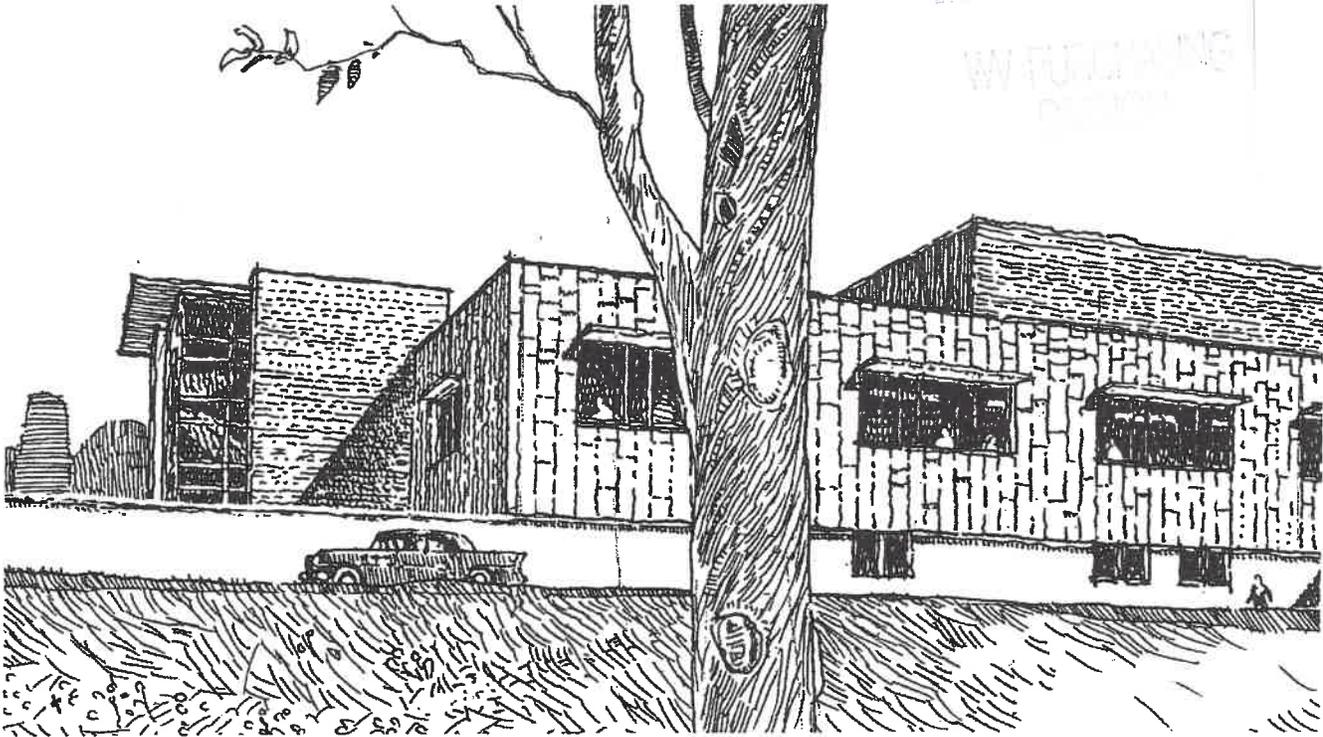


DRS architects

RECEIVED

2026 FEB 26 PM 2:25

WV PURCHASING



Expression of Interest—Combined Support Maintenance Shop Exhaust System Repairs

Prepared for:
Department of Administration
 Purchasing Division
 2019 Washington Street East
 Charleston, West Virginia 25305-0130
 Fax: 304-558-3970

Vendor Name: DRS Architects
 Buyer: David H. Pauline (david.h.pauline@wv.gov)
 Solicitation No.: CEOI 0603 ADJ260000003
 Bid Opening Date: February 26, 2026
 Bid Opening Time: 1:30 pm EST
 Fax Number: 216-767-5477

BID RECEIVED LATE
BUYER _____
WITNESS _____
DISQUALIFIED

Date of Issue:
February 26, 2026



Section I
Section II
Section III
Section IV

Table of Contents
Executive Summary
Proposed Team
Our Experience
Understanding
Our Approach



February 26, 2026

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, West Virginia 25305-0130
Buyer: David H. Pauline
304.558.0067
david.h.pauline@wv.gov

Re: Expression Of Interest—DRS Architects
Combined Support Maintenance Shop Exhaust System Repairs
Solicitation Number CEOI 0603 ADJ2600000003

Mr. Pauline,

We appreciate the opportunity to present you with this Professional Services Qualifications and Expression of Interest for the above referenced solicitation. Our team has the experience, expertise, and passion to fulfil the Agency's objectives. We have carefully studied the information provided in your Centralized Expression of Interest in an effort to develop as thorough an understanding as possible regarding your needs. That understanding is expressed in this document.

This document is being presented by DRS Architects of One Gateway Center, 17th Floor, Pittsburgh, Pennsylvania. Our firm is a part of a larger family of firms, including Triumph Services and Sixmo Architecture serving the Midwest with offices throughout Ohio, Indiana, and Pennsylvania. The following document expands on our teams capabilities and organization.

I will serve as your primary point of contact through the selection phase. I am available any time to discuss our qualifications and capabilities. My contact information is provided below. We look forward to any opportunity to expand on our understanding, qualifications, and expertise.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick E. Thornton'.

Patrick E. Thornton, AIA, MPE, LEED AP
President, DRS Architects
President, Sixmo Architecture
Vice President, Triumph Services
Partner, Head of Relationships | The Sixmo Companies
patrick@sixmocompanies.com
216-767-5400 Extension 100
1101 Auburn Avenue
Cleveland, Ohio 44113



**SECTION I
PROPOSED TEAM**



Our Team

We have formed a comprehensive team of professionals with a great deal of direct relevant expertise with a long history of collaboration. DRS Architects will serve as the Prime Consultant.

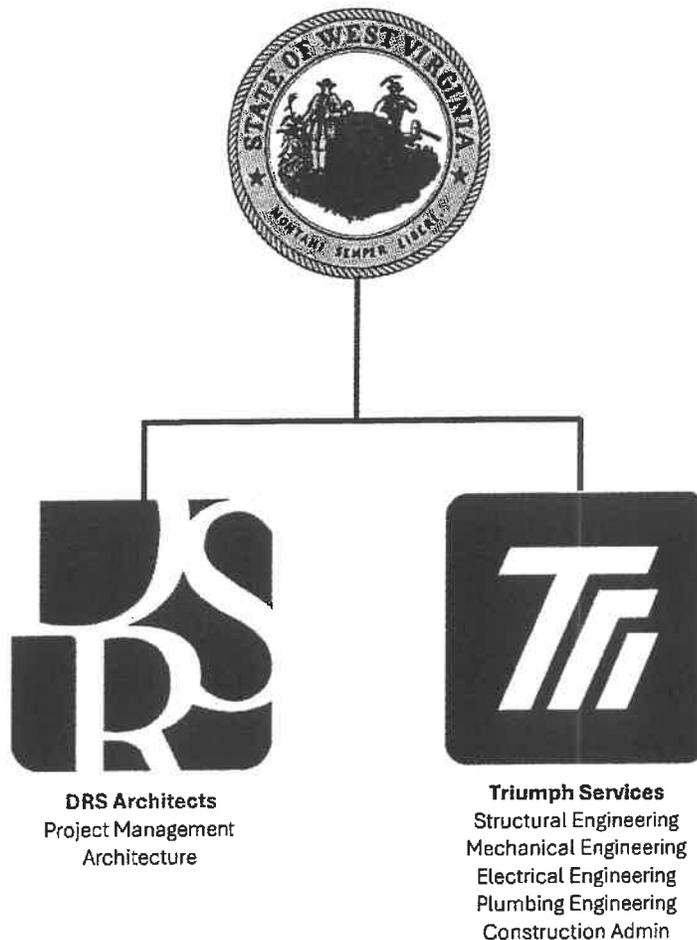
DRS Architecture, Triumph Services, and Sixmo Architecture are all a part of the Sixmo Companies, a family of professional services firms owned exclusively by Patrick E. Thornton, AIA and Jared S. Perry, PE. This relationship results in seamless collaboration between these firms.

