



West Virginia Purchasing Division

2019 Washington Street, East
Charleston, WV 25305
Telephone: 304-558-2306
General Fax: 304-558-6026
Bid Fax: 304-558-3970

The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at wvOASIS.gov. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at WVPurchasing.gov with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header 1

List View

- General Information
- Contact
- Default Values
- Discount
- Document Information
- Clarification Request

Procurement Folder: 1053663
 Procurement Type: Central Purchase Order
 Vendor ID: 000000164419
 Legal Name: AE WORKS LTD
 Alias/DBA:
 Total Bid: \$0.00
 Response Date: 06/21/2022
 Response Time: 12:03
 Responded By User ID: aeworks
 First Name: Carly
 Last Name: Khanna
 Email: carly@ae-works.com
 Phone: 301-332-9780

SO Doc Code: CEO1
 SO Dept: 0613
 SO Doc ID: VET2200000001
 Published Date: 6/8/22
 Close Date: 6/21/22
 Close Time: 13:30
 Status: Closed
 Solicitation Description: Beckley Veterans Nursing Facility Architectural/Engineering
 Total of Header Attachments: 1
 Total of All Attachments: 1

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Develop A&E EOI & Other Documents For Beckley Facility	1.00000	EA	0.000000	0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments: Per RFP, no pricing information is included. For delivery days, we will work with the State of West Virginia and Beckley Veterans Home in development of a schedule and milestones that meets grant and user requirements. We are attaching our response to the evaluation criteria, including project and goals, qualifications, experience and past performance.

Extended Description:

Making Building Projects a Better Value

THE STATE OF WEST VIRGINIA
Beckley Veterans Nursing Facility
Architectural/Engineering
CEOI 0613 VET2200000001

Prepared by:
AE Works Ltd.
418 Beaver Street
Sewickley, PA 15143
aeworks.com

Due Date:
June 21, 2022

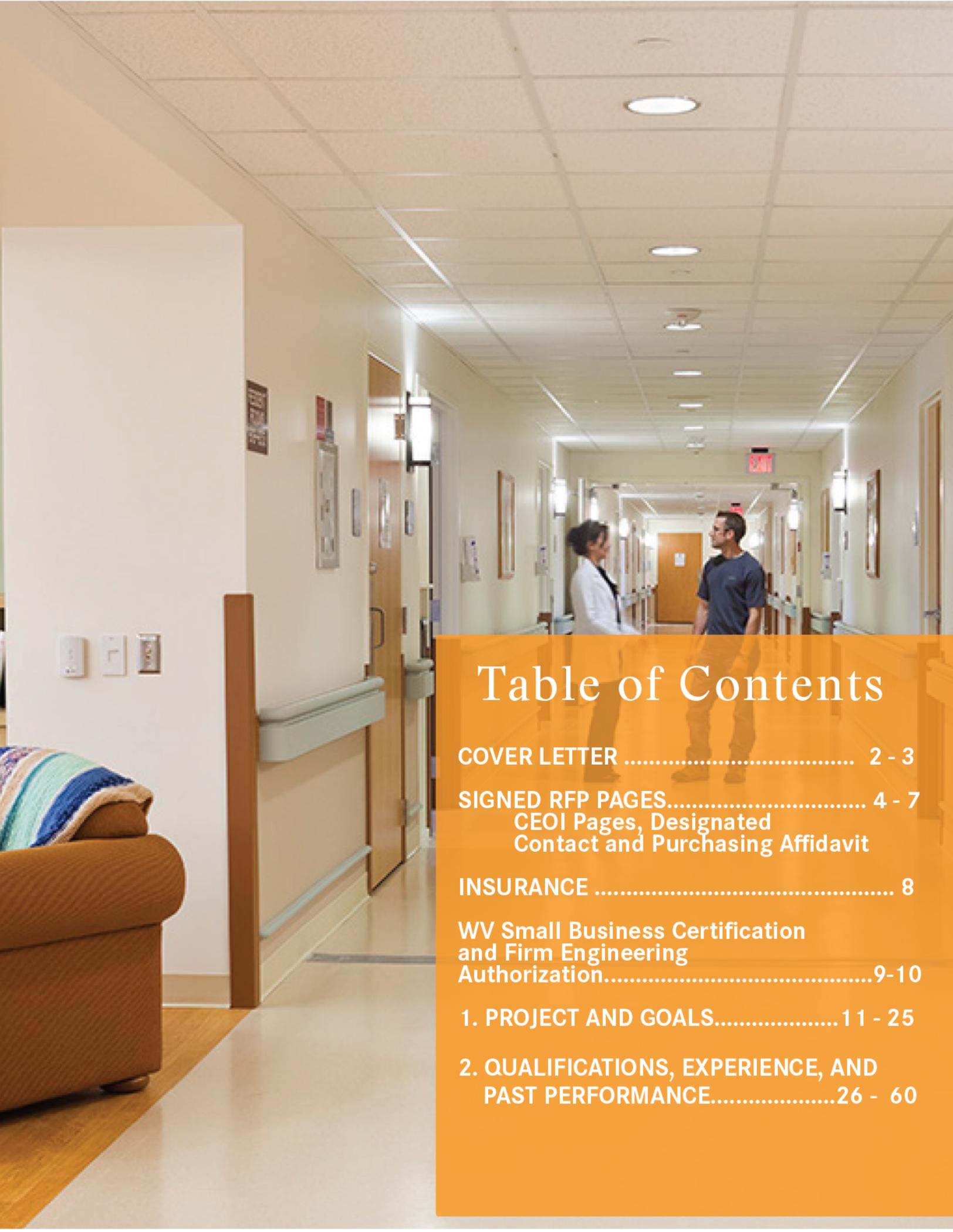


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June 21, 2022

Department of Administration, Purchasing Division
2019 Washington Street East | Charleston, WV 25305-0130
Attn: Tara Lyle | Buyer Supervisor | Tara.L.Lyle@wv.gov

RE: Beckley Veterans Nursing Facility, CEOI 0613 VET220000001

Dear Ms. Lyle,

On behalf of AE Works Ltd., and our teaming partners, I am pleased to submit our proposal and indicate our interest to provide architecture and engineering design services for the Beckley Veterans Nursing Facility. Our response will show that our team brings significant Department of Veterans Affairs (VA) and State Veterans Homes design experience, and a strong, integrated technical team with expertise in Long-term Care and Community Living Centers.

Our team possesses sufficient staff capacity and can commence immediately on this project and meet your desired schedule. **For your consideration, we offer the following key qualifications:**

A Team with Diverse Veterans Nursing and Community Living Center experience: We have assembled a team with core expertise in patient-focused healthcare environments, including over 1.3 million-SF Community Living Centers (CLC) and Long-Term Care (LTC) facilities. Experience includes:

- o Design-build requirements for a new \$82 million CLC for the U.S. Department of Veterans Affairs.
- o Programming and Concept for 200 bed CLC at a Pennsylvania Veterans Home that met VA guidelines and was funded by and involved submissions to the VA's State Veterans Home Construction Grant program.
- o Several new construction and renovation projects for VA CLCs and state Veterans that met federal VA guidelines.
- o Underway in Design for renovation and alteration to an existing Veterans Retirement facility at the Armed Forces Retirement Home (Washington DC).
- o Deep experience and application of the Small House Model Design Guide, Department of Veterans Affairs CLC guidelines, Physical Security requirements and construction in accordance with the Office of Construction and Facilities Management and the U.S. Department of Veterans Affairs.

Experience with all facilities and infrastructure on an operating VAMC campus: All proposed firms bring relevant Department of Veterans Affairs experience. We have the design processes and resources in place to mitigate risk and successfully deliver this new Nursing Facility project. Experience includes:

- o This specific AE Works team has completed hundreds of VA Medical Center projects nationwide
- o Local Beckley, WV experience includes a new Behavioral Health Clinic at the Beckley VA Medical Center. Additional recent local West Virginia VA experience includes a \$5M office renovation project for the Veterans Benefit Administration (nearing construction completion).
- o Experience on Veterans Affairs projects ranging from >\$1M to \$82M in construction costs.
- o AE Works has teaming experience with all key proposed subconsultants Stahl Sheaffer on similar projects with a record of exceptional evaluation ratings.

A full-service team and specialized experts: The AE Works team brings diverse and specialized capabilities to provide the expertise and flexibility to meet your project needs. This team includes:

- **Senior Project Manager** with decades of project leadership experience on a range of Department of Veterans Affairs healthcare and new construction projects.
- **Registered Architects and NCIDQ Certified Interior Designers** with knowledge and experience in CLC/long-term care facility design.
- **Building Systems Engineers (MEP / Security / Telecom)** with extensive experience with healthcare and long-term care planning and facility design experience.
- **Physical Security Specialist** with experience assessing over 10M-SF+ of VAMC facilities. Certification as a Physical Security (PSP), Certified Information Systems Security Professional (CISSP) and Certified Protection Professional (CPP).
- **Geotechnical, Structural and Civil Engineers** with years of experience locally in West Virginia.
- **Cost Estimator** with decades of construction experience and healthcare projects provides insight to project teams on how projects are actually built to support comprehensive estimates.

A Centrally Located Team with West Virginia Experience: With experience throughout West Virginia, including specific work locally in Beckley for the U.S. Department of Veterans Affairs, our team is ready to mobilize to support this project. The AE Works team brings the first-hand experience of the local construction climate and region to support successful project delivery for the West Virginia and the Beckley Veterans Nursing Facility.

We appreciate this opportunity to present our expression of interest. Please do not hesitate to contact me should you have any questions regarding our qualifications.

Sincerely,



Richard W. Witt, Jr., AIA - Sr. Vice President and Chief Client Officer
rick@aeworks.com | 814.242.0489



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

State of West Virginia
 Centralized Expression of Interest
 Architect/Engr

Proc Folder: 1053663			Reason for Modification:
Doc Description: Beckley Veterans Nursing Facility Architectural/Engineering			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2022-06-07	2022-06-21 13:30	CEOI 0613 VET2200000001	1

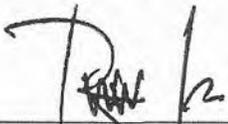
BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: 000000164419
Vendor Name : AE Works Ltd.
Address : 418 Beaver Street
Street :
City : Sewickley
State : PA **Country :** United States **Zip :** 15143
Principal Contact : Richard Witt, Jr. AIA
Vendor Contact Phone: 814.242.0489 cell **Extension:**

FOR INFORMATION CONTACT THE BUYER
 Tara Lyle
 (304) 558-2544
 tara.l.yle@wv.gov

Vendor Signature X  FEIN# 26-3588935 DATE June 21, 2022

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

ADDITIONAL INFORMATION

The West Virginia Purchasing Division, for the agency, the West Virginia Department of Veterans Assistance, is soliciting Expressions of Interest from qualified firms to provide professional design services to develop construction documents for a 120 bed Veterans Nursing Facility located in Beckley, WV, per the attached documentation.

INVOICE TO	SHIP TO
DIVISION OF VETERANS ASSISTANCE 1900 KANAWHA BLVD BUILDING 5, ROOM 205 CHARLESTON WV 25301 US	DIVISION OF VETERANS ASSISTANCE 1900 KANAWHA BLVD BUILDING 5, ROOM 205 CHARLESTON WV 25301 US

Line	Comm Ln Desc	Qty	Unit Issue
1	Develop A&E EOI & Other Documents For Beckley Facility	1.00000	EA

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description:**SCHEDULE OF EVENTS**

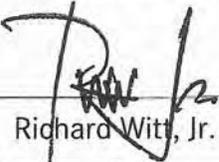
<u>Line</u>	<u>Event</u>	<u>Event Date</u>
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	Document Phase	Document Description	Page 3
VET2200000001	Draft	Beckley Veterans Nursing Facility Architectural/Engineering	

ADDITIONAL TERMS AND CONDITIONS

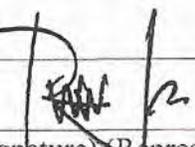
See attached document(s) for additional Terms and Conditions

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Name, Title)  Chief Client Officer
(Printed Name and Title) Richard Witt, Jr. AIA - Chief Client Officer
(Address) 418 Beaver Street, Sewickley, PA 15143
(Phone Number) / (Fax Number) 814.242.0489 cell
(email address) rick@aeworks.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through WVOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entire entering into this contract is prohibited from engaging in a boycott against Israel.

AE Works Ltd 
(Company) Chief Client Officer
(Authorized Signature) (Representative Name, Title)
Richard Witt, Jr. AIA - Chief Client Officer June 21, 2022
(Printed Name and Title of Authorized Representative) (Date)
814.242.0489 cell
(Phone Number) (Fax Number)
rick@aeworks.com
(Email Address)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/07/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of Pennsylvania, LLC 1301 Grandview Avenue, Suite 400 Pittsburgh, PA 15211		CONTACT NAME Pam Pelissero PHONE (A/C, No, Ext) (412) 395-4000 FAX (A/C, No) (412) 381-9368 E-MAIL ADDRESS ppelissero@tjsins.com	
INSURED AE Works, LTD 418 Beaver St. Sewickley PA 15143		INSURER(S) AFFORDING COVERAGE INSURER A Harford Mutual Insurance Group NAIC # 14141 INSURER B The Hartford 37478 INSURER C National Casualty Company 11991 INSURER D INSURER E INSURER F	

COVERAGES

CERTIFICATE NUMBER: CL2110722164

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLA MS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BP10521632	10/05/2021	10/05/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV NJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							Employee Benefits	\$ 1,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA10521809	10/05/2021	10/05/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY NJURY (Per person)	\$
							BODILY NJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> RETENTION \$ 10,000 <input type="checkbox"/> OCCUR <input type="checkbox"/> CLA MS-MADE			CU105218310	10/05/2021	10/05/2022	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPR ETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	40 WEC AN3JDD	10/05/2021	10/05/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACC DENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
C	Professional Liability			JES0000068	10/05/2021	10/05/2022	Each Claim	\$5,000,000
							Aggregate	\$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Coverage

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Coverage

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

AE WORKS LTD.

C03239-00

Engineer in Responsible Charge: MICHAEL A. CHEROCK - WV PE 017498

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

January 1, 2022 - December 31, 2023

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL, AND SIGNED BY THE PRESIDENT OF SAID BOARD.

Scott E. Thomas Jr.

