

EXPRESSION OF INTEREST FOR

Addition To Buckhannon Readiness Center

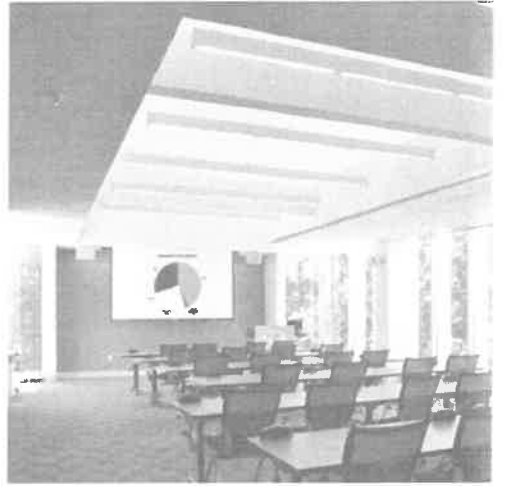
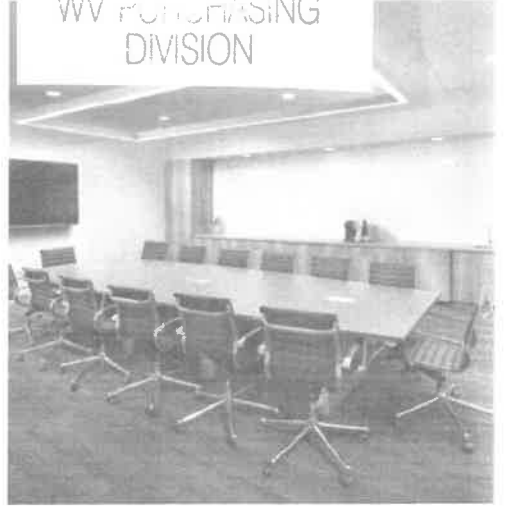
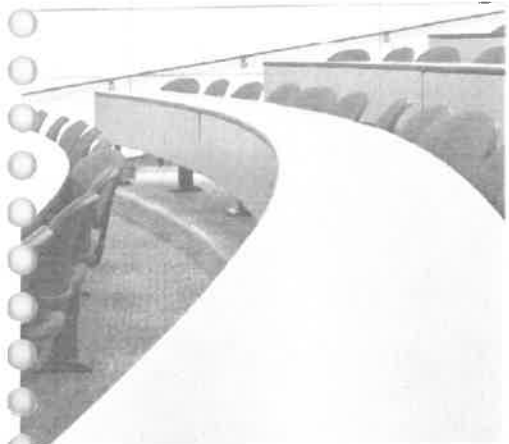
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MAY 5, 2020

WV PURCHASING
DIVISION





May 4, 2020

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

RE: Addition to Buckhannon Readiness Center

Dear Ms. Lyle & Team:

The AE7 team appreciates the opportunity to present our expression of interest for the design of the addition at the Buckhannon Readiness Center. It is our understanding that the Center is in need of additional space for learning, training, assembly and administrative purposes to meet the mission requirements. AE7 has the qualifications, experiencing, and staff needed to successfully deliver this project. Despite the current difficult situation, we want to ensure you that our team continues operating at full capacity as we kick-off new and successfully continue existing projects using digital tools and software. Although no-one could have anticipated this pandemic, our office nonetheless was prepared to work remotely without sacrificing the quality and attention needed by our clients.

For your project, we have put together a team that offers experience in design of learning/training facilities as well as office spaces. We have an in-depth understanding of the best practices in both fields. Our latest office designs include numo 2.0 fintech incubator, City of Pittsburgh and Housing Authority of the City of Pittsburgh new office spaces, Astrobotic new headquarters, and more. Many of these facilities have dedicated or flexible multi-purpose learning or assembly spaces. We have also enlisted a Certified Learning Environment Planner on our team, Rob Pillar. Rob has more than 30 years of experience in the planning and design of learning environments. He keeps abreast of the latest trends in education attending and presenting at the Council of Education Facilities Planners. Our experience collaborating with Rob goes back over 20 years when several of our team members worked side-by-side with Rob on a variety of education projects. He will serve as an Education Planner and support our team through the planning and design stages of the project.

As we believe security one of the crucial elements in the design, in particular for the army facilities, we have enlisted GuidePost to assist with environmental/physical security and BrightTree Studio with digital security as well as IT and AV design. Our landscape architect partner, UpStudio, has been working closely with our team for over a decade. We will be further supported by Triad Engineering for civil engineering/geotechnical 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 Project Manager, Roberto Vega-Peralta will oversee both internal and external teams and will serve as your primary point of contact throughout the project.

We look forward to an opportunity to further discuss your vision and needs for the new addition to the Buckhannon Readiness Center. Should you have any questions about our proposal or qualifications, please contact me via phone at 412.616.2762 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: 713623

Doc Description: EOI- Buckhannon Phase II Addition

Proc Type: Central Purchase Order

Date issued	Solicitation Closes	Solicitation No	Version
2020-04-13	2020-04-30 13:30:00	CEOI 0603 ADJ2000000009	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:

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

FOR INFORMATION CONTACT THE BUYER

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

Signature X 

FEIN # 4511859-46

DATE 5/4/2020

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

FIRM QUALIFICATIONS

[Redacted]

[Redacted]

[Redacted]



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 learning environments designs ranging from K-12 to higher education to corporate clients. Many of our designs create spaces that serve multiple purposes and can be easily converted from assembly to training and work centers. This allows our clients to maximize the use of their space and have a future-proof multi-purpose environment. We focus on collaboration and good design. By listening to our clients current and future needs we create spaces that are esthetically pleasing and relevant now and in the future.

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

For this project we have partnered with consultants that we trust, find the most capable for this type of project as well as those that complement AE7 expertise. We have ongoing relationships with these consultants and understand their strengths and capabilities.

INSPIRE LEARNING ENVIRONMENT PLANNING



Rob Pillar, with INSPIRE, is our strategic partner for this project. Rob's passion is to explore the intersection between education and place and develop opportunities to amplify learning. After years of designing schools and learning spaces, Rob engaged with educators, planners and designers from around the world to explore and define the discipline of learning environment planning. He earned an advanced certificate in Educational planning through the San Diego State University School of Educational Leadership, and now teaches a course in the program focused on assessing learning environments. He uses an engaging process that explores four basic questions:

1. What are the vision and values for learning in this community?
2. What are the skills that are required to successfully achieve the vision and values?
3. What are the activities required to develop those skills?
4. What types of spaces are required to support those activities?

The answers to these questions have led to unique learning environments ranging from literacy focused early learning to career focused comprehensive secondary learning.

Rob's firm, INSPIRE Learning Environment Planning, offers a range of services to enhance teaching and learning by optimizing the space where these activities occur. The company was formed by Rob Pillar to apply his three decades of experience as a leader in school planning and design to serve at the intersection of learning and place.

OUR TEAM

TRIAD ENGINEERING CIVIL ENGINEERING/GEOTECHNICAL/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.

UPSTUDIO LANDSCAPES (UPSTUDIO) / WBE LANDSCAPE ARCHITECTURE



UpStudio is dedicated to creating site-specific solutions with an emphasis on detailing, planting composition, site planning and design. As registered landscape architects and LEED and Sustainable SITES accredited professionals they bring the knowledge and understanding of the landscape as part of an integrated system, responding to both the built and natural environment.

They provide landscape architecture, and urban design services to clients in both the public and private sector. From green roofs, garden terraces, and streetscapes to mixed-use developments and parks and civic spaces, they have the experience and proficiency to take projects from concept through construction.

OUR TEAM



GUIDEPOST

PHYSICAL/ENVIRONMENTAL SECURITY CONSULTANT

The Security and Technology Consulting division of Guidepost Solutions specializes in providing safety and security consulting and design services including security systems design, security assessments, reviewing and evaluating security practices and associated risks, providing recommendations, and prioritizing needs. Their project management team provides technical services that optimize scope, schedule, and budget requirements to meet client expectations in a financially responsible manner. They draw upon our 36+ years of experience to advise their clients, providing superior consulting, and holistic security solutions. Their team of 175+ employees nationwide receives no sales commission from any vendor; therefore, their recommendations are completely independent and objective.



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.



BRIGHTTREE STUDIOS (BRIGHTTREE) / SDVOSB AV/IT/Security

A leader of the innovative and collaborative technology movement BrightTree Studios is constantly researching, building, and testing new technologies. Their years of experience tailoring projects to our clients' unique needs have yielded some of their firm's greatest accomplishments, like the award-winning Watt Family Innovation Center at Clemson University, or the boundary-pushing media innovation center at BNY Mellon's corporate offices in Pittsburgh.

Since our founding in 2007, they've grown and improved with every technology space they've designed. As regular collaborators with architects from around the world, they understand how communication, transparency, inclusion, and ingenuity can lead to tremendous built environments that inspire the many ways people live, learn, work, and play. That's why their 16-member firm believes in collaboration, creativity, and changing the status quo. After all, innovation isn't just what we do; it's who we are.