The team will consist of the following member firms:

- DRS Architects, providing Project Management and Architectural Services
- Triumph Services, providing Structural Engineering, Mechanical/HVAC Engineering, Plumbing Engineering, and Electrical Engineering

Information regarding each member firm, as well as detailed resumes for each key individual, are included later in this section.

Below is a proposed firm organizational chart:



20+ Combined Support Staff



DRS Architects Firm Profile

Celebrating over 60 years of practice as one of the region's leading architectural, planning, and interior design firms, DRS Architects provides design services with a strong commitment to focus on our clients' needs and objectives. DRS provides architectural design, management of the design process, control of project costs and schedule, and we seek design excellence with every commission.

We are now in our sixth generation of firm leadership thanks to our acquisition in 2024 by the Sixmo Companies, strengthening our firm's position in the market and expanding on our service offerings.

Our firm leadership is:

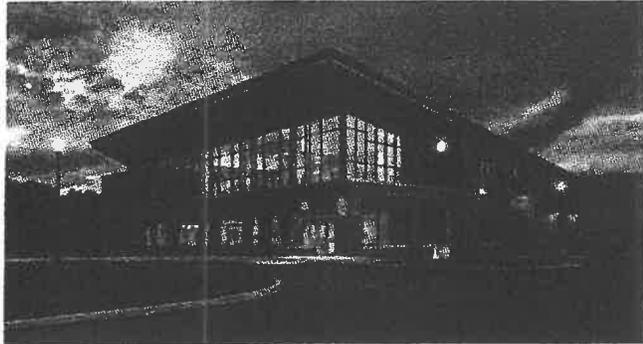
- Patrick E. Thornton, President
- Jared S. Perry, Vice President
- Jon Funari, Principal

Some of our notable clients include:

- Pennsylvania Army National Guard
- Department of Energy, NETL
- Federal Bureau of Investigation
- Pennsylvania State Police
- Baltimore Corps of Engineers
- US Postal Service
- University of Pittsburgh
- Slippery Rock University
- Duquesne University
- Starbucks
- YMCA

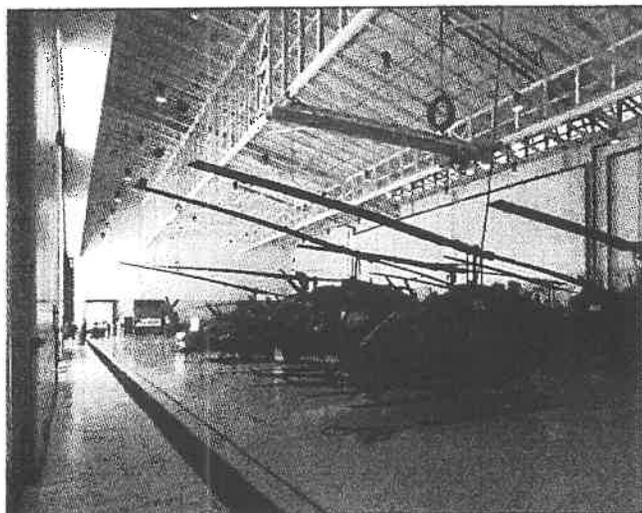
We provide architectural design services, including:

- Facilities Evaluation
- Code Analysis
- Master Planning
- Site Analysis
- Facility Programming
- Feasibility Studies
- Interior Design
- Cost Estimating
- Contract Documents
- Contract Administration
- Post-occupancy Services



Our clients have relied on DRS to successfully deliver the design of new buildings and renovations for the last six decades. We attribute a large measure of our success to a methodical approach to design, applying thoughtfulness and experience to every project regardless of size, while recognizing that each project is a unique combination of client, program, and circumstance. At the heart of our design approach is the philosophy that the most successful designs are the result of a back-and-forth exchange of ideas, discussion, and understanding between the participants in the process.

We view each project with an eye towards sustainability and as an opportunity to improve the well-being of people by employing environmentally responsible design strategies, even when certification is not a requirement. With our LEED Accredited Professionals, our team brings knowledgeable experience to all our projects.

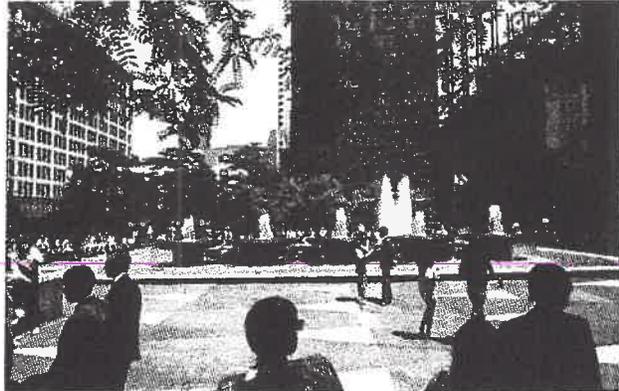




Firm History

DRS Architects' long and varied history has shaped our corporate culture. Officially founded in 1959, we look back on more than six decades of successful architecture, planning, and interior design, even as we look forward to more achievements in the future.

The first iteration of DRS was the firm Mitchell and Ritchey, a partnership of James Mitchell and Dahlen Ritchey, formed in 1953 to design Pittsburgh's Mellon Square and (as associate architect) the adjacent Alcoa Headquarters tower. These projects were quickly followed by the commission to design Pittsburgh's Civic Arena.



Mellon Square with the Alcoa Building in the background

Mitchell left the partnership in 1957 to relocate out of state, and by 1959 Dahlen Ritchey had started a new practice with his good friend Russell Deeter to complete the Civic Arena project. The partnership quickly developed a reputation as an influential architecture firm in Pittsburgh with commissions to design a series of large-scale projects including Three Rivers Stadium, one of the first multi-purpose sports stadiums in the country; Allegheny Center, and multiple new higher-education buildings at the University of Pittsburgh and Carnegie Mellon University. When William Sippel was advanced to Principal from within the firm in 1964, the firm name was changed to Deeter-Ritchey-Sippel, eventually becoming DRS Architects.



The Civic Arena

Over the course of the 1960's and 1970's, the firm continued to augment its portfolio of consequential projects in the region and around the country. By the 1980's the firm had grown to 60 people, reaching it's largest size.