BOARD PRESIDENT



ALLAN L. MCVEY
CABINET SECRETARY

STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON STREET, EAST
CHARLESTON, WEST VIRGINIA 25305-0130

W. MICHAEL SHEETS
DIRECTOR

July 19, 2021

AE WORKS LTD
418 Beaver St.
Sewickley, PA 15143

JoAnn Rizzo:

This is to notify you that your Small, Women-, and Minority-Owned Businesses (SWAM) Certification Application has been approved based on your representations that the vendor named above meets the definition of a Small, Women-, and Minority-Owned Businesses as set forth in the *West Virginia Code of State Rules* 148-22-1 et seq. This certification becomes effective:

07/19/2021

And shall automatically expire without notice two years after the effective date unless revoked by the Purchasing Director or upon expiration pursuant to the *West Virginia Code of State Rules* 148-22-8. The type(s) of Small, Women-, and Minority-Owned Businesses (SWAM) Certification approved for your entity:

Small Business

To maintain certification without lapse, a certified business shall apply to renew its certification at least 60 days prior to the end of the two-year certification period. Complete renewal instructions, recertification forms, and a list of all SWAM Certified entities are available online at www.state.wv.us/admin/purchase/VendorReg.html.

If you have questions, please contact the West Virginia Purchasing Division at 304-558-2306.

Sincerely,

A handwritten signature in blue ink that reads "Terra Oliver".

Terra Oliver

Vendor Registration Coordinator



1. PROJECT AND GOALS

TEAM INTRODUCTION	11-16
DESIGN APPROACH, GOALS AND OBJECTIVES	17 - 25
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Team Introduction

AE Works - Project Management, Architecture, Planning, Interior Design, Space Planning / Programming, Engineering (Security / Technology Systems, MEP), Cost Estimating, Physical Security, Construction Administration

With a history of delivering federal, state and private health projects across the country, we are experienced providing quality, cost-effective and sustainable solutions that meet the complex requirements of an operating healthcare campus.

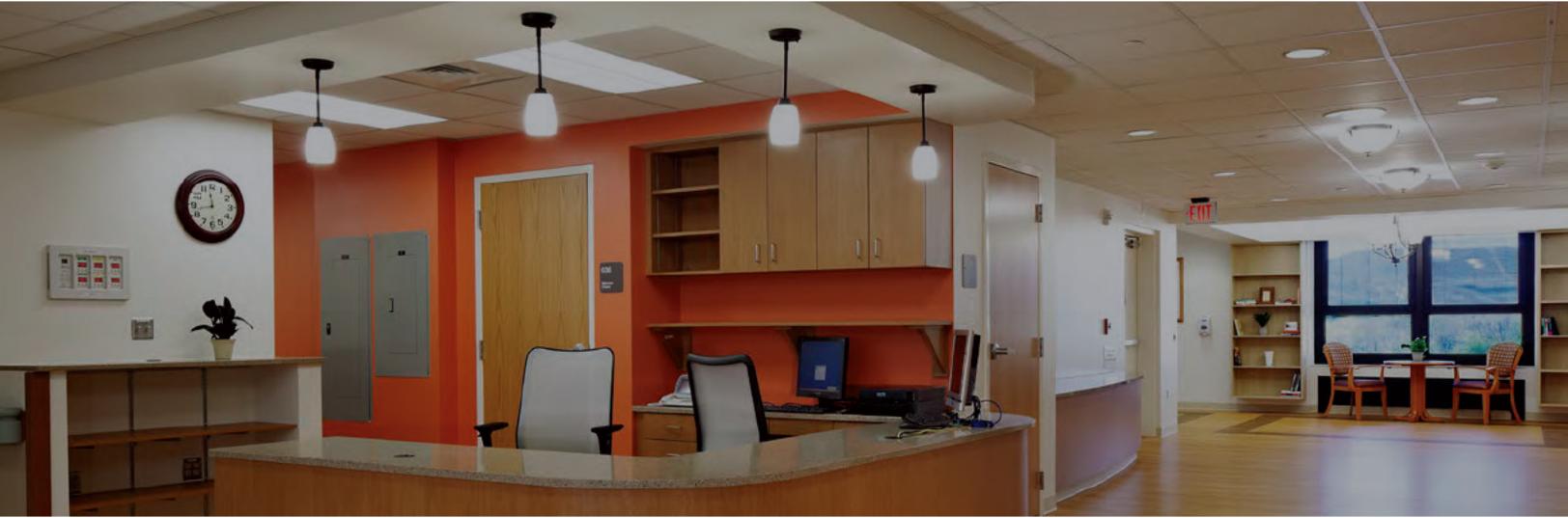
Whether developing capital solutions that respond to 24/7 campus activity, implementing solutions to enhance security, or creating patient-centered healing environments, AE Works provides uniquely developed solutions for our clients as distinct as they are. AE Works can support all phases of your project lifecycle from initial planning to construction completion.

Our Team Goal: Better efficiencies, ideation and trust from a diverse team united by a strong culture of innovation and entrepreneurial spirit.

The Result: Increasing the return on investment of capital projects.

Depth and Diversity of Healthcare Projects

- **Over 16M-SF of renovations**
- **Over 4M-SF of new construction**
- **Behavioral and Mental Health** - Inpatient and outpatient clinics
- **Campus and Building Infrastructure:** Central utility plants, multi-building infrastructure upgrades, energy efficiency improvements
- **Campus Physical Security** - Facility and campus security assessments, building design review
- **Inpatient and Long-term care** - Community Living Centers, Nursing Facilities inpatient floors and domiciliaries
- **Master Planning + Facility Programming**
- **Outpatient and Specialty Clinics** - Dental, audiology, radiology, eye, acupuncture clinics, women's wellness, physical therapy



Outpatient Clinics

- Ft. Wayne VAMC Specialty Clinics
- Beckley WV VAMC Behavioral Health Clinic
- Lebanon VAMC Behavioral Health Clinic
- Rome Outpatient Clinic Space Study
- San Francisco VA Facility Master Plan Phase One: Building 200 and 203

Long-term & Inpatient Care

- Armed Forces Retirement Home, Long-term Care Renovations and Alterations
- Perry Point VAMC: Design Build Construction Requirements for CLC
- Richmond VAMC Spinal Cord Injury Center of Excellence
- Syracuse VAMC CLC

Support Facilities

- Canandaigua VAMC Call Center
- Veterans Benefits Administration, Huntington, VA Regional Office Modernization
- Wilmington VAMC New Administration Building

Infrastructure

- VA Palo Alto 60vK Substation and Infrastructure, Design Development
- Wilkes-Barre VAMC Boiler Plant Replacement
- Lexington VAMC Chiller Plant Replacement
- VA Eastern Region Facade Investigations

Physical Security

- Bath VAMC Campus-Wide Security Upgrade
- Physical Security Assessments, 8M-SF in TN, OH and MO
- VBA Workplace Safety Evaluations, Nationwide, including WV



Firm Information

- 15 Years of Federal Health Experience - National Institutes of Health, Armed Forces Retirement Home and Department of Veterans Affairs Contracts
- 160+ Federal Health Projects spanning work nationwide
- In-house architecture, engineering, planning, security risk management, and project services



Teaming Partner: Stahl Sheaffer



Stahl Sheaffer Engineering - Engineering (Civil, Structural, and Geotechnical); Survey services

Stahl Sheaffer Engineering (Stahl Sheaffer) is a multi-discipline civil/structural engineering firm that has been providing design, inspection, and surveying services since 2006. The firm is listed as a top design firm in the ENR Mid-Atlantic Top Design Firms list for the fourth consecutive year.

Stahl Sheaffer specializes in structural, site civil, survey, and geotechnical engineering services necessary to support AE Works in designing the best solutions for the Beckley, WV Veterans Nursing Facility Design project. They provide engineering services for multiple markets including state agencies and municipalities, higher education, energy, and private development including senior living facilities, healthcare, hotel, recreational, and residential. Stahl Sheaffer uses Revit to collaborate with multiple stakeholders, including university project managers, architects, municipal officials, MEP's, landscapers, etc.

Of relevance to this project, Stahl Sheaffer has assisted government agencies, including the State of West Virginia by collecting nearly two billion data points of the inside of the West Virginia State Capital Dome to provide historically accurate rehabilitation data for construction of a moisture intrusion repair project.

Relevant experience

Ronald McDonald House Additions and Renovations, Morgantown, WV: Design and detailing of 4,000-SF two-story wood-framed addition with basement and egress stair, addition of a new internal elevator, and new entry to the existing Ronald McDonald House. Interior renovations along with the anticipated additional square footage will increase the number of guest rooms by 13, almost doubling the current capacity and allowing the facility to better serve the families impacted by childhood illness.

Covenant Woods Senior Living Design, Continuing Care Retirement Community, Richmond, VA: Structural engineering for two new building additions with slab-on-grade basement, with framed first and second floor added to the north end of wing C.

ABOUT STAHL SHEAFFER

- Morgantown, WV office
- Providing professional services in West Virginia for the last 16 years.
- 9 Professionally Registered staff in West Virginia
- Teaming with AE Works on 12 projects





Nursing and Long-Term Care Experience

AE Works brings proven experience with submissions for Department of Veterans Affairs grants and projects, including application of the VA CLC and Small House Model Design Guide. For example, as a part of the PA Veterans Homes Tele-Security project, AE Works successfully coordinated submissions to complete the grant approval process. As a result, these six projects were supplemented with Federal assistance monies, saving the Department and Commonwealth of Pennsylvania more than \$2.7 million dollars.

In addition, AE Works has worked on 150+ Department of Veterans Affairs projects, including CLCs. We are experienced with VA submission and project requirements.

We have assembled a team with core expertise in patient-focused healthcare environments, including over 1.3 million-SF Nursing Facilities / Community Living Centers (CLC) and Long-Term Care (LTC) facilities. Experience includes:

- Design-build requirements for a new 96-bed, \$88 million CLC for the U.S. Department of Veterans Affairs.
- Armed Forces Retirement Home, Sheridan Building Long-term Care and Community Living Center Renovations, totaling \$77M.
- Concept for 200 bed CLC at a Pennsylvania Veterans Home that met VA guidelines and was funded by and involved submissions to the VA’s State Veterans Home Construction Grant program.
- Several new construction and renovation projects for VA CLCs and state Veterans that met VA guidelines.
- Deep experience and application of the Small House Model Design Guide, Department of Veterans Affairs CLC guidelines, Physical Security requirements and construction in accordance with the Office of Construction and Facilities Management and the U.S. Department of Veterans Affairs.

CLC / LONG-TERM CARE DESIGN

Our team believes that the design of long-term care facilities care requires an understanding of the issues unique to that population and the range of healthcare services they need.

The first impression of a long-term care facility should convey a healing environment, reassuring Veterans and their family and friends that quality care, compassionate staff, and competent health services await. Attention to way finding, color, lighting, and views is critical in creating spaces where residents and family members feel welcome, protected and valued. The AE Works team has broad experience in the planning and design of healthcare facilities, including CLC and long-term care projects.



15 years

AE Works has been providing professional services to the Department of Veterans Affairs for 15 years; continuously receiving “**Exceptional**” and “**Very Good**” CPARS ratings

150

Department of Veterans Affairs projects, including application of VA grant requirements

1.3 million SF

of Nursing / Community Living Centers and Long-Term Care facilities

Additional Relevant Experience

- **Perry Point VA Medical Center (VAMC), New 96-bed Community Living Center (CLC), Perry Point, MD:** Design-build requirements for a new 96-bed, \$88 million CLC for the U.S. Department of Veterans Affairs.
- **Armed Forces Retirement Home, Campus Infrastructure Upgrade & GSA Excellence New Multi-Service Building, Washington, DC:** AE Works served as the lead MEP Engineer on a Chiller / IT Center Relocation and provided data / telecom design for the 170,000-SF New Residential Center.
- **Armed Forces Retirement Home:** on call contract on this historic long-term care campus. 12 task orders delivered to date. These projects include:
 - Sheridan Building, 1st Floor, Assisted Living Bridging Design
 - Sheridan Building, 4th Floor, Long-term Care Bridging Design
 - Sheridan Building Master Plan and Renovations for Assisted Living and Long-term Care
- **VA Pittsburgh Building 51 Community Living Center (CLC):** 21,150-SF renovation, CLC that features a two house” concept with each “house” comprised of 12 beds and shared living room, dining room and quiet rooms.
- **Altoona VAMC, 6th Floor Community Living Center, Altoona, PA:** 13,000-SF renovation to the resident rooms, shared community spaces and clinical spaces.
- **Hollidaysburg Veterans Home, Hollidaysburg, PA:**
 - Concept and schematic design for a 200 bed CLC, focusing on 10-12 rooms for each home to create a less institutional feel. Project was a part of the VA’s State Homes Construction program.
 - MacArthur Hall Renovations Exterior improvements (roof, façade, windows), infrastructure updates and renovations (kitchen) for CLC. Project was a part of the VA’s State Homes Construction program.
- **Baltimore VAMC Inpatient Privacy Improvements, Baltimore, MD:** Detailed planning and study for patient privacy improvements at the Baltimore VAMC – more personal space and privacy, reduction of bed count from 93 to 82 to provide a “Just-like home” healing environment
- **UPMC Senior Living, Pittsburgh PA:** 4-story building with 5 apartment buildings, conference center and 100-space underground parking. * (Completed by proposed Architect Fred Santoro, RA, prior to AE Works)
- **Sunrise Senior Living, Multiple Locations:** 3 high-rise buildings, 26-story buildings with amenity floors. * (Completed by proposed Architect Fred Santoro, RA, prior to AE Works).



Goals and Objectives – Anticipated Concepts and Methods of Approach

3.1 35% Design Work that will allow the agency to provide a high-level overview of the construction, including cost estimates, for the purpose of securing additional funding.

Key design elements include but are not limited to; kitchen services to meet the needs of 120 residents, a “neighborhood” living setup not to exceed 16 residents within a neighborhood, all private rooms, a minimum of eight negative-pressure rooms, sufficient administrative space and, generally, all other domestic guidelines set forth in the VA’s Small Home Design Guide. Supporting assets will include a paved access road and sufficient parking to accommodate staff, visitors and maintenance vehicles. Cost-effective energy conserving features should also be incorporated within the design.

AE Works has provided services to the U.S. Department of Veterans Affairs for 15 consecutive years. In that time, we have delivered over 150+ projects in all 50 states for the Department of Veterans Affairs - **including locally in Beckley, WV**. Many of these projects have involved programming, new construction, master planning and facility assessments. We are accustomed to working on active healthcare campuses and developing phasing and concept designs that address this challenge along with historic, environmental and other requirements.