PROJECT TEAM


[Redacted]

[Redacted]


[Redacted]


ORGANIZATION CHART

ARMY NATIONAL GUARD

 **Roberto Vega Peralta**
Project Manager & Lead Designer

 **Jeff Wetzel**
Principal-in-Charge

 **Rob Pillar**
Educational Space Planner

 **Marley Oswalt**
Interior Designer

 **Triad Engineering**
Civil Engineering

 **Crawford Consulting**
Cost Estimating

 **Chris Sciulli**
Architectural Designer

 **Allegheny Design Services**
MEP & Structural Engineering

 **BrightTree Studios**
IT/AV/Digital Security

 **UpStudio**
Landscape Architect

 **Guidepost**
Physical/Environmental Security

 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, 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.

Kent Hall Addition and Renovations, Kent State University, Kent, OH. Project Architect. A new three-story classroom addition and a complete restoration of the existing four-story Kent Hall building. The upgraded facility consists of both academic classrooms and lecture halls and continues to house the Psychological Department.

School of Engineering and Applied Science Addition and Renovations, Miami, OH. As a Project Manager, oversaw the entire team responsible for design of the addition, coordination of all disciplines and consultants, programming, development and confirmation as well as construction documentation.

NUMO 2.0 Fintech Incubator Office Fitout, Pittsburgh, PA. Principal-in-Charge. Following a successful completion of Numo 1.0 fintech incubator, AE7 was engaged to design their new office to accommodate company's rapid growth. The office spans over 2 floors, 12,000 SF total, and accommodates 60 employees within the open plan concept featuring a central connecting staircase, a lookout platform, multiple flex spaces, and a large pantry with a game room.

Confidential Downtown Office Renovation, Pittsburgh, PA. Principal-in-Charge. Oversaw a design of an executive suite to include over 15,000 SF of offices, board rooms, conference rooms, kitchen, and public spaces.





Roberto Vega Peralta,

RA, LEED AP

Project Manager & Lead Designer

Roberto is an Architect and a Project Manager apt in building strong client relationships, storytelling, sustainability, and social impact. He uses the power of art and design with science and technology to inspire education, women empowerment, social, economic and environmental awareness, and positive impact in communities. Roberto has broad experience working in design, planning, architecture & interior design specializing in academic, corporate campus headquarters, hospitality, science+technology, healthcare, urban design, planning & research & development projects.

Relevant Projects:

Fairmont Chicago Hotel Training and Meeting Rooms Design, Chicago, IL. Senior Designer. The fourth floor of the hotel was converted from staff offices to meeting rooms of various sizes (totaling 14,000 SF). Seamless decorative partition panels between the corridors and the meeting rooms provided a service counter that allows catering to the guests at their event.

Hilton West Palm Beach Training and Meeting Spaces, West Palm Beach, FL. Senior Designer. Design of 250,00 SF hotel to support a nearby convention center. The hotel features grand public spaces and meeting rooms of ranging from 1,200-13,300 SF and became an extension of the convention center's gathering spaces. The main ballroom features partition walls and could be reconfigured into various size meeting spaces. Other features included bars, restaurants, and other public amenities.

City Year Classroom Renovation, Rogers Park, Chicago, IL. Designer. Transformation of an old, cramped music classroom into a state of the art tutoring space for City Year staff and the students at Sullivan High School in Rogers Park.

Confidential Office Renovations, Pittsburgh, PA. Senior Designer. New design for renovation of multiple floors that include offices with administrative support, conference rooms, break rooms, reception areas, lobby and restrooms.

City of Pittsburgh and Housing Authority of Pittsburgh (HACP) Office Renovations, Pittsburgh, PA. Project Manager & Architect. Renovation of over 120,000 SF of office and public spaces, spread over 7 floors. The goals is to create better adjacencies, efficiently planned purpose-built spaces, healthy and sustainable environments, and a user-friendly public interface.

College of Science University of Utah, Salt Lake City, UT. Designer. A rehabilitation of a 1935 Museum of Natural History building into classrooms, laboratories, meeting and tutoring spaces. A new addition was also designed to house research laboratories.





Marley Oswalt, NCIDQ

Interior 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:

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.

Christ United Methodist Church, Bethel Park, PA. Project Interior Designer. An addition to an existing church facilities needed to accommodate their assembly and learning needs. A 2-story addition houses school classrooms, nursery, youth room, and a day time senior center. A community square, a central hall that is used as a gathering area,

Highmark Fifth Avenue Place, 29th Floor Renovations, Pittsburgh, PA. Project Interior Designer. A design of an executive suite to include over 15,000 SF of offices, board rooms, 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.

East Liberty Centre, Pittsburgh, PA. Project Interior Designer. Lobby, Corridor and Bathroom design for new- build 6 story office building.





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:

Keystone Shooting Center, Pittsburgh, PA. Assistant Project Manager and Designer. 22,000 SF shooting center with training and classroom spaces and a 4,000 SF retail component.

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 working closely with NASA on the next lunar landing. 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.

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).

East Liberty Centre, Pittsburgh, PA. Assistant Project Manager and Designer, 60,000 SF, Under Construction. Design for the shell and core as well as the interior design of common spaces for a 6 story retail and office building.

New Harmony Fire Station, Harmony, PA. Designer. Design of a 21,000 SF state-of-the-art facility for the newly merged Harmony District 22, that consists of former Zelienople and Harmony Fire Departments. The new fire station will consist of five full-depth drive thru apparatus bays, and adjacent wings that include a shop, engineers office, SCBA shop, quarter master's storage, decon room and dedicated turn out gear storage.





Rob Pillar, RA

INSPIRE Learning Environment Planning



Rob has over 30 years of experience planning and designing educational environments in the United States, Canada, and the Middle East. Rob received a Bachelor of Architecture degree from Kent State University, and a Certificate of Educational Facility Planning from San Diego State University school of Educational Leadership. His work has received recognition from the American Institute of Architecture (AIA) and the Association for Learning Environments (A4LE) for excellence in educational planning and design. He currently sits on the A4LE International Board of Directors and is a commissioner for Accredited Learning Environment Planners (ALEP) Board of Commissioners. In addition to his professional pursuits, Rob voluntarily utilizes his talents to plan and improve educational facilities in developing countries, completing planning, design and volunteer construction projects in Honduras, Pakistan, Cambodia, and Haiti.

Relevant Projects:

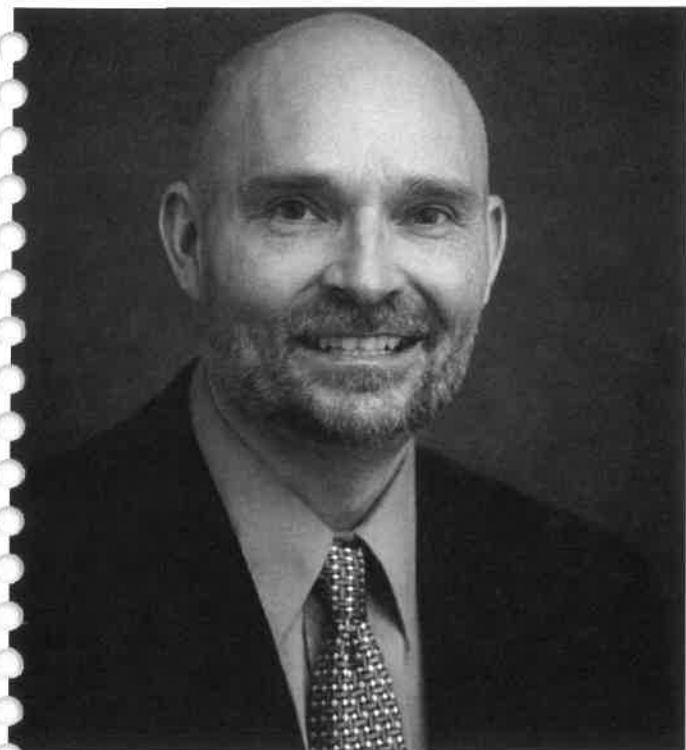
Springfield Literacy Center, Springfield, PA. Principal In charge responsible for project planning and execution of vision. 55,000 SF school for grades K-1 focused on literacy education. Awards: Edward Kirkbride Award, Council of Educational Facilities Planners International 2010; AIA, Committee on Architecture for Education, Award of Merit 2011; AIA, Pennsylvania Honor Award and Green Citation 2011; Learning By Design, Grand Prize, 2011

The Neighborhood Academy, Pittsburgh, PA. Principal In charge responsible for project planning and execution of vision. Private academy for at risk students in grades 8-12. Awards: Edward Kirkbride Award, Council of Educational Facilities Planners International 2012

The French American School of New York, White Plains New York. Principal In charge responsible for project planning and execution of vision. 233,000 SF campus for a dual lingual, French and international Baccalaureate curriculum school. Construction is to be completed in three phases.

The Safari Green Schoolhouse at Roadrunner Elementary School, Phoenix, Arizona. Principal In charge responsible for project planning and execution of vision. 6,000 SF free standing 21st century learning environment.