The ownership of DRS transitioned from the fifth generation of principals to the sixth in 2024 with its acquisition by Sixmo Companies, a multi-discipline family of firms headquartered in Marietta, Ohio. The new partnership offered DRS access to resources not prior available to a firm of its size; provided for an expanded geographic footprint; brought in-house multi-discipline capabilities; and provided an exit transition for the fifth generation of leadership.



Three Rivers Stadium

DRS continues to be one the region's most significant architectural firms and continues to grow and evolve with the times. We look forward to a promising future, but we always respect the path that led us to our current position.



Design Awards

One of the ways we measure success is from the recognition of our peers. DRS Architects' work has been the recipient of numerous design and technical awards over our many years:

2018

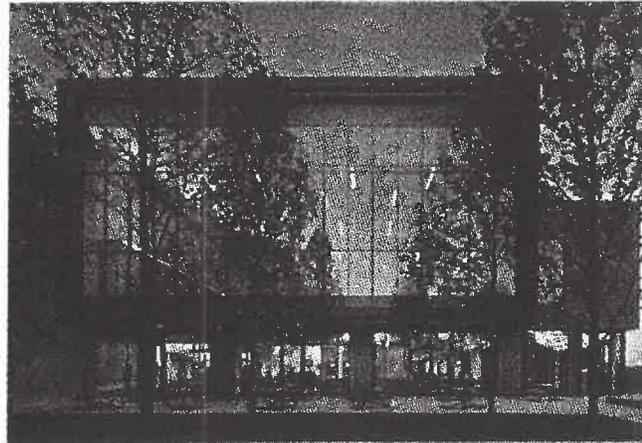
Mellon Square Park and Alcoa Building
Timeless Award, 50 Years
AIA Pennsylvania Special Awards



2013

Slippery Rock University Robert M. Smith Student Center
AIA Honor Award
Pittsburgh Chapter of the AIA

Slippery Rock University Robert M. Smith Student Center
Best Education Design
IIDA New England Interior Design Awards



2015

University of Pittsburgh, Salk Hall
Building Excellence Award for New Construction over \$25M
Master Builder Association of Western Pennsylvania

Westmoreland County Transit Authority Maintenance Facility
Diamond Award Certificate
American Council of Engineering Companies of Pennsylvania

2014

Market Square Place
Charter Award of Merit for the Best Block, Global Awards
Program for Excellence in Urban Design
The Congress for New Urbanism

2012

BNY Mellon Center Exterior Rehabilitation
Building Excellence Award for Best Renovation Construction
over \$10M
Master Builder Association of Western Pennsylvania

2009

Duquesne University Power Center
Bronze Design Award
10,000 Friends of Pennsylvania

2005

Advanced Chemistry Lab, Aberdeen Proving Ground
Project Development Team of the Year Worldwide
Corps of Engineers

Slippery Rock University Robert M. Smith Student Center
Facility Design Award
Association of College Unions International



David Bostak RA
Senior Architect / Project Manager



DRS Architects
One Gateway Center, 17th Floor
Pittsburgh, Pennsylvania 15222
412-391-4850
dbostak@drsarchitects.com

David returned to DRS in 2024 after a brief hiatus to provide studio leadership and to bring his technical expertise to bear on our projects. He is a champion of technology in our industry, ensuring our team is leveraging its value on each and every task. As an advanced BIM user, David manages standards and education within our organization.

David is also a strong designer, developing solutions and carefully coordinating with both his in-house teammates and external consultants. His understanding of modern building systems and emerging technologies in the construction industry are evident in his well-crafted technical solutions.

Education:

- Virginia Polytechnic Institute and State University
Bachelor of Architecture, 1999
- Anne Arundel Community College
Associate in Arts, Cum Laude Honors, 1994
Tau Alpha Pi National Honor Society

Current Registrations:

- Architect, State of Pennsylvania
- LEED Accredited Professional

Technical Organizations:

- National Council of Architectural
Registration Boards (NCARB)
- U.S. Green Building Council (USGBC)
- Autodesk University (2011/2020/2021)

Featured Representative Personal Experience:

- DGS Pennsylvania State Police DNA Facility
Greensburg, PA
- University of Pittsburg Salk Hall Renovations
Pittsburgh, PA
- DOE/NETL Building 34 Advanced Alloy Facility
Albany, Oregon
- DOE/NETL Building 30 Improvements
Albany, Oregon
- DOE/NETL Building 94 Lab Renovations
Pittsburgh, PA
- Clarion University Moore Hall
- Clarion University Stevens Hall
- Social Security Administration Tenant Improvements
Johnstown, PA
- UPMC Children's Hospital TV/Radio and Art Therapy
Pittsburgh, PA



Stephen G. Ponter, RA
Senior Architect



DRS Architects

One Gateway Center, 17th Floor
Pittsburgh, Pennsylvania 15222
412-391-4850
sponter@drsarchitects.com

Steve is a Registered Architect with over 30 years of experience working on projects in the healthcare, commercial, residential, higher education, and corporate sectors. He has a solid understanding of all aspects of the design and construction industry and is able to adapt and excel as new project challenges arise. Steve's work ethic and strong sense of responsibility make him an asset to have on every project team.

Education:

University of Pittsburgh
Bachelor of Arts, Architectural Studies, 1986
Minor: Computer Science and Mathematics

Current Registrations:

Architect, State of Pennsylvania

Technical Organizations:

National Council of Architectural
Registration Boards (NCARB)

Featured Representative Personal Experience:

- Geneva College Welcome Center
Beaver Falls, PA
- UPMC Mercy Hospital Envelope and HVAC
Improvements | Pittsburgh, PA
- Allegheny Valley Hospital Imaging Department
Renovations | Natrona Heights, PA
- Garrett Memorial Hospital MRI Office Building
Addition and Renovations* | Oakland, MD
- Mountain Laurel Medical Center New 10K Office
Building* | Oakland, MD
- Fifth Third Bank Branch Offices*
Various Locations throughout PA
- The Fairfield Townhouses* | East Liberty, PA
- Phillips Resources 10K Office Addition*
Cranberry, PA
- ELDI/HACP Scattered Site Housing*
Pittsburgh, PA
- Green Acres Scattered Site Housing*
Kingswood, WV
- Pleasant View & Parkwood Scattered Site Housing*
Oakland, MD
- River Hill Elderly Housing Development*
Oakland, MD

*Indicates a project that was completed while under the employment of another organization



Patrick E. Thornton, AIA

President, DRS Architects
Partner, Sixmo Companies



Sixmo Companies

1101 Auburn Avenue
Cleveland, Ohio 44113
216-767-5400
patrick@sixmocompanies.com

Patrick Thornton is a proud graduate of Kent State University with over thirty years of experience in the design and construction realm. Patrick has a passion for client relationship development and maintenance that he can demonstrate on a wide breadth of project types. Through a broad range of experience, he has developed problem-solving skills that can be applied to any market or client type, from residential to commercial, municipal to industrial. A drive to constantly improve as a professional inspired Patrick to become a Master Plans Examiner.

