the practice, and assisted with furniture selection and wayfinding



NUMO TECHNOLOGY INCUBATOR 2.0

Pittsburgh, PA

Client: numo/PNC

Project Size: 12,000 SF

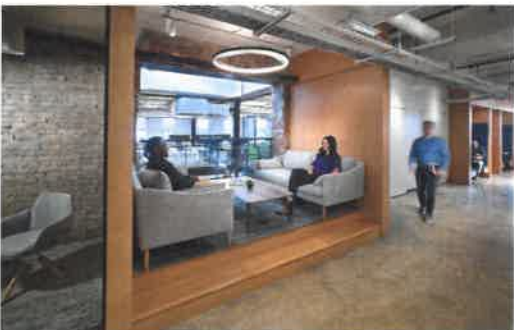
Completion: 2019

Contact: Steve Gillespie
VP of Realty Services
Design & Construction
steve.gillespie@pnc.com
412.762.7255

Less than two years after AE7's successful completion of a 3,300 SF office for NUMO, a fintech incubator, the company has undergone rapid growth and engaged AE7 to design their new expanded office space. NUMO 2.0 totals 12,000 SF and occupies the second and third floors of the historical Stevenson Building, a 130-year-old masonry building with exposed steel structure. The client fell in love with the character of the building and welcomed the opportunity AE7 presented to integrate a clean tech space with the character of the original building elements. The exposed steel became a feature of the office and the original brick walls were left unaltered. The design enhanced the visual connections between spaces and to the outdoors by orienting program and circulation on axis with windows, brick portals, and glass wall systems.



As 'makers of ideas' NUMO wanted their physical space to represent the essence of a maker space. The client's goal was to see how the physical backbone of office functioned - as a result, the new mechanical and electrical infrastructure were left exposed to reveal the layering of systems. The design resulted in an active atmosphere that inspires creativity and innovation.



To promote collaboration and openness AE7 introduced an atrium space with a new connecting stair and exposed masonry lookout. The open-plan office environment accommodates 60 employees and offers multiple team rooms and flex spaces to enhance the client's collaborative workflow. The team rooms are located on the perimeter of the building maximizing staff's exposure to natural light and outdoors.

The large pantry with casual booths and dartboard area celebrates the social and engaging activities integral to the NUMO office environment.



PERKIN ELMER LAB & OFFICE FIT-OUT Pittsburgh, PA

Client: Perkin Elmer/JLL

Project Size: 22,000 SF

Completion: 2017

Contact: Nick Anthony
Manager, Projects (JLL)
724.244.4929
Nick.Anthony@am.jll.com

A well-established laboratory firm needed a new workplace that comfortably accommodates existing staff and attracts new talent. The client engaged AE7 to design 22,000 square feet of office and laboratories to provide complex rare disease screening for over 50 genetic disorders found in newborn children. The design team created a contemporary office environment that represented client's brand and office culture. The new facility consists of 12,000 SF of genetics laboratories and 10,000 SF of corporate offices.

The design of laboratories was closely coordinated with each of client's team leaders to develop a space that would accommodate their needs and increase work efficiency. The labs include: Mass Spectrometry, Bio-Chemistry as well as Molecular Pre- and Post-facilities. HVAC system was designed to limit air infiltration and achieve proper lab pressurization to prevent cross contamination of samples.

The offices were designed to meet the changing needs of the modern workplace. High ceilings, fresh material selections, and natural daylighting creates a welcoming and positive work environment. The space features a variety of workspace options, including open stations and offices, conference room, informal collaboration rooms, and communal breakroom / kitchen. The office offers generous working space as well as visual and audio privacy, while maintaining a socially collaborative environment.

The design team's responsibilities included space-planning, interior design, laboratory design and equipment coordination, FF&E selection and custom casework.





CAMP DAWSON VARIOUS ENGINEERING PROJECTS, Kingwood, WV



Client: K-Con, Inc.

Project Size: Miscellaneous

Completion: 2010-2019

Contact: Triad was contracted to the architect and contractor and did not interact with the client directly.

Over the years Triad has provided services to a variety of projects at Camp Dawson. Predominately these services have include: geotechnical engineering, drilling, survey, and quality control materials testing and inspection.

GEOTECHNICAL ENGINEERING AND DRILLING SERVICES

K-Con, Inc. contracted with Triad in 2018 to provide subsurface exploration and drilling services for the construction of building 3498G-12H30, a 160' x 50' metal building system with finished floor elevation of 1,000.75' and a bearing specification of 2,000 psf. At the completion of the drilling, sampling, and testing, a detailed report discussing the site geology, subsurface conditions, and laboratory results of soil testing was provided. Included in the report was foundation recommendations with specific reference to bearing capacity, settlement potential, and seismicity data, modulus of subgrade reaction for design of slabs-on-grade, recommendations for site preparation and controlled fill construction, and foundation construction procedures.

