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Header @ 1

List View

General Information

Contact

Default Values

Discount

Document Information

Clarification Request

Procurement Folder: 1491557

Procurement Type: Central Purchase Order

Vendor ID: VS0000017537

Legal Name: DESMONE & ASSOCIATES

Alias/DBA:

Total Bid: \$0.00

Response Date: 08/28/2024

Response Time: 9:38

Responded By User ID: bfrankhouser

First Name: Bradley

Last Name: Frankhouser

Email: bfrankhouser@desmone.com

Phone: 304-602-7880

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2500000007

Published Date: 8/14/24

Close Date: 8/28/24

Close Time: 13:30

Status: Closed

Solicitation Description: Building 305 Renovations Design-Camp Dawson

Total of Header Attachments: 1

Total of All Attachments: 1



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

State of West Virginia
Solicitation Response

Proc Folder: 1491557
Solicitation Description: Building 305 Renovations Design-Camp Dawson
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2024-08-28 13:30	SR 0603 ESR08282400000001519	1

VENDOR
VS0000017537
DESMONE & ASSOCIATES

Solicitation Number: CEOI 0603 ADJ2500000007
Total Bid: 0
Response Date: 2024-08-28
Response Time: 09:38:49
Comments:

FOR INFORMATION CONTACT THE BUYER
David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor		
Signature X	FEIN#	DATE

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Building 305 Renovations Design-Camp Dawson				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

Provide professional architectural and engineering design services per the attached documentation.

desmone

Our qualifications for

Building 305 Renovation
Design
Camp Dawson

 designed to thrive.

DATE:
August 28, 2024

SOLICITATION NO:
CEOI 0603 ADJ2500000007



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Contact / Certification

	<div>Department of Administration Purchasing Division 2019 Washington Street East Post Office Box 50130 Charleston, WV 25305-0130</div> <div>State of West Virginia Centralized Expression of Interest</div>
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Proc Folder: 1491557			Reason for Modification:
Doc Description: Building 305 Renovations Design-Camp Dawson			
Proc Type: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-08-14	2024-08-28 13:30	CEOI 0603 ADJ2500000007	1

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

VENDOR	
Vendor Customer Code: VS0000017537	
Vendor Name : Desmone & Associates	
Address :	
Street : 265 High Street, Suite 7	
City : Morgantown	
State : West Virginia	Country : USA
Zip : 26505	
Principal Contact : Bradley G Frankhouser	
Vendor Contact Phone: 304.602.7880	Extension: 600

FOR INFORMATION CONTACT THE BUYER	
David H Pauline 304-558-0067 david.h.pauline@wv.gov	

Vendor Signature X		FEIN# 25-1879041	DATE 08.27.2024
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All offers subject to all terms and conditions contained in this solicitation

desmone

Mr. David H. Pauline
Department of Administration
Purchasing Division
2019 Washington Street
Charleston, WV 25305
david.h.pauline@wv.gov

RE: BUILDING 305 RENOVATION DESIGN - CAMP DAWSON

Dear Mr. Pauline:

On behalf of the team at Desmone, we greatly appreciate the opportunity to provide this information about our professional services. Since 1958, Desmone's mission is to empower people to visualize, shape and transform their environment. Our projects are products of our clients' vision, and we recognize that this entertainment venue investment will need to serve as a positive legacy for Camp Dawson for many years to come.

Our firm's greatest strength is our team's dedication to service, solving each of your challenges through a rigorous, predictable project process. We care deeply about each detail of every project, and we listen intently to the needs and desires of our clients. Our unique knowledge and skills, coupled with our strong client commitment, enables our team to transform the vision of our clients into a reality. In addition, we take great pride in our ability to help our clients to enhance the value and efficiency of their ideas.


For this project our Morgantown West Virginia office will act at the project lead. Our Morgantown team has completed numerous office projects throughout West Virginia include Leidos's new Morgantown Office, MVB Bank and Steptoe & Johnson's new offices at WestRidge Corporate Park.

Enclosed in this packet we have included other recent projects that we have worked on that I believe fall into alignment with the Building 215 Administrative Wing project. We thank you for the opportunity to submit our qualifications and we hope our team can help make this project a success!

Sincerely,



Bradley G. Frankhouser
Regional Vice President / Principal

 designed to thrive.

265 High St., Suite 7
Morgantown, WV 26505

desmone.com
304.602.7880

DESMONE COMPANY PROFILE

Designed to Thrive.

BACKGROUND

Desmone was founded in 1958 when Luke Desmone joined forces with his uncle, John Desmone. From day one, our founders believed in the art of design and its ability to create positive change in the world.

Our firm's greatest strength is our dedication to service. We believe our role is to design for our clients' needs – not our own. Successful projects, in our minds, use limited resources wisely and create places that people will embrace and make their own. We listen intently to the needs and desires of our clients and help them to develop a project's vision. Our extensive knowledge and skills allow us to transform that vision into a reality and empower the end-users to thrive – physically, emotionally, and spiritually.

Because we realize the importance of investing in the wellness of others, we make it our first priority to invest in the wellness of our team members. So much so that we designed our own office expansion to receive WELL Gold Certification, making it one of less than 100 private offices nationwide recognized for world-class health and wellness.



OFFICE LOCATIONS

3

PA · WV · OH

Indicates WV as the office involved in the project

YEARS IN BUSINESS

66

and going strong

FULL TIME

39

employees

Incorporated in Pennsylvania in 1958

Headquarters Location: 3400 Butler Street, Pittsburgh PA 15201

Business Entity in West Virginia since 2006

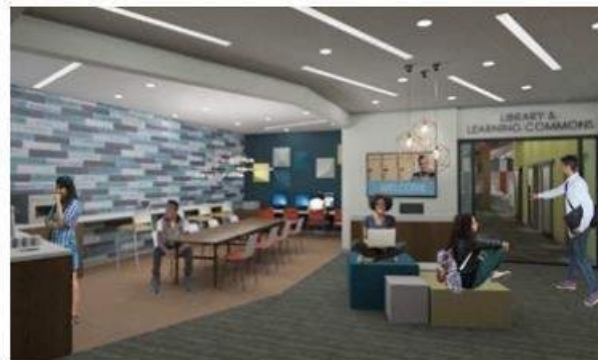
Suitability for the Camp Dawson Building 305 Renovation Project

Desmone uniquely suited for this project for a multitude of reasons:

EXPERIENCE

First and foremost our team has an enormous amount of experience in office type projects. New Construction to total renovation to minor finish, lighting and HVAC upgrades in existing buildings - our team has done them all.

Most recently we've completed finish upgrade projects at WVU's Chitwood Hall and Field Hall. Major office renovation projects we've completed are at the WVU Innovation Center where we've facilitated offices for WVU Medicine's Pharmacy Admin and a new facility for WVU Medicine's Center for Nursing Education.



WELLNESS

Our design philosophy is to promote health and wellness through design. We spend approximately 90% of our time indoors and our environment is the largest determinant of our overall health - so why wouldn't health and wellness be on the forefront of design based on research and evidence-based design?

DEMONSTRATED ACCURACY IN ESTIMATING & PREPARING PLANS / SPECS

Our team has successfully designed and estimated Higher Education projects and understand what it takes to design to budget. Our most recent publicly bid higher education projects where as follows:

PennWest California University Coover Hall - construction budget was \$9,000,000 the low bid was \$8,897,200 - within 1.25% of the budget

WVU Chitwood Hall - construction budget was \$2,700,000 the low bid was \$2,578,700 - within 5.25% of the budget

WVU Med Center for Nursing Education - construction budget was \$8,500,000 the low bid was \$8,110,000 - within 4.5% of the budget



AVAILABILITY

Lastly - the staff included in this submission are free of other obligations and can begin working on the Ruth Ann Musick Library Modernization projects immediately. These projects will be a priority for our team and firm and the success will be of utmost importance.

Desmone Full Staff.

*WV Project Team
 *Key Project Team
* = Board of Director

SHAREHOLDERS



Chip Desmone
CEO *



Eric Booth
President *



Travis Kreidler
Principal *



Brad Frankhouser
Principal



Nancy Policicchio
Associate



Rebecca Lowe
Associate



Joshua Frick
Associate



Jen Bee
Associate



Jared Korchok
Associate



Thea Martin
Principal *

ARCHITECTS & DESIGNERS



Geoff Aiken
Regional VP



Cathleen Matuzak
Designer



Travis Howard
Architect



Monica Blasko
Architect



Ingrid LaMay
Interior Designer



Alex Tackacs
Designer



Emily Pietranton
Interior Designer



Stuart Coppedge
Architect



Brian Greundl
Architect



Jeff Michaelson
Designer



Angela Barhr
Architect



Jake Heaton
Architect



Katelyn Walsh
Architect



Erik Frantz
Designer



Allison Faux
Designer



John Porter
Architect



Paul Becker
Architect



Sidney Gandee
Designer



Haley Kafana
Designer



Matt Albaugh
Designer



Greyley Cook
Designer



Brittany Craig
Designer



Kelsey Lewis
Designer



Mike Zielachowski
Designer

ADMINISTRATION & SUPPORT



Courtney Schnitzer
Marketing Coordinator



Amber Koriath
Regional Growth Manager



Laura Luksik
Financial Assistant



Danasia Nicholson
Admin Assistant



Anthony Boyd
Senior BIM Operator

PROPOSED TEAM

Meet The Team.



CAMP DAWSON



BRAD FRANKHOUSER
Principal in Charge



PAUL BECKER
Project Manager



TRAVIS HOWARD
Project Architect

SUBCONSULTANTS

MEP & STRUCTURAL ENGINEER



DESMONE TEAM

BRADLEY FRANKHOUSER

Principal in Charge

Education

The Pennsylvania State University,
Associate's Degree in
Architectural Engineering
Technology, 2001

Years of Experience

24



BACKGROUND

Bradley joined the Desmone team in 2008. With over 20 years of experience in the Architecture industry, Bradley currently manages Desmone's Morgantown, West Virginia office. He excels as a consistent, detail-oriented Prinicpal/Project Manager who works closely with clients throughout the project to control costs and avoid unnecessary surprises. Throughout his career, Bradley commits to seeing a project start to finish and ensures consistency throughout the project's duration. He executes the detail needed for design development and construction documentation by reviewing and applying building codes as well as has vast amount of healthcare experience. For the last several years Bradley has been a lead project manager for over 20 educational facilities and office projects.