Professional Reference:

Mayor Paul Koomar
The City of Bay Village
440-899-3415
pkoomar@cityofbayvillage.com

Education:

Kent State University
Bachelor of Science in Architecture, 1996

Current Registrations:

Current Registrations:
Architect, State of Connecticut
Architect, State of Florida
Architect, State of Illinois
Architect, State of Indiana
Architect, Commonwealth of Kentucky
Architect, State of Maryland
Architect, State of Michigan
Architect, State of North Carolina
Architect, State of Nebraska
Architect, State of New York
Architect, State of Ohio
Architect, State of Oregon
Architect, Commonwealth of Pennsylvania
Architect, State of Utah
Architect, Commonwealth of Virginia
Architect, State of Wisconsin
Architect, State of West Virginia
Building Code Plans Examiner
State of West Virginia
Combination Examiner, State of Ohio
Commercial Building Official, State of Ohio
Residential/Limited Commercial, State of Ohio
Commercial Building Inspector, State of Ohio
Residential Electrical Inspector, State of Ohio
Master Plans Examiner, International Code Council
GBCI LEED Accredited Professional

Technical Organizations:

American Institute of Architects (AIA)
International Code Council (ICC)
National Council of Architectural
Registration Boards (NCARB)
US Green Building Council (USGBC)



Jared S. Perry, P.E.

Vice President, DRS Architects
Partner, Sixmo Companies



Sixmo Companies

204 Front Street
Marietta, Ohio 45750
216-767-5400
jared@sixmocompanies.com

Mr. Perry is a highly experienced licensed Professional Engineer with multi-year and multi-project experience rooted in structural engineering and project management in the public sector, heavy industry, commercial and energy markets.

His engineering focus is Structural, with experience designing foundations, structures, blast resistant buildings, braced excavations, pipe supports and bridges, platforms and rigging, and much, much more.

Jared is a founding partner of the Sixmo Companies, and lends his leadership and management skills to DRS Architects, as well as his diligent construction administration field experience to projects within his home geographic region.

Education:

Ohio University
Bachelor of Science Civil Engineering, 2008

Current Registrations:

Professional Engineer, State of Ohio
Professional Engineer, State of North Carolina
Professional Engineer, State of Connecticut
Model Law Engineer, NCEES
GBCI LEED Accredited Professional

Technical Organizations:

NCEES
AIST
US Green Building Council (USGBC)

Featured Representative Personal Experience:

- Boys and Girls Club of Washington County
Marietta, OH
- Marietta City Schools Roof Replacements
Marietta, OH
- Fort Wayne Metals Blast Design
Fort Wayne, Indiana
- Cleveland Browns Stadium Escalator Support
Cleveland, Ohio
- Ohio Stadium Scoreboard Structural Engineering
Columbus, Ohio
- Great Trails Custom Truck Fabricators
Wooster, Ohio
- Coast Guard Station Renovations
Cleveland, OH*
- Water Department Service Garage
Cleveland, OH*
- WWTP Expansion | Madison, OH*
- ODOT Service Garage | Euclid, OH*
- Bus Garage | GCRTA*
- Municipal Service Garage | Moreland Hills, OH*

*Indicates a project that was completed while under the employment of another organization



The Story of Triumph Services and the Sixmo Companies:

Sixmo Architects and Engineers was formed in 2012 in Rocky River, Ohio by Patrick E. Thornton, AIA and Jared Perry, PE providing architectural and structural engineering services throughout the State of Ohio. The founders shared a common goal: to create a dynamic integrated services firm capable of offering comprehensive solutions to their clients. That vision was the genesis of what is now known as The Sixmo Companies, which includes Triumph Services (your proposed consultant); Sixmo Architecture, and DRS Architecture.

Triumph services was created in 2023 as a separate consulting engineering suite from the parent Sixmo Companies design to enhance the delivery of our existing comprehensive range of engineering services to our existing clients while creating opportunities to foster new client relationships. Our technical disciplines are applied by our professionals to a wide breadth of markets and clients, including other design firms. Our engineering team is laser focused on meeting all of our clients' objectives with reliable solutions and services.

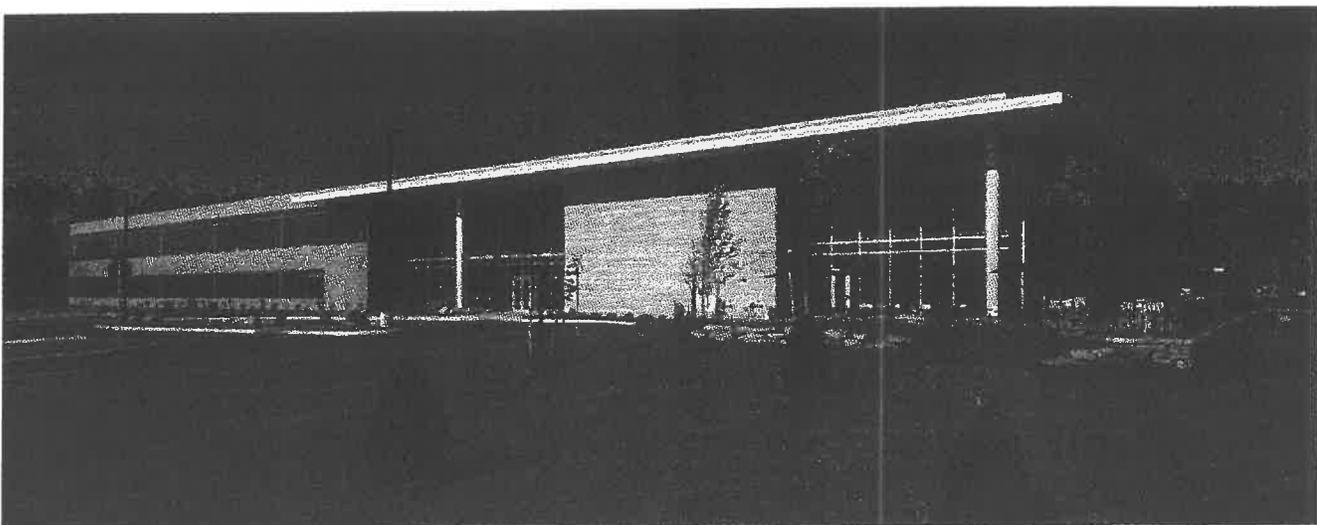
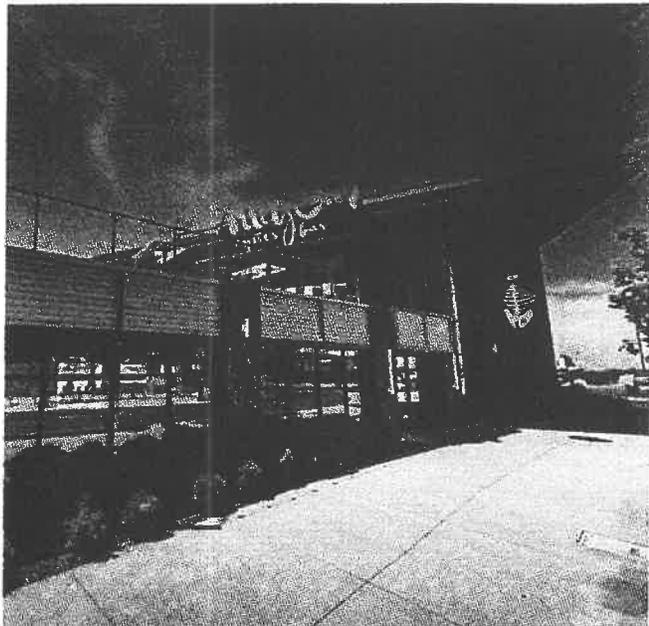
Our Services Include:

- Structural Engineering
- Mechanical Engineering
- Plumbing Engineering
- HVAC Engineering
- Electrical Engineering
- Civil Engineering
- Surveying
- Materials Testing

Each of these services can be provided from any of our five service hubs throughout the Midwest, including:

- Cleveland, Ohio
- Zanesville, Ohio
- Marletta, Ohio
- Indianapolis, Indiana
- Pittsburgh, Pennsylvania

With a collective staff of nearly 40 professionals of varying disciplines, you will find that the Sixmo team has not only the skill sets you need to succeed, but we have the bench strength to make certain the project is done right and done right on time.