Additionally, of relevance to this project, we have years of experience with Veterans Homes and Community Living Center projects. Our team brings a thorough understanding

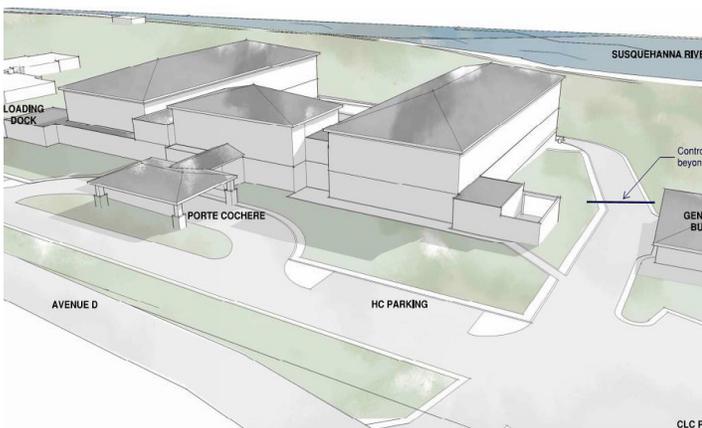
of VA requirements, experience with U.S. Department of Veterans Affairs and State Veterans Homes facilities, and depth of healthcare projects to support our team in successfully executing this project.

As a full-service A/E team, we are accustomed to providing multi-discipline design efforts on a broad range of projects, simultaneously. We are able to effectively allocate our professional staff resources because of our balanced workload of small, medium, and larger projects. All of these factors support our team’s ability to successfully execute projects in a timely, cost-effective manner.

PROJECT APPROACH

We firmly believe that a successful project begins with early consideration for proper organization and communications. This approach encourages all stakeholders to understand their respective roles and how communications must flow throughout the course of the project. In practice, this means all elements of the planning, design and construction process should start and end together. This encompasses the entire Project Delivery Team working together, bringing their individual experience to bear, asking questions, defining expectations and exploring alternatives within the framework of our clients’ program or project.

AE Works intends to collaborate with the State of West Virginia, relevant stakeholders and our sub consultant partners to provide design services.



Massing for 96-bed new Nursing Facility

KICK-OFF MEETING

As a team player, we firmly believe that a successful project is the result of good listening skills and our ability to translate visions and objectives into solutions.

The Project Kick-off Meeting will include State of West Virginia and Beckley Veterans Nursing Facility key stakeholders, and other relevant team members. This meeting will be facilitated by AE Works. The primary goals of the kick-off meeting are to ensure that everyone reviews the overall plan of action, understands the tasks at hand, and the schedule of the Phase I, 35% design work.

This meeting sets the tone and expectations for the project, verifies the scope of services and activities, establishes the project task and delivery schedule and generally involves the following:

- Identification of all team members and their roles.
- Defining clear lines and avenues of communication.
- Tie down hierarchy of decision-making.
- Confirming Scope of Work requirements and parameters.
- Finalization of detailed schedule to encompass all tasks and activities of the project within your anticipated project timetable to meet grant program requirements. Our team will update and maintain the schedule throughout the project.
- Development of quality control goals/expectations.

For the Beckley Veterans Nursing Facility, AE Works will formalize the schedule and milestones submitted as part of this submission to further outline and define all required Tasks, anticipated Subtasks and Activities along with approval meetings, deadlines, and other key milestones. We will arrive at the “Kick-off” meeting having already refined this information in order to accommodate a productive and work session-like kick-off meeting.

During this meeting, we will discuss and formalize the items outlined above along with the project objectives and requirements. Meeting minutes, an updated work

plan and milestone chart, along with other project-related documents and information resulting from the Kick-off meeting will be distributed soon after the meeting. Throughout the duration of the project, the work plan and project schedule for design will be reviewed, refined, and discussed among all project team members on a regular basis and updated as needed.

ADMINISTRATIVE & DELIVERABLES

Through communications, regularly scheduled meetings and other tools, our team will monitor and control the project quality, schedule and budget in addition to documenting, monitoring, evaluating and resolving issues timely. Accountability for quality, schedule and budget control reside throughout the AE Works project at Designer, Project Manager and Leadership levels. Controls throughout Design include:

- Regular Internal Communications & Meetings
- Project work plan that will be updated regularly
- Milestone Reviews: Deliverable reviews and Multi-Disciplinary Peer Reviews (“fresh set of eyes”)
- Project-Specific QA/QC Plan
- Constructability reviews
- Utilizing our Quality Management Program consistent with the accepted professional standard of care, our established QA/QC processes and use of tools such as technology, we will remain focused on quality management. BIM Technology (project visualization), development and maintenance of a project-specific QA/QC Plan.
- Sub consultants are included in AE Works’ QA/QC plan, assuring transparency and open communication to position our team to successfully deliver projects. Work performed by a sub consultant is reviewed by AE Works to ensure that deliverables meet or exceed the expectations and requirements of AE Works and our client.

GENERAL REQUIREMENTS

Programming: At the project start, the AE Works team will meet with WV and Beckley Veterans Nursing Facility assigned Point-of- Contact(s) and key stakeholders to develop and outline programmatic requirements as a part of the “Project Kick-off Meeting.” To ensure that all desired best practices, standard WV, Department of Veterans Affairs, and grant requirements are incorporated into the planning process, AE Works will discuss and formalize project standards with you for this new project prior to programming.

To support your goals, we will assist in facilitating an interactive planning process. At the beginning of this phase, we will conduct a Partnering session with all Project Leadership parties. We will gather input through interviews with key stakeholders/user groups. Specifically, we will evaluate any new and/or previously collected information regarding campus utilities and Nursing Facility requirements.

Moreover, having completed several VA Nursing / CLC projects, we will apply our knowledge of VA Design Manuals, including the most recent VA Small House (SH) Model design requirements to support the planning process. We will filter, prioritize, and translate into programmatic information and project requirements. Our team will bring experience and expertise regarding current healthcare trends, relevant equipment along with knowledge of nursing facility best practices to better enable the discussion with the user groups.

As part of this planning effort, our team will outline and discuss a variety of facility features and requirements with your planning team including, but not limited to, the following:

- Floor plan concepts that consider economical and flexible solutions to maximize space.
- Preliminary Space and Facility Requirements.
- Vertical and horizontal flow.
- Preferred building materials, building systems (HVAC, Electrical, Plumbing, Technology and Security Systems), and construction methods.
- Specific VA-defined facility requirements that need to be addressed.
- Accessibility.



Ground Floor-plan for new Nursing Facility

- Sustainable building strategies and opportunities for energy efficiencies.
- Other needed site and building features.
- Relevant design standards and guidelines to be utilized.

With well-defined goals, objectives, programmatic information, project requirements, and usable site and campus utility information, our team will work with the WV team to analyze cost-conscious options for a new 120-bed Nursing Facility that provides various levels of care for Veterans.

Concept Design: With clearly defined project requirements, our team will then develop alternative design concepts. By evaluating a variety of alternatives, we believe that we can help the WV - Beckley Veterans Nursing Facility Team determine the most creative, efficient, sustainable “buildable”, and programmatically sound design solution that best responds to the project requirements and existing facility conditions. The design concepts will also consider the general approaches and requirements for construction regarding site development, structural, and MEP systems in alignment with the Small House Model Design Guide as well as developing a probable project approach aimed at minimizing disruptions during construction.

35% Design: We will provide drawings for the selected site and floor plan layout, facility features and systems as well as further refine the building components from the Concept phase. Detailed project reviews with WV - Beckley Veterans Nursing Facility staff occur during this phase to verify that design is responsive to the project goals, objectives, and requirements.

In summary, the aim of our team is to develop a viable solution, which incorporates all relevant input, project requirements and other decision-making factors, to support you and your team in developing a project and 35% submission that fulfills your requirements and vision, and aligns with the VA Small House Model Design Guide.

UNDERSTANDING REQUIREMENTS OF NURSING FACILITIES

Designing facilities to support the needs of residential and long-term healthcare is a complex matter and requires an understanding of the issues that face this area of care. The design of these critically important facilities requires focus on creating an environment that helps calm patients and creates a just-like home experience. In the design of this project, our team will focus on the following design features:

- **Creating a non-institutional treatment environment to promote healing:** Replacing an institutional feel is critical for healing environments like Small House Model to incorporate a supportive, comforting environment. Considerations include:
 - Incorporation natural light and views
 - A “just like home” environment that includes spaces and facilities to support therapeutic healing and a residential character.
- **Creating an environment that is “just like home:”** This can be achieved with attention to some of these details:
 - Private rooms, front porches and sun rooms – just like home, making it easier for residents to adapt and settle in to their environment.

- Incorporation of warm and inviting textures and finishes
- Maximizing access to natural light and use of warm and rich color throughout the spaces to convey comfort.
- A focus on privacy with home settings that accommodate small groups of residents arranged in 12-16 “houses” that are supported by “neighborhood centers” and a “community center.” To create a just-like home feel, homes include private rooms and full bathrooms, along with family-style communal spaces like a hearth, a dining area and a central kitchen, providing a mix of personal and social space that normalizes the resident’s experience. These smaller settings provide quiet and individualized care, which is ideal for those patients who have dementia or those who fare better in a quieter environment.



New Community Living Center, Department of Veterans Affairs

- **Orientation and Wayfinding:** Reducing anxiety while enhancing the level of comfort is critical. Layouts that promote clear mental mapping and wayfinding can support creation of a comfortable and therapeutically enriching environment.
- **Ensuring Safety and Security:** Observation of patients is important, but it must be done in such a way as to be non-threatening and as discreet as possible. Nurses' stations, medication carts and public address systems – all of which are common in the traditional hospital setting – detract from the comforting, residential feel of the Small House concept. Wireless technology and placement of monitoring devices are critical details to support the creation of a healing environment with a non-institutional feel. This supports an environment where trust and respect can develop.
- **Attention to the Physical Environment and Reducing Unwanted Stimulation:** Unwanted stimulation such as noise, disruptive behavior, and unwanted intrusions can be addressed in physical design, but passive stimulation can also support a positive healing environment. Access to outdoors, indoor gardens, and similar aspects of the physical environment can make very positive contributions to life quality and treatment outcomes. Resident-accessible patios, porches, walkways and gardens, green space, as well as large windows to allow a great amount of natural light into each home and remove the institutional feel.



Local Beckley, WV Experience: Beckley VA Medical Center, New Behavioral Health Facility

Geotechnical and Site Requirements

3.2 Architect will provide all geotechnical work to include any necessary drill borings, designer shall be responsible for researching and investigating the location of existing underground and above ground utilities. Architect will also provide drawings and specifications of any and all utility and road infrastructure as needed and directed by the State agency, utility company or other utility approval authority for Beckley, West Virginia.

ASSESSMENT OF EXISTING SITE AND PHYSICAL INFRASTRUCTURE AND EXISTING CONDITION

We firmly believe that a successful project begins with early consideration for proper organization and communications. This approach encourages all stakeholders to understand their respective roles and how communications must flow throughout the course of the project. In practice, this means all elements of the planning, design and construction process should start and end together. This encompasses the entire Project Delivery Team working together, bringing their individual experience to bear, asking questions, defining expectations and exploring alternatives within the framework of our clients' program or project. AE Works intends to collaborate with the State of West Virginia, relevant stakeholders and our sub consultant partners to provide design services.

The intent of our team is to collect, review and organize available existing drawings and utility information followed by site visits to review / assess existing conditions and accurately document existing site and facility physical infrastructure conditions to evaluate how the new Nursing Facility can tie into existing infrastructure and compliment other existing facilities.

Our team will meet with knowledgeable Beckley Veterans Nursing facilities staff to review and confirm observations and existing drawings and to ask questions to support development of design options within the context of the existing site.

Our team will provide a full suite of professional services as outlined in the scope of work to perform the necessary field investigation to review and document the site and relevant existing site utilities. These services include: on-site utility survey, subsurface utility engineering, campus utility surveys, transportation and parking demand analysis,



Design of Beckley VA Medical Center New Behavioral Health Building involved geotechnical investigations and site assessments

ADA compliance review, boundary and topography survey, geotechnical and geological analysis, NEPA Environmental Assessment, Physical Security Analysis (Site & Buildings), Sustainable Design and Telecommunications Survey.

From review of government-provided information, site visits and meetings with WV and Beckley Veterans Nursing Facility stakeholders, our team will assemble a comprehensive package of written descriptions and graphic illustrations of existing site and site utility conditions and requirements to guide the development of site layout options and a selected site layout option.

GEOTECHNICAL INVESTIGATION

Proposed Geotechnical Engineer, Stahl Sheaffer Engineering, will conduct a geotechnical investigation to aid in the design of the proposed 120,000 square-foot, 120 bed, veteran nursing facility. The project is located on a 12-acre plot adjacent to 105 South Eisenhower Drive in Beckley West Virginia. The scope of the geotechnical investigation will consist of a subsurface exploration program, laboratory testing, and a geotechnical report.

Subsurface Exploration: Stahl Sheaffer Engineering will conduct geotechnical borings within the proposed footprint of the 120,000 square-feet. The geotechnical borings will be conducted in general accordance with ASTM D1586. The number of anticipated borings is estimated at 10-15. Once Stahl Sheaffer is provided the proposed layout footprint, the number and location of borings will be adjusted accordingly.

The following items are included in this scope of work for each of the boring location:

- Place a West Virginia One-call at least 3 days prior to any work.
- Provide a qualified drilling inspector to oversee all subsurface sampling.
- Perform continuous Standard Penetration Testing (SPT) to refusal (estimated 20 feet below ground surface) at six-inch intervals. Soil samples will be procured.
- Perform rock coring (if rock is encountered before the proposed soil sampling depths) to predetermined depths (estimated 10 feet into rock). Rock Quality Designation (RQD) and Percent Recovery will be determined from the rock core samples.
- Collect bag samples for lab proctors, resistivity, sulfate, and chloride concentration testing.
- Visually inspect the boring samples to identify potentially unsuitable construction materials or conditions, such as, but not limited to, organic soil, expansive soil, and mine reclamation fill.
- Measure ground water levels at completion and 24 hour after completion of each boring.
- Collect photographic documentation and record a 360° video of project site.
- Ensure that all the borings are properly grouted upon completion.



PA State Veterans Homes - New Hollidaysburg Veterans Home New 200-Bed Nursing Facility Concept

- Provide final digitized boring logs.