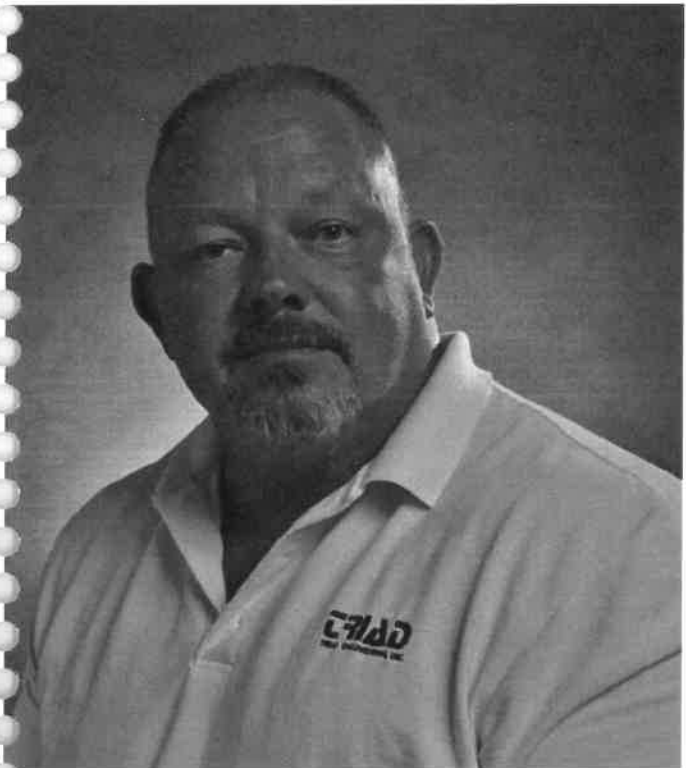
William Ernstes, PLA

Civil Engineering Lead



Mr. Ernstes provides 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. Ernstes' experience includes land and infrastructure development, permitting, utilities, stormwater management and storm drain design / best management practices, and erosion and sediment controls.

- **I-79 Technology Park, Fairmont, WV.** As Project Manager, responsible for the development of a Master Plan and detailed Retail/Commercial Plan for the expansion of the Park. Preliminary Road and Utility Plans were created in 2016. 2018 the existing road infrastructure was expanded which, at its completion, will include 7,944 linear feet of roadway and associated utilities.
- **Morgantown Municipal Airport, Monongalia County, WV.** As Project Manager responsible for the design of the East Side Development which included three new hangars and associated infrastructure west of the WV Army National Guard Readiness Center. Mr. Ernstes' responsibilities for this development phase consisted of design services to complete the storm drainage and storm water management system and erosion sediment control elements of the project.



John Haynes, PE

Drilling Services Manager



Mr. Haynes serves as the Senior Drilling Manager for Triad's drilling operations where he manages all drilling and sampling activities conducted by the firm's regional offices. Mr. Haynes' duties include design and implementation of the subsurface investigations, assignment of laboratory testing, approval of design drawings, development of technical specifications, and preparation of drilling and geotechnical engineering cost proposals and reports.

- **Statewide Geotechnical Drilling IDIQ, Various Locations, WV.** This project consists of an as-needed, on-call 1 to 2 year contract for providing geotechnical drilling to the West Virginia Division of Highways. Triad has maintained this contract since 1998 and Mr. Haynes has managed the contract since 2012. Projects have included water borings (off shore drilling) for the I-64 Nitro, St. Albans, Bridge and borings for several bridge replacements in various locations throughout West Virginia.
- **Western Juvenile Detention Center, Barboursville, WV.** As a Project Engineer, Mr. Haynes developed and implemented the subsurface exploration for this detention facility. His responsibilities included coordination with our in-house survey department, determination of access for drill rig and equipment, and supervision of all field work.



Mike Chancey, PE, LEED AP

Electrical 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.

- **West Virginia State Police, Fairmont, WV**
- **White Hall Public Safety Building, White Hall, WV**
- **Morgantown Public Safety Building, Morgantown, WV**
- **Mon County Courthouse Plaza, Morgantown, WV**
- **WVU Milan Puskar Stadium Ad Board Upgrades, Morgantown, WV**
- **Mountaineer Medical Office Building, Bridgeport, WV**
- **WVU Visitor's Resource Center, Morgantown, WV**
- **Total Dental Office Building, Bridgeport, WV**
- **Mountaineer Medical Office Building, Bridgeport, WV**
- **WVU Visitor's Resource Center, Morgantown, WV**
- **Total Dental Office Building, Bridgeport, WV**



David Cotton, PE, LEED AP BD+C

Mechanical Engineering Lead



Responsible for HVAC & plumbing design at ADS. 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.

- **Boy Scouts of America , Rex W. Tillerson Leadership Center, Glen Jean, WV**
- **Beckley Police Station, Beckley, WV**
- **White Hall Public Safety Building, White Hall, WV**
- **GSA Charleston LEED Administration, Charleston, WV**
- **WVU Mountaineer Station Phase II, Morgantown, WV**
- **WVU Alumni Center, Morgantown, WV**
- **WVU Biomedical Research Facility, Morgantown, WV**
- **WVU Milan Puskar Locker Room Renovations, Morgantown, WV**
- **WVU Office Fitout at Marina Tower, Morgantown, WV**



Jason Robinson, PE, LEED AP

Structural Engineering Lead



Responsibilities include structural engineering design, construction documents, quality control and field engineering.

- Fairmont AFRC, Fairmont, WV
- GSA DOE, Morgantown, WV
- GSA, Charleston, WV
- University Place Parking Garage, Morgantown, WV
- University Park Mixed Use Building, Morgantown, WV
- Mylan Parking Garage Concrete Repairs, Morgantown, WV
- White Oaks Hawthorn Suites, Bridgeport, WV
- BFS Suncrest, Morgantown, WV
- Pikewood Creative Addition and Renovation, Morgantown, WV
- GSD Fairmont, Fairmont, WV
- Bridgeport Public Safety Substation, Bridgeport, WV
- Canaan Valley Institute, Davis, WV
- Charles Pointe BFS, Bridgeport, WV
- Gabriel Brothers Renovation, Clarksburg, WV
- Genesis Youth Crisis Center, Clarksburg, WV
- Gabriel Brothers Renovation, Clarksburg, WV
- Genesis Youth Crisis Center, Clarksburg, WV



Lisa Dugan, PLA, ASLA, LEED AP BD+C

Lead Landscape Architect



Lisa is a Professional Landscape Architect with 18 years of landscape architecture experience. She has been responsible for all phases of work from conceptual design through construction administration and project management. Throughout her career, Lisa has worked at diverse scales and project types ranging from residential community, healthcare, university campus, recreation, master planning, green roof, garden, streetscape and mixed-use developments. Lisa instills the studio's diverse project types with her enthusiasm for site-specific design that enriches both the ecology and human experience.

- Community College of Allegheny County Landscape Improvements, Pittsburgh, PA
- Forbes Tower Atrium Roof Terrace, Pittsburgh PA
- Terminal Modernization Program at Pittsburgh International Airport, Findlay Township, PA
- Assumption Commons Accessibility Study, Duquesne University, Pittsburgh, PA
- Duquesne University Institutional Master Plan- Sustainable Landscapes, Green Infrastructure Guidelines & Benefits and Urban Tree Canopy Enhancement, Pittsburgh, PA



Edward Batchelor, PSP

Physical Security



Edward Batchelor brings more than 17 years of experience in physical, technical, and operational security design and consulting. He develops results-oriented solutions tailored to meet the needs of clients and specific project requirements for the protection of assets. Mr. Batchelor's expertise includes global project management, security master planning, budget analysis, enterprise technical system standardization and full systems design, operational policies and procedures, and risk and vulnerability assessments.

- **NASA Glenn Research Center, Cleveland, OH.** Guidepost provided physical security and technical security design services for the new Active Communications Facility located on NASA's Glenn Research Center campus. The project was compliant with NASA physical security design and technical systems standards for this critical infrastructure facility. Guidepost provided full design and security consulting services including security program development and design drawings and specifications.
- **Federal Reserve Bank Of Cleveland, Cleveland, OH.** Guidepost provided security consulting services for the Federal Reserve Bank of Cleveland that included an assessment of lobby entrances and staff and visitor screening requirements. The security narrative report documented findings and recommendations, gap analysis, and opinion of probable cost estimates.



William McIntosh, CTS-D

IT/AV/Digital Security



Specializing in AV, IT/telecom, security, and IoT, BrightTree Studios is constantly researching, building, and testing new technologies. Years of tailoring designs to clients' unique needs have yielded some of our greatest accomplishments across federal, higher education, mixed-use, corporate, and other markets, like the award-winning Watt Family Innovation Center at Clemson University. As regular collaborators with architects around the world, we know how transparency, inclusion, and ingenuity can lead to tremendous built environments that inspire the ways people live, learn, work, and play. That's why we believe in collaboration, creativity, and challenging the status quo. After all, innovation isn't just what we do; it's who we are.