Aaron J. Mitchell, PE, SE

Principal / Chief Structural Engineer



Triumph Services

1101 Auburn Avenue
Cleveland, Ohio 44113
216-767-5400
amitchell@triumphservices.com

Aaron is a graduate of Ohio University and received his Master's Degree at Cleveland State University. His career has focused in the Commercial, Energy, Industrial, and Government markets. Aaron has been responsible for projects subject to a variety of building codes in multiple states across the U.S.

Aaron is responsible for the management of all engineering services within our organization, including those supporting our family of brands as well as those provided to other design professionals.

Professional Reference:
Mr. Bob Bajko, AIA
Principal | HSB Architects + Engineers
216.325.0565
bbajko@hsbarch.com

Education

- Ohio University:
 - Bachelor of Science Civil Engineering | 2009
- Cleveland State University:
 - Master of Science Civil Engineering | 2012

Current Registrations:

- Professional Engineer, State of California
- Professional Engineer, State of Florida
- Professional Engineer, State of Illinois
- Professional Engineer, State of Indiana
- Professional Engineer, State of Kentucky
- Professional Engineer, State of Maryland
- Professional Engineer, State of Michigan
- Professional Engineer, State of New York
- Professional Engineer, State of North Carolina
- Professional Engineer, State of Ohio
- Professional Engineer, State of Oklahoma
- Professional Engineer, State of Pennsylvania
- Professional Engineer, State of Utah
- Professional Engineer, State of Vermont
- Professional Engineer, State of Virginia
- Professional Engineer, State of West Wisconsin
- Professional Engineer, State of Washington
- Structural Engineer, State of California
- NCEES Model Law Engineer

Technical Organizations:

- Structural Engineers Association of Ohio (SEAoO)
- CHI EPSILON (Civil Engineering Honors Society)

Featured Representative Personal Experience:

- Bendix World Headquarters | Avon, Ohio
- J.M. Smucker's R&D Building | Orville, Ohio
- Thermo Fisher Scientific | Tracy, California
- Rush Trucking Addition | St. Peters Missouri
- PolyOne Addition | Avon Lake, Ohio



Brandon Haberl, PE



Triumph Services

1101 Auburn Avenue

Cleveland, Ohio 44113

Mr. Haberl is a proud graduate of Iowa State University with substantial professional experience in the design and management of mechanical systems for buildings. Brandon joined Sixmo in 2020 to provide leadership to our growing engineering team. He is dedicated to providing energy-efficient solutions and highly constructible designs for all of his clients.

Brandon has also developed a niche in the engineering of aquatics systems for large commercial and public swimming facilities. These complex process driven designs are more science than art, but Brandon's authentic passion evokes more the creative spirit than the technical.

Education

Iowa State University:
Bachelor of Science in Mechanical

Current Registrations:

Professional Engineer, State of Florida
Professional Engineer, State of Indiana
Professional Engineer, State of Minnesota
Professional Engineer, State of Nebraska
Professional Engineer, State of North Carolina
Professional Engineer, State of Ohio
Professional Engineer, State of Pennsylvania
Professional Engineer, State of West Virginia
NCEES Model Law Engineer

Technical Organizations:

ASHRAE

Featured Representative Personal Experience:

Avon Lake Regional Water Admin Bldg.
Avon Lake, Ohio
Washington County Admin Bldg.
Marietta, Ohio
Avon Miller Road Pump Station
Avon Lake, Ohio
Oberlin College Stevenson Hall Imp.
Oberlin, Ohio
Lakewood Park Foster Pool Repl.
Lakewood, Ohio
Central Rec Center Improvements
Cleveland, Ohio
Boys & Girls Club New Gymnasium
Marietta, Ohio
Boys & Girls Club New Music Center
Marietta, Ohio
George Daniel Field Stadium Imp.
Lorain, Ohio
Cahoon Park Restroom Building
Bay Village, Ohio
Avon Park Restroom Buildings
Avon, Ohio



Allen Gilleland, PE



Triumph Services

1101 Auburn Avenue

Cleveland, Ohio 44113

Mr. Gilleland comes to our team with experience and expertise in commercial and public sector electrical engineering. A graduate of the University of Akron, Allen offers great management and communication skills in addition to a great technical comprehension of building electrical systems.

Allen's service as a consulting engineer over his career has exposed him to a wide variety of project types, including public and private sector improvement projects. That experience pays dividends on large, complex projects as well as task-driven assignments.

Education

The University of Akron:

Bachelor of Science in Electrical

Current Registrations:

Commercial Electrical Plans Examiner, State of Ohio

Professional Engineer, State of Indiana

Professional Engineer, State of Iowa

Professional Engineer, State of Florida

Professional Engineer, State of Nebraska

Professional Engineer, State of North Carolina

Professional Engineer, State of Ohio

Professional Engineer, State of Pennsylvania

Professional Engineer, State of West Virginia

NCEES Model Law Engineer

Featured Representative Personal Experience:

Avon Lake Regional Water Admin Bldg.

Avon Lake, Ohio

Washington County Admin Bldg.

Marietta, Ohio

Avon Miller Road Pump Station

Avon Lake, Ohio

Oberlin College Stevenson Hall Imp.

Oberlin, Ohio

Central Recreation Center Imp.

Cleveland, Ohio

Boys & Girls Club New Music Center

Marietta, Ohio

Boys & Girls Club New Gymnasium

Marietta, Ohio

George Daniel Field Reno. & Expansion

Lorain, Ohio

Foster Pool Replacement

Lakewood Ohio

Belleview Park Aquatic Center Imp.