Geotechnical Laboratory Testing: Stahl Sheaffer will provide laboratory testing on the representative boring samples. All the laboratory tests will be performed at Stahl Sheaffer's AASHTO resource (AMRL)-accredited geotechnical lab. The following laboratory tests are included in this scope of work:

Soil samples obtained by split spoon and bulk samples will be analyzed for the following:

- Water (Moisture) Content of Soil and Rock by Mass (ASTM D2216)
- Sieve Analysis of Fine and Coarse Aggregate (ASTM C136)
- Amount of Material in Soils Finer than No. 200 (ASTM D1140)
- Atterberg Limits (ASTM D4318)
- Standard Practice for Classification of Soils for Engineering Purposes (ASTM D2487)
- Soil Resistivity (T-288)
- Sulfate Content in Soil
- Chloride Content in Soil
- Proctor for in-situ soil and fill material (D698)

Rock cores (if rock is encountered) will be analyzed for:

- Unconfined Compressive Strength (UCS) of Rock (ASTM D7012)

Geotechnical Report

Stahl Sheaffer will prepare a geotechnical report utilizing the findings obtained from the field exploration and laboratory testing results. The finalized geotechnical report will include the following sections:

- Project Description/Overview
- Subsurface Exploration Summary
- Laboratory Testing Results
- Desktop Geologic Review of the Area
- Site Preparation
- Excavation Requirements
- Groundwater and Surface Drainage Management
- Type and Placement of Structural Fill
- Bearing Capacity of the In-situ Soils
- Foundation Recommendations
- Foundation Drain Recommendation
- Settlement Analysis
- Seismic Analysis

STRUCTURAL ENGINEERING

The building structural design will be coordinated to work with architectural layouts and intent. Proposed Structural Engineer, Stahl Sheaffer, will provide feedback on architectural layouts to provide recommendations on framing an efficient structural system that meets the design intent. The overall goal of the structural design will be to provide a structural system to meet the building code required design loadings while maintaining efficiency and utilizing cost-effective solutions. In the early phases of the project, Stahl Sheaffer anticipates coordination with the architect and owner on current construction industry supply chain or cost issues that may have an impact on the project and coordinate the team design approach to meet the project needs.



3.3 Phase 2- If Federal funds are secured and Phase 2 is authorized by the Agency, Phase 2 would require the vendor to complete the Design Completion and Construction Administration Construction Administration

Construction Documents: We will provide final construction details and layouts for all building systems and architectural building components. The final plans will be prepared to correlate building systems with the actual building layout. Also, specifications are prepared on a similar timeline that clearly specify the types of equipment and materials to be used as well as required administrative and construction processes. The documents will be developed through multiple submissions (65%, 95% and 100%)

Our team has extensive experience with healthcare projects including support spaces and we are sensitive to the unique requirements of operating healthcare facilities, including security, safety, access, and scheduling. As part of our design, we will incorporate a phasing plan that allows operations to continue. This type of phasing plan is included in the construction documents and lays out a work sequence.

Bidding Phase: We will work with the project team to establish the required bidding documents and facilitate/support the bidding process. Responses to bidders' requests for information and timely addenda releases will provide the flow of information required during bid phase in a compressed project schedule.

Construction Administration Phase: We believe that careful administration of construction is invaluable to a quality product delivered on time. Communication procedures must be formalized and must be channeled along specific lines of communication for proper project coordination.

The AE Works Project Manager, Dawn Cindric, AIA, along with the project team will monitor the construction schedule to ensure that shop drawings and other contractor submittals are submitted and processed in a timely manner. We will be on-site as



AE Works has completed 12 projects on the historic Armed Forces Retirement Home Campus, the majority of projects involve Veterans Nursing Facilities

needed to monitor the construction process. We assist in obtaining a certificate of occupancy when the contractor issues written notice that all work has been substantially completed. Our team will also develop a punch-list of incomplete and/or non conforming work that must be completed or corrected to establish what constitutes final completion of the project.

All deliverable documents from the contractors will be monitored for compliance. "As-built" information will be obtained from the contractors which documented changes in the project from the contractors' ongoing records. This information will be used in the creation of "record documents" to be subsequently issued.



2. QUALIFICATIONS, EXPERIENCE, AND PAST PERFORMANCE

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ORGANIZATIONAL CHART OF PROPOSED TEAM

AE WORKS TEAM ORGANIZATION

At AE Works, “structures” aren’t only what we design, but an essential element of who we are and how we work. A thoughtfully planned, collaborative organization, centered on transparency and shared vision, ensures an efficient, effective workflow—a benefit to our team and our clients. **AE Works is a full-service team and includes a network of over 120+ professionals.**

Beckley Veterans Nursing Facility

PRINCIPAL

Richard Witt, Jr., AIA (AE Works)

PROJECT MANAGER

Dawn Cindric, AIA (AE Works)

The AE Works PM will be directly responsible for assigned project leadership and success. The Project Manager will be your main day-to-day contact.

AE WORKS TEAM

MECHANICAL AND ELECTRICAL ENGINEERING

Beth Kassahun, PE – Sr. Electrical Engineer (AE Works)

Zach Solarczyk, PE – Mechanical Engineer (AE Works)

Additional Team Resources: AE Works has a team of 16 Electrical & Mechanical Engineers and Designers in addition to mechanical and plumbing specialists.

STRUCTURAL, GEOTECHNICAL AND CIVIL ENGINEERING

Hiro McNulty, PE- Structural Engineer PM (Stahl Sheaffer)

Greg Wilhelm, P.E. - Structural Engineer (Stahl Sheaffer)

Timothy H. Kinder, PLS, CFM – Surveying (Stahl Sheaffer)

Michael Vaow – Site / Civil Design (Stahl Sheaffer)

Carl Medvid, PG, MS – Geotechnical Project Coordination (Stahl Sheaffer)

Additional Team Resources: Stahl Sheaffer has a team of 60+ Multi-Discipline Civil, Structural & Geotechnical Engineers, including 9 engineers registered in WV.

ARCHITECTURE AND INTERIOR DESIGN

Fred Santoro, RA, LEED AP – Sr. Project Architect (AE Works)

Beverly Shelby, NCIDQ – Sr. Interior Designer (AE Works)

Additional Team Resources: AE Works has a team of 17 Architects in addition to Interior Designers and Master Planner. WV registered professionals.

COST ESTIMATING

Bob Swearingen – Cost Estimating (AE Works)

Additional Team Resources: AE Works has a team of 7 providing Project Services including Construction Management and Cost Estimating.

PHYSICAL SECURITY

Herb Brychta, PSP, CISSP, CPP – Physical Security (AE Works)

The organizational chart and resumes reflect the key team members. Additional staff will be assigned as needed to complete this project.

**AE Works in-house key team members are noted in orange.*

Richard Witt, Jr., AIA

Principal

With a thirty (30) year career spanning Design, Project Management and Operations roles, Rick brings experience in every facet of the A/E industry. This depth and diversity of experience having sat in all stages of design and construction positions enable him to provide insight to clients and project teams.

As Chief Client Officer, Rick will apply his unique project experience on local government, including 10+ projects in WV, Nursing Facility / Community Living Center new construction and renovations, including experience on the planning and design of two new Nursing Facilities (96 and 200 room facilities). He will ensure our team is meeting our contractual requirements with West Virginia and Beckley Veterans Nursing Facility.



Erie VA Medical Center, Community Living Center, Erie, PA

RELEVANT EXPERIENCE

YEARS EXPERIENCE

34 years

TIME WITH AE WORKS

10.5 years

EDUCATION

Bachelor of Architecture

CERTIFICATIONS

Registered Architect:
 WV [redacted] exp. 6/30/23)
 and 6 other States, NCARB
 Certified

EXPERIENCE

- New Construction / Renovation design
- Space Planning
- Existing Conditions Survey
- Code Review and Survey
- Construction Admin
- LEED Design and Documentation

Perry Point VAMC: Design-Build Construction Programming and Requirement Docs for CLC, Perry Point, MD: Preparation of the Design-Build RFP for a new 96-bed Community Living Center. AE Works confirmed and documented project scope and project programmatic requirements; field verified and documented relevant existing conditions, re-confirmed the intended scope is within budget and developed the administrative and technical design-build requirements to be included in the RFP document. Cost: \$88M (est.).

PA Dept. of General Services, Feasibility Study & Physical Needs Assessment Hollidaysburg Veterans' Home, Hollidaysburgh, PA: Assessment, planning and design activities to support the Dept. of Military and Veterans Affairs in making facilities and financial decisions over time. Two-part study includes: Part 1 - Developing a new construction concept for new 200-bed Community Living Center, located on the existing campus; Part 2 - Conducting a Physical Needs assessment of five (5) existing buildings on campus.

Syracuse VA Medical Center, Community Living Center (CLC) Renovation (Building 8), Syracuse, NY: Complete redesign of the existing 8th floor 21,000-SF CLC. Renovations reduce current bed amount from 47 to 35-41 beds. AE Works worked closely with the VA to develop a plan that uses double/single patient rooms. Design includes new electrical, mechanical, plumbing, fire protection, med gas, nurse call and lighting systems. Cost: \$5.15M

Erie VA Medical Center, Community Living Center Renovations, Erie, PA: These exterior upgrades augment Phase 1 of the CLC to improve the resident experience. Improvements include an entry vestibule and vehicle canopy for weather-protected building access, a covered loading area to accommodate service functions, a covered walkway system; and sidewalk and service drive connections to better integrate the CLC into the campus. Cost: \$2.3M.

VA Pittsburgh Healthcare System, Building 51 Community Living Center, Pittsburgh, PA: This 21,150-SF project renovated the long term care unit as well as support spaces on the ground floor. AE Works' design provides a home-like environment for Veterans living on the floor. The design features a "two house" concept with each "house" comprised of 12 beds and shared living room, dining room and quiet rooms. Construction cost: \$4.5M.

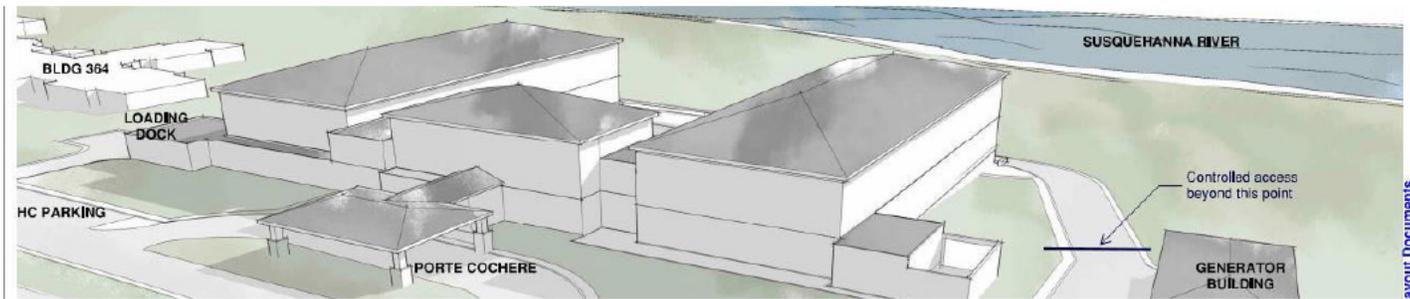


Dawn Cindric, AIA, LEED AP

Project Manager

Bringing over 30 years of progressive building design experience, Dawn has provided leadership and management on high-profile private and public sector projects throughout the country. Experience includes years of healthcare projects, Nursing Facilities / CLCs, exterior / interior renovations and upgrades that improve the Veteran experience, and new construction for various government agencies including projects in West Virginia.

Dawn will be directly responsible for assigned project leadership and success. The Project Manager will be your main day-to-day contact.



Perry Point VA Medical Center, new 96-bed Community Living Center

Relevant Experience

YEARS EXPERIENCE

32 years

TIME WITH AE WORKS

2.5 years

EDUCATION

Bachelor of Architecture

CERTIFICATIONS

Registered Architect, PA,
exp. 6/30/23)

EXPERIENCE

- Project Management of New Construction/renovations
- QA/QC
- Construction Administration
- LEED Design and Documentation

Perry Point VAMC: Design-Build Construction Programming and Requirement Docs for CLC, Perry Point, MD: Preparation of the Design-Build RFP for a new 96-bed Community Living Center. AE Works confirmed and documented project scope and project programmatic requirements; field verified and documented relevant existing conditions, re-confirmed the intended scope is within budget and developed the administrative and technical design-build requirements to be included in the RFP document. Cost: \$88M (est.)

Armed Forces Retirement Home, Sheridan 1st Floor, Assisted Living Bridging Design, Washington, DC: This project re-imagines the historic Sheridan Building's assisted living floors with a concept to renovate the Main (first) and Second Floors for assisted living with approximately 60 rooms in total configured in Small Houses. 24,000-SF.

Armed Forces Retirement Home, Sheridan Building Master Plan, Washington, DC: Develop and confirm the specific scope requirements for all floors and the equipment / systems upgrades, and develop Schematic Plans with associated rough order of magnitude cost estimate (ROM) for each floor. AE Works Fee: \$244,736

Erie VA Medical Center, Community Living Center Renovations, Erie, PA: These exterior upgrades augment Phase 1 of the CLC to improve the resident experience. Improvements include an entry vestibule and vehicle canopy for weather-protected building access, a covered loading area to accommodate service functions, a covered walkway system to connect the CLC, Building 1, and the Parking Garage; and sidewalk and service drive connections to better integrate the CLC into the western part of the campus. Cost: \$2.3M (construction).

Syracuse VA Medical Center, Community Living Center Renovation (Building 8): Complete redesign and phased renovation of the existing 8th floor 21,000-GSF CLC. Renovations reduce the current bed amount from 47 to roughly 35-41 beds. AE Works worked closely with the VA to develop a plan that used double or single patient rooms. New electrical, mechanical, plumbing, fire protection, med gas, nurse call and lighting systems are designed. Cost \$5.15M.



Fred Santoro, RA, LEED AP

Senior Project Architect

Responsible for the architectural design effort throughout the duration of a project, Fred is adept at absorbing details to truly bring each project’s vision to life in distinct designs that capture what’s important to end users. A skilled designer and registered architect, Fred brings diverse planning and design qualifications. Experience includes a range of new facility designs and renovations including Community Living Centers in addition to facility assessments, feasibility studies and master planning to help clients make informed decisions to support long term vision.



Lebanon VA Medical Center, New Behavioral Health Building

Relevant Experience

YEARS EXPERIENCE

25 years

TIME WITH AE WORKS

5 years

EDUCATION

Master of Architecture

CERTIFICATIONS

Registered Architect, PA
LEED Accredited
Professional

EXPERIENCE

- Code Review and Survey
- New construction and Renovations
- Regulatory Agency Approvals
- Construction Administration

Perry Point VAMC: Design-Build Construction Programming and Requirement Docs for CLC, Perry Point, MD: Preparation of the Design-Build RFP for a new 96-bed Community Living Center. AE Works confirmed and documented project scope and project programmatic requirements; field verified and documented relevant existing conditions, re-confirmed the intended scope is within budget and developed the administrative and technical design-build requirements to be included in the RFP document. Est. construction \$88M

Erie VA Medical Center, Community Living Center Renovations, Erie, PA: These exterior upgrades augment Phase 1 of the CLC to improve the resident experience. Improvements include an entry vestibule and vehicle canopy for weather-protected building access, a covered loading area to accommodate service functions, a covered walkway system; and sidewalk and service drive connections to better integrate the CLC into the campus. Cost: \$2.3M.