- **Clemson University Watt Family Innovation Center**
- **Carnegie Mellon University ANSYS Hall**
- **Virginia Tech Innovation Campus First Building**
- **Johns Hopkins University 555 Penn Avenue**
- **West Virginia University New Business and Economics Building**



Ryan Leech, AVS, LEED GA

Cost Estimator

CRAWFORD
CONSULTING SERVICES

Mr. Leech has 9 years of experience developing cost estimate packages for new MILCON and Sustainment Restoration and Modernization (SRM) projects ranging from \$10,000 through \$8 billion master plan estimates. Mr. Leech provides expert level cost estimates consistent with the DoD Facilities Pricing Guide (UFC 3-701-01) and the Unified Facilities Criteria (UFC) that apply to all DoD Facilities. Mr. Leech has completed federal projects for the National Guard readiness centers and other facilities in support of the National Guard.

- **National Guard, Consolidate Crew Readiness Facility, Building 1397, Houston, TX.** Renovate the interior space of existing 6,500 sf facility and to construct a crew readiness 8,500 sf addition to the existing facility in order to adequately accommodate the Air Control Alert (ACA) mission. Size: 15,100 SF Cost: \$4.83M Specific Role: Mr. Leech is responsible for developing the MCACES MII cost estimate package.
- **Army National Guard, Las Cruces Readiness Center, Las Cruces, NM.** Construction of a new readiness center for the New Mexico ANG in Las Cruces, NM. Size: 34,476 SF Cost: \$12.3M Specific Role: Mr. Leech provided MCACES MII Cost Engineering services for the project.

PROJECT GOALS AND APPROACH

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PROJECT GOALS

Buckhannon Readiness Center is in need of additional square footage to meet their mission requirements. The addition of a permanent masonry building will consist of an assembly hall, classrooms, learning center, kitchen, toilets and showers, office space and administrative and general purpose areas would meet these needs. AE7 team will work hand in hand with our consultants and your stakeholder/user group team to address the needs of your program now and in the future.

AE7 Project Manager, Roberto Vega-Peralta, will lead a team of architects and interior designers, educational planners, engineers, IT/AV, security consultants and cost estimators to deliver an initial design needed to apply for the additional funds. Our team is comprehensive and will be able to address your programming and conceptual design needs in Phase 1 as well as carry the project to completion through Phase 2. Upon award of the project we will rely on our design process, outlined further in our proposal, to develop the program, create design schedule, and utilize our education and office planning and design experience to deliver an aesthetically pleasing practical solution. We will further ensure that the design complies with current building and military codes and regulations.

Important considerations for your medical facility include:

- 1. FLEXIBLE SPACE PLANNING AND INSTALLATION** – In a post COVID-19 world, careful measures must be taken to ensure that assembly halls, classrooms, and all the supporting spaces associated with a Learning Center are planned and executed with utmost concern for health and safety. At AE7, we have been conducting exhaustive research for what this "new normal" will mean for Higher Education, training facilities, public spaces and workplace settings among others. Even though there are unknown factors, some common principles across disciplines are beginning to emerge. These include people flow, touchpoints, public vs private space considerations, touchless access points for drop off and quick visits, furniture selection and layout, material selection and indoor air quality. This addition to the Buckhannon Readiness Center is a great opportunity to carefully consider these and work intimately with the client, their representatives, stakeholders and building users and visitors to ensure a safe and delightful experience conducive to optimum conditions for learning. A thoughtful approach to the use of technology and cost effective energy conservation measures all play a role in ensuring a successful space designed for health and safety.
- 2. GEOTECHNICAL INVESTIGATIONS AND 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 GOALS

4. NEXT GENERATION TEACHING AND LEARNING - an approach that includes interdisciplinary, hands-on, collaborative activities that are quite different than the activities traditionally associated with education. These activities require rethinking the traditional concept of school buildings so that the activities that are required are supported by the environments where they occur. While it is likely that traditional learning modalities will be included in the readiness center it is also likely that other less traditional modalities will also be required to support the variety of coursework being delivered at the readiness center.

Because of this we intend to conduct a robust pre-design planning process focused on defining the educational vision for the project. Our team will conduct a series of workshops with the project stakeholders to discuss the activities that will occur in the assembly hall, classrooms, learning center, and support spaces. We envision a series of up to four workshops intended to document stakeholder expectations and develop guiding principles that will be used as a framework for decision making through the duration of the project. During these workshops we will explore subjects such as next generation learning, sustainability, safety and security. Rob Pillar will facilitate each of the workshops using exercise tools such as mind mapping, armchair tours, physical tours (if requested), visual listening, focus groups and design charettes. The deliverable for this task will document the details, guiding principles, educational specifications, program of required spaces, sustainable design goals, diagrammatic conceptual plans, preliminary budget based upon area per square foot and preliminary schedule for the project.



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

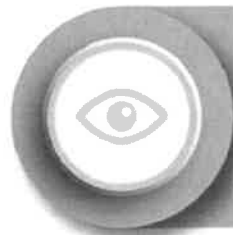
This phase of the project is critical to setup the team for a successful project. We will work with your project manager/ liaison to identify or review user groups and stakeholders whose input would be valuable during this stage as well as throughout the design development.

Working closely with these groups, we will develop or validate the program that addresses the needs of Buckhannon Readiness Center's 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.



ENGAGEMENT



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 ENGAGEMENT PROCESS

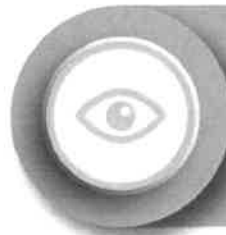
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ENGAGEMENT



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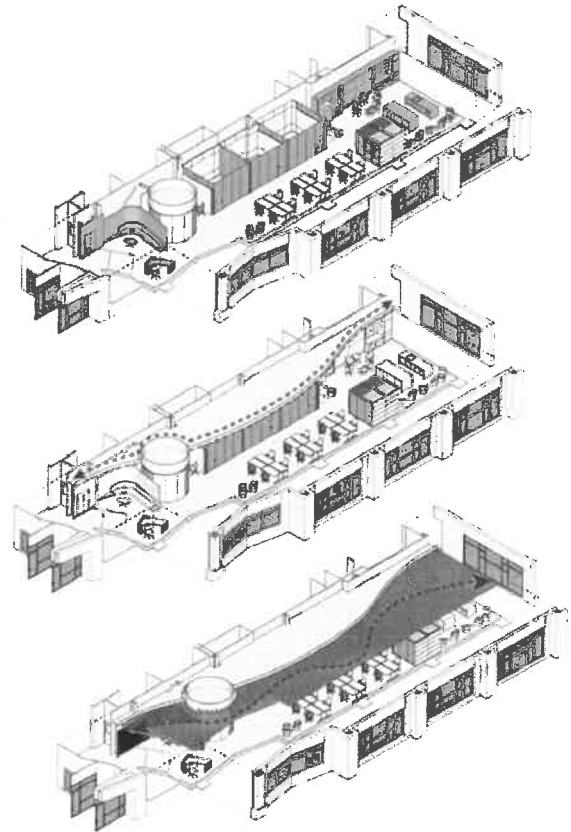
TEAM BUILDING

- 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 IMPLEMENTATION PROCESS

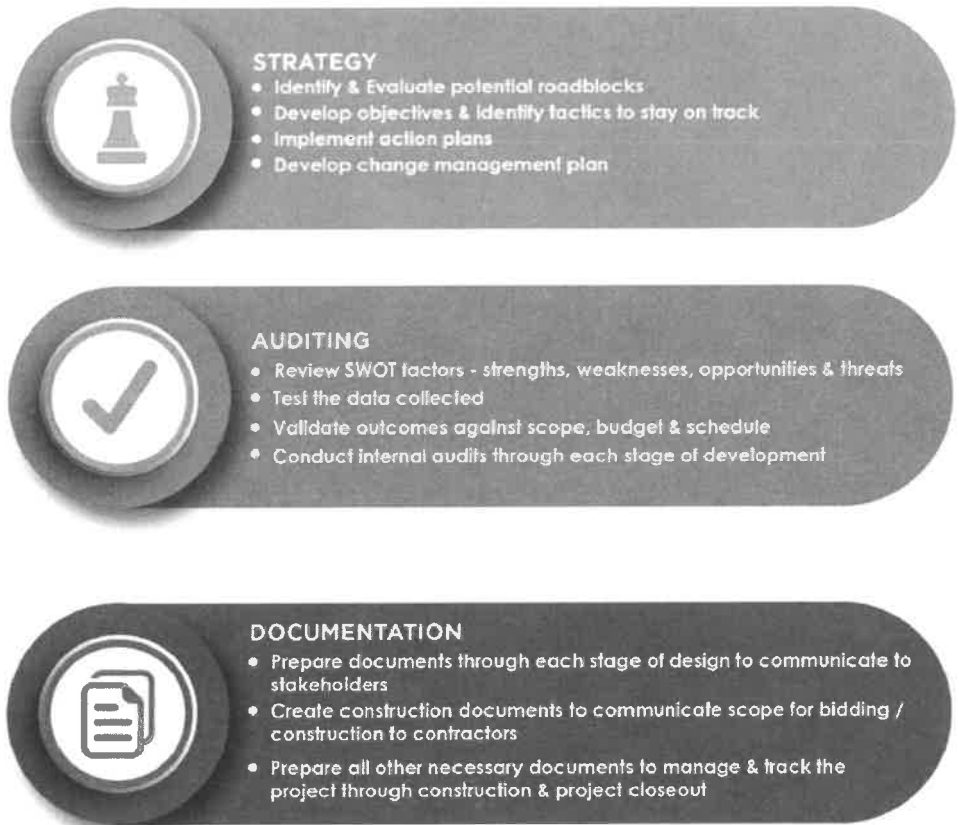
This process takes place from Schematic Design through the completion of the project. We will continue to evaluate for potential roadblocks in the project and identify ways to keep the project on track and on budget. We will audit the project at each design phase milestone to validate projected success.