WVU Field Hall Renovation Morgantown, WV	Bechtel Plant Machinery Offices Monroeville, PA
CCL Label Offices New Albany, OH	WestRidge Commerce Center Offices Morgantown, WV
WVU Center for Nursing Education Morgantown, WV	Westridge Leidos Agile Center for Excellence Morgantown, WV
Modern Transportation Offices Pittsburgh, PA	Tech Forge Caterpillar Offices Pittsburgh, PA
Westridge MVB & Steptoe Offices Morgantown, WV	Motional Office Fit-Out Pittsburgh, PA

DESMONE TEAM

PAUL BECKER

Project Manager

Education

University of Nebraska-
Lincoln, Bachelor of Science -
Architectural Studies, 2006

Registration/Credentials

NCARB, AIA, WV, PA, MD,
CO, WY

Years of Experience

16

University of Nebraska-Lincoln,
Master of Architecture, 2008



BACKGROUND

Paul is a seasoned Project Manager with over 16 years of experience in the architecture and construction industry. He is detail oriented, organized and has a strong commitment to excellence. Paul combines his deep technical knowledge with a keen eye for design and a talent for project coordination, ensuring the successful completion of complex architectural projects from inception to completion.

Petra Power Offices Salon, Ohio	WVU Field Hall Renovation Morgantown, WV
Alloy 26 Co-Working Facility Pittsburgh, PA	WVUIC Enterprise Pharmacy Office Renovation Morgantown, WV
WVUIC Modular Genetics Office & Manufacturing Lab Renovation Morgantown, WV	WVU Center for Nursing Education Morgantown, WV
WVU Medicine Urgent Care a the Fountainhead Renovation Canonsburg, PA	Olive AI Office Renovations Morgantown, WV
Century Center Computershare Office Reno. Wheeling, WV	Westridge MVB & Steptoe Offices Morgantown, WV

DESMONE TEAM

TRAVIS HOWARD

Project Architect

Education

Fairmont State University -
Fairmont, WV. Master of
Architecture, 2019
Bachelor of Architecture, 2017

Registration/Credentials

NCARB, AIA, LEED Green
Associate

Years of Experience

5



BACKGROUND

Travis is a Project Architect with experience in leading architectural projects from conception to completion. He is proficient in translating client requirements into innovative design solutions while adhering to budgetary and timeline constraints. Skilled in overseeing all phases of project development, including schematic design, construction documentation, and construction administration. Travis excels in communication with cross-functional teams, contractors, and stakeholders to ensure seamless execution of projects.

WVU Chitwood Hall Renovation
Morgantown, WV

WVU Field Hall Renovation
Morgantown, WV

WVU ASCEND Co-Working Space
Morgantown, WV

WestRidge Leidos Agile Center for Excellence
Morgantown, WV

Westridge MVB & Steptoe Offices
Morgantown, WV

WVU Center for Nursing Education
Morgantown, WV

Westridge Commerce Park Offices
Morgantown, WV

Tech Forge Caterpillar Offices
Pittsburgh, PA



Johnstown Headquarters

1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300
Fax: 814-269-9301



H.F. Lenz Company

Currently in our 76th year, The H.F. Lenz Company is a multi-discipline engineering firm serving higher education, corporate, government, healthcare, and industrial clients. Our staff consists of 160+ individuals, including 44 Licensed Professional Engineers and 19 LEED Accredited Professionals. Our headquarters is in Johnstown, Pennsylvania with branch offices in Pittsburgh, Pennsylvania; Lancaster, Pennsylvania; Conneaut, Ohio; and Middletown, Connecticut.

DISCIPLINES/SERVICES OFFERED IN-HOUSE INCLUDE:

- › Mechanical Engineering
- › Electrical Engineering
- › Data/Communications Engineering
- › Fire Protection / Life Safety Engineering
- › Structural Engineering
- › Civil Engineering
- › Surveying
- › GIS
- › Construction Phase Services
- › Commissioning and Training
- › 3D CADD with Full Visualization
- › Energy Modeling
- › Sustainable design/LEED Services
- › Building Information Modeling (BIM)

EXPERIENCED TEAM

Our relationship with _____ exceeds 25 years and has included successful projects for feasibility studies, conditions assessments, new construction, building renovations and additions, utility infrastructure upgrades, central heating & cooling plants, construction administration, and commissioning services.

Our Key Personnel for this project, include our Principal-in-Charge, Steven J Gridley, P.E., who has overseen all of our MEP/FP engineering design for our WVU projects over the past 25 years and our Project Engineer, John M. Weiland, P.E., LEED-AP, CEM, who has served as our Project Engineer and/or Lead Mechanical Engineer for our WVU projects over the past 15+ years.

H.F. Lenz Company has extensive experience with historic building renovations including academic buildings including the recently completed 69,512 sq.ft. renovation of the historic Chandler Hall for Lehigh University. The project received the 2020 Merit Award from the PA Chapter of AIA and attained LEED Certification. We have also been working with the National Park Service for over 25 years and have completed a variety of projects with historical significance throughout the U.S. Our team is experienced in integrating MEP/FP systems into historic buildings of all types.



Steven J. Gridley, P.E.

Principal-in-Charge of MEP/FP System Engineering

Mr. Gridley, as Senior Vice President of the H.F. Lenz Company, has served as a Team Leader for Higher Education projects for over 32 years. He is responsible for overseeing the master planning and design of college and university facilities throughout the Northeastern U.S., with a particular specialization in the design of modern, flexible, energy efficient medical schools and science and technology buildings with laboratory and research facilities for a wide variety of end users

PROJECT EXPERIENCE

West Virginia University - Morgantown, West Virginia

Over 120 projects in the past 20 years

- › Chitwood Hall 2nd and 3rd Floor AHU replacements
- › Renovations to the basement level of the Engineering Sciences Building
- › Eiesland Hall renovations
- › Redevelopment of Reedsville Farm
- › Ag Sciences Building addition and renovation

University of Pittsburgh, Pittsburgh, Pennsylvania

- › Phased renovation of the 419,000 sq.ft. Benedum Hall academic building - LEED Gold

CDC/NIOSH, Morgantown, West Virginia

- › Multiple term contracts for studies, renovations and infrastructure upgrades

EDUCATION

Bachelor of Science, Architectural Engineering, 1979, Pennsylvania State University

PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in all 50 States and the District of Columbia

PROFESSIONAL AFFILIATIONS

First Place, 1987 ASHRAE
International Energy Award •
National Society of Professional Engineers • Pennsylvania Society of Professional Engineers • American Society of Heating, Refrigerating and Air-Conditioning Engineers •
International Code Council •
Professional Engineers in Private Practice • National Fire Protection Association



John M. Weiland, P.E., CEM, LEED AP

Project Engineer

Mr. Weiland has over 20 years' experience and specializes in the design of HVAC systems for colleges and universities and healthcare facilities. His responsibilities include client contact, project scheduling, preparation of reports and cost estimates, coordination and supervision of project design teams and other projects management functions. His duties include design calculations, equipment selection, schematic and construction document design, specification writing, and life cycle cost analyses.

PROJECT EXPERIENCE

West Virginia University - Morgantown, West Virginia

Over 120 projects in the past 20 years

- › Chitwood Hall 2nd and 3rd Floor AHU replacements
- › Renovations to the basement level of the Engineering Sciences Building
- › Eiesland Hall renovations
- › Redevelopment of Reedsville Farm
- › Ag Sciences Building addition and renovation

University of Pittsburgh, Pittsburgh, Pennsylvania

- › Phased renovation of the 419,000 sq.ft. Benedum Hall academic building - LEED Gold
- › Cathedral of Learning - Ground floor renovations

CDC/NIOSH, Morgantown, West Virginia

- › Multiple term contracts for studies, renovations and infrastructure upgrades

EDUCATION

Bachelor of Architectural Engineering, 2002, Pennsylvania State University

PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania, West Virginia, New York, Connecticut • Certified Energy Manager • LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

ASHRAE – Johnstown, PA Chapter



Frank T. Restly, EIT

Electrical Engineering

Mr. Restly is experienced in the design of electrical systems for both new buildings and building retrofits for higher education, commercial, and governmental facilities. He is experienced in the design of power distribution systems, control systems, lighting and emergency lighting systems.

His duties also include coordination with regulatory agencies, equipment selection, coordination with other disciplines, checking of construction documents for quality assurance.

EDUCATION

Bachelor of Science, Electrical Engineering, 1995, University of Pittsburgh at Johnstown

EXPERIENCE

H.F. Lenz Company 2010-Present • Villi Electrical Group 2010-2009 • Augusta Engineering 2009-2006 • Tri County Electric 2006-1995

PROJECT EXPERIENCE

West Virginia University, Morgantown, West Virginia

- › 95,500 sq.ft. renovation to White Hall
- › New 54,000 sq.ft. Alumni Center
- › General woodworking renovations
- › Arnold Hall renovations
- › Life Science renovations

University of Pittsburgh, Pittsburgh, Pennsylvania

- › Phased renovation of the 419,000 sq.ft. Benedum Hall academic building - LEED Gold
- › Cathedral of Learning - Ground floor renovations
- › Smith Hall
- › McKenna Hall renovation
- › Heinz Chapel renovation



Christopher A. Formica

Plumbing/Fire Protection System Designer

Mr. Formica has designed complete plumbing systems for hospitals, colleges, schools, office buildings, prisons, and laboratories. He is responsible for plumbing design, layout, specifications and calculations; selection and sizing of equipment; cost estimates; and site survey work. Mr. Formica coordinates the plumbing design with utility companies, with other trades, and with the Project Engineer and Project Architect; and is responsible for assembling complete and accurate plumbing bid documents which meet H.F. Lenz Company standards.

PROJECT EXPERIENCE

West Virginia University – Morgantown, West Virginia

- › 95,500 sq.ft. renovation to White Hall
- › New 54,000 sq.ft. Alumni Center

Yale University – New Haven, Connecticut

- › Kirtland Hall: office and testing lab renovation for psychology department
- › Curtis Hall Daycare: Renovation for a new day care facility

University of Pittsburgh – Pittsburgh, Pennsylvania

- › Renovation of the 419,000 sq.ft. Benedum Hall academic building - LEED Gold
- › Cathedral of Learning - Ground floor renovations
- › Smith Hall
- › McKenna Hall renovation
- › Heinz Chapel renovation

Braddock Library - Braddock, Pennsylvania

- › Principal-in-Charge for engineering services for a Master Plan and design services for the existing historic Carnegie library

Youngstown Public Library - Youngstown, Ohio

- › Renovations to the 76,000 sq. ft. historic Carnegie Library that also included a new addition

EDUCATION

Associate in Architectural Design, 1989, Pennsylvania Technical Institute

EXPERIENCE

H.F. Lenz Company 1997 - Present
Dynamic Design Company 1996
Miller-Picking Corp. 1993 - 1995
Dupont-Belcan. 1991-1993
Simions Eastern. 1989-1991

OUR APPROACH

The Service Journey.

1 ENVISION

2 PLAN

3 DESIGN

4 EXECUTE

5 THRIVE

01 ENVISION

The Visioning process discovers who you are, regardless of project size. In various forms of data collection, we uncover your unique motivations for the project and empower all participants to communicate their emotional, financial and spatial goals. Together, we create a strategy which serves as the foundation for all phases of the design process, promotes quick decision making, and has a profound effect on the ultimate form of the project.