Steubenville, Ohio

Avon Park Restroom Buildings

Avon, Ohio

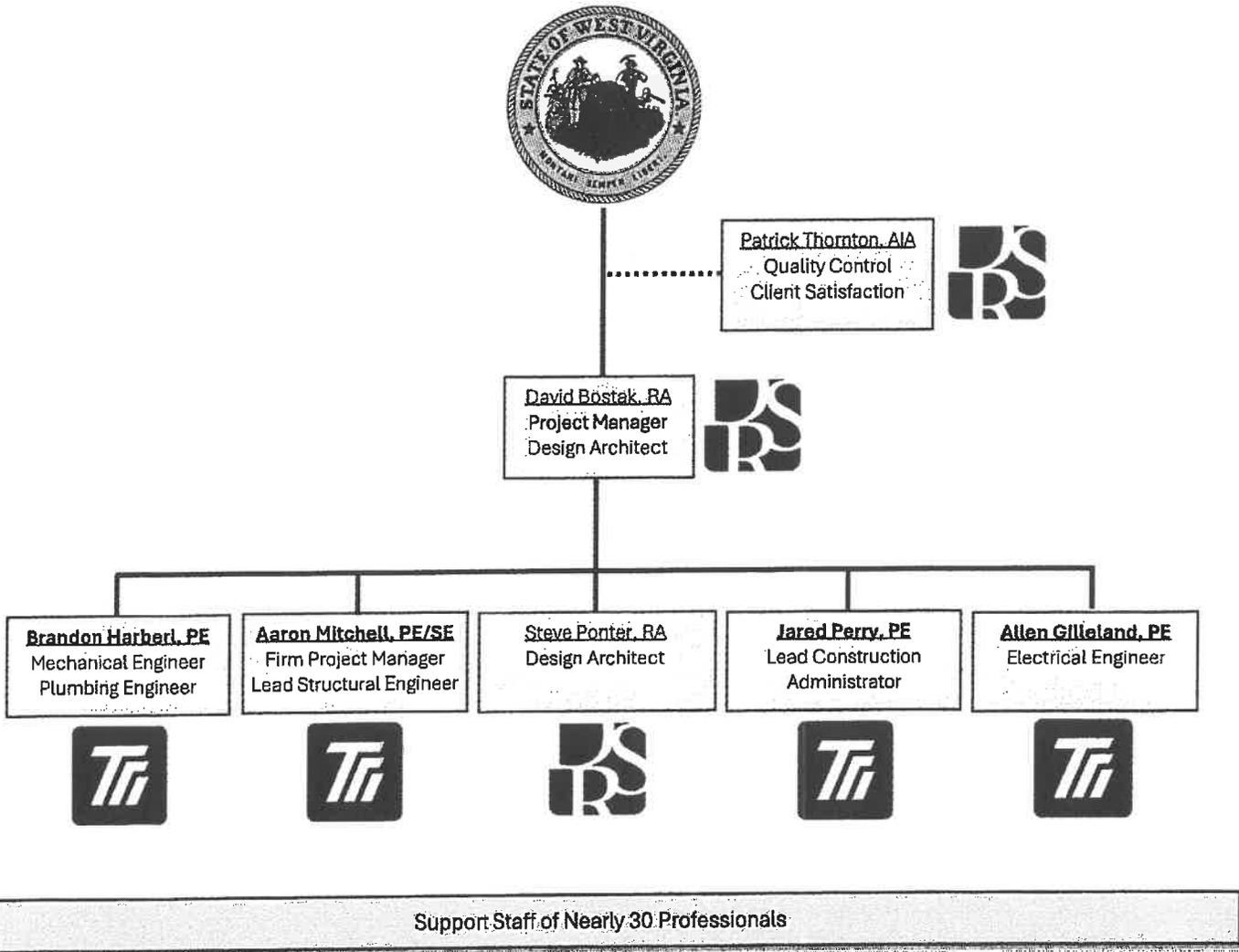
Spire Institute Performance Expansion

Geneva, Ohio



Staffing Plan

The following diagram represents the staffing plan for the project, including lines of command and communication. Jon Funari, RA from DRS Architects will serve as the Project Manager, with David Bostak, RA of DRS Architecture providing support and backup coverage for the Project Manager. Each sub-consulting firm will also assign a project manager to oversee their discipline—each of those individuals is listed first in the following diagram.





**SECTION II
OUR EXPERIENCE**



Relevant Projects

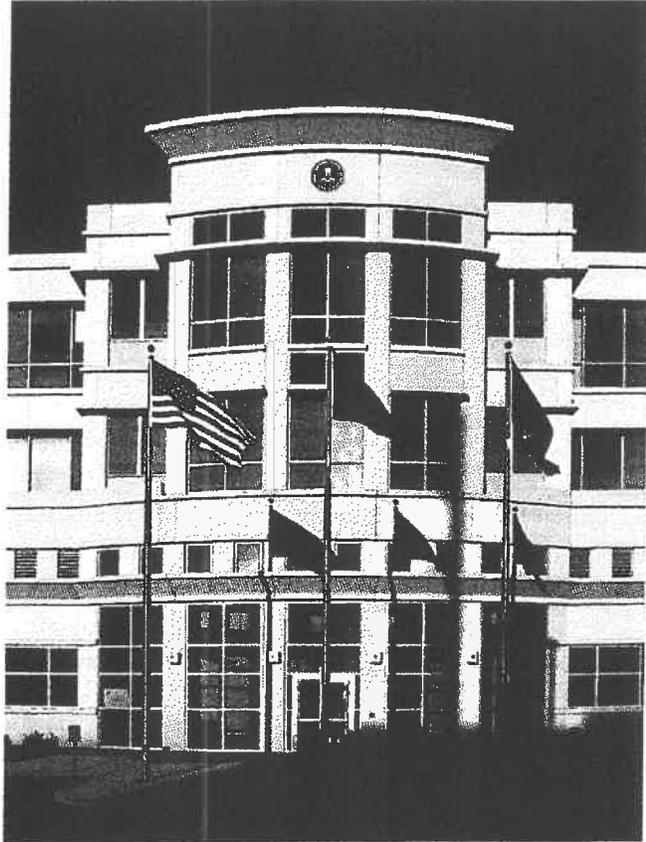
DRS Architects is one of the oldest practicing architectural and planning firms in the region; we have been located in Gateway Center in downtown Pittsburgh, Pennsylvania for over sixty years. The firm enjoys a long-standing reputation for design, management of the design process, control of project costs and schedules, and excellent service to our clients.

DRS has extensive experience in the design of Readiness Centers, Armories, and Reserve Centers, including designing and completing the recent renovations to the existing historic New Castle Readiness Center in New Castle, Pennsylvania—completed in 2019. Other similar projects include:

- Crane Avenue PA National Guard Readiness Center and Armory; Pittsburgh, Pennsylvania; Renovations and Addition
- Ford City Armory for the PA Army National Guard; Ford City, Pennsylvania; New Armory with Maintenance and Training
- Cambridge Springs Readiness Center and OMC for the PA National Guard; Cambridge Springs, Pennsylvania
- Johnstown Maintenance Facility for the PA Army National Guard; Johnstown, Pennsylvania
- Morgantown Army Reserve Center and OMS; Morgantown, West Virginia
- Elkins Army Reserve Center and OMS; Elkins, West Virginia
- Wheeling Army Reserve Center and OMS; Wheeling, West Virginia
- Kingwood Army Reserve Center and OMS; Kingwood, West Virginia
- Grantsville Army Reserve Center and OMS; Grantsville, West Virginia

Through the years the firm has enjoyed a solid reputation for design achievement having received over 50 design and technical awards including a national AIA award and numerous state and local awards.

- The firm received the very first Owens-Corning Fiberglass Award for Energy Conservation and also received national recognition with a High Honor Award for the design of the High Temperature Materials Laboratory at the Oak Ridge National Laboratory for the U.S. Department of Energy.
- DRS received a 2004 Citation Award from the American Association of School Administrators / American Institute of Architects / Council of Educational Facility Planners International for the Science, Technology & Cultural Center for Butler County Community College.