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

[Redacted]

[Redacted]

[Redacted]

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

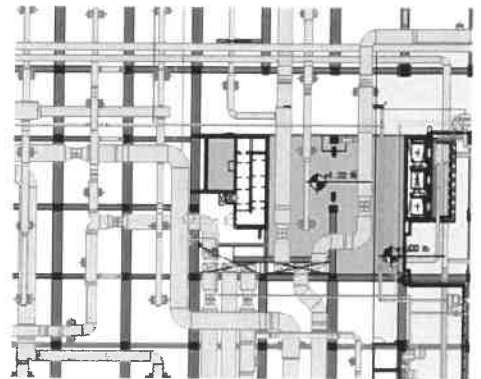
As the Project Manager will manage the project budget, and respond to changes that have significant effects on the budget and schedule. As a part of the Project Management Plan (PMP), AE7 implements proactive cost control, change order management, and project scheduling. This ensures a thorough oversight 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:

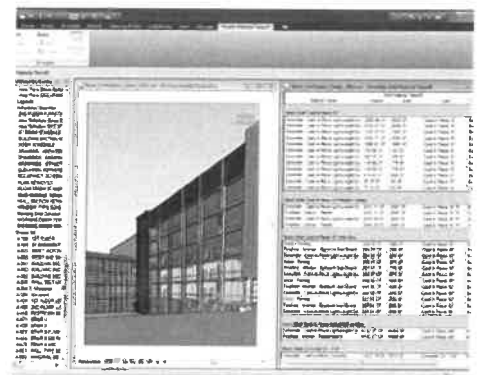
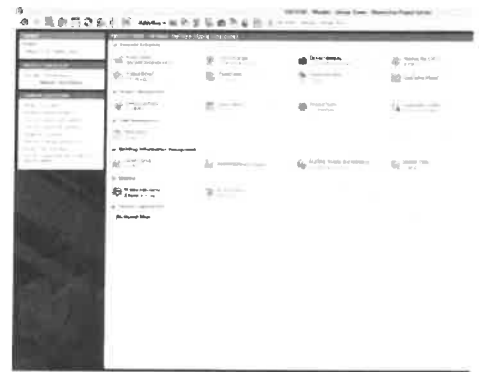
- **Cost Estimation:** must be realistic to the client's project scope and determined during the pre-development phase. AE7 review process is taken through each design phase and project stage starting with a Rough Order of Magnitude estimate in the concept phase, followed by Class 2-5 Detailed Estimate 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 requesting itemized unit pricing from every contractor during the bid phase.



SAMPLE USE OF BIM IN DESIGN



SAMPLE USE OF NEWFORMA IN PROJECT MANAGEMENT

- 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.

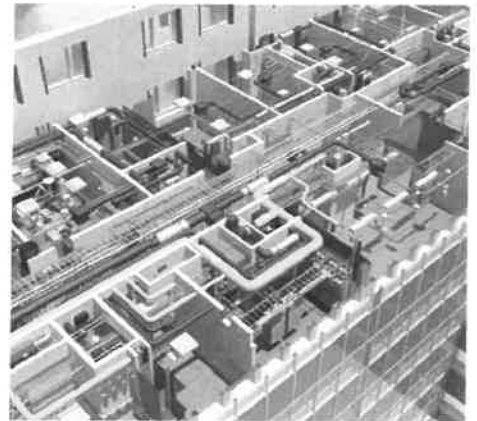
AE7 also places emphasis on the project schedule as the PM's tool for managing accountability for project deliverables. Our project manager will use Critical-Path Method (CPM) to develop the Gantt style schedule. The CPM will provide a visual presentation of the sequence of tasks, the duration of each 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.



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



LEVELS OF RENDERING DEVELOPMENT

REFERENCES

[REDACTED]

[REDACTED]

[REDACTED]

REFERENCES

RDC Design+Build, Inc.

John Deklewa
CEO
412.257.9004
jdeklewa@buildwithrdc.com

Highmark

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

PNC/NUMO Technology Incubator

Steve Gillespie
steve.gillespie@pnc.com
412.762.7255



STAFF CERTIFICATIONS

[Redacted]

[Redacted]

[Redacted]

ARCHITECTURE LICENSE



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

Receipt No: [REDACTED] 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: [REDACTED] Certificate No: [REDACTED]

Edward W. Jacob
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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

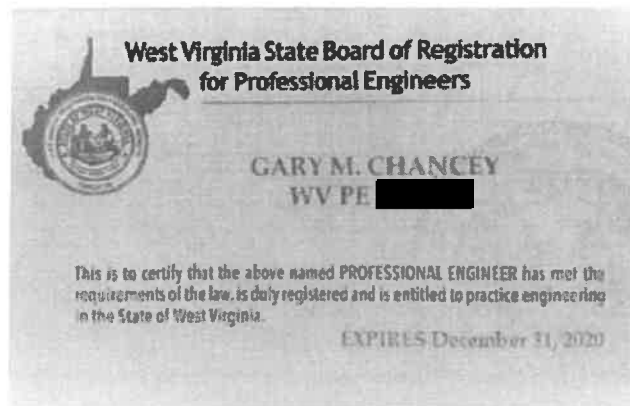
Attest

President

RELEVANT ENGINEERING LICENSES

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

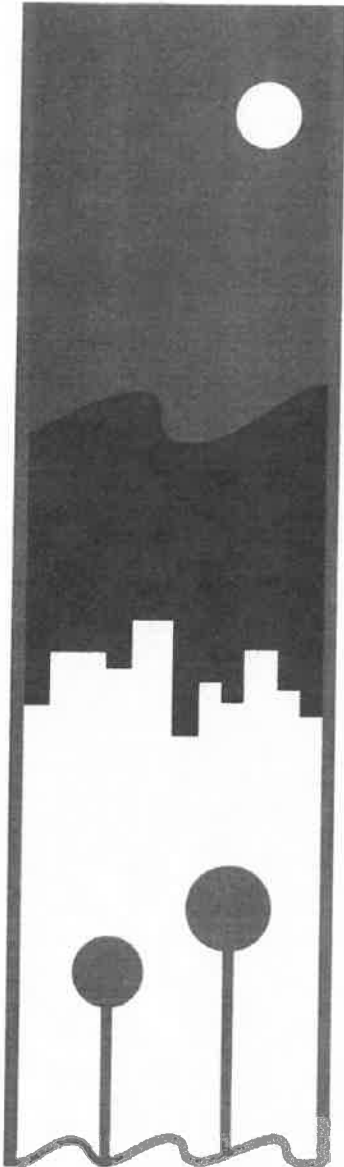
**WV PE [REDACTED]
EXP: DECEMBER 31, 2020**



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

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





**WEST VIRGINIA
CONTRACTOR
LICENSING
BOARD**

CONTRACTOR LICENSE

Authorized by the
West Virginia Contractor Licensing Board

Number: WV006875

Classification:
GENERAL ENGINEERING

TRIAD ENGINEERING INC
DBA TRIAD ENGINEERING INC
10541 TEAYS VALLEY RD
SCOTT DEPOT, WV 25560

Date Issued

SEPTEMBER 27, 2019

Expiration Date

SEPTEMBER 27, 2020

A handwritten signature in black ink, appearing to read 'C. [unclear]', is written over a horizontal line.

Authorized Company Signature

A handwritten signature in black ink, appearing to read 'John [unclear]', is written over a horizontal line.

Chair, West Virginia Contractor
Licensing Board

This license, or a copy thereof, must be posted in a conspicuous place at every construction site where work is being performed. This license number must appear in all advertisements, on all bid submissions and on all fully executed and binding contracts. This license cannot be assigned or transferred by licensee. Issued under provisions of West Virginia Code, Chapter 21, Article 11.