02 PLAN

By leveraging the data points that established your vision, we collaborate with you to form a plan around meeting your optimal schedule, budget, and design styles. We explore multiple design strategies to ensure you have a plan which best meets your project goals and gives form to your vision.

03 DESIGN

We bring the best versions of your vision to life through 3D modeling, computer rendering, and augmented and virtual reality tools. As you select your favorite designs, we integrate all necessary infrastructure and building codes to make your project safe, pleasing and high performing.

04 EXECUTE

It's time to bring your vision to life. We work closely with builders, construction managers, and vendors to ensure your project meets your intended design goals, performance attributes, budget and schedule. The construction of a building can be complex and may bring unexpected challenges and opportunities. We provide support in bridging the gap between design and construction to make sure your design and vision is being built correctly.

05 THRIVE

Building performance and wellness are core to our entire design process. It is not only important that your building is performing correctly once it is turned over, but that it continues doing so over time. To promote optimal health for the occupants of your space and energy use for your building, we provide WELL, LEED and other sustainability services; quality assurance and performance monitoring of systems; and one-year warranty walkthroughs to make sure your space is doing what we intended it to.

Why Visioning?

WE WANT TO UNDERSTAND YOU.
YOU ARE THE DRIVERS OF OUR PROCESS.

WHY THIS MATTERS TO US

The Visioning Process is a fully immersive experience and invests in understanding who you are as a company. The emotional connection to your work and to your space helps us understand how to create an environment that fosters those connections. We challenge the typical process to engage, debate, and prioritize values, where the past, current and future are disrupted.

OUR APPROACH

Through our collaborative workshop process, we will establish and engage a team, consisting of your stakeholders and a diverse group of designers. The form of the workshop helps uncover a unique project narrative and further emphasizes the importance of designing for the end user. The team will collaborate to uncover deep concerns, lessons learned, differing viewpoints, while identifying values, goals, and constraints or opportunities.

OUTCOME

The final document is a narrative outlining the workshop outcomes and meaningful conclusions. The journey and results have profound effects on the ultimate form of the project.

CLIENT TOOLS

- Base Drawings
- Existing Building History
- Financial Goals
- Campus Culture
- Prior Renovation Feedback
- Campus Standards
- Space Requirements
- Material Finishes
- Branding
- Organizational Chart
- Mission & Vision Statement

PREREQUISITES

ETHNOGRAPHY SITE DOCUMENTATION

Ethnography is the study of people and culture. We will observe users from their point of view and represent our observations through pictures and writing. This documentation will make a substantial contribution to understanding the current workplace and observed behaviors.

SKILLS PORTFOLIO

The skills portfolio is a continuous database that tracks evolving industry skills. The framework categorizes fundamental and added skills for both individuals and teams to understand a system of requirements and flow needed to increase productivity and efficiency.

INFORMATION GATHERING

Surveys are useful in developing a baseline of information about the current workplace. Examining active employee participation allows us to uncover a range of activities, individual choices along with how your workplace currently supports its staff as well as areas for improvement.

STAKEHOLDER WORKSHOPS

DISCOVERY

We will look at bringing decision-makers together to determine the top 5 themes of the project. Prior to the exercise each leader takes a survey which will ask to rate and prioritize specific concepts. Discussion will be scheduled to help leaders align shared priorities for the workspace and identify space implications.

JOURNEY MAP

A comprehensive understanding of the specific needs and priorities of your clients across different industries and their interaction with your company. This experience helps gain a deeper understanding of your efforts on this journey and your position in the community.

VISIONING TESTIMONIALS

A project's success is unlimited when heart and soul are engaged and when the design team facilitates seamless alignment with organizational goals, priorities, and dreams. In preparation for the creation of our state-of-the-art hospital-based nursing school, the WVU Medicine Center for Nursing Education, Desmone brought our key stakeholders together for a visioning exercise. The transformative experience generated a firm foundation for design and resulted in more ideas, energy, and passion for the project than we thought possible. This school represents invaluable opportunities for countless individuals in our communities to join the nursing profession and to improve the health of those around us. Desmone was invested completely in the importance of that vision.

- Tanya Rogers, AVP, Nursing Education at WVU Medicine, West Virginia University

One of the standout aspects of Desmone's approach was their comprehensive visioning process. From the very beginning, Desmone took the time to understand our goals, needs, and aspirations for the project. This thorough understanding became the foundation upon which the entire project was built.

The visioning process not only ensured that all stakeholders were aligned, but it also facilitated clear communication and collaboration. Desmone's ability to translate our vision into a practical and aesthetically pleasing design was truly remarkable. Thanks to Desmone's expertise and visioning approach, attention to detail and commitment to excellence our Visitor Center will be something Wheeling residents will be proud of for generations to come.

- Frank O'Brien - Wheeling Convention & Visitors Bureau

Our Approach to the Building 305 Renovation Project at Camp Dawson

We understand that it is the intention of Camp Dawson to renovate Building 305 on Campus. Development of what the modernization entails is the foundation and most important part of the project to ensure the projects success.

Our visioning process is a necessity to ensure the overall mission, goals and challenges are all establishes from the very first meeting for the project. As part of visioning the team collaborates to identify values, goals, constraints / opportunities and facility requirements. The process establishes a venue to identify, consider, debate and prioritize values such as spatial relationships, functional efficiency, user comfort, building economics, safety, future growth, environmental sustainability and visual quality. These identified values and concerns have a profound effect on the ultimate form of the project.

We recommend this scope of work take place in three steps: Information Gathering, Data Analysis and Collective Documentation. The outcome of these three steps is the establishment of the final schematic design, which will be used as a guideline for the modifications to the existing library.

01

VISIONING

STEP 1: WORKSHOPS / INFORMATION GATHERING

We will use preliminary planning information provided by Client and develop further human-centered requirements through our Visioning Exercises. The Visioning Process is a fully immersive experience and invests in understanding the Camp Dawson staff and what the Administration Building 305 Modernization Project vision will be. The emotional connection of the key stakeholders and students help us understand how to create an environment that fosters those connections. We challenge the typical process to engage, debate and prioritize values, where the past, current and future are disrupted.

Through our collaborative workshop process, we establish and engage a team, consisting of stakeholders and our design team. The form of the workshop helps uncover your unique narrative. The team will collaborate to uncover deep concerns, lessons learned and differing viewpoints, while identifying values, goals, and constraints or opportunities. The process and results have profound effects on the ultimate form of the project. The visioning process includes Two Vision Workshop session(s): Discovery and Development Style Scenarios. A report is generated by our team relaying the workshop outcomes and meaningful conclusions used as a guide for the rest of the project process.

Beyond the key stakeholder engagement we propose developing a student survey to gather information for the student body for incorporation into the Visioning Report.

In addition to the key stakeholder visioning workshops and survey, our team will further gather information for the project including:

Review existing Base Building Drawings and/or Field Measure existing building if drawings do not exist. Then model existing building in 3D.

Observation and analysis of the existing site and known functions

Conduct a MEP/FP systems and Structural site evaluation.

Observation and basic documentation of the existing facilities.

Work sessions to consider, debate / reach consensus regarding the information gathered

STEP 2: DATA ANALYSIS

Based on analysis of the information gathered from the above step, Desmone will develop performance and design criteria for the proposed project including, but not limited to: spatial requirements and relationships, which will be the basis of the design developed in the Schematic Design phase.

STEP 3: COLLECTIVE DOCUMENTATION

The final step of the process involves the development of the consensus design vision into a strategy for the project using feedback from the project key stakeholders. The deliverables for this step are the final vision and programming Documents which comprise of the following:

A inclusive document including a summary of programming methodologies employed, value and goal statements, data analysis conclusions and planning requirements, as applicable.

Visioning Report outlining all of the take aways from the visioning process including survey results

Project Spatial Program

Architectural, Structural and MEP/FP Systems Conditions report

Recommendations of how to proceed with the project based upon this information.

02

SCHEMATIC DESIGN

At completion of the visioning process, we will review and establish the overall objectives of the project, as well as produce plans and massing strategies that will form the basis of our continued development of the project's form. We will: Conduct field verification and document applicable areas, Conduct preliminary building and life safety code analysis to determine effects on overall project parameters, Provide recommendations of how to proceed with the project based upon this. The deliverables for this phase are:

Preliminary building plans, sections, and elevations.

Preliminary selection of major building systems and conceptual design criteria.

Sketch/concept drawings to communicate overall massing concepts.

Presentation drawings (plans, elevations)

Rough Order of Magnitude Cost Estimate

Phasing Plan for the project (if required)

03

DESIGN DEVELOPMENT

After approval of the Schematic Design Phase, our team will produce Design Development Documents that further define the scope of work, relationships, size and appearance of the Project using plans, sections, elevations, typical details and systems equipment layout.

Building plans, sections, and elevations.

Typical construction details.

Preliminary door/frame and finish schedules.

Basic structural system and typical details.

Preliminary mechanical and plumbing systems plans and equipment layout.

Preliminary furniture and finishes selections.

Opinion of construction cost

04

CONSTRUCTION PROCUREMENT (BIDDING)

After approval of the Schematic Design/Design Development Documents, our team will provide a set of Construction Documents, which includes appropriate written specification sections, building plan, elevation and detail drawings that establish the quantity and quality levels of materials and systems necessary for the bidding and construction of the Project. We will also assist the Owner in making application and submitting drawings to a reviewing agency for building permit approval.

Drawings for permit submission.

Final architectural drawings that set forth the architectural construction requirements for the Project.

Final structural engineering calculations, drawings, and specifications that set forth the structural construction requirements for the Project.

Final mechanical, plumbing, and electrical engineering calculations, drawings, and specifications that set forth the systems construction requirements for the Project.

Written (book) specifications.

Final revised opinion of construction cost

05

CONSTRUCTION ADMINISTRATION

This scope of work could include the following:

Attendance at pre-construction conference.

Reviewing/approving submittals, payment applications and change orders.

Responding to Requests For Interpretation (RFI).

Performing field observations of the Work during construction in conjunction with construction progress meetings.

Attendance at construction progress meetings with the Owner and the Contractor.

Field observations by structural engineer during construction.

Field observations by MEP engineers during construction.

Conducting inspection of the Work at Substantial Completion and issuing a punch-list report.

Conducting follow-up inspection of the Work at Final Completion.

Assembling/delivering closeout documents to Owner including "as-built" drawings generated by the General Contractor.

PROJECT MANAGEMENT, QUALITY & COST CONTROL

Introduction

Purpose of The Quality & Project Management Plan

The Quality & Project Management Plan documents the necessary information required to effectively manage project quality from project planning to delivery. It defines a project's quality policies, procedures, criteria for and areas of application, and roles, responsibilities and authorities.