Lebanon VA Medical Center, New Behavioral Health Building, Lebanon, PA: Planning and design of a new 19,960-SF consolidated Behavioral Health and Primary Care Building that incorporates patient-centered care concepts. Design and construction work was coordinated with other active projects at the campus. Project designed to support a 2-story vertical expansion and meet all VA Physical Security Design requirements. Est. construction \$9.9M.

San Francisco VA Health Care System Facility Master Plan Phase One, Building 200 and 203, San Francisco, CA: Development of a guide for future campus development at the facilities master plan level. Macro evaluation of qualitative and quantitative analysis to identify extent of renovation required, as well as efficient utilization of space. 503,000-SF, Cost: \$347M (concept est.)

UPMC Senior Living, McCandless Township, PA: 4-story building with community amenities, 5 apartment buildings, conference center, and interconnected 100-space underground parking with landscaped plaza deck. Project Designer responsible for the 5 apartment buildings and underground parking with landscape deck.*

Sunrise Senior Living, Multiple Locations (Dallas, TX and Coral Gables, FL): Designed units, amenity floors, interior elevations and casework for 3- 26 story buildings.*

*Experience prior to AE Works



Beverly Shelby, NCIDQ

Senior Interior Designer

Responsible for leading the interior design and space planning effort, Beverly is accountable for generating interior concepts, space planning, selection of interior finishes and furniture, design of custom casework and signage.

Relevant experience includes:

- Development and preparation of new CLC/Nursing Facility design
- Diverse healthcare projects for federal and local governments.
- Experience designing to the guidelines of the Small House Model Design Guide and other Department of Veterans Affairs requirements



Beckley VA Medical Center, New Behavioral Health Addition

Relevant Experience

YEARS EXPERIENCE

17 years

TIME WITH AE WORKS

5 years

EDUCATION

Bachelor of Science,
Interior Designer

CERTIFICATIONS

NCIDQ Certified Interior
Designer

EXPERTISE

- Master planning, programming and space planning
- Furniture layouts, specification, ordering, selection, bidding and procurement assistance
- Accessibility implementation
- Organizational standard development
- Small House Model Design

Perry Point VAMC: Design-Build Construction Programming and Requirement Docs for CLC, Perry Point, MD: Preparation of the Design-Build RFP for a new 96-bed Community Living Center. AE Works confirmed and documented project scope and project programmatic requirements; field verified and documented relevant existing conditions, re-confirmed the intended scope is within budget and developed the administrative and technical design-build requirements to be included in the RFP document. Cost: \$88M (est.)

Syracuse VA Medical Center, Community Living Center Renovation (Building 8), Syracuse, NY: Complete redesign and phased renovation of the existing 8th floor 21,000-SF Community Living Center. Renovations reduce current bed amount from 47 to 35-41 beds. AE Works worked closely with the VA to develop a plan that uses double/single patient rooms. Design includes new electrical, mechanical, plumbing, fire protection, med gas, nurse call and lighting systems. Cost: \$5.15M

Armed Forces Retirement Home, Sheridan 1st Floor, Assisted Living Bridging Design, Washington, DC: This project re-imagines the historic Sheridan Building's assisted living floors with a concept to renovate the Main (first) and Second Floors for assisted living with approximately 60 rooms in total configured in Small Houses. 24,000-SF.

Armed Forces Retirement Home, Sheridan Building 4th Floor, Bridging Design, Washington, DC: Bridging design documents to deliver a modern retirement community facility embracing timeless design practices that houses cherished Veterans for the next 25 to 30 years. Size: 20,000-SF; Cost: \$3M (est.)

Beckley VA Medical Center, Outpatient Behavioral Health Addition, Beckley, WV: New addition expands the existing facility with exam, office and administrative spaces. With services previously held in temporary space, the new building provides permanent facilities and a space solution to support the delivery of counseling and outreach services. Incorporating integrated patient-centered care concepts, the design provides nineteen (19) consultation rooms, an exam room, large and small group rooms flexibly designed to support a variety of activities. Size: 11,275-SF; Cost: \$5M



Beth Kassahun, PE

Senior Electrical Engineer

Registered Professional Engineer passionate about developing solutions that power and light buildings to connect people with one another and all the systems, data and technology ever present and evolving in our lives. Experienced in design of power distribution, lighting and fire alarm systems for renovation, new construction and fit-out projects. Nursing / CLC experience includes new 96 bed facility, private facilities and renovations.



Erie VA Medical Center, Community Living Center, Erie, PA

Relevant Experience

YEARS EXPERIENCE

14 years

TIME WITH AE WORKS

5 years

EDUCATION

Bachelor of Science,
Electrical Engineer

REGISTRATIONS

Registered Engineer: PA,
MD, FL; NCEES

OSHA 30 hr Construction
Safety Supervision Cert.

EXPERTISE

- Design and Construction phase QA/QC of electrical infrastructure: power, lighting, fire alarm systems
- Development of design-build requirements
- Pre-project planning and design analysis

Perry Point VAMC: Design-Build Construction Programming and Requirement Docs for CLC, Perry Point, MD: Preparation of the Design-Build RFP for a new 96-bed Community Living Center. AE Works confirmed and documented project scope and project programmatic requirements; field verified and documented relevant existing conditions, re-confirmed the intended scope is within budget and developed the administrative and technical design-build requirements to be included in the RFP document. Cost: \$88M (est.)

Armed Forces Retirement Home, Sheridan Building 4th Floor, Bridging Design, Washington, DC: Bridging design documents to deliver a modern retirement community facility embracing timeless design practices that houses cherished Veterans for the next 25 to 30 years. Size: 20,000-SF; Cost: \$3M (est.)

Erie VA Medical Center, Community Living Center Renovations, Erie, PA: These exterior upgrades augment Phase 1 of the CLC to improve the resident experience. Improvements include an entry vestibule and vehicle canopy for weather-protected building access, a covered loading area to accommodate service functions, a covered walkway system to connect the CLC, Building 1, and the Parking Garage; and sidewalk and service drive connections to better integrate the CLC into the western part of the campus. Cost: \$2.3M (construction).

Syracuse VA Medical Center, Community Living Center Renovation (Building 8): Complete redesign and phased renovation of the existing 8th floor 21,000-GSF CLC. Renovations reduce the current bed amount from 47 to roughly 35-41 beds. AE Works worked closely with the VA to develop a plan that used double or single patient rooms. New electrical, mechanical, plumbing, fire protection, med gas, nurse call and lighting systems are designed. Cost \$5.15M.

Beckley VA Medical Center, Outpatient Mental Health Addition, Beckley, WV: New addition expands the existing facility with exam, office and administrative spaces. With services previously held in temporary space, the new building provides permanent facilities and a space solution to support the delivery of counseling and outreach services. Incorporating integrated patient-centered care concepts, the design provides nineteen (19) consultation rooms, an exam room, large and small group rooms flexibly designed to support a variety of activities. Size: 11,275-SF; Cost: \$5M



Zach Solarczyk, PE

Mechanical Engineer

Zach has led mechanical design efforts on a range of healthcare, mixed use, and government throughout the region. These projects include Nursing/CLC facilities, capital improvements for long-term care buildings, and new healthcare construction in Beckley, WV.

Zach’s relevant experience includes diverse new construction and renovations for a variety of spaces, proficiency in AutoCAD/Revit and field surveys, load calculations, equipment sizing/selection and construction phase support.



Beckley VA Medical Center, New Behavioral Health Addition

Relevant Experience

YEARS EXPERIENCE

9 years

TIME WITH AE WORKS

2 years

EDUCATION

Bachelor of Mechanical Engineering

CERTIFICATIONS

Professional Engineer (Mechanical): PA [redacted] exp. 9/30/23

EXPERTISE

- HVAC, Hot Water, Steam, Heat Exchanger Systems
- DDC systems
- Process Exhaust and Ventilation
- Energy Modeling and Recovery

Armed Forces Retirement Home, Sheridan Building 4th Floor, Bridging Design, Washington, DC: Bridging design documents to deliver a modern retirement community facility embracing timeless design practices that houses cherished Veterans for the next 25 to 30 years. Size: 20,000-SF; Cost: \$3M (est.)

Armed Forces Retirement Home, Sherman Chiller Replacement Design, Washington, DC: Following a campus Chiller Study, AE Works is completing mechanical system upgrades of the Sheridan Building. Specific upgrades include: replacement of the 120-ton Chiller, CHW and Condenser Water Pumps and Cooling Tower, and Attic Air Handling Units. Ventilation and BAS Controls will be extended to new equipment and areas not currently served.

PA DGS Hollidaysburg Veterans Home, MacArthur Hall Renovations, Hollidaysburg, PA: This project addresses capital improvements for a long-term care building that cares for 167 veterans and their spouses. Renovations include façade repair of the circa 1949 building, complete roof and window replacement and upgrades to infrastructure systems (hot water heaters, exhaust fans, interior and emergency lighting) to support safe and continued operations. *This project is using Department of Veterans Affairs State Home Grant funds and submitted to the VA for review and approval.* Cost: \$8M (est.)

Beckley VA Medical Center, Outpatient Mental Health Addition, Beckley, WV: New addition expands the existing facility with exam, office and administrative spaces. With services previously held in temporary space, the new building provides permanent facilities and a space solution to support the delivery of counseling and outreach services. Incorporating integrated patient-centered care concepts, the design provides nineteen (19) consultation rooms, an exam room, large and small group rooms flexibly designed to support a variety of activities. Size: 11,275-SF; Cost: \$5M



Herb Brychta, PSP, CISSP, CPP

Physical Security Specialist



Herb Brychta is a strong leader with extensive experience spanning Security, Anti-Terrorism, Emergency Management, and Workplace Safety for federal and commercial clients. Experience includes assessment of over 10 million SF of facilities for security. He brings knowledge and understanding of applicable State of West Virginia and Department of Veterans Affairs regulations and guidelines and over 20 years of industry best practices to mitigate risk.

Relevant experience includes physical security review several Nursing / Community Living Center projects in addition to years of healthcare physical security assessments.

YEARS EXPERIENCE

22 years

TIME WITH AE WORKS

5 years

EDUCATION

Masters, Security Management
BS, Computer Science

CERTIFICATIONS

Physical Security Specialist (PSP); Certified Protection Professional (CPP); Cert Information Systems Security Professional (CISSP)

EXPERTISE

- Campus-wide Safety + Security
- Physical Security
- Access Control
- Presented at 2017 KAPPA conference

Relevant Experience

Perry Point VAMC: Design-Build Construction Programming and Requirement Docs for CLC, Perry Point, MD: Physical security review to support preparation of the Design-Build RFP for a new 96-bed Community Living Center. AE Works confirmed and documented project scope and project programmatic requirements; field verified and documented relevant existing conditions, re-confirmed the intended scope is within budget and developed the administrative and technical design-build requirements to be included in the RFP document. Cost: \$88M (est.)

Armed Forces Retirement Home, Sheridan Building 4th Floor, Bridging Design, Washington, DC: Bridging design documents to deliver a modern retirement community facility embracing timeless design practices that houses cherished Veterans for the next 25 to 30 years. Size: 20,000-SF; Cost: \$3M (est.)

Erie VA Medical Center, Community Living Center Renovations, Erie, PA: Physical security review of these exterior upgrades augment Phase 1 of the CLC to improve the resident experience. Improvements include an entry vestibule and vehicle canopy for weather-protected building access, a covered loading area to accommodate service functions, a covered walkway system to connect the CLC, Building 1, and the Parking Garage; and sidewalk and service drive connections to better integrate the CLC into the western part of the campus. Cost: \$2.3M (construction).

Veterans Benefits Administration, Huntington Office Renovation, Huntington, WV: Office realignment/renovation focused on effectively utilizing 53,300-SF. Facilities include space to meet with veterans, open and closed offices and call center. Herb completed a workplace safety + security evaluation. Construction cost \$4.9M (est.).

PA Dept. of General Services, Physical Security Assessment and Recommendation at CTC Commonwealth Technology Center 1 and 5 Technology Park, Harrisburg, PA: Survey Cost Estimate to upgrade the physical security of a government campus. Assessment of the physical security of the entire site, access roads and parking areas, and recommendations to improve overall security at the site.

VA Palo Alto, 60kV Substation and Infrastructure - Design Development Documents, Palo Alto, CA: Project Manager and Security Specialist for this new critical power project that will power the 1st Hadron therapy facility in the U.S. AE Works determined the best infrastructure solution, including design of new 60kV substation and infrastructure, to power this highly unique facility, which is expected to increase cancer cure rates. Herb led the team and developed a risk register. \$30M (est.)



Bob Swearingen

Cost Estimator

With over 40 years of cost estimating experience, Bob has thorough industry knowledge for all project stages. With years of construction experience, he brings a build-ability perspective to his estimating process. This results in detailed estimates that reflect first-hand knowledge of how a project needs to be built.

Bob has used current technology to prepare estimates for all project types, including incorporating physical security and other safety features into cost estimates. He brings recent estimating experience for projects in West Virginia and also CLC/ Nursing Facilities.