DRS Emphasizes strategies for sustainable design, site development, water savings, energy efficiency, materials selections and indoor environmental quality. DRS has completed multiple LEED certified projects.

On the following pages you will find individual examples of projects we designed that are relevant to your project. They also demonstrate a long history of work with federal and military clients.

Federal and Military Clients:

- Department of Energy / National Energy Technology Laboratories, Pittsburgh, Morgantown, and Albany (OR)
- Federal Bureau of Investigation, Pennsylvania and West Virginia
- 171st Air Refueling Wing, Pittsburgh, Pennsylvania
- 911th Air Wing / LGC, Pittsburgh International Airport
- Joint Armed Forces Aviation Facility, Johnstown, Pennsylvania
- US Army, Baltimore Corps of Engineers, Advanced Chemistry Lab, Aberdeen Proving Ground, Aberdeen, Maryland
- U.S. Drug Enforcement Administration, Pittsburgh, Pennsylvania and Milwaukee, Wisconsin
- Social Security Administration, Johnstown, Pennsylvania and McKeesport, Pennsylvania
- U.S. Postal Service, Western PA and West Virginia



**Pennsylvania Army National Guard
New Castle Readiness Center Renovation
New Castle, Pennsylvania**



This project was the renovation of the two-story, 23,000 square foot New Castle Readiness Center for the 107th Field Artillery Battalion, PA Army National Guard, completed through the Pennsylvania Department of General Services. The stone and brick building was built in 1938 and is listed in the National Register of Historic Places.

The project scope included exterior architectural improvements to repair the stone façade, door replacement, roof replacement over the barrel-vaulted Drill Hall, and other minor roof repairs. Site improvements included updated water and gas services, milling and repaving of the vehicle parking area and access drives, the addition of an accessible parking area, and replacement of the site perimeter fencing. Interior architectural improvements included a complete renovation and reconfiguration of the administrative areas, reconfiguration and upgrades to all the restrooms to modernize and bring them into compliance with current building codes, and improvements including minor space reconfigurations, painting, ceiling replacement, flooring replacement, and door replacements.

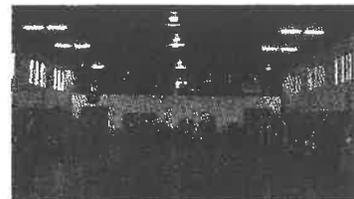
HVAC work included replacement of two existing steam boilers with two high-efficiency gas boilers; the addition of energy efficient air-conditioning systems for office, classrooms, fitness rooms and other areas; the addition of a new kitchen exhaust hood; and the integration of a new web-based DDC control system. All plumbing fixtures and piping systems throughout the building were replaced as part of the toilet facilities upgrade. Electrical work included upgrades to the distribution system; LED interior lighting throughout the building; new site lighting; replacement of branch panelboards, conduit, and feeders; and a new building wide addressable fire alarm system.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

Construction Cost
\$2,200,000

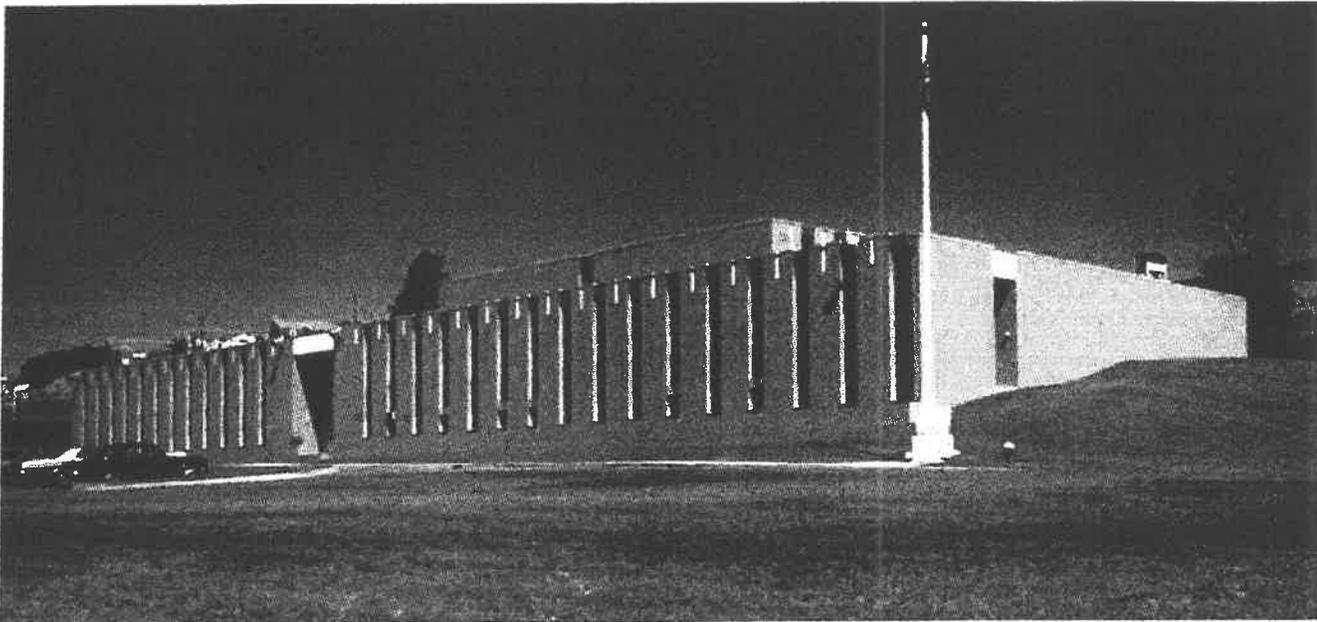
Construction Completed 2018

Contact
Matthew A. Dubovecky, EIT
Project Manager
PA Dept. of Military & Vet Affairs
814.533.2466
c-mdubovec@pa.gov





**Pennsylvania Army National Guard
Crane Avenue Readiness Center Renovation
Pittsburgh, Pennsylvania**



This project involved renovations to the existing masonry armory building and site, and the design of a new unheated metal storage building. The main building was originally designed by DRS in 1965, and includes a two-bay maintenance shop, a drill hall, three Unit storage areas with adjacent weapons vaults, a kitchen, offices, restrooms, showers, and locker rooms. The renovation made improvements to the building's accessibility, including the addition of a new elevator in the center of the building and full renovations of the restroom and shower rooms. The roof was also replaced.

Since the number of military units assigned to this facility was being increased, additional storage space was a program requirement. The demand was solved through the construction of an unheated storage building placed adjacent to the existing cold-storage building.

Mechanical, plumbing, and electrical work mainly involved the replacement of existing systems, such as heating boilers, exhaust fans, maintenance shop vehicle source-capture exhaust reels, water heater, plumbing fixtures, emergency generator, and electrical distribution panels. New lighting was also provided in the office wing corridors resulting from the necessary abatement and replacement of the existing plaster ceilings in those areas.