STAFFING PLAN

[Redacted]

[Redacted]

[Redacted]

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 Weizel Principal-in-Charge	5%	5%	5%	5%	5%
Roberto Vega-Peralta Project Manager & Lead Designer	60%	40%	40%	40%	25%
Marley Oswald Lead Designer	75%	80%	80%	80%	25%
Chris Sciulli Architectural Designer	25%	50%	50%	80%	25%
Rob Pillar Educational Planner	100%	50%	10%	--	--

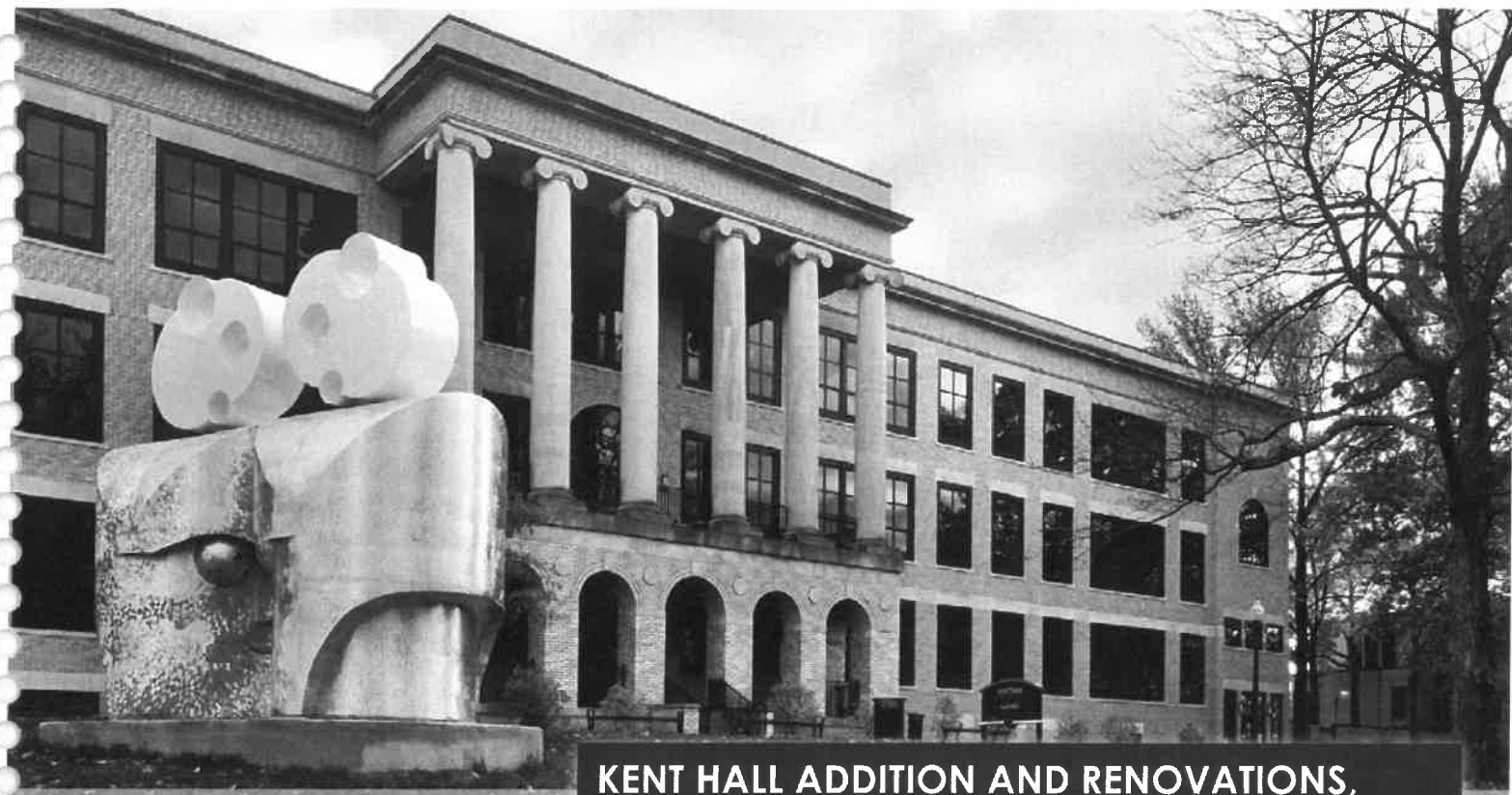
Once we are familiar with the program, schedule, and deliverables for this project we will be able to provide a more accurate estimate.

SIMILAR PROJECTS

[Redacted]

[Redacted]

[Redacted]



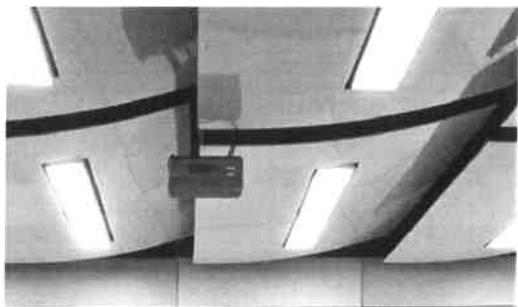
KENT HALL ADDITION AND RENOVATIONS, KENT STATE UNIVERSITY, Kent, OH

Client: Kent State University
Project Size: 110,000 SF
Completion: 2007

Located in a historically significant section of Kent State University, the addition and renovation to the original G+3 Kent Hall facility required a sensitive and sympathetic approach to maintain the original character and heritage of the building.

Updating the aesthetic of the structure to fit into the existing context of the traditional surroundings, the main challenge was to convert the site from a service area to an accepted primary entry point for the campus public. The upgrading and enhancement of the facility will continue to house the Psychological Department, consisting of both academic classrooms and lecture halls. The design required a new entry, not only providing accessibility from the original campus, but creates a distinguished transition from the original campus to the new section of the growing university.

Architect of Record: Burt Hill
AE7 Staff & Role: Jeff Wetzel, Project Architect





BENTON HALL RENOVATIONS & SEAS HALL ADDITION, Oxford, OH

Client: Miami University

Project Size: 21,000 SF

Completion: 2007

Designed as a high-tech multidisciplinary facility with classrooms and laboratories, the School of Engineering and Applied Science (SEAS) supports the departments of mechanical, electrical, computer, manufacturing, environmental and paper sciences. The laboratory structure within the design facilitates a wide range of engineering and scientific methods and processes including advanced manufacturing processes, computer-aided experimentation, quality planning and control, microprocessor-based systems, and computer integrated manufacturing, applying innovation to promote continuous learning and research.



The laboratory facilities accommodated within the Benton Hall include specialized chemical engineering, mechanical, electrical, manufacturing, computer engineering, environmental science, programming, electronic design, advanced manufacturing processes, computer-aided experimentation, quality planning and control, microprocessor based systems, and computer integrated manufacturing, general purpose computer labs and student project areas. Many of the lab facilities have special electrical, HVAC, floor loading, and ceiling height requirements as well as service requirements such as compressed air, deionized and/or distilled water, sink and drains, steam, fume hoods, exhaust fans, and multiple network connections.⁴