Lebanon VA Medical Center, New Behavioral Health Building, Lebanon, PA

Relevant Experience

YEARS EXPERIENCE

42 years

TIME WITH AE WORKS

1.5 years

EDUCATION

Estimator Certificate

Mechanical Engineering Associates Degree

EXPERTISE

- Utilizing estimating software for comprehensive estimates
- Negotiated design changes that saved on cost and increased owner value
- Experienced in estimates for concept designs

Armed Forces Retirement Home, Sheridan Building Master Plan, Washington, DC:

Develop and confirm the specific scope requirements for all floors and the equipment / systems upgrades, and develop Schematic Plans with associated rough order of magnitude cost estimate (ROM) for each floor. AE Works Fee: \$244,736

Wheeling Hospital Continuous Care Center, Wheeling, WV: Wheeling Hospital CCC is a new three-story, 144-bed skilled nursing care facility that overlooks Wheeling Hospital. Some of the amenities the nursing care facility provides are a healing garden, chapel, a fully equipped physical therapy center, patient/family lounges, restaurant style dining, activity rooms, and two outdoor landscaped courtyards. Construction Cost: \$23,132,000 - Size: 107,000 SF.*

St. Albans VA Medical Center, Architectural Upgrade of Interior Finishes, St. Albans, NY:

Cost estimates for these renovations and upgrades to the interior spaces of various buildings including replacing and upgrading all old and/or damaged ceiling tiles, ceiling grids, Vinyl Composition Tile (VCT) flooring, painting all walls and trim and replacing all existing light fixtures throughout various floors in six (6) separate buildings. Size: 45,000-SF; Cost: \$6.5M

Lebanon VA Medical Center, Behavioral Health Clinic (Building 18 Renovation), Lebanon, PA:

Phased renovation to provide a new 20,500-SF Specialty Care / Behavioral Health Outpatient Clinic, including support spaces and an administrative wing to support delivery of care. MEP infrastructure upgrades, including attention to legionella prevention, will ensure compliance with latest VA standards and provide a healthy and safe environment. Also, considered "Mission Critical," the new clinic will meet all VA Physical Security Standards. Est. \$5M

Manhattan VA Medical Center, Construction Document Refresh for Outpatient Clinic 10 West, New York, NY:

Update and repackaging of existing construction documents (CDs) to provide a new 16,500-SF Outpatient Clinic and update existing associated mechanical, electrical, and plumbing infrastructure. Includes thorough existing site conditions review; updated construction cost estimates; recommendation of swing space and phasing; and development of a risk mitigation plan. Cost: \$12M (est.)

*Includes experience prior to AE Works

Hiro McNulty, PE

Structural Engineer Project Manager

Hiro is a Project Manager in Stahl Sheaffer Engineering's Building Structures department with 16 years of building-specific design experience. He has extensive experience with healthcare buildings, and government facilities. He is experienced in 3D modeling and analysis in both Revit and structural design software including incorporation of point cloud laser scanning data and three-dimensional coordination of new and existing facilities. His experience includes seeing projects from start to finish including all project phases from schematic planning through construction administration.



YEARS EXPERIENCE

16 years

TIME WITH STAHL SHEAFFER

5 years

EDUCATION

Bachelor and Master of
Architectural Engineering with
Structural Emphasis

REGISTRATIONS

Professional Engineer:
PA, NH, MA

ASSOCIATIONS

American Society of Civil
Engineers and the Structural
Engineering Institute (ASCE/
SEI), American Institute of
Steel Construction (AISC),
Autodesk Revit® Structure
Certified Professional (pending
recertification)

Relevant Experience

Endicott Health Science Building, Beverly, MA: Structural Engineer for design of new health science building including classrooms, lab spaces, and offices. The new four-story building was designed as a concrete floor slab over steel framing with a moment frame lateral force resisting system. The building featured a curved façade facing the Atlantic Ocean with a rooftop terrace. In addition to the building design, two steel bridges were designed to connect the new Health Science Building to other buildings on campus. The structure and grid were coordinated to meet the large open bays needed for lab spaces and architectural layouts.

Muskingum University Health & Wellness Complex, New Concord, OH: Stahl Sheaffer completed the design of the building structure for a new multi-purpose indoor athletic facility coupled with a new four-story building that provides an indoor track and field, pressbox, athletic coaches offices, meeting rooms, fitness rooms, and a concourse level and support spaces for the adjacent football stadium.

Rivier University New Science Center, Nashua, NH: Design of a new 35,000 square foot science building. The new building is a showcase building for the university and will provide classrooms, offices, laboratory space, and lounge spaces for students. The project is utilizing Revit to provide 3D modeling and incorporation with architectural and MEP Revit models for coordination. Design incorporates composite structural steel with moment frames and special detailing for numerous architectural features including a two-story atrium with curtainwalls and balcony, feature shed roofs, stepped roofs, and veneer transitions.

Pennsylvania Turnpike New Maintenance Facility, Washington & Allegheny County, PA: Design of new maintenance building with a truck wash bay, maintenance bays with overhead crane, office space, and locker rooms. Facility also included the design of foundations for a pre-engineered metal building truck shelter, fuel island canopy, pumphouse and generator building, and storage shed. *Project with AE Works.*

Rivier University Athletic Complex Upgrades, Nashua, NH: Stahl Sheaffer, with Hiro McNulty acting as the lead engineer, served as the structural consultant for the design of improvements to Rivier University's Athletic Complex including a new facility with locker rooms, restrooms, pressbox, and storage serving a field where several of the University's athletic teams play. The project also included softball field upgrades to provide a pressbox, seating, and dugouts.

Greg Wilhelm, P.E.

Structural Engineer

Greg will serve as Project Engineer for the structural engineering aspect of this project. He is a licensed engineer with 10 years of experience in structural engineering design and detailing across a broad spectrum of facility types, building uses, and material types.

As a Project Engineer for Stahl Sheaffer, he provides expertise for the structural design of building structures for healthcare, education, commercial, and government clients. His experience with Revit 3D modeling is used as a vital tool for project coordination between all members of the design team including the owner, architect, and other engineering disciplines.



YEARS EXPERIENCE

10 years

TIME WITH STAHL SHEAFFER

4 years

EDUCATION

Bachelor of Science in Civil Engineering with Structural Emphasis

REGISTRATIONS

Professional Engineer:
PA, OH

Relevant Experience

Ronald McDonald House Additions and Renovations, Morgantown, WV: Lead structural engineer for the engineering design and detailing of 4,000 square foot 2-story wood-framed addition with basement and egress stair, addition of a new internal elevator, and new entry experience to existing Ronald McDonald House in Morgantown, WV. Interior renovations along with the anticipated additional square footage will increase the number of guest rooms by 13, almost doubling their current capacity and allowing them to better serve the families impacted by childhood illness.

Memorial Hospital Inpatient Pavilion, Marysville, OH: Project Engineer and detailer in coordination with the Engineer-of-Record for the design of a new 4-story hospital addition that adds 36 new multi-purpose patient rooms. The layout of the new addition was integrated with the footprint of the existing building for a smooth visual transition. The foundations of the addition were carefully designed to avoid conflicting with the existing structure and underground utilities. Responsibilities included design and detailing of structural layouts, gravity and lateral load resisting systems, foundations, as well as coordination with other disciplines.*

Pennsylvania Turnpike New Maintenance Facility, Washington & Allegheny County, PA: Structural engineer performing construction administration services involving shop drawing reviews, field investigations and structural observations during construction of the new maintenance building with a truck wash bay, maintenance bays with overhead crane, office space, and locker rooms. Facility also included the design of foundations for a pre-engineered metal building truck shelter, fuel island canopy, pumphouse and generator building, and storage shed. *Project with AE Works.*

Rolling Hills Park Aquatic Center, Peters Twp, McMurray, PA: Project engineer for a two-building Aquatic and Event Center with a total square footage of 6,700 square feet as well as an outdoor activity area encompassing three separate pools as well as various outdoor pavilions. The buildings were designed with varying sloped roofs to create an eye-catching building profile as one roof appears out of another. The building frame was constructed of architecturally exposed tubes and cold-formed joists with parts of the structure exposed at the exterior of the building to seamlessly meld the inside and outside areas. Stahl Sheaffer also provided foundation designs for the exterior elements including pool slabs and walls, slide foundations, and all pavilion personal canopies surrounding the pool area.

(* indicates projects completed with a previous employer.

Timothy H. Kinder, PLS, CFM

Director - Survey

Timothy oversees all survey projects and leads all operations out of Stahl Sheaffer's West Virginia locations. He is responsible for performing reviews of all survey projects, directing staff surveyors and technicians, and managing client communication and project progress.

Timothy brings over 28 years of experience in boundary and topographical surveying, subdivision and land development planning, oil and gas upstream and midstream development planning, and construction survey layout. **He is a certified Floodplain Manager and Professional Land Surveyor in West Virginia and other states.**



YEARS EXPERIENCE

28 years

TIME WITH STAHL SHEAFFER

5 years

EDUCATION

Associate of Science in Land Surveying

REGISTRATIONS

Professional Surveyor: WV, RI & Providence Plantation License, CT, KY, MA, Certified Floodplain Manager License

ASSOCIATIONS

Association of Floodplain Managers (ASFM), West Virginia Society of Professional Surveyors, Pennsylvania Society of Land Surveyors, National Society of Professional Surveyors, American Association of Drilling Engineers

Relevant Experience

State of West Virginia Capitol Building, Charleston, WV: Project Manager for the 3D scan and modeling of the state capitol dome for the preparation of drawing plans for the use during architectural renovations.

Cannon Hill Adaptive Reuse Housing at 43 East South Street, Frederick, MD:

Providing 3D laser scanning for a former Industrial facility that is to be converted (via adaptive reuse design) into multi-family residential dwellings. Stahl Sheaffer will acquire high-resolution 3D point cloud and 360-degree imagery of the existing building. This scanning will encompass all levels/floors and will include all rooms, closets, hallways, and other accessible areas. The scanning will capture enough detail to be used for the creation of 3D modeling. Scanning will be performed utilizing a FARO Focus 330X HDR phase-based laser scanner on a high-resolution setting.

Washington Street Streetscape Project, Charleston, WV: Project Surveyor for streetscape project which included decorative street lighting, brick paver sidewalks, and amenities including decorative signage. Mr. Kinder assisted in survey base mapping, horizontal and vertical control establishment, and utility verification.

I-64 Merritt's Creek Interchange, WVDOH, Barboursville, WV: Survey Project Manager for an interstate widening and upgrade design for I-64. Mobile LiDAR was used to map 3.3 miles of roadway plus ramps and side roads, document underground utilities and produce 3D scans for two bridges. Stahl Sheaffer also conducted supplemental topographical surveying and provided deed and utility research, post construction monumentation, and settlement survey. The total roadway scanned was 16.1 miles including ramps and side roads.

Greenbag Road Improvements, WVDOH, Morgantown, WV: Survey Project Manager for widening and intersection improvements along 1.1 miles of Greenbag Road, including 3D LiDAR scanning, design, right-of-way development, public involvement, and all required environmental work needed for construction.

Beechurst Avenue PIE Study, WVDOH, Morgantown, WV: Survey Project Manager for survey, mobile LiDAR, survey control, deed research and plotting, landowner questionnaires, and right of entry.

Michael Vaow

Site / Civil Design

Michael is responsible for various engineering projects including land development, stormwater management, erosion and sediment control planning, and environmental permitting. Duties include the preparation, oversight, and review of plans and reports and the monitoring of the design schedule and budget to keep clients abreast of any issues or problems that may have an impact on the project.

Michael brings 17 years of experience in site design and environmental consulting and permitting.



YEARS EXPERIENCE

17 years

TIME WITH STAHL SHEAFFER

5 years

EDUCATION

Bachelor of Arts in
Environmental Studies

REGISTRATIONS

Wetland Professional in Training (WPIT), SafelandUSA.
MSHA Mine Safety Certified Surface, Coal, Metal & Nonmetal, OSHA 10-hour Construction Safety and Health, PennDOT Stormwater Control Measures Visual Screening Inspection, PennDOT Stormwater Control Measures Condition Assessment Inspection

Relevant Experience

Hampshire County Elementary Schools, McKinley Architects, Hampshire County, WV:

Project Manager responsible for the completion of civil engineering and design services related to the design of three elementary schools. The project consisted of schematic designs; design development; construction documents; erosion and sedimentation control; stormwater pollution prevention plan; NPDES (National Pollutant Discharge Elimination System), roadway right-of-way, wetland and stream impacts permitting, technical specification, bidding assistance and construction administration. Regulatory agencies include townships, WVDEP, WVDOH (West Virginia Division of Highways), and ACOE (Army Corps of Engineers).

Renovations and General Repairs to Hollidaysburg Veterans Home, Blair County, PA:

Project Manager responsible for the completion of civil engineering and design services related to design of a gas line and concrete pads for a PA Department of General Services (DGS) project. The project consisted of schematic designs; design development; construction documents. *Project completed with AE Works.*

Beaver Stadium Gate C Improvements, Penn State University, Centre County, PA:

Project Manager responsible for the completion of civil engineering and design services related to the design of improved pedestrian traffic on game days. The project consisted of site layout m, stormwater design, E&S design, and permitting services. Regulatory agencies include College Township and Centre County Conservation District.

Scotts Pools, Clearfield County, PA: Environmental Specialist responsible for the coordination and completion of a Phase I Environmental Site Assessment (ESA). The project consisted of a commercial property purchase of a tire store and automotive garage for the intent of renovating into a showroom and shop. He also provided supporting written and photographic documentation of the characteristics of the existing and historical conditions of the subject property. This documentation was required to determine environmental liability risk for the prospective buyer.

Carl Medvid, P.G., M.S.

Geotechnical Project Coordinator

Carl is a licensed professional geologist with seven years of experience as a Project Geologist with the responsibilities of lab oversight, field inspection and sample collection. He is registered with OSHA 30 - General Industry Safety and Health. Carl is also a PennDOT Certified Drilling Inspector with extensive experience with core sampling with a geotechnical drill rig, Dynamic Cone Penetration (DCP) test, Electronic Density Gauge (EDG) test, and sample collection. Of relevance to this project, Carl is also involved in laboratory research projects, including a longitudinal cracking investigation and cold weather full depth reclamation study.



YEARS EXPERIENCE

8 years

TIME WITH STAHL SHEAFFER

7 years

EDUCATION

Bachelor and Master in
Geology

REGISTRATIONS

Professional Geologist: PA,
PennDOT Certified Drilling
Inspector, Nuclear Density
Testing, Nuclear Gauge Safety
Training, ODOT Soil and Rock
Classification, OSHA 30
General Industry Safety and
Health

Relevant Experience

West Virginia Roadway Improvement Initiative, Confidential Energy Client, Various Counties: Geological investigation of numerous landslides spanning district 1, 2, 3, 4, and 6. Field duties included inspection of geologic borings, soil and rock classification, as well as inspection of slide remediation. Samples that were obtained in the field were analyzed in the AASHTO accredited soils lab. Testing consisted of natural moisture content, sieve analysis, Density, Atterberg Limits, UCS of rock samples, direct shear, triaxial strength.

U-Haul Self Storage Facility: Field duties included inspection of geologic borings, soil and rock classification, as well as inspection of slide remediation. Samples that were obtained in the field were analyzed in the AASHTO accredited soils lab. Testing consisted of natural moisture content, sieve analysis, Density, Atterberg Limits, UCS of rock samples, direct shear, triaxial strength.

Kinder Rd. (T-798) Bridge Replacement, North Bethlehem Township, Washington County PA: Field duties included inspection of geologic borings, soil and rock classification, as well as inspection of slide remediation. Samples that were obtained in the field were analyzed in the AASHTO accredited soils lab. Testing consisted of natural moisture content, sieve analysis, Density, Atterberg Limits, UCS of rock samples, direct shear, triaxial strength.