The Quality Management Plan is created during the Planning Phase of the project and is considered a component of the Project Management Plan. Its intended audience is the project manager, project team, project sponsor and any senior leaders whose support is needed to carry out the plan.

Quality Management Overview

Organization, Responsibilities, and Interfaces

Name	Role	Quality Responsibility
<i>Brad Frankhouser</i>	<i>Principal In Charge</i>	<i>Quality Control & mentoring /Programming</i>
<i>Paul Becker</i>	<i>Project Manager</i>	<i>Periodic Architectural Quality audits</i>
<i>Steven Gridley</i>	<i>MEP & FP Principal</i>	<i>Initial Quality Control MEP Discipline</i>

Project Quality Management

At the highest of levels Quality Management involves planning, doing, checking, and acting to improve project quality standards. Project Management Institute's Project Management Body of Knowledge breaks the practice of Quality Management into three process groups: Quality Planning (QP), Quality Assurance (QA) and Quality Control (QC). The following sections define how this project will apply each of these practice groups to define, monitor and control quality standards.

Quality Planning

Quality Planning involves the following key aspects:

- Deciding what is most important to the project during the planning stage.
- Allocating resources needed for successful project delivery.
- Determining necessary steps and specifying requirements.
- Developing methods to guarantee product quality.
- Ensuring that products and services meet customer needs.

Define Project Quality

Project Quality is defined by meeting the overall goals of the projects from a programmatic, budget and design completion.

Quality Assurance

Continuous improvement implies a process or journey. Quality, more than a noun, is viewed as an adjective applied to every aspect of our team approach. Rather than the final step in our delivery of services, Quality Management ensures quality design and documentation, everyday project management, team building, and client satisfaction.

Although Quality Management is a process, we apply specific tools for tracking the delivery of professional services throughout the project.

- Project Design Schedules
- Phased Work Plans
- Project Checklists
- Standard Document Formats
- Computer-Assisted Design Standards
- BIM Detail Libraries
- Weekly Staff Resource Meetings
- Internal Design Presentations
- Project Issues Discussions
- Document Coordination and Checking Systems

These procedures are ongoing and applied daily throughout the process and, more formally, at the conclusion of each phase of the project. Their effectiveness is achieved through commitment and responsibility at all levels throughout the team, from draftsman to principal. In addition, our open office environment fosters ongoing communication and peer review resulting in collaboration, mutual respect, and appreciation throughout the process.

Desmone & Associate's philosophy for ensuring the successful completion of your project is woven into a process of Quality Management rather than a control methodology. Our team believes in shifting the focus from traditional quality control to the philosophy of quality as an inherent characteristic of the team, its services, and goals. This process is achieved through open lines of communication, both internally and externally, as well as a straightforward spirit of cooperation and trust. With this approach, quality becomes synonymous with the attitude present throughout the team's culture, people, and project relationships.

Quality Control

Statement: Desmone Architects is committed to the highest level of quality services.

Our goal is to provide clear, comprehensive drawings and documents that address constructability, manage and constantly deliver quality services.

DEVELOPMENT STEPS:

1. The reviewer assignment and process procedures must be enforceable for the policy to be successful.
2. Open access to professional stamps must be controlled and they should be removed from the server.
3. A sign-off procedure or document must be developed and used prior to accessing and applying professional stamps.
4. Develop QA/QC review process for varying project sizes and types.

5. Develop check list to be used as a guide for QA/QC Reviewers.

6. Post-project evaluations should be considered to identify specific problems that were missed in QA/QC process or is a fundamental problem with our standards.

Quality Control is highly valued at Desmone. We understand the importance of ensuring the final project is well coordinated and numerous sets of professional eyes have thoroughly revised the project for compliance with codes, the OPR and most importantly the using agencies program. We will utilize the following strategies to ensure compliance:

QA/QC REVIEW TRACKS

TRACK 1:

Small projects/limited scope.

Conducted by PM or Studio Leader.

Typically, quality control review prior to submitting for permit, bid or release to owner with quality assurance integral to project team and standards.

CD or final report/study review using checklist or subjective review.

Example project types: tenant fit-outs, feasibility study, projects under \$1,000,000 construction cost.

TRACK 2:

Medium projects or large projects with repetition or little design process.

Conducted by Studio Leader, PIC or out-of-studio QA/QC staff.

Typically, quality control review at multiple phases with quality assurance integral to project team and process.

SD review by Project Team using checklist, DD and CD review by assigned QA/QC staff using the checklists.

Example project types: \$1,000,000-\$5,000,000 construction cost or large warehouses with repetitive design.

TRACK 3:

Large projects or projects with complex scope.

Conducted by PIC or out-of-studio QA/QC staff.

Typically, quality control and quality assurance review at each phase of the project.

SD, DD and CD review by assigned QA/QC staff using the checklists.

QA/QC staff may attend design/client meetings periodically to maintain goals and intent of project.

Example project types: Projects over \$5,000,000 construction cost or a complex laboratory.

Our team encourages periodic QA/QC reviews through the project by doing the following:

- 1) Encourage those actually doing the work, not just principals, to stamp or seal documents. Responsibility and initial quality rise with the signing of plans.
- 2) Adopt a formal checking system, instead of relying on the experience of individuals.
- 3) Build into a project's schedule and budget the time and costs of review by individual(s) not involved with the initial design.
- 4) Have a final design review after all documents are prepared. Late changes can have a major impact upon quality.
- 5) Get people to job sites as a continual training process. This is especially important for designers and drafters working on details.
- 6) Make sure cost estimates are accurate. Develop in house expertise, use an outside expert cost estimator when necessary and continually update and check the cost of items with suppliers and contractors.
- 7) Schedule post construction design reviews between site inspector and designer.
- 9) Don't allow field decisions to be made under pressure.

COST CONTROL

By utilizing this Quality assurance and communication plan our team will be able to ensure the project costs stay in line with the budget established at the beginning of the project. Our team will also institute budget estimating at each phase of the project including periodic updates. Our estimating has been proven to keep projects on budget. Below are three recent publicly bid projects that we have completed with the original budget versus the accepted low bid. This is a testament to our teams ability to design-to-budget.

PennWest California University Coover Hall – construction budget: \$9,000,000
low bid: \$8,897,200 – within 1.25% of the budget

WVU Chitwood Hall – construction budget: \$2,700,000 the low bid: \$2,578,700 – within 5.25% of the budget

WVU Med Center for Nursing Education – construction budget: \$8,500,000
low bid: \$8,110,000 – within 4.5% of the budget

MANAGEMENT & COMMUNICATION PLAN INTRODUCTION

The purpose of the Project Communications Plan is to define the communication requirements for the project and how information will be distributed. The Project Communications Plan defines the following:

- What information will be communicated—to include the level of detail and format
- How the information will be communicated—in meetings, email, telephone, web portal, etc.
- When information will be distributed—the frequency of project communications both formal and informal
- Who is responsible for communicating project information
- Communication requirements for all project stakeholders
- What resources the project allocates for communication
- How any sensitive or confidential information is communicated and who must authorize this
- The flow of project communications
- Any constraints, internal or external, which affect project communications
- Any standard templates, formats, or documents the project must use for communicating
- An escalation process for resolving any communication-based conflicts or issues

This Project Communications Plan sets the communications framework for this project. It will serve as a guide for communications throughout the life of the project and will be updated as communication needs change. This plan identifies and defines the roles of persons involved in this project. It also includes a communications matrix which maps the communication requirements of this project. An in-depth guide for conducting meetings details both the communications rules and how the meetings will be conducted, ensuring successful meetings. A project team directory is included to provide contact information for all stakeholders directly involved in the project.

COMMUNICATIONS MANAGEMENT CONSTRAINTS

All project communication activities will occur within the project's approved budget (once developed), schedule, and resource allocations. The project manager is responsible for ensuring that communication activities are performed by the project team and without external resources. Communication activities will occur in accordance with the frequencies detailed in the Communication Matrix to ensure the project adheres to schedule constraints. Any deviation of these may result in excessive costs or schedule delays and must be approved by the client.

Desmone states that where applicable, standardized formats and templates must be used for all formal project communications. Desmone also states that only the Client Representative (Tipping Point) may authorize the distribution of confidential information after approval by key stakeholder(s). The project manager is responsible for ensuring that approval is requested and obtained prior to the distribution of any confidential information regarding this project.

STAKEHOLDER COMMUNICATION REQUIREMENTS

Standard project communications will occur in accordance with the Communication Matrix; however, depending on the identified stakeholder communication requirements, individual communication is acceptable and within the constraints outlined for this project.

In addition to identifying communication preferences, stakeholder communication requirements must identify the project's communication channels and ensure that stakeholders have access to these channels. If project information is communicated via secure means or through internal company resources, all stakeholders, internal and external, must have the necessary access to receive project communications.

Once all stakeholders have been identified and communication requirements are established, the project team will maintain this information in the project’s Stakeholder Register and use this, along with the project communication matrix as the basis for all communications.

ROLES

Client (The Department)

The client is the champion of the project and has authorized the project by signing the project agreement (contract). This person is responsible for the funding of the project and is ultimately responsible for its success. Since the Client is at the executive level communications should be presented in summary format unless the Client requests more detailed communications.

Key Stakeholders (The Using Agency)

Stakeholders include all individuals and organizations who are impacted by the project. These are the stakeholders with whom we need to communicate with and are not included in the other roles defined in this section. The Key Stakeholders includes executive management with an interest in the project and key users identified for participation in the project.

Project Team (The Professional)

The Project Team is comprised of all persons who have a role performing work on the project. The project team needs to have a clear understanding of the work to be completed and the framework in which the project is to be executed. Since the Project Team is responsible for completing the work for the project they played a key role in creating the Project Plan including defining its schedule and work packages. The Project Team requires a detailed level of communications which is achieved through day to day interactions with the Project Manager and other team members along with weekly team meetings.

Technical Lead

The Technical Lead is a person on the Project Team who is designated to be responsible for ensuring that all technical aspects of the project are addressed and that the project is implemented in a technically sound manner. The Technical Lead is responsible for overseeing the implementation of the designs and developing as-build documentation. The Technical Lead requires close communications with the Project Manager and the Project Team.

Project Manager

The Project Manager has overall responsibility for the execution of the project. The Project Manager manages day to day resources, provides project guidance and monitors and reports on the projects metrics as defined in the Project Management Plan. As the person responsible for the execution of the project, the Project Manager is the primary communicator for the project distributing information according to this Project Communications Plan.

COMMUNICATION METHODS AND TECHNOLOGIES

The project team will determine the communication methods and technologies based on several factors to include: stakeholder communication requirements, available technologies (internal and external), and organizational policies and standards.