The scope of site work included the replacement of security fencing around the military equipment parking area, the addition of a vehicle control gate, and the creation of an accessible path for the new accessible entry to the armory.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

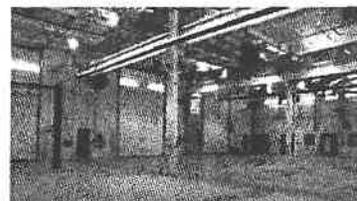
Construction Cost
\$3,100,000

Construction Completed 2018

Contact
Matthew A. Dubovecky, EIT
Project Manager
PA Dept. of Military & Vet Affairs
814.533.2466
c-mdubovec@pa.gov



Pennsylvania Army National Guard Cambridge Springs Readiness Center and OS Cambridge Springs, Pennsylvania



This facility includes two buildings—a two-story, 65,000 square foot Readiness Center and a 20,000 square foot Maintenance Facility.

The Readiness Center is designed to support the consolidation of three Units, totaling nearly 450 reservists. Each Unit has dedicated locker rooms, storage rooms, arms vaults, and administrative offices to allow independent operations. Facilities shared by the three Units include a medical clinic, a fitness room, an assembly hall with full-service kitchen, four large classrooms, break areas, general administrative offices, and a recruitment center. The building is designed for community use of the assembly hall and adjacent restrooms while locking out the remainder of the facility. The site development and building construction were designed to meet the Anti-Terrorism and Force Protection Level established for the facility.

The Maintenance Building is 20,000 square feet in area and is designed to provide field maintenance support for Unit vehicles and equipment. The facility consists of six maintenance bays, two of which are serviced by a 15-ton overhead crane (including a warm-up bay and a welding bay). The building also houses administrative, personnel, storage, and work areas. The maintenance bays are each 32' by 74' and designed as drive-through bays sized to accommodate the largest equipment assigned to the facility. This building also includes a wash rack, an exterior fuel storage and dispensing system, a controlled waste handling facility, and a separate building for miscellaneous storage. The work space is heated with an in-slab radiant hot water pipe system supplemented by gas-fired radiant heaters at the overhead doors. Each work bay is equipped with vehicle exhaust removal, compressed air service, an overhead power reel, and multiple 220v receptacles.

Both buildings are constructed with structural steel framing, concrete masonry unit walls, and a brick veneer. The Readiness Center was designed to achieve a SPiRiT bronze rating for energy and environmental design.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

Construction Cost
\$19,000,000

Construction Completed 2008

Contact
Mark Austin, Director
Bureau of Facilities & Eng.
Dept of Military & Veterans Aff.
717.861.2915



**Pennsylvania Army National Guard
Ford City Armory
Ford City, Pennsylvania**



The DRS Design Team worked closely with the Pennsylvania National Guard, the Department of Military Affairs, and the Department of General Services in developing the design for a new armory and surrounding site. The process involved the creation and evaluation of several design options that were revised and refined until the design reached the most functional solution that met the requirements and goals of that National Guard Unit.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

The armory was the first building constructed in the new Manor Township Business Park in Ford City. With an area of 24,400 square feet, it houses the following:

Construction Cost
\$2,400,000

- Educational Space, including classrooms with folding partitions, a library, and a learning center
- An Assembly Area and Drill Hall, along with the supporting Unit storage rooms, kitchen and food preparation area, table and chair storage, facility maintenance storage, arms vault, and fitness room
- Maintenance and Training Area, which includes a work bay, flammable storage room, and a controlled waste area
- Administrative Spaces that include the recruiting office, staff offices, and a general office space
- Common Spaces, including the lobby, break room, restrooms, and locker rooms

Construction Completed 1998

Contact
Major John Saufley, PE
PA Army National Guard
717.861.8212

For durability, ease of maintenance, and a long life the building is constructed of load-bearing masonry walls. Exterior walls are a combination of utility brick and split-face concrete masonry units with recessed accent strips. The entrance is expressed by an exterior patio enclosed by the building walls but open to the sky above. Glass block was used to allow natural light into the assembly area and the maintenance bay while still providing added durability.



Grantsville U.S. Army Reserve Center and OMS Grantsville, West Virginia



The DRS Team designed this 15,300 square foot Training Building and 2,400 square foot Organizational Maintenance Shop in Grantsville, West Virginia. The Training Building contains full-time staff offices, Unit-exclusive offices, Unit common space, a retention office, and administrative support. The building also houses assembly areas including the main assembly and drill hall, chair and table storage, service kitchen, arms vault, and armorer shop. Educational facilities include classrooms, a library reading room, library storage, a learning center, training equipment storage, COMSEC training spaces, and COMSEC storage. Special training areas include the weaponeer room and a special projects classroom. Each Unit has dedicated storage areas, a staging area, and supply offices.

A site Delineation and Engineering Feasibility Study was developed by our team prior to the building design to determine the viability of the selected site.

The OMS Building contains shop offices, tool storage, parts storage, battery storage and changing area, flammable storage, hazardous storage, and restrooms. The maintenance area houses a double work bay and a single wash bay.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

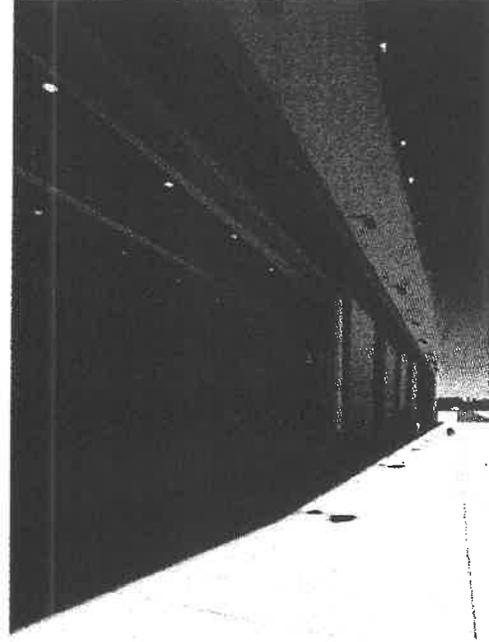
Construction Cost
\$4,500,000

Construction Completed 1998

Contact
Margie Marcus, Design Manager
US Army District, Baltimore
Corps of Engineers
410.962.6790



U.S. Army Reserve—Aviation Facility Johnstown, Pennsylvania



DRS Architects had prime responsibility for the design of a new 120,000 square foot hangar and support facility for rotary and fixed-wing aircraft, along with the development of an 80-acre site for the U.S. Army Reserve Aviation Facility at the Johnstown-Cambria County Airport.

The building provides parking and maintenance areas for both rotary and fixed-wing aircraft, along with support and administrative space. It features motorized hangar doors telescoping across the 300-foot wide main opening, and a five-ton crane with a 40-foot span that serves the entire length of the hangar. Inside are shop areas for hydraulics, air frame repair, sheet metal, rotors, engines, batteries, material and maintenance control, and corrosion control. The operation of the facility is supported by spaces for navigation and flight planning, avionics, a flight briefing room, an officers' ready room, administrative offices, common areas, classrooms, and a medical bay. Common spaces include the lobby, break room, restrooms, and locker rooms.

The scope of work also included the design of taxiways, hangar aprons, parking for up to twenty-four AH-1's and four C-12s, taxiway lighting, signage, and site stormwater collection and retention.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