Architect of Record: Burt Hill

AE7's Staff and Role: Jeff Wetzel, Project Manager



HILTON WEST PALM BEACH CONFERENCING AND MEETING SPACES, West Palm Beach, FL

Client: Hilton, Related, and RIDA
Project Size: 250,000 SF
Completion: 2016

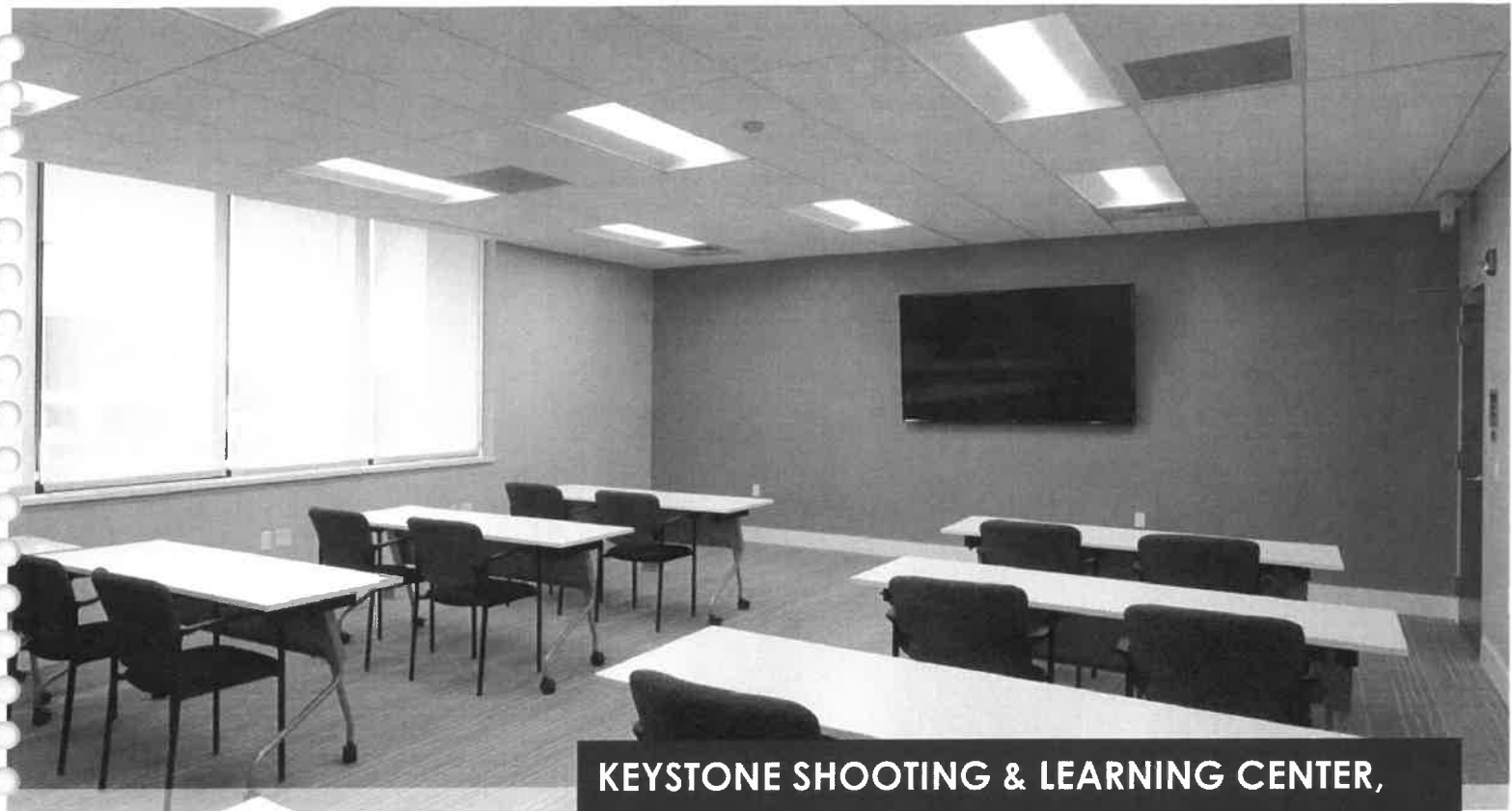
As a part of the overall hotel design, ballroom and meeting spaces were created to host special celebrations, small conferences, training events, as well as private group gatherings. The 13,350 SF Oceana Ballroom and the 5,800 SF Coral Ballroom are styled in warm tones and dark wood accents and can be used as one large ballroom or separated into five event spaces. Partition walls can be used to split the room into several smaller spaces. The hotel also offers more than 24,000 SF of flexible event space ranging from 1,200 to 13,000 SF.



Outdoor, the hotel features two 2,400 SF lawn spaces for meetings or celebrations. Smaller function areas include six private meeting rooms, accommodating up to 100 attendees in theater-style settings.

AE7's Staff and Role: Roberto Vega-Peralta, Project Designer
 Architect of Record: Looney & Associates





KEYSTONE SHOOTING & LEARNING CENTER, Marshall Township, PA

Client: The Keystone Armory
Project Size: 22,000 SF
Completion: 2017
Contact: Ty Eggemeyer
Owner
ty@keystoneshootingcenter.com
412.708.1990

The Keystone Shooting center is a unique luxury shooting center located just outside of the City of Pittsburgh, PA. The overall design intent is to create a shooting club that departs from conventional gun range precedents, and creates an inclusive experience that appeals to a wider demographic of users. The center serves as a training facility for the local law enforcement and hosts a variety of classes for civilians and retired officers.

The exterior façade features a dramatic shed “lantern” roof that is framed with timber trusses and articulated with architectural lighting and a warm color palette. The overall effect is a rustic modern building that appears welcoming to any passers-by.



The shooting center offers a tailored shooting experience to 300+ private members. Members, as well as non-members, can learn the fun and excitement of the shooting sport with the comfort and amenities of a country club. The retail store, indoor shooting range, and various amenities create a perfect environment to fully immerse oneself in the firearm sports. The club members have access to top-quality ranges with cutting-edge technology that makes learning the sport much easier and more fun. The gun range features 3 separate shooting bays (1 tactical bay and 2 target bays) each with 8 shooting lanes for a total of 24 lanes. In addition to offering a retail experience and an area to shoot guns there are also classroom spaces to teach proper gun safety and etiquette to individuals who are new to owning a gun.





TRAINING AND BOARD ROOM Pittsburgh, PA

Client: Confidential
Project Size: 2,000 SF
Completion: 2019
Contact: Confidential

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.

The tables sit below a staggering LCD video wall spanning almost 16 feet in length, which displays content that can be mirrored by every table monitor in the room. In addition to the main table, A cove of four elongated rows of tables and an additional 10 retractable monitors overlooks the main table and video wall. All tables also include advanced audio capabilities.

Adjacent to the training room is a break room that allows food preparation and storage to accommodate training sessions and events.

AE7 provided design services from concept design through construction documents, as well as construction administration services. Additionally, AE7 coordinated extensively with MEP, fire protection, audio/visual, and other consultants to ensure that all systems met the specific functions of the space.





JD PALATINE OFFICE FIT-OUT

Wexford, PA

Client: JD Palatine
Project Size: 5,500 SF
Completion: 2016
Contact: Chad Killian
CEO
412.855.9696
chadkillian@jdpalatine.com

JD Palatine is an employment screening and background check company. The new office headquarters brought the staff members, who originally worked from home, together to improve collaboration and create a sense of community.

As a customer service business, most employees are frequently on the phone. While sound transmission was critical, a transparent office design was key to the company culture. These contrasting needs were addressed through carpet and drop ceilings strategically installed at critical areas. The design also planned for a future noise canceling system. Conference rooms are adjacent to the work station areas allowing for more private conversations.

With security, transparency and openness as client's priorities, the design accommodates key executives at flanking corners of the building. This allows to monitor the operations floor, as well security camera and controlled access cards. The staff desks are arranged around the large exterior windows, and conference rooms are positioned in the center core. Conference rooms vary in size to accommodate both small and large groups and feature glass sliding door systems allowing for additional flexibility of the space's size and use.





NUMO TECHNOLOGY INCUBATOR 2.0
Pittsburgh, PA

Client: numo
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.



FRENCH AMERICAN SCHOOL OF NEW YORK (FASNY), White Plains, NY



Client: French American School of NY

Completion: Under Construction

Size: \$128,000

Contact: John Botti
Former Board Member
bottifamily@yahoo.com
212.871.8898

Rob Pillar led the design team to conduct a "Deep Dive" consisting of workshops with faculty, parents, students, administrators and trustees. The challenge was to rethink their current plan focusing on intelligent, sustainable, integrated, compelling design with tight budgetary constraints that embodies FASNY's culture and vision for 21st century teaching and learning for the French Baccalaureate curriculum. This deep dive approach allowed us to capture the essence of the project in a very short amount of time, allowing FASNY to maintain their aggressive planning and approvals schedule. The result is a design that allows the land to influence the placement of buildings to minimize construction impacts on the site and maintain existing landforms and mature trees.



Flexible learning environments are planned for both interior and exterior spaces with strategic glazing and site lines to connect students to the exterior and put "learning on display". Additionally, the structure and infrastructure are designed to allow FASNY to reconfigure the building for future curricular needs.

Architect of Record: Stantec
Our Team's Staff & Role: Rob Pillar, Principal-in-charge - Educational visioning, planning and concept design.





SPRINGFIELD LITERACY CENTER

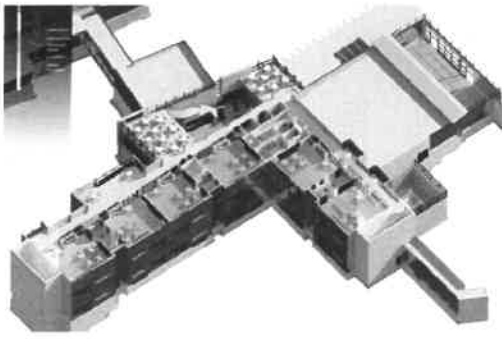
Springfield, PA



Client: Springfield School District
Project Size: 51,000 SF
Completion: Completed
Contact: Bob Ochs
Owners representative
rochs@cidgroup.net
215.620.0085

Based on data indicating that achieving literacy proficiency during primary grades improves lifelong learning skills, Springfield School District implemented a unique curriculum with the belief that every child can learn, and with a goal of achieving 100% proficiency in literacy by grade 4. They developed a "mass customization" model of literacy education tailored to provide the level of education needed for each student. Each student is tested as they enter the school system to determine their level of literacy proficiency and their learning style. Based upon this information, the district developed an individual literacy program (ILP) for each student. These ILPs required spaces for specialized activities such as: undistracted short or long duration one on one instruction, collaborative small group instruction in traditional environment, collaborative small group instruction in varietal environments, etc. Growth in the community created an opportunity to plan and design a new facility that would uniquely support the Literacy program for grades K-1. The goals for this new facility were:

- Use every penny of investment and every inch of development to support the literacy program.
- Create a learning environment that will be the Jewel of the community.
- Create a strong link between the outdoor and indoor learning environments.
- Create outdoor learning environments tied to the natural environment that could be enjoyed and utilized by the community.



The design response for the new Literacy Center is singularly focused on enhancing literacy instruction. It provides maximum adaptability by incorporating folding glass partitions that link classrooms with collaborative learning spaces. Small group instruction spaces between each first grade classroom support the literacy intervention curriculum.