Communications Matrix

Comm. Type	Objective of Communication	Medium	Frequency	Audience	Owner	Deliverable	Format
Kickoff Meeting	Introduce the project team and the project. Review project objectives and management approach.	Face to Face	Once	Client Project Team Stakeholders	Project Manager	Agenda Meeting Minutes	Soft copy archived on project FTP site
Project Team Meetings	Review status of the project with the team.	Face to Face Conference Call	As Needed	Client Project Team Stakeholders	Project Manager	Agenda Meeting Minutes Project schedule	Soft copy archived on project FTP site
Design Meetings	Discuss and develop design solutions for the project.	Face to Face	As Needed	Project Design Team	Technical Lead	Agenda Meeting Minutes	Soft copy archived on project FTP site
Project Status Reports	Report the status of the project including activities, progress, costs and issues.	Email	Monthly	Client Project Team Stakeholders	Project Manager	Project Status Report Project schedule	Soft copy archived on project FTP site

GUIDELINES FOR MEETINGS

Meeting Agenda

Meeting Agenda will be distributed 2 business days in advance of the meeting. The first item in the agenda should be a review of action items from the previous meeting.

Meeting Minutes

Meeting minutes will be distributed within 7 business days following the meeting. Meeting minutes will include the status of all items from the agenda along with new action items.

Action Items

Action Items are recorded in both the meeting agenda and minutes. Action items will include both the action item along with the owner of the action item. Meetings will start with a review of the status of all action items from previous meetings and end with a review of all new action items resulting from the meeting. The review of the new action items will include identifying the owner for each action item.

COMMUNICATION STANDARDS

For this project, Desmone will utilize standard organizational formats and templates for all formal project communications. Formal project communications are detailed in the project's communication matrix and include:

Kickoff Meeting – project team will utilize Desmone standard templates for meeting agenda and meeting minutes.

Project Team Meetings – project team will utilize Desmone standard templates for meeting agenda and meeting minutes.

Technical Design Meetings – project team will utilize Desmone standard templates for meeting agenda and meeting minutes.

Project Status Reports – project team will utilize Desmone standard templates for meeting agenda and meeting minutes.

Informal project communications should be professional and effective but there is no standard template or format that must be used.

COMMUNICATION ESCALATION PROCESS

As issues or complications arise with regards to project communications it may become necessary to escalate the issue if a resolution cannot be achieved within the project team. Project stakeholders may have many different conflicting interests in a given project. While escalations are a normal part of project management, there must be a documented process that defines how those escalations will take place.

Efficient and timely communication is the key to successful project completion. As such, it is imperative that any disputes, conflicts, or discrepancies regarding project communications are resolved in a way that is conducive to maintaining the project schedule, ensuring the correct projects stay on schedule and issues are resolved, Desmone will use its standard escalation model to provide a framework for escalating communication issues. The table below defines the priority levels, decision authorities, and timeframes for resolution.

Priority	Definition	Decision Authority	Timeframe for Resolution
Priority 1	Major impact to project or business operations. If not resolved quickly there will be a significant adverse impact to revenue and/or schedule.	Key Stakeholder (CVB)	Within 4 hours
Priority 2	Medium impact to project or business operations which may result in some adverse impact to revenue and/or schedule.	Client Representative (Tipping Point)	Within one business day
Priority 3	Slight impact which may cause some minor scheduling difficulties with the project but no impact to business operations or revenue.	Project Manager (Desmone)	Within two business days
Priority 4	Insignificant impact to project but there may be a better solution.	Project Manager (Desmone)	Work continues and any recommendations are submitted via the project change control process

** NOTE: Any communication including sensitive and/or confidential information will require escalation to Client Representative (Tipping Point) level or higher for approval prior to external distribution.

PROJECT EXPERIENCE

Project Types.

Corporate Office/HQ Space

- **PennEnergy** | PennEnergy · 2023
- **Pollock Begg** | Pollock Begg · 2019
- **Kennametal** | Kennametal · 2019
- **Bechtel Plant Machinery Inc. HQ** | Elmhurst Development Group · 2019
- **Motional** | Motional · 2020
- **CCL Label** | CCL Label · 2019
- **Modern Transportation HQ** | Modern Transportation · 2021
- **RoadRunner Recycling HQ** | RoadRunner Recycling · 2023
- **Tech Forge** | RIDC · 2018
- **GRB Law** | GRB Law · 2022
- **Alloy 26** | Faros Properties · 2016
- **2 Doughboy Square** | Desmone · 2019
- **Allegheny Petroluem HQ** | Allegheny Petroleum · 2021
- **Tech Forge** | RIDC · 2018
- **Meyer Unkovic & Scott** | Meyer Unkovic & Scott · 2016
- **The Beauty Shoppe** | The Beauty Shoppe · 2020
- **ProMinent Fluid Controls** | ProMinent Fluid Controls · 2010
- **Tucker Arensberg PC** | JLL / Tucker | Arensberg PC · 2021
- **2100 Wharton** | Rugby Realty · 2017
- **ASCEND WV Co-Working Space** | WVU · 2023
- **Petra Power** | Petra Power · 2023

OFFICE

PennEnergy.

CLIENT

PennEnergy

LOCATION

Cranberry, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

Not Shared

AREA

29,350 sf

START DATE

July, 2022

END DATE

April, 2023

Established

Historic

Humanist

Attentive

OVERVIEW

Desmone teamed with Franklin Interiors, Falkbuilt, and Sentinel Construction to design and craft, not just a new corporate headquarters, but a whole new work environment for Penn Energy's 125 employees, supporting the firm's dynamic and future-focused culture. Executives and field personnel share the dynamic and light-filled space which was arranged to encourage real-time collaboration while providing a level of individual privacy. To meet scheduling and financial goals, Desmone made use of an innovative wall system, integrating high quality components fabricated off-site with the building's core and exterior walls and making extensive use of the existing ceiling grid and HVAC system. Subtle color changes provide wayfinding clues and identity to different departments. The Penn Energy project was so successful, the story was featured in a panel discussion in the 2023 MiniCon Pittsburgh design expo.



CORPORATE OFFICE/HQ SPACE

Pollock Begg.

CLIENT

Pollock Begg

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$500,000

AREA

12,000 sq. ft

START DATE

November, 2017

END DATE

November, 2019

OVERVIEW

As a premier law office in the heart of Pittsburgh, Pollock Begg had an internal initiative to create a new brand and client experience. We worked with their team through our Visioning Process to develop their future workplace culture and tested their current workflow against new trends in law practice. We guided their team to think about their team and efficiency through both a private and collaborative lens. The outcome allowed for more balance and mobility within the work environment. The change in their brand and desire for a comforting place for their clients allowed for a soft warm aesthetic with a timeless touch.



Adaptable

Future-Thinking

Humanist

Personable

Creative

CORPORATE OFFICE/HQ SPACE

Kennametal.

CLIENT

Kennametal

LOCATION

Pittsburgh, PA

SERVICES

Plan
Design
Execute
Thrive

ACTUAL COST

\$500,000

AREA

19,000 sq. ft

START DATE

January, 2016

END DATE

December, 2019

OVERVIEW

As the company was moving its Global Headquarters to a new location within the city, the aesthetic of the space had to reflect the future of Kennametal. Through finish materials, extensive branding opportunities, and furniture selection, we were able to help Kennametal creatively imagine their new space. We took ourselves out of the equation and allowed for the brand of Kennametal to speak to the interior space.



Adaptable

Future-Thinking

Humanist

Attentive

Established

CORPORATE OFFICE/HQ SPACE

Bechtel Plant Machinery Inc. HQ.

CLIENT

Elmhurst Development Group

LOCATION

Monroeville, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$10,500,000

AREA

170,000 sq. ft

START DATE

March, 2008

END DATE

June, 2019

Adaptable

Future-Thinking

Humanist

Creative

Health & Wellness

OVERVIEW

Over several years and four phases of renovatio and new construction, we designed a 90,000 sf addition to a previous renovation and addition we completed for BPML. Continued growth of BPML’s staff caused a need for additional workspace, training space and amenities. Focus on the seamless building and appearance and focus on the staff well-being became the inspirations for the design of the project.

Building onto an existing facility, we wanted to match and continue the facade materials to seamlessly blend the new addition into the existing. The addition was to include a new main entrance and security check point for the building that was to have a strong presence and be apparent that it was the entry.

The interior was to be modern and inviting, not only adding additional work space for growth, but to increase the amount of space dedicated to staff’s needs and well-being while at work.

Staff amenities include a full-service cafeteria with seating for more than 200 people. Adjacent to the cafeteria are private dining areas, an out door seating area with pavilion and yard for activities as well as a sundry and coffee bar. Also, for the health of the staff a large fitness center and exterior walking trail was designed into the project.

Also provided for staff interaction and improvement, were 31 conference rooms of various size and a large auditorium that could be broken into three smaller spaces.



CORPORATE OFFICE/HQ SPACE

Motional Driveless Vehicles.