In 2019, Triad provided geotechnical drilling services to Civil and Environmental Consultants for a landslide repair project. Services included drilling four test borings to refusal on bedrock. Standard penetration testing and sampling was performed. Rock coring was performed on three of the test borings.

SURVEY AND CONSTRUCTION QUALITY CONTROL SERVICES

Triad has provided quality control services in the form of laboratory materials testing and field services inclusive of asphalt testing, proof rolling, and concrete testing. Services have been for new building construction and site improvements, sidewalk paving, and pad sites for Mountaineer Contracting, Kinley Construction, Carl Belt, and K-Con, Inc.

Survey services have included construction layout for Dan Hill Construction, Sunrise Construction, Rycon Construction, and Kinley Construction.





WVUH RESIDENTIAL TREATMENT CENTER AT MYLAN PARK, Morgantown, WV



Client: WVU Medicine and Recovery Properties LLC

Project Size: 24,800 SF

Completion: 2019

Contact: ADS was contracted to the project architect and did not interact with the client directly.

A partnership between WVU Medicine and Recovery Properties LLC

- New, 2-story, 24,800 SF drug rehab facility located in Morgantown, WV.
- The facility will include admin offices, large group rooms, commercial kitchen, dining area, laundry area, 30-bed dormitory on second floor with central shower rooms and shared toilets in double resident rooms.
- A detached detox building will be located on the same site with an office, group room, residential kitchen, dining area, laundry room, and 12-bed dormitory with central shower rooms and shared toilets in double resident rooms.



OTHER RELEVANT PROJECTS



ALLEGHENY HEALTH NETWORK SPORTS ENHANCEMENT FACILITY, Bethel Park, PA

5,000 SF of sports enhancement facility that provides consultation and rehabilitation services.



HIGHMARK FITNESS CENTER, Pittsburgh, PA

14,000 SF fitness center for Highmark's employees is located in Penn Avenue Place and is adjacent to the AHN Downtown Medical Center. The project construction was sequenced with the Medical Center.



CONFIDENTIAL OFFICE AND TRAINING ROOM RENOVATIONS, Pittsburgh, PA

As a part of multi-story renovations for a corporate client a large high-end training and board room was designed. The room is approximately 2,000 SF and can accommodate up to 60 people.



KEYSTONE SHOOTING CENTER, Marshall Township, PA

This 22,000 SF shooting and retail center contained classrooms for training class for public as well as law enforcement.

EXCEPTIONS TO THE CONTRACT AGREEMENT



EXCEPTIONS

GENERAL TERMS AND CONDITIONS – CLARIFICATIONS / EXEMPTIONS

Pg 21 – Line item 8 – INSURANCE

Professional Liability is written on a 'Per Claim' basis rather than a 'Per Occurrence' basis.

Pg 23 – Line item 20 – TIME

As long as the schedule is mutually agreeable between the Owner and the Consultant.

Pg 24 – Line item 28 – WARRANTY

The term Warranty is typically not used for professional services and therefore is not insurable by the Consultants Professional Liability Insurance. Warranty's would typically apply to the product and/or installation of products (IE – manufactures and contractors). The consultant team is pleased to offer our Professional Standard or Care as defined by within AIA contract documents.

Pg 26 – Line item 36 – INDEMNIFICATION

As a point of clarification, the consultants Professional Liability Insurance would not be able to 'defend' another party however the General Liability and Auto Liability policy would be able to 'defend'.

ADDENDUMS



ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI ADJ2000000006

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:

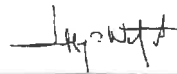
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" 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 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.

AE7 Pittsburgh LLC

Company



Authorized Signature

4/9/2020

Date

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

NOTICE OF SMALL BUSINESS SELF-CERTIFICATION



pennsylvania
DEPARTMENT OF GENERAL SERVICES

The Department is pleased to announce that

AE7 Pittsburgh LLC

has successfully completed the Pennsylvania Department of General Services' process for self-certification as a small business under the Commonwealth's Small Business Contracting Program, with the following designation:

BUSINESS TYPE(s):

Building Design Services

CERTIFICATION NUMBER: **456887-2019-11-SB**

CERTIFICATION TYPE: **SMALL BUSINESS**

ISSUE DATE: **11/15/2019**

EXPIRATION DATE: **11/15/2021**

RECERTIFIED DATE:

A handwritten signature in black ink that reads "Kerry L. Kirkland".

Kerry L. Kirkland, Deputy Secretary
Bureau of Diversity, Inclusion & Small Business Opportunities