Zorin Well Site, Geotechnical Testing for Well Pad Construction, Monroe, OH: Field duties included staking of location of sampling locations, development of access roads to sampling locations, inspection of geologic borings, and soil and rock classification. Samples that were obtained in the field were analyzed in the AASHTO accredited soils lab. Testing consisted of natural moisture content, sieve analysis, Density, Atterberg Limits, UCS of rock samples, direct shear, triaxial strength. Bore logs were generated using gINT to develop the design of the well pad.

Greene PA, RHL -31 Well Site, Geotechnical Testing for Well Pad Construction: Field duties included staking of sampling locations, development of access roads to sampling locations, inspection of geologic borings, and soil and rock classification. Samples that were obtained in the field were analyzed in the AASHTO accredited soils lab. Testing consisted of natural moisture content, sieve analysis, Density, Atterberg Limits, UCS of rock samples, direct shear, triaxial strength. Bore logs were generated using gINT to develop the design of the well pad.

Lycoming SR 44, Geotechnical testing for Slope Stability: Field duties included inspection the of geologic borings and the development of soil and rock classification. Bore logs were generated using gINT to develop the design of the pile wall.

Relevant Team Registrations and Credentials

RICHARD WITT, JR. WV License

Name:	WITT, JR. RICHARD
Credential ID:	██████████
Expiration Status:	Not Expired
Expiration date:	2022-06-30
Renewal Date:	2021-06-29

Richard's WV Architectural Licenses is renewed for 2022, and will expire in June 2023.



Relevant Team Registrations and Credentials

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

STAHL SHEAFFER ENGINEERING, LLC

C04200-00

Engineer in Responsible Charge: JEFFERY M. SHEAFFER - WV PE 019914

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

January 1, 2022 - December 31, 2023

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

Scott E. Thomas Jr.

BOARD PRESIDENT



Design-Build Construction Programming and Requirement Docs - Community Living Center

Office of Construction & Facilities Management (CFM)
Perry Point, MD

Key Features

- Assessment, design and planning for a new 96-bed Nursing / Community Living Center facility
- Historic campus design considerations
- Space Utilization Studies, Infrastructure Capacity Analysis
- Hazardous Material Abatement
- Sustainable Design
- Construction: \$88M (est.)

Reference

Derek Underwood, Sr. Contracting Officer
Office of Construction & Facilities Management
Derek.underwood@va.gov | 202.731.9938

Services

AE Works was the Prime and Project Manager for this project providing Architect, MEP Engineering, Planning, Physical Security.

Client Feedback

"It has been an honor and pleasure to work with AE Works Ltd. on the new VAMC Perry Point Community Living Center Design-Build Requirements. AE Works displayed their expertise and professionalism throughout the completion of the deliverables. Without hesitation, I would hire AE work for future A/E services."

- Derek D. Underwood, Contracting Ofcer

AE Works received all **Exceptional** Ratings (2021 Evaluation follows this page)

This project supports the design-build delivery of a new estimated \$88 million Community Living Center on the Perry Point VA Medical Center campus.

Approach

AE Works prepared the administrative and technical design-build requirements to be included in the RFP document. This work involved confirmation and documentation of project scope and project programmatic requirements, field verification and documentation of relevant existing conditions and programmatic layouts and massing documents. This effort results in a comprehensive definition of the CLC Project Programming and Technical Requirements to form the foundation of all subsequent design and construction requirements for this project.

Impact

The new facility is anticipated to be a multi-story building that will provide approximately 96 rooms to enhance the daily operations and living arrangements of the staff and residents who will work and live in this facility within the CLC houses. The project will be designed to One Green Globe equivalency and adhere to mission critical life safety facilities guidelines. Floor plans included below for the first two floors.



NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)

CONTRACT INFORMATION (Contractor to complete Blocks 1-4)

1. Contractor Information

Firm Name: AE Works Ltd. CAGE Code: 59TD4
Address: 418 Beaver Street, Sewickley, PA 15143 DUNs Number: 828921424
Phone Number: 412-287-7333
Email Address: rick@aeworks.com
Point of Contact: Richard Witt, Jr., AIA Sr. Vice President and Chief Client Officer Contact Phone Number: 814.242.0489

2. Work Performed as: Prime Contractor Sub Contractor Joint Venture Other (Explain)

Percent of project work performed: 100%
If subcontractor, who was the prime (Name/Phone #):

3. Contract Information

Contract Number: Client Project #: 36C10F18D3327
Delivery/Task Order Number (if applicable): 36C10F20N0030
Contract Type: Firm Fixed Price Cost Reimbursement Other (Please specify):
Contract Title: Perry Point VAMC: Design-Build Construction Programming and Requirement Docs
for Community Living Center

Award Date (mm/dd/yy): 04/15/2020
Contract Completion Date (mm/dd/yy): 07/31/2022
Actual Completion Date (mm/dd/yy): 07/31/2022
Explain Differences:

Original Contract Price (Award Amount): \$979,771.90
Final Contract Price (to include all modifications, if applicable): \$1,024,771.90
Explain Differences: Completed Owner-Requested Additional Service

4. Project Description:

Complexity of Work High Med Routine
How is this project relevant to project of submission? (Please provide details such as similar equipment, requirements, conditions, etc.)
Preparation of the Design-Build RFP for a new Community Living Center. AE Works confirmed and documented project scope and project programmatic requirements; field verified and documented relevant existing conditions, provided cost estimates for existing condition Scope Items not accounted for in the Project Scope based on the planning work that preceded the AE Works Task Order, and developed the administrative and technical design-build requirements to be included in the RFP document.

CLIENT INFORMATION

5. Client Information

Name: Derek D. Underwood
Title: Contracting Officer
Phone Number: 202-731-9938
Email Address: Derek.Underwood2@va.gov

6. Describe the client's role in the project: The client provided expert and professional A/E Services to prepare Design-Build Construction Programming and Requirements Documents for the New Community Living to include: Field Work, Existing Conditions Documents Project Program; Preparation of Design-Build Requirements Documents; and Solicitation Support & Review Prior to Design-Build Award.

7. Date Questionnaire was completed (mm/dd/yy): 09/29/2021

8. Client's Signature:

Derek D. Digitally signed by Derek D. Underwood 100198 Date: 2021.09.29 09: 7:53 -0 00
Underwood 100198

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

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

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

Contractor Information (Firm Name): AE Works Ltd.
 Client Information (Name): Derek Underwood

TO BE COMPLETED BY CLIENT

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

Contractor Information (Firm Name): AE Works Ltd.

Client Information (Name): Derek Underwood

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

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

It has been a honor and pleasure to work with AE Works Ltd. on the new VAMC Perry Point Community Living Center Design-Build Requirements. AE Works displayed their expertise and professionalism throughout the completion of the deliverables. Without hesitation, I would hire AE work for future A/E services.



AE WORKS.

200-Bed Community Living Center Concept

PA Department of General Services
Hollidaysburg, PA

Key Features

- New concept for 200 bed CLC with recreational facilities – den, dining room, bistro, etc.
- 7 “homes” included
- Veterans Home Feasibility Study & Physical Needs Assessment of 5 existing buildings
- Department of Veterans Affairs CLC Design Guide

Reference

Mark Griffin | 717.861.8237 | mgriffin@pa.gov
PA Department of Military & Veterans Affairs
Completed evaluation follows this page.

Services

AE Works served as Prime, providing Architecture, Project Management, and Electrical & Mechanical Engineering.

AE Works also supported the PA Department of Military and Veteran Affairs on two federal VA grant projects in addition to this project. Additional projects upgraded the state-wide tele-security system and providing a series of infrastructure, facade and kitchen renovations to a long-term care facility.

The Pennsylvania Department of Military and Veterans Affairs (DMVA) - State Veterans Home includes six facilities. This two-part study included assessment, planning and design activities at the Hollidaysburg campus to support the DMVA in making facilities and financial decisions over time.

Approach

Specifically, the two-part study included the following activities:

- Physical Needs assessment of five (5) existing buildings at the Hollidaysburg VA campus.
- Developing a new construction concept for new 200-bed Community Living Center. The design exploration and participatory programming will be exploring the feasibility of developing the concept to be comprised of separate, individual homes or a larger, connected home with core, shared support spaces.

The proposed concept of the new building includes a Community Center as well as seven ‘Homes’. The community center will include common spaces that the entire building will utilize. These spaces include a multipurpose room, reception, hair care shop/salon, exam room, and meditation room. Each Home will include approximately 28 bed rooms so that the entire facility incorporates 200 beds. The goal is to maximize private patient bed rooms with appropriate support space. In addition to bedrooms within the ‘homes’, there will be a den, dining room, laundry room, living room, bistro and support space. An indoor and outdoor atrium space will connect the different areas so that patients are able to gather for a multitude of activities (including concerts, exercises, and lawn games). The building will be self-sufficient as it will include a loading dock and receiving area as well as a commercial kitchen to provide meals to the entire building.

ATTACHMENT B

Past Performance Questionnaire – Architectural and Engineering BPA

Vendor for which Past Performance is being provided:

Company	PA DGS, Feasibility Study & Physical Needs Assessment Hollidaysburg Veterans’ Home
Contractor Point of Contact	Mark Griffin, PA Department of Military & Veterans Affairs (717) 861-8237 mgriffin@pa.gov

To be completed by persons listed as a reference using the following Adjectival ratings:

CODE		PERFORMANCE LEVEL
E	Exceptional	Performance exceeded many contractual requirements.
V	Very Good	Performance exceeded some contractual requirements.
S	Satisfactory	Performance met contractual requirements.
M	Marginal	Performance did not meet some contractual requirements.
U	Unsatisfactory	Performance did not meet most contractual requirements.
N	Not Applicable	Unable to provide a score.

Using the codes above, place the appropriate letter for each question on the questionnaire and provide supporting strength/weakness narrative for each question.

1. Cost/Price Control – Rate the contractor’s ability to control cost and deliver at the agreed to price. Describe reasons for the changes to the contract value (e.g., scope changes, overrun/underrun, Government-imposed schedule changes, etc.).

CODE	STRENGTHS	WEAKNESSES
E	Met established deliverables and deadlines in accordance with established contract.	None.
Comment:	Contractual budget authorization was adhered to due to A E Works’ exceptional performance of meeting all contractual obligations with respect to deliverables and deadlines.	

2. Schedule Adherence – How well did the contractor adhere to the agreed schedule? What were the causes of any schedule variances? Were data deliverables and reports submitted on time?

CODE	STRENGTHS	WEAKNESSES
E	Met established deliverables and deadlines in accordance with established contract.	
Comment:	Due to A E Works’ exceptional performance during contractual schedule, all requirements were met regarding deliverables, deadlines, and design documents in support of proposed new 200-bed nursing care facility at the Hollidaysburg Veterans’ Home.	

ATTACHMENT B

3. Performance – Rate the contractor’s ability to successfully comply with the contract requirements, statement of work, subcontracting plan, etc.

CODE	STRENGTHS	WEAKNESSES
E	Compliance with all established contractual obligations to include program statements and published U.S. Department of Veterans Affairs’ Community Living Center (CLC) Design Guide (dated June 2011).	
Comment:	The Department was pleased with A E Works’ exceptional performance to guide the Department’s personnel through discussions and the process of developing schematic design documents. At the end, A E Works developed a complete and accurate schematic design that best meets the Department’s needs and applicable many code requirements.	

4. Quality – How well did the contractor adhere to the requirements of a quality assurance plan or performance based contracting requirements? Did the services provided meet the required level of quality or results?

CODE	STRENGTHS	WEAKNESSES
E	Performance was exceptional and met the Department’s requirements.	
Comment:	Contractual deliverables (schematic design documents) were exceptional and quality was outstanding. The Department utilized deliverables to petition a Federal VA Grant on September 25, 2019, so to supplement construction project with Federal Assistance Monies (\$50.3M) via the Department of Veterans Affairs’ State Home Construction Grant Program.	

5. Business Relations – Did the contractor exhibit reasonable/cooperative behavior in dealing with the problems? Was turnover of personnel frequent? Rate the contractor’s responsiveness to managing changes in providing replacement personnel.

CODE	STRENGTHS	WEAKNESSES
E	Exceptional performance displayed by A E Works by bringing others together to discuss design concept differences.	
Comment:	Subject contract timeframe was more than eleven months with many deliverables and requirements. A E Works conducted numerous meetings with the Department’s personnel to ensure a complete and accurate design that best met Hollidaysburg Veterans’ Home’s needs and the needs of our Commonwealth Veterans and their spouses. Their efforts to have a group discussion and their knowledge of the CLC design guidelines brought us together so to produce a complete and accurate design concept.	

ATTACHMENT B

6. What is your overall rating of the contractor’s performance?

CODE	STRENGTHS	WEAKNESSES
E	Exceptional	
Comment:	A E Works met and exceeded all contractual obligations, requirements, and submission schedule. I respectfully submit an exceptional rating.	

7. Given the choice, would you award to this contractor again?

CODE	STRENGTHS	WEAKNESSES
E	An Exceptional Firm.	
Comment:	Through PA DGS – Public Works, the Department has a successful history with A E Works within our Pennsylvania State Veterans’ Homes. Dating back to 2012, subject contract with A E Works totals eight contracts in support of construction improvements and feasibility studies at our Veterans’ Homes. Currently, A E Works was awarded a design contract through PA DGS – Public Works to provide renovation and general repairs at the Hollidaysburg Veterans’ Home to perform upgrades to our 167-bed personal care building (\$10.1M project allocation). So yes – the Department will award a contract with A E Works again. I thank you for the opportunity to complete (Attachment B) Past Performance Questionnaire – Architectural and Engineering BPA.	

If clarification of a response is needed please provide the following contact information for person completing this form:

Company	Pennsylvania Department of Military and Veterans Affairs Office of Veterans Affairs
Name	Mark E. Griffin, Administrative Officer (Capital Planning & Federal VA Grants)
Phone	(717) 861-8237
Email address	mgriffin@pa.gov

Please email this form, once completed, to:

purchasing@fiscal.treasury.gov and sara.camacho@fiscal.treasury.gov

Subject line: Reference questionnaire for Architectural and Engineering BPA – Attn: SRC/PW

For any questions please contact:

Sara Camacho – 304-480-8251 or sara.camacho@fiscal.treasury.gov



AE WORKS.