CLIENT

Aptiv

LOCATION

Pittsburgh, PA

SERVICES

Envision

Plan

Design

Execute

Thrive

ACTUAL COST

\$7,655,000

AREA

65,850 sq. ft

START DATE

September, 2018

END DATE

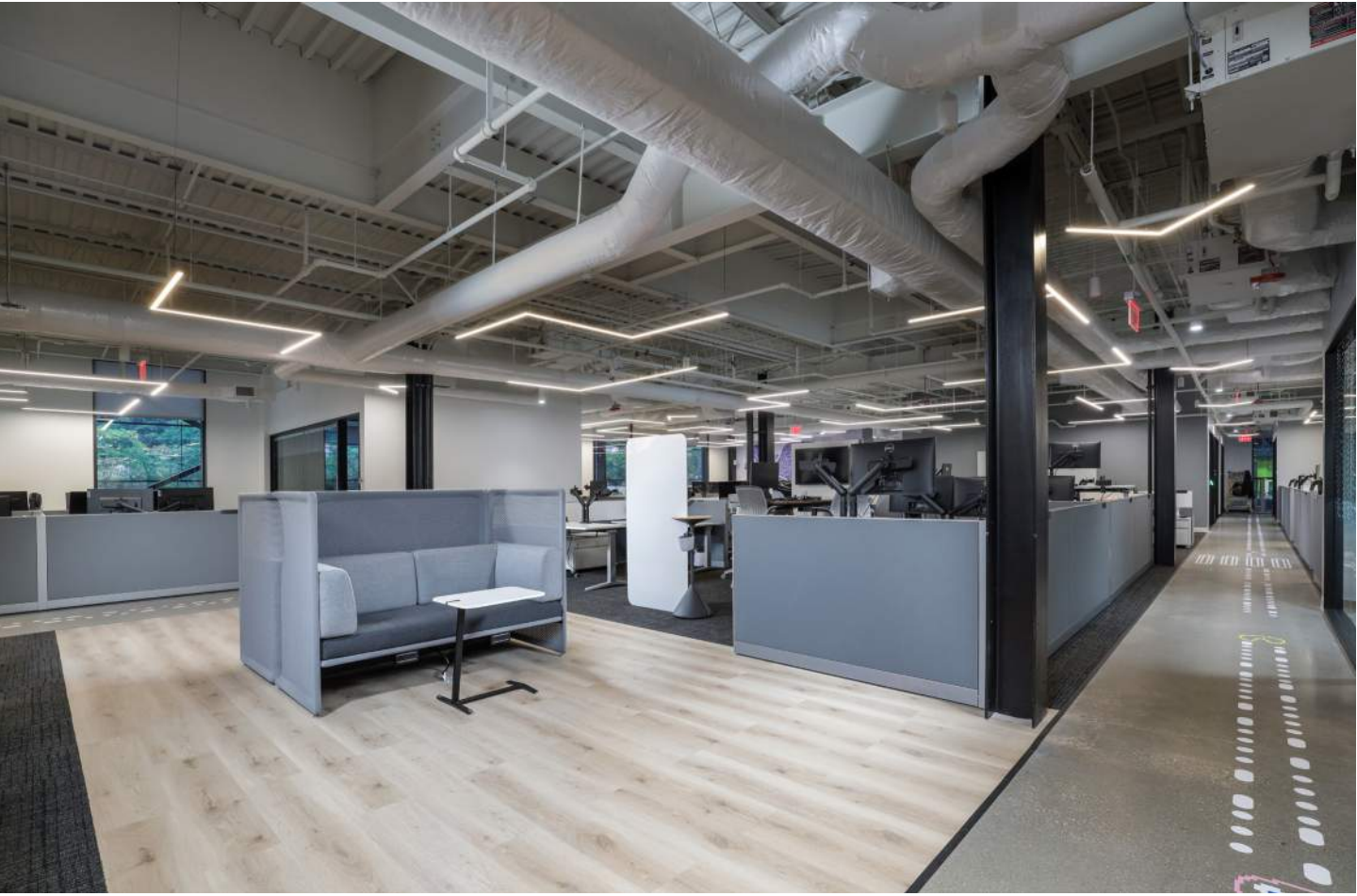
January, 2020

OVERVIEW

Motional, an autonomous vehicle company was operating out of three separate buildings. The goal in moving to Mill 19 was to consolidate all 200 engineers under one roof. Aptiv is one of three tenants in the three-story structure constructed under the steel skeleton of Mill 19, a former bar mill. Relocation to Mill 19 gives them the opportunity to potentially double the size of that team in the coming years, so potentially to go from 200 here to up to 400 engineers.

The scope of this project was to complete an interior renovation into an ideal space for this company. To ensure a successful outcome it was important to work with multiple teams to create an environment that fosters collaboration and rapid workplace demands. The space includes multiple conference spaces, intriguing graphics and an open office area which includes workstations, open collaboration booths, phone rooms, various huddle and meeting rooms, and a snack grab-n-go.

Beyond the workstations is a large kitchen, catering community station, and social lounge to support office mobility and camaraderie among employees. It was important for the space to promote an atmosphere where employees can continue to transform the future of transportation worldwide.



National

Future-Thinking

Humanist

Personable

Creative

CORPORATE OFFICE/HQ SPACE

CCL Label.

CLIENT

CCL Label

LOCATION

New Albany, Ohio

SERVICES

Envision
Plan
Design

ACTUAL COST

\$10,100,000

AREA

76,000 sq. ft

START DATE

September, 2017

END DATE

July, 2019

OVERVIEW

A global specialty packaging pioneer, CCL is the largest label company in the world and provides innovative solutions to the Home & Personal Care, Premium Food & Beverage, Healthcare & Specialty, Automotive & Durables and Consumer markets worldwide.

This project included the design of a new office and manufacturing facility for CCL Industries at Beauty Park in New Albany Ohio.

The new facility at 76,000 square feet includes office, lab warehouse, and manufacturing space to house four Gallus eight color presses and three tube extrusion lines. Desmone Architects has completed numerous light industrial projects for CCL in Hermitage Pennsylvania where we expanded their existing facility from 140,000 SF to 350,000 SF including renovating their office spaces as well as a 45,000 SF addition to their facility in Strongsville, Ohio.

Desmone Architects completed the fit-out of the 14,000 square feet of lab and office space for the CCL Label New Albany project as well. The design of the interior space was very important to CCL for employee retention in a very competitive job market. The incorporation of a space that was inviting to work at was as important as the design and layout of the manufacturing area. The office space boasts a cast in place concrete spiral staircase that leads to a mezzanine which provides a lounge like environment for meeting and collaborating. The incorporation of warm wood tones contrasting the neutral gray carpeting and concrete create an industrial feel the mimics the manufacturing area.



Collaborative

Future-Thinking

Humanist

Attentive

Creative

CORPORATE OFFICE/HQ SPACE

Modern Transportation HQ.

CLIENT

Modern Transportation

LOCATION

Coraopolis, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$1,750,000

AREA

10,000 sq. ft

START DATE

January, 2019

END DATE

April, 2021

Collaborative

Future-Thinking

Humanist

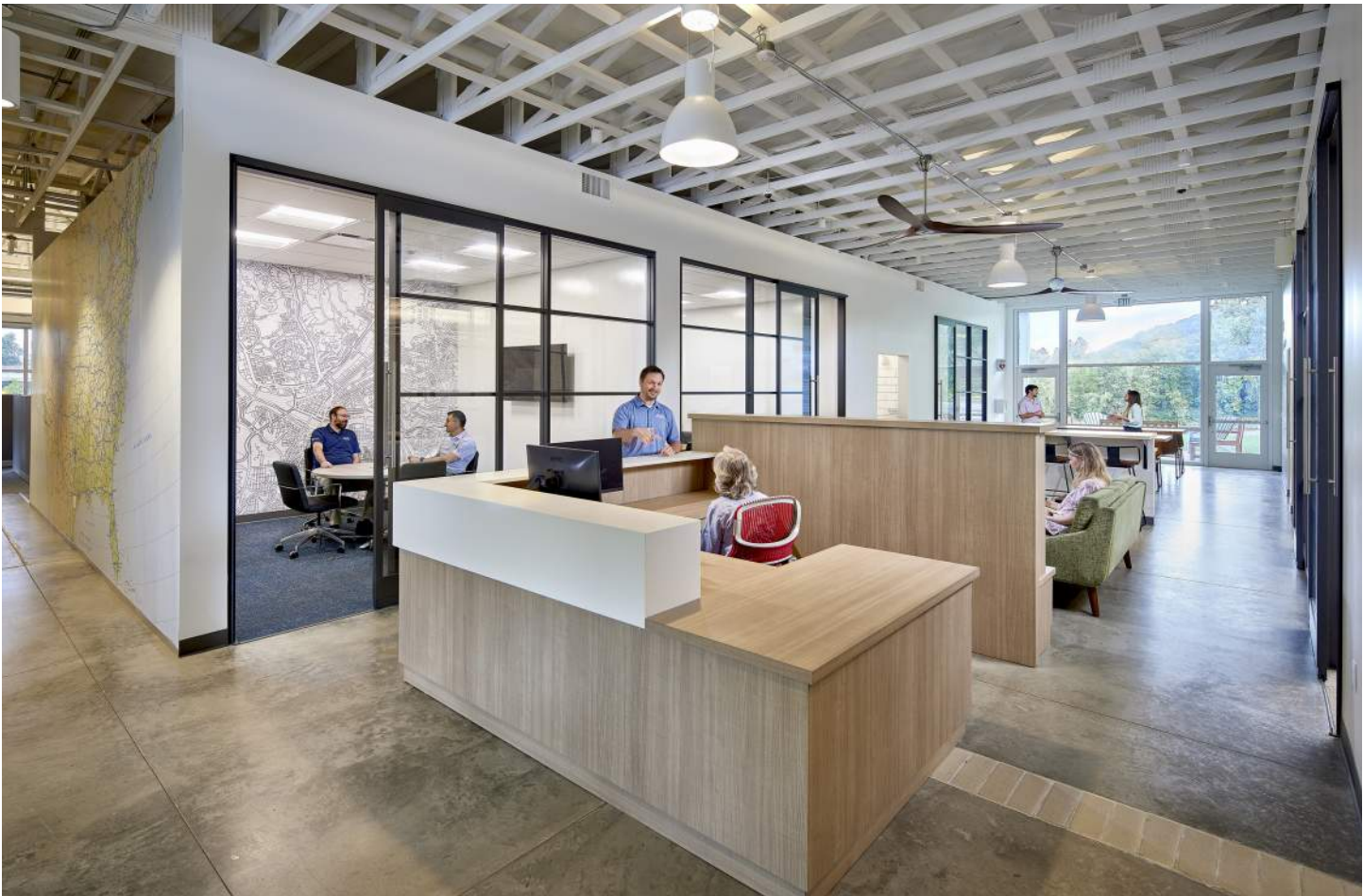
Attentive

Creative

OVERVIEW

When Desmone was introduced to Modern Transportation they were currently leasing an office, their goal was to have their building with ample green space and river views. They wanted the office to represent their brand and company, while still being approachable to employees in the field.

The project team collaborated with the staff to incorporate a more modern design aesthetic, natural light and bringing outdoor elements into the space was also an important factor.



OFFICE

RoadRunner Recycling HQ.

CLIENT

RoadRunner Recycling

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$1,100,000

AREA

13,500 sq. ft.

START DATE

April, 2022

END DATE

November, 2023

Collaborative

Futuristic

Workplace Strategy

Attentive

OVERVIEW

RoadRunner Recycling, a Pittsburgh-based modern waste management start-up, approached Desmone to help them define and establish their headquarters of the future. The company's organic and rapid growth led them to having multiple leases across downtown's high rises. When the COVID-19 Pandemic struck in 2020, the employer of 500+ decided it was time to reimagine their workplace strategy. Through our Visioning process, they landed in a 14,000SF historic machine shop in the Lawrenceville neighborhood of Pittsburgh. The design intent of the space was to be a hub for collaboration and team meetings for a staff that is primarily teleworking. The end result is a futuristic and flexible workplace, including an executive board room, hoteling offices, team huddle rooms, open office areas that double as collaborative team work zones, and a training room for virtual and in-person participants.



CORPORATE OFFICE/HQ SPACE

Tech Forge.

CLIENT

RIDC

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute

ACTUAL COST

\$14,500,000

AREA

64,000 sq. ft

START DATE

February, 2016

END DATE

April, 2018

Adaptable

Knowledgeable

Interdisciplinary

Creative

Health & Environment

OVERVIEW

Tech Forge is a multi-tenant office and light-industrial building constructed on a former industrial site.

Desmone completed this speculative office, research and development / manufacturing building with the Regional Industrial Development Corporation of Southwestern Pennsylvania (RIDC). RIDC is a privately funded non-profit serving the Pittsburgh metropolitan area to focus on a regional approach to economic development primarily through managing and rehabilitating area heavy industrial sites and business parks for modern tenants.