Architect of Record: Burt Hill
Our Team's Staff & Role: Rob Pillar, Principal-in-charge - Educational visioning, planning and concept design.





YOUNG SCHOLARS OF CENTRAL PA CHARTER SCHOOL, State College, PA



Client: Young Scholars of Central PA Charter School

Project Size: 75,000 SF

Completion: In Planning

Contact: Dr Levent Kaya
CEO-Principal
kaya@yscp.org
814.237.9727

INSPIRE Learning Environment Planning is providing Owner's Representative Services for Young Scholars of Central PA Charter School (YSCP). YSCP intends to expand its educational offering from current grade levels of K-8 to grade levels K-12. The existing leased building will be purchased and continued to be utilized for grade levels K-5. A new school will be constructed for grade levels 6-12. INSPIRE's scope of work includes developing the educational vision, developing programming documents, assisting with lease negotiations, conducting property search and analysis, and assisting with procurement of professional design services.

The new building will include next generation learning environments to support the school's International Baccalaureate curriculum for 450 students in grade levels 6-12. It will be approximately 75,000 SF on approximately 10 acres of land. While planning this school, all schools in Pennsylvania were closed due to the COVID-19 pandemic. The school acted quickly to implement on-line learning capabilities. INSPIRE is working with the school to discover what can be learned from this situation that will improve education going forward. Is it possible to conduct portions of the program using distance or blended learning? How can technology be used in the future to engage family members in the learning process? Can the school be designed to allow for better opportunities for social distancing? As we investigate these questions, we will be able to create a safer, more efficient, more engaged learning environment. The school is planned to begin design phase services in July 2020 and be complete for the 2023 school year.





I-79 TECHNOLOGY PARK Fairmont, WV



Client: West Virginia High Technology Foundation

Project Size: 400 acres

Completion: 2014 to present

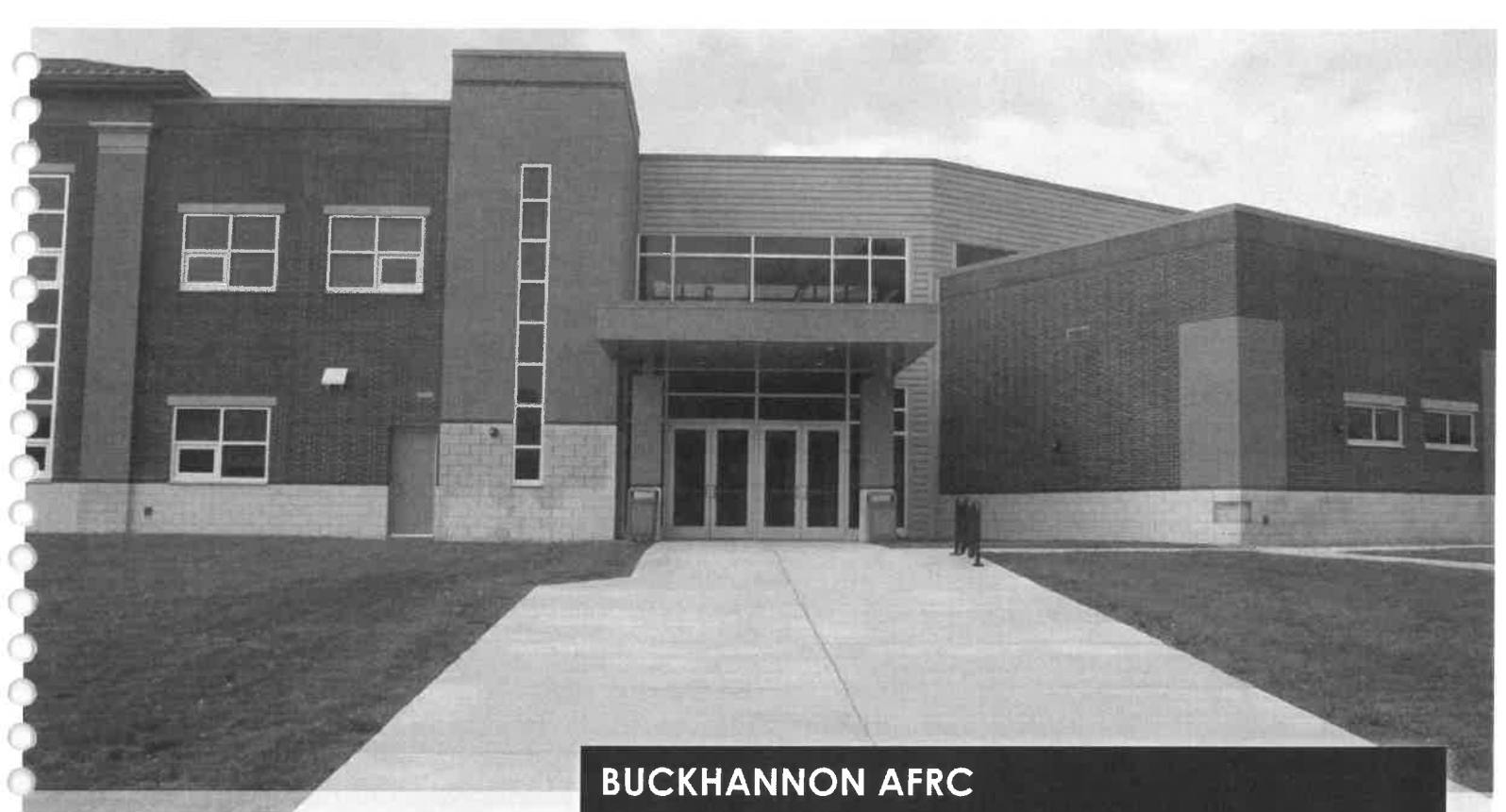
Contact: Mr. Jim Estep
ajestep@wvhtf.org
304.333.6814

The I-79 Technology Park is a +/- 400 acre research development park located on a site with a collapsed coal mine. In 2007 Triad was contracted to provide a geotechnical exploration, including underground utility design and foundation recommendations for the ISR Corporation building. The 263,000 square foot metal-skinned facility is comprised of reinforced concrete which was grouted with fly ash to stabilize the building footprint.

In 2016, Triad prepared a Preliminary Road and Utility Plan for a collector roadway and utilities originating at NASA Boulevard. 2018 brought about new expansions to the project by extending the existing road infrastructure into an undeveloped phase. This expansion will make industrial sized building pads available to federal anchors. The scope of the work includes engineering services, earthwork, storm drainage construction, erosion and sediment control, paving and extension of underground utilities.



Current construction includes approximately 1,545 linear feet of roadway and the installation of water and sewer lines and underground electric duct bank to serve three future building pads. With the completion of this project, approximately 7,944 linear feet of roadway and associated utilities will be constructed which will facilitate the construction of building pads. The federal anchors will make a capital investment through facilities and infrastructure and hire locally with the potential of creating almost 5,700 new jobs for the North Central West Virginia region.



BUCKHANNON AFRC Buckhannon, 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.

Allegheny Design Group provided structural engineering services for the design of the Buckhannon Readiness Center in 2013. The facility is 37,000 GSF, 2 Stories with conference center and classrooms. Services included:

- Shallow Foundation Systems
- Structural Steel Framing





COMMUNITY COLLEGE OF ALLEGHENY COUNTY LANDSCAPE IMPROVEMENTS, Pittsburgh, PA



Client: Community College of Allegheny County

Completion: 2019

Contact: Ray Marks
Assistant Director of Facilities Management
412.237.3072
rmarks@ccac.edu

UpStudio Landscapes worked with the Community College of Allegheny County (CCAC) to enhance the aesthetics of public open spaces at CCAC's Allegheny campus. The three project sites include the landscape surrounding the K. Leroy Irvis (KLI) Science Center and landscape improvements at both the Byers Hall parking lot and the Ridge Avenue & Brighton Road parking lot streetscape.

With high visibility and a desire to enhance the campus in a manner that responds to the existing fabric and further defines the College's presence, UpStudio Landscapes used a plant palette that contributes to a cohesive campus aesthetic and provides seasonal interest- designing for maximum effect when classes are in session. To reduce water and maintenance requirements, a palette of native and appropriate plant species was utilized. Furthermore, the Byers Hall Parking Lot includes a bio-retention swale of river rock and a vegetative buffer to slow parking lot stormwater and channel it to an existing on-site bio-retention area.

As maintenance and campus perception were key drivers of the designs, UpStudio met a key group of stakeholders including College leadership, facilities management, and maintenance staff throughout the design process.



EXCEPTIONS TO THE CONTRACT AGREEMENT

[REDACTED]

[REDACTED]

[REDACTED]

EXCEPTIONS

GENERAL TERMS AND CONDITIONS – CLARIFICATIONS / EXEMPTIONS

Pg 23 – Line item 8 – INSURANCE

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

Pg 25 – Line item 20 – TIME

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

Pg 26 – 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 28 – 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

[Redacted]

[Redacted]

[Redacted]

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI ADJ2000000009

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

5/4/2020

Date

NOTE: This addendum acknowledgement 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**