Sheridan Building Long-Term Care Renovations

Armed Forces Retirement Home
Washington, DC

Key Features

- Nursing / Long-term Care Renovation, 354-beds
- Design of modern facility
- Renovation on historic campus
- All projects total and est. construction \$77M

Reference

Justin Seffens, Corporate Facility Manager, SRPO/SSO
Justin.Seffens@afrh.gov | 202.541.7548

Services

AE Works was the Prime and Project Manager for this project. Services provided included: Architecture, Construction Administration, Cost Estimating, Electrical Engineering, Interior Design, Mechanical Engineering, Planning, Plumbing Design, and Physical Security

AE Works has completed 12 projects for this client - all of which involved facility planning and design and infrastructure projects to support their long-term care of Veterans.

The Armed Forces Retirement Home (AFRH) is the nation's oldest continually operating retirement home for military personnel. This historic campus is home to Lincoln's summer cottage and long-term care and independent living residences.

The main independent living and assisted living building, Sheridan Building, was built in 1960 and completely gutted and renovated in 1992. In order for AFRH to attract veteran retirees and provide current living standards, the Sheridan Building must be renovated again. The Sheridan Building is an active and resident occupied building and requires phased renovations; each floor will be vacant at the start of construction.

Approach

With a vision to improve the veteran resident and visitor experience, the integration of new design elements into an existing campus and building required thorough existing condition assessments and development of several site design options. Creating master plan scenarios, AE Works provided a wide range of different options to illustrate potential layouts and support architectural character.

Solution

AE Works is underway in design for renovations and alterations to this existing Veterans Retirement facility. The \$77M project will result in an updated 354-bed facility. This upgrades will deliver the AFRH's vision of a modern retirement community facility embracing timeless design practices that houses cherished Veterans for the next 25 to 30 years.



CLIENT FEEDBACK - 3 "Very Good" ratings
"The Quality of the designs and work with the VA staff was very good. AE Works was a pleasure to work with." - Sandra Fisher, Syracuse VAMC

Community Living Center (Building 8)

Syracuse VA Medical Center
Syracuse, NY



Key Features

- Community Living Center design to improve patient privacy and delivery of care
- Phasing plans
- New MEP, med gas and nurse call systems
- Size: 21,000-GSF

Reference

Sandra Fisher, Contracting Officer
Sandra.fisher3@va.gov | 315.425.4694
Evaluation follows this page.

Services

AE Works was the Prime and Project Manager for this project. Services provided included: Architecture, Construction Admin, Cost Estimating, Electrical & Mechanical Engineering, Interior Design, Plumbing Design, and Physical Security.

Supporting the VA's focus on patient-centered care, this project completely redesigns and renovates the existing 8th floor 21,000-GSF Community Living Center. To improve patient privacy, the renovation will eliminate all existing patient rooms that house three or four patients as well as reduce the current bed count from 47 to roughly 35-41 beds. To accomplish this, AE Works is working closely with the VA to develop a plan that uses double or single patient rooms.

Challenge

Within the existing space's tight footprint, the team developed a design solution that achieves VA CLC design guidelines to the extent possible while also meeting the goals for this project.

Solution

Working closely with the Syracuse VAMC, the AE Works team delivered a design solution that will provide veterans who call this CLC home with an improved "just like home" environment. Specifically, the design worked to maximize the number of beds in a tight footprint while planning for increased space for each resident to support privacy and comfort. To maximize the construction budget, the team kept as many as possible recently renovated bathrooms in the new design. Furthermore, to allow for continued care on the floor, AE Works worked closely with VA stakeholders on a phasing plan for construction

Impact

To minimize the impact of the renovation, AE Works explored design concepts that maintain the integrity of the existing bathrooms on the floor, where feasible. The renovation will be phased to ensure that the facility can continue to provide care for patients who live in the CLC. This project will also require the abatement of all known and unforeseen asbestos containing materials as well as the removal and disposal of any PCBs and other hazardous materials.

FOR OFFICIAL USE ONLY / SOURCE SELECTION INFORMATION - SEE FAR 2.101,
3.104, AND 42.1503

FOR OFFICIAL USE ONLY

CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)

INCOMPLETE-REVIEWED

Architect-Engineer

Name/Address of Contractor:

Vendor Name: AE WORKS LTD.

Division Name:

Street: 209 SANDUSKY ST

City: PITTSBURGH

State: PA Zip: 152125823

Country: USA

CAGE Code:

Unique Entity ID (DUNS): 828921424 Unique Entity ID (SAM):

Product/Service Code: C1DA Principal NAICS Code: 541310

Evaluation Type: Final

Contract Percent Complete: 100

Period of Performance Being Assessed: 12/31/2019 - 06/30/2020

Contract Number: 36C24219C0069 **Business Sector & Sub-Sector:** Architect-Engineer

Contracting Office: 242-NETWORK CONTRACT OFC 02(00242) **Contracting**

Officer: SANDRA FISHER **Phone Number:** 3154668362

Location of Work:

Date Signed: 12/31/2018 **Period of Performance Start Date:** 12/31/2018

Est. Ultimate Completion Date/Last Date to Order: 06/30/2020 **Estimated/Actual**

Completion Date: 06/30/2020

Funding Office ID:

Base and All Options Value : \$471,534 **Action Obligation:** \$471,534

Complexity: Medium **Termination Type:** None

Extent Competed: Full and Open Competition after Exclusion of Sources **Type of**

Contract: Firm Fixed Price

Key Subcontractors and Effort Performed:

Unique Entity ID (DUNS): **Unique Entity ID (SAM):**

Effort:

Unique Entity ID (DUNS): **Unique Entity ID (SAM):**

Effort:

Unique Entity ID (DUNS): **Unique Entity ID (SAM):**

Effort:

Project Number:

Project Title:

Design CLC Renovation

Contract Effort Description:

Redesign CLC Renovation

Small Business Subcontracting:

Does this contract include a subcontracting plan? No

Date of last Individual Subcontracting Report (ISR) / Summary Subcontracting Report

(SSR): N/A

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Evaluation Areas Past Rating Rating

Quality: Satisfactory Very Good
Schedule: Satisfactory Very Good
Cost Control: Satisfactory Satisfactory
Management: Satisfactory Very Good
Small Business Subcontracting: N/A N/A
Regulatory Compliance: N/A N/A
Other Areas:
(1): N/A
(2): N/A
(3): N/A

Variance (Contract to Date):

Current Cost Variance (%): Variance at Completion (%):
Current Schedule Variance (%):

Assessing Official Comments:

QUALITY: The Quality of the designs and work with the VA staff was very good.

SCHEDULE: schedule was good given the few changes that were made and working with the staff was good to keep on schedule

COST CONTROL: satisfactory

MANAGEMENT: Management of the project was very good and easy to work with

ADDITIONAL/OTHER: AW Works was a pleasure to work with

RECOMMENDATION:

Given what I know today about the contractor's ability to perform in accordance with this contract or order's most significant requirements, I would recommend them for similar requirements in the future.

Name and Title of Assessing Official:

Name: SANDRA FISHER
Title: Contracting Officer
Organization: VHA
Phone Number: 3154668362 Email Address: sandra.fisher3@va.gov
Date: 08/31/2020

Contractor Comments:

QUALITY: AE Works worked closely with the VA to review and adjust the design throughout the entire project to make sure we addressed the many constraints of integrating the new CLC design guide in a downtown hospital footprint. As a result, the design maximizes the number of beds in a tight footprint while planning for

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increased space for each resident to support privacy and comfort.

SCHEDULE: AE Works remained flexible throughout the project, working closely with the VA to support longer review periods. Any changes in the schedule were all approved and were due to longer review times due to the many decisions the VA had to make in order to provide the best space for the veterans with the available space and budget.

COST CONTROL: We worked with the VA to adjust the construction budget through a contract modification as there was an increase in the number of beds from the original scope of work. Our design team focused heavily on reuse of existing bathrooms as well as existing spaces when possible to save on cost but deliver the expected quality.

MANAGEMENT: AE Works developed a good relationship with the VA team that helped to streamline open communication and ultimately manage the project to a successful design completion. We also leveraged tools like our VA comment tracker to help ensure AE Works and VA were closing out any unresolved issues from submission reviews.

To maximize the construction budget, the team kept as many as possible recently renovated bathrooms in the new design. Furthermore, to allow for continued care on the floor, AE Works worked closely with VA stakeholders on a phasing plan for construction.

ADDITIONAL/OTHER: Thank you to the Syracuse VA for the opportunity to contribute to a project that will improve the experience of Veterans.

CONCURRENCE: I concur with this evaluation.

Name and Title of Contractor Representative:

Name: RICHARD WITT

Title: Sr. Vice President

Phone Number: 8142420489 Email Address: rwitt@ae-works.com

Date: 10/07/2020

Review by Reviewing Official:

Name and Title of Reviewing Official:

Name:

Title:

Organization:

Phone Number: Email Address:

Date:



Community Living Center Upgrades and Renovation

Erie VA Medical Center
Erie, PA

Key Features

- Community Living Center project
- Improvements to resident experience and service
- Exterior improvements - covered loading area, covered walkway, ADA / accessible sidewalks and service drive

Reference

Donald Kalivoda, Contracting Officer
donald.kalivoda@va.gov | 814.860.2917

Services

AE Works was the Prime and Project Manager for this project. Services provided included: Architecture, Construction Administration, Cost Estimating, Electrical Engineering, Planning, Plumbing Design and Physical Security.

With a vision to improve the veteran resident and visitor experience, the integration of new design elements into an existing campus and building required thorough existing condition assessments and development of several site design options.

Following evaluation of design options and estimated costs, the allocated budget would not adequately cover construction costs. We monitored the cost closely from inception, proactively communicating to the client and discussed the viability and priority of the menu of scope items and during submission reviews. The client responded with an increased construction budget in order to capture the greatest possible number of items.

Approach

Creating master plan scenarios, we provided a wide range of different options to illustrate potential layouts and support architectural character.

Solution

Focused on Connectivity, Access, Arrival and Service, the design solution was developed to improve and link VA Medical Center functions to enhance delivery of care. This specifically included:

- **Connectivity.** The design directly connects and links CLC Phase 1, Building 1 (Main Hospital), and the Parking Garage
- **Access.** Design improves wayfinding with clear access and a defined front entrance. Safety and the overall arrival experience is enhanced with an entry vestibule and vehicle canopy for weather-protected building access.
- **Arrival.** Integrating a new covered walkway, vehicle canopy, and enlarged vestibule enclosure.
- **Service.** The design introduced a covered loading area and improved security and emergency management access.



Community Living Center - 6th Floor

Altoona VA Medical Center
Altoona, PA

Key Features

- CLC / Long-term Care renovation in occupied main hospital building
- Upgrade of emergency systems
- Infrastructure upgrade to support new spaces, tie into existing systems
- Patient-centered project with “just like home” amenities

Reference

Jerry Metzgar | Altoona VAMC
jerry.metzgar@va.gov | 814.943.8164 ext. 7246

Services

AE Works was the Prime and Project Manager for this project. Services provided included: Architecture, Construction Administration, Electrical Engineering, Interior Design, Mechanical Engineering, and Plumbing Design

Complete with views overlooking the Allegheny Mountains, this 13,000-SF renovation transforms the sixth floor of the Medical Center into a welcoming and light-filled space for Veterans living on the floor to call home.

Approach

Focused on the highest standards, the renovation modernizes the existing floor to deliver world-class care in a comfortable environment that enhances resident privacy and dignity.

Solution

Promoting independence in the Community Living Center’s home-like setting, the design incorporates ample space for maximum comfort and privacy. Amenities and space were incorporated to accommodate visiting family members and caregivers, including day rooms, a hearth room and library.

Additionally, embodying a comfortable “just like home” feel, the new layout strategically separates medical spaces from living quarters

Critical Success Factor

Infrastructure upgrades were also made to support the new clinical spaces. Key design elements include upgraded emergency systems, renovated ductwork, new building power distribution, and medical gas systems. These services support the newly designed space that also tie into the existing systems.





Building 51 Community Living Center

VA Pittsburgh Healthcare System
Pittsburgh, PA

Key Features

- Long term care project
- Home-like atmosphere
- Experience with VA Handbook 76 10 space criteria, PG 18-9 space planning criteria, and PG Design Guides and Office of Geriatrics and Extended Care
- Sustainable Design Features: Energy Recovery units, Controls replacement - DDC

Reference

William Matelan, Contracting Officer
William.Matelan@va.gov | 412.822.3769

Services

AE Works was the Prime and Project Manager for this project. Services provided included: Architecture, Construction Administration, Electrical Engineering, Interior Design, Mechanical Engineering, Plumbing Design, and Security/Technology Design.



Welcoming, healing and restorative. This 21,150-SF renovation transforms the existing long term care unit of Building 51 on the VA Pittsburgh campus, assuring Veterans, their families and caregivers that quality care is the priority.

Challenge

The new space provides space for healing and reflection. Amenities including the following:

- Dining Rooms, Living Rooms, Game rooms
- Overnight room for family and visitors
- Accessible kitchens for resident participation
- Patient lifts in each resident room
- Employee lockers (290)

The design merges the desire for a high bed count with the June 2011 CLC Design Guide, which focuses on a lower bed count and more private space.

Solution

To meet this challenge, the AE Works team used BIM to help the VA team visualize different solutions that also met the CLC Design Guide while providing sufficient inpatient rooms.

Specifically, taking into account the “home-like” atmosphere and patient-centered focus, the design reduces the bed count from 40 to 29, maximizing the number of single patient rooms to provide more privacy. Featuring a “two house” concept and just like home amenities, AE Works’ design provides a home-like environment comprised of 12 beds and shared living room, dining room and quiet rooms for Veterans living on the floor. In regards to sustainable design features, the mechanical design replaces air handling units with energy recovery units as well as upgrades the existing controls from a pneumatic to a DDC system to provide enhanced energy savings and efficiency.

References

Derek Underwood | Sr. Contracting Officer

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Perry Point VA Medical Center | CLC Design-Build
Construction Programming and Requirement Docs
AE Works project

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Syracuse VA Medical Center | Community Living
Center Renovation (Building 8)
AE Works project

Mark Griffin | Contract Specialist

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PA Dept. of General Services | Veterans Home
Projects

*AE Works projects, including VA State Homes Construction Grant
projects*

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Erie VA Medical Center | Community Living Center
Renovations

AE Works project

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Armed Forces Retirement Home On-Call Contract
AE Works projects, 12 projects in total

Jerry Metzgar

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Altoona VA Medical Center | 6th Floor Community
Living Center
AE Works project



“It has been an honor and pleasure to work with AE Works Ltd. on the new VAMC Perry Point Community Living Center Design-Build Requirements. AE Works displayed their expertise and professionalism throughout the completion of the deliverables. Without hesitation, I would hire AE work for future A/E services.”

Derek D. Underwood, Contracting Officer
Perry Point VA Medical Center

AE Works received all **Exceptional** Ratings