The project is located in the Lawrenceville section of the City of Pittsburgh, which is a hot spot for high-tech robotic companies, is on a brownfield site of the former Heppenstall Steel Mill. RIDC's desire was to create a multi-tenant speculative facility which would attract high tech robotic companies. In order to do so, it was determined that sustainable design, tenant amenities, a modern look and daylighting in both the office and high bay R&D areas would be a priority.

The result is a modern high-tech stainless steel and aluminum facade which screams High-Tech while providing energy efficiency, large ribbon windows maximizing natural light and large shared green roof deck which reduces storm-water run off and urban heat island effect while providing a secure outdoor tenant amenity.

Before completion of construction, the facility was fully leased by two robotics companies, Aurora Innovation and Caterpillar Automation specializing in the research and development of vehicle and heavy equipment automation.



CORPORATE OFFICE/HQ SPACE

GRB Law.

CLIENT

GRB Law

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$7,500,000

AREA

22,000 sq. ft

START DATE

February, 2021

END DATE

January, 2022

Collaborative

Future-Thinking

Humanist

Attentive

Creative

OVERVIEW

When GRB Law relocated their offices from the Frick Building to the 31st floor of 525 William Penn Place, they hired Desmone for the 22,000 SF tenant fit-out. The new space includes a large board room, four conference rooms, three smaller huddle rooms, 26 offices with glass fronts, large open office areas and a modern break room with beautiful views of the city. The project included a complete demolition of the existing space followed by a re-build. The project was on a fast track from day one to ensure that GRB Law was able to move into their space in time for the new year. The space includes a combination of open working spaces, along with private offices. The project included a substantial amount of glass at the conference rooms and exterior offices to allow for an abundance of natural light in the space. Additionally, the space is full of custom-built cabinetry and file storage for a unique touch.



CORPORATE OFFICE/HQ SPACE

Alloy 26.

CLIENT

Faros Properties

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$1,500,000

AREA

50,000 sq. ft

START DATE

May, 2015

END DATE

June, 2016

OVERVIEW

“Strength in Numbers” Alloy 26 is a cutting edge 50,000 square-foot co-working space located in Allegheny Commons on the North Side of Pittsburgh. The over-arching goal of this project was to help our local entrepreneurs thrive.

Alloy 26 is located in the heart of “Nova Place” on Pittsburgh’s North Side. The history of Nova Place is one that can be found in many cities across the US. Built in the 1950’s, this complex, once called Allegheny Center, was created to revitalize Pittsburgh’s historic Allegheny City.

The complex housed 2 professional buildings, 4 high rise apartment buildings, and eventually a shopping mall. By the 1990’s many of the mall’s stores were closing and the mall began to transform into an office complex, but building never fully regained its identity as an active center for commerce.

With the introduction of Alloy 26 into the mall building, the plan is to harbor Pittsburgh’s burgeoning high tech entrepreneur and creative community in their early stages of development so they can eventually grow an move into other areas of Nova Place. Alloy 26 thus becomes the source for future regeneration for the complex.

Adaptable

Future-Thinking

Humanist

Personable

Creative



CORPORATE OFFICE/HQ SPACE

2 Doughboy Square.

CLIENT

Desmone

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$5,600,000

AREA

16,500 sq. ft

START DATE

May, 2018

END DATE

July, 2019

OVERVIEW

Two Doughboy Square, the former Pennsylvania National Bank Building, has been the home to Desmone since 1993. When Desmone relocated its offices to the Lawrenceville neighborhood, at a time it had fallen into an economic depression as a result of manufacturing decline. Slated for demolition, Desmone renovated and then occupied the historic Pennsylvania National Bank building (erected 1902) while partnering with local economic development corporations to assist in the revival of the surrounding community.

Nearly 30 years later, Lawrenceville has rebounded into a thriving cultural, economic, and inclusive neighborhood. After outgrowing the original 7,500 square foot headquarters, as a result of growth, Desmone planned a 15,000 SF office addition and renovation to the historic bank building. The progress of the Lawrenceville neighborhood, and Desmone’s commitment to design that helps people thrive, made the pursuit of WELL Gold Certification was a natural fit. The Desmone’s office location in Pittsburgh embodies the region’s ability to remake and revitalize itself.

Two Doughboy Square is the first WELL Certified Gold building in Pittsburgh and one of just six WELL Certified spaces in Pennsylvania.

Created through seven years of rigorous research and development working with leading physicians, scientists, and industry professionals, the WELL Building Standard is a performance-based certification system that marries best practices in design and construction with evidence-based scientific research. Two Doughboy Square earned the distinction based on seven categories of building performance – Air, Water, Light, Nourishment, Fitness, Comfort, and Mind.



CORPORATE OFFICE/HQ SPACE

Allegheny Petroleum HQ.

CLIENT

Allegheny Petroleum

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ESTIMATED

\$2,250,000

AREA

12,000 sq. ft

START DATE

December, 2019

END DATE

July, 2021

Adaptable

Future-Thinking

Humanist

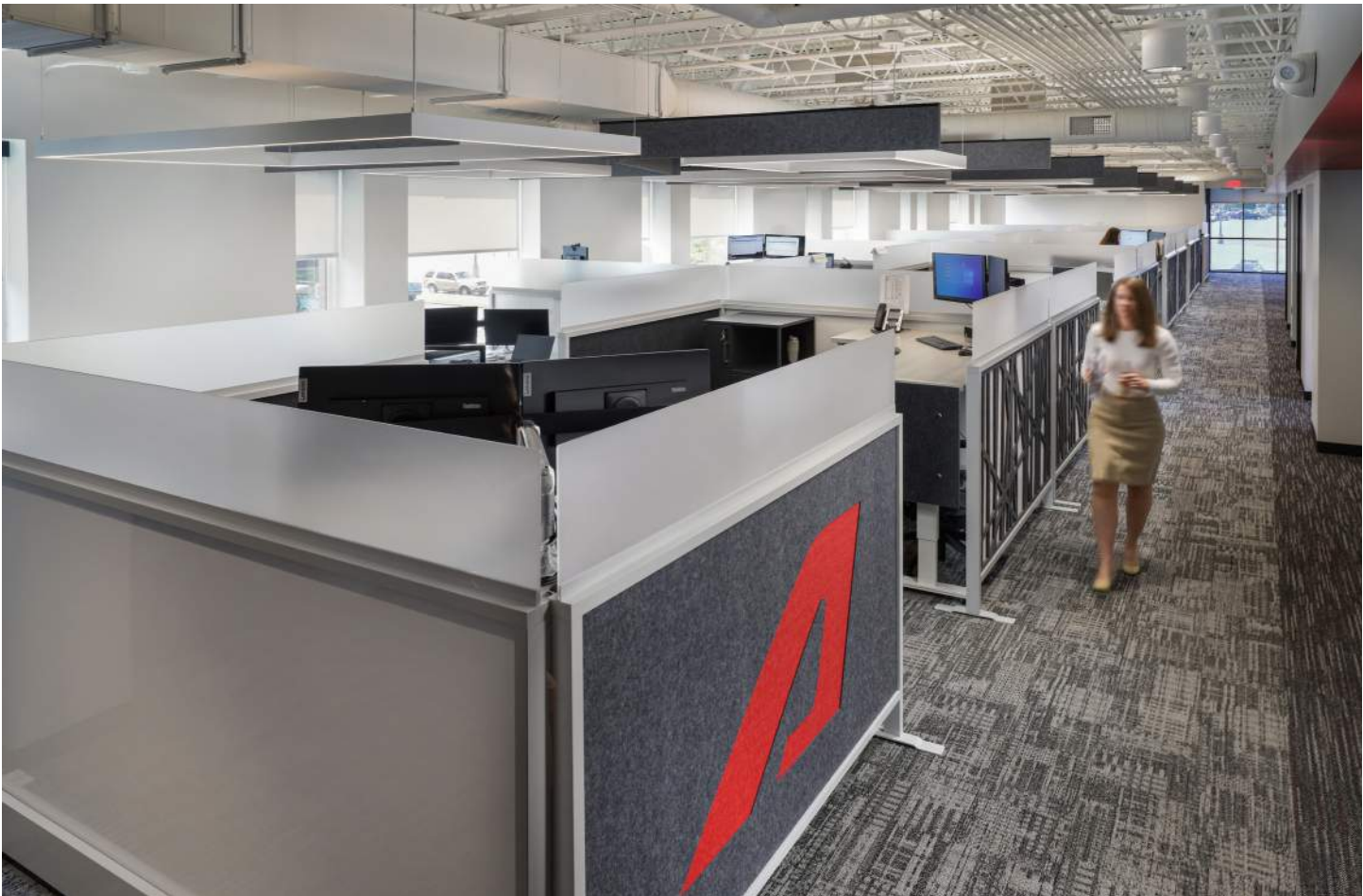
Attentive

OVERVIEW

Allegheny Petroleum, a manufacturer of lubricants and fuel additives with 5 locations, has experienced growth in its organization. This meant the team kept adding to its manufacturing space in Wilmerding when it needed more office space. Eventually, there was no more room to create, and they began looking at other options. Ultimately, they opted to renovate an office building in Monroeville.

Throughout the process, the project team kept in regular communication with Allegheny Petroleum and worked diligently toward project success.

Allegheny Petroleum wanted an office their team would be proud of – one that would improve the experience for everyone from their team to customers to suppliers. With the project now complete, they are proud to say that’s just what they got.



CORPORATE OFFICE/HQ SPACE

The Beauty Shoppe.

CLIENT

The Beauty Shoppe

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$1,000,000

AREA

30,000 sq. ft

START DATE

May, 2018

END DATE

June, 2020

OVERVIEW

This project involved renovating an existing automotive building to a co-working space. The design is inspired by the vision of The Beauty Shoppe and the preservation of the historic qualities the building possesses. While repurposing the old infrastructure, the design team was able to create a modern industrial space. To celebrate the vibrant Lawrenceville neighborhood, large window openings were included to provide an abundance of natural light while connecting the users to the community.



Adaptable

Future-Thinking

Humanist

Personable

Creative

CORPORATE OFFICE/HQ SPACE

Tucker Arensberg, PC.

CLIENT

JLL / Tucker | Arensberg PC

LOCATION

Pittsburgh, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$834,453

AREA

15,000 sq. ft

START DATE

November, 2020

END DATE

October, 2021

OVERVIEW

Tucker Arensberg was looking to update their offices to reflect the needs of their firm. Desmone provided innovated design solutions to help them achieve this goal. This renovation included space planning for new conference rooms with elements that flow through their office. Desmone also provided insight on finishes and furniture that would give the space a updated and more modern look.

Adaptable

Future-Thinking

Humanist

Personable

Creative



CORPORATE OFFICE/HQ SPACE

ProMinent Fluid Controls HQ.

CLIENT

ProMinent Fluid Controls

LOCATION

Finley Township, PA

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$3,500,000

AREA

22,100 sq. ft

START DATE

August, 2010

END DATE

October, 2014

OVERVIEW

This new production facility accommodates the expanding needs of ProMinent Fluid Controls, an international manufacturer of components and systems in the field of fluid handling and also a reliable partner for water treatment. Located in RIDC Park West, the new development occupies approximately 6 acres adjacent to ProMinent’s existing 47,000 square foot facility. The new facility will have a two-story 5,600 square foot office component that will serve the 15,000 square foot high-bay production area with the opportunity for 35,000 square feet of future expansion. The facility is positioned on the challenging site to maximize building area and to minimize grading and retaining walls. The angular shape of the office building was derived to accentuate the entry area, orient the glazed facade perpendicular and centered on Mercantile Drive so it is visible upon vehicular approach and to juxtapose the office against the box shape of the high-bay production building beyond

Desmone Architects completed the fit-out of the 5,600 square feet of office space for the Prominent Fluid Controls project as well. The design of the interior space was modern but simple incorporating neutral tones for corporate look utilizing Prominent’s corporate colors. The space included private offices, work stations, break rooms, shop locker rooms, and conference center.

Adaptable

Future-Thinking

Humanist

Personable

Creative



OFFICE

ASCEND West Virginia Co-Working Facility.

CLIENT

West Virginia University

LOCATION

Morgantown, WV

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$1,650,000

AREA

12,500 sq. ft

START DATE

October 2021

END DATE

May 2023

Adaptable

Future-Thinking

Humanist

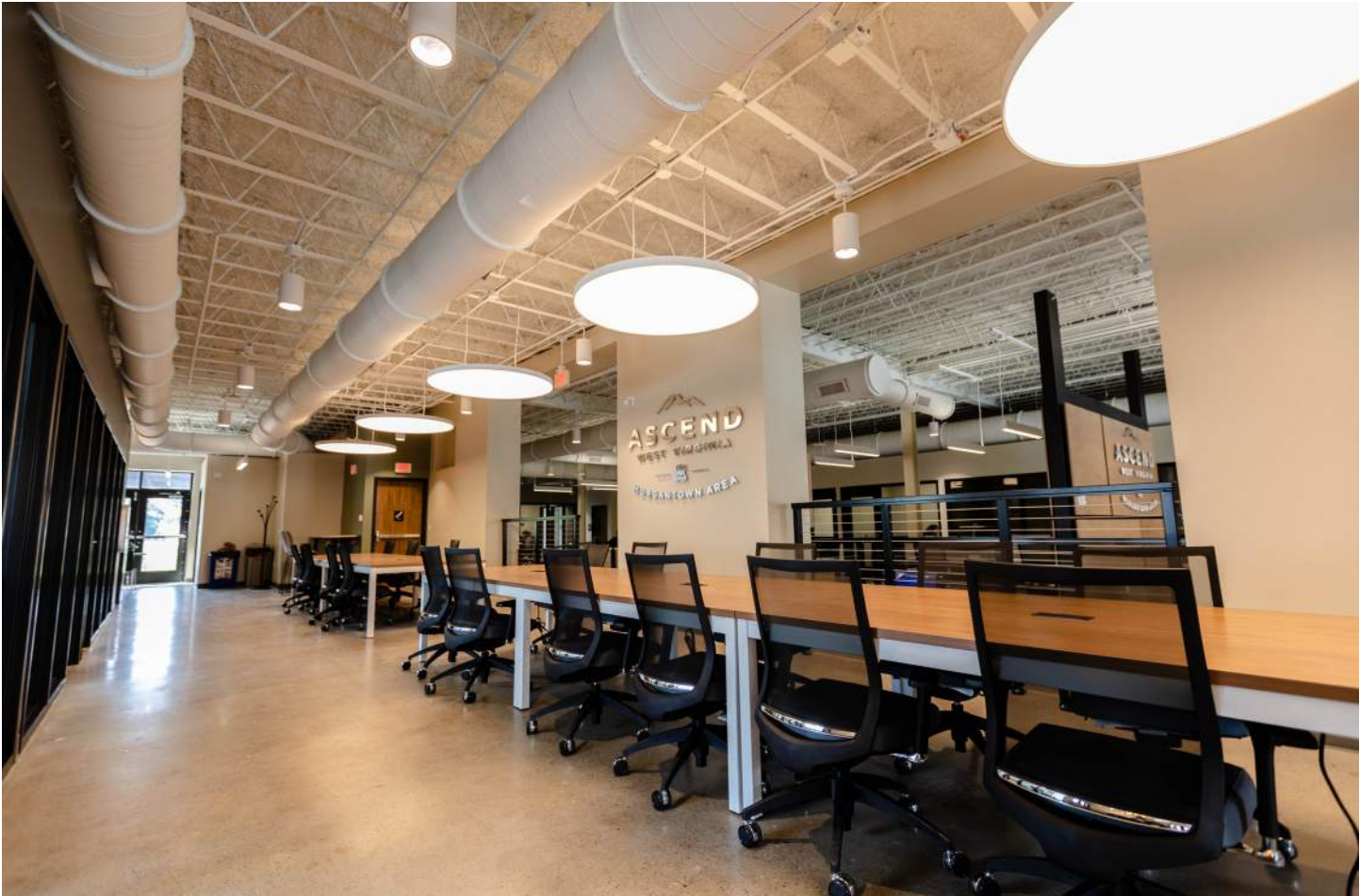
Attentive

Established

OVERVIEW

Ascend WV is a coworking space that will give you the room you need, while leaving you feeling more connected and inspired after visiting. The design of the coworking space strikes a perfect balance between functionality and aesthetics. Natural light floods the open layout, creating an invigorating and energizing ambiance throughout the day. The carefully chosen color palette, featuring warm and neutral tones, promotes a calm and focused environment, enhancing your ability to concentrate on your work.

In the collaborative areas, you'll find spacious communal tables and cozy seating arrangements that encourage interaction and idea-sharing among other workers. These zones are designed to facilitate impromptu discussions and brainstorming sessions, allowing for seamless collaboration. For those who prefer more casual seating and work space, we provided comfortable ergonomic furniture ensures that your physical well-being is prioritized, allowing you to work for extended periods without sacrificing comfort.



OFFICE

Petra Power.

CLIENT

Petra Power

LOCATION

Solon, Ohio

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$\$1,300,000

AREA

13,500 sq. ft

START DATE

February, 2023

END DATE

October, 2023

Established

Historic

Humanist

Attentive

OVERVIEW

Petra Power engaged Desmone to assist in finding, test-fitting, and renovating their first headquarters. Petra had provided an initial program to include about 70% lab, research, and testing areas along with 30% Class A office space compared to the overall square footage of their new space. The Owner’s federal contract enhanced the critical path items in a typical project process and compressed the project schedule. Their ultimate goal was to move-in to their new headquarters as quickly as possible. Their goal was achieved on October 2023; five month after the construction documents were completed and only seven months after selecting their new space.

It is estimated that the overall project timeline was reduced by almost half using the following strategies:

- The Design Team, both firms and team members, had worked successfully together on previous projects
- The Contractor was selected during the test-fit phase and acted as a Construction Manager as Constructor
- Test-fits were completed for three different sites to expedite the Owner’s decision making process
- As soon as a site was selected, the Design, Construction, and Ownership Team met with the AHJ for Zoning and Permitting process meetings for complete transparency and to understand expectations for documentation approvals.
- An advanced demolition-only documentation package was submitted to the AHJ ahead of new construction, allowing demolition to be completed while new work documents were being approved.
- The Design Team met regularly with the Owner’s Special Consultants including a Clean Room manufacturer/installer and an FF&E Vendor.
- A value engineering exercise was conducted and long lead time items were identified and replaced with equivalent products
- The punch list was divided between use groups so that the Owner could obtain partial occupancy in the lab space in order to mobilize the production and research equipment.



HIGHER EDUCATION

Chitwood Hall Renovation.

CLIENT

West Virginia University

LOCATION

Morgantown, WV

SERVICES

Envision
Plan
Design
Execute
Thrive

ACTUAL COST

\$2,785,000

AREA

20,240 sq. ft

START DATE

November, 2023

END DATE

December, 2023

OVERVIEW

Chitwood Hall is one of the oldest building on WVU's campus, originally built in 1893. The purpose of the project was to renovate the entire interior of the building, as well as replace all of the windows, replace the elevator, and replace the main entry into the building. The renovation included painting al of the walls, replacing all flooring and ceilings, updating restrooms, etc. Chitwood Hall will now house The Eberly College of Arts and Sciences Department of History.



Established

Future-Thinking

Health & Wellness

Personable

Collaborative

HIGHER EDUCATION

WVU Medicine Center for Nursing Education.

CLIENT

WVUIC / WVU Medicine

LOCATION

Morgantown, WV

SERVICES

Envision
Plan
Design
Execute
Thrive

PROJECTED COST

\$8,000,000

AREA

25,845 est. sq. ft

START DATE

January, 2024

END DATE

Est. March, 2025

OVERVIEW

This is a newly leased area of 25,845 square feet designated for the tenant fit-out of the WVU Medicine Center for Nursing Education within the existing WVU Innovation Center, which spans approximately 1.1 million square feet. The fit-out aims to accommodate around 250 students who will complete their program in 1.5 years, earning a fully accredited degree, as opposed to the standard 4-year nursing program. The focus is on enhancing the practical interaction of nursing education with patients, real-life scenarios, and the actual work environment, facilitating hands-on learning. This shift in educational approach increases clinical exposure while reducing classroom time, thereby transforming the learning experience for students.

The fit-out includes five flexible classrooms designed for hands-on learning, five simulation labs equipped with control rooms for educators to oversee students remotely, and a six-bed Skills Lab alongside a nursing station and a Hands-on Learning Lab. Furthermore, the space incorporates standard amenities found in educational institutions, such as private breakout areas, staff offices, lounges for both staff and students, a testing center, restroom facilities, locker rooms, a meditation room, and a washroom.



REFERENCES

References.



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→ **Brad Frankhouser**
Principal in Charge
bfrankhouser@desmone.com

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412-683-3230	304-602-7880	216-488-6886

Web.

→ desmone.com

Social.

→ Facebook, LinkedIn, Instagram

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.

(Printed Name and Title) Bradley G Frankhouser

(Address) 265 High Street, Suite 7, Morgantown, WV26505

(Phone Number) / (Fax Number) 304.602.7880

(email address) bfrankhouser@desmone.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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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 entity entering into this contract is prohibited from engaging in a boycott against Israel.

Desmone & Associates

(Company)

(Signature of Authorized Representative)

Bradley G Frankhouser - Regional Vice President

(Printed Name and Title of Authorized Representative) (Date)

304.602.7880

(Phone Number) (Fax Number)

bfrankhouser@desmone.com

(Email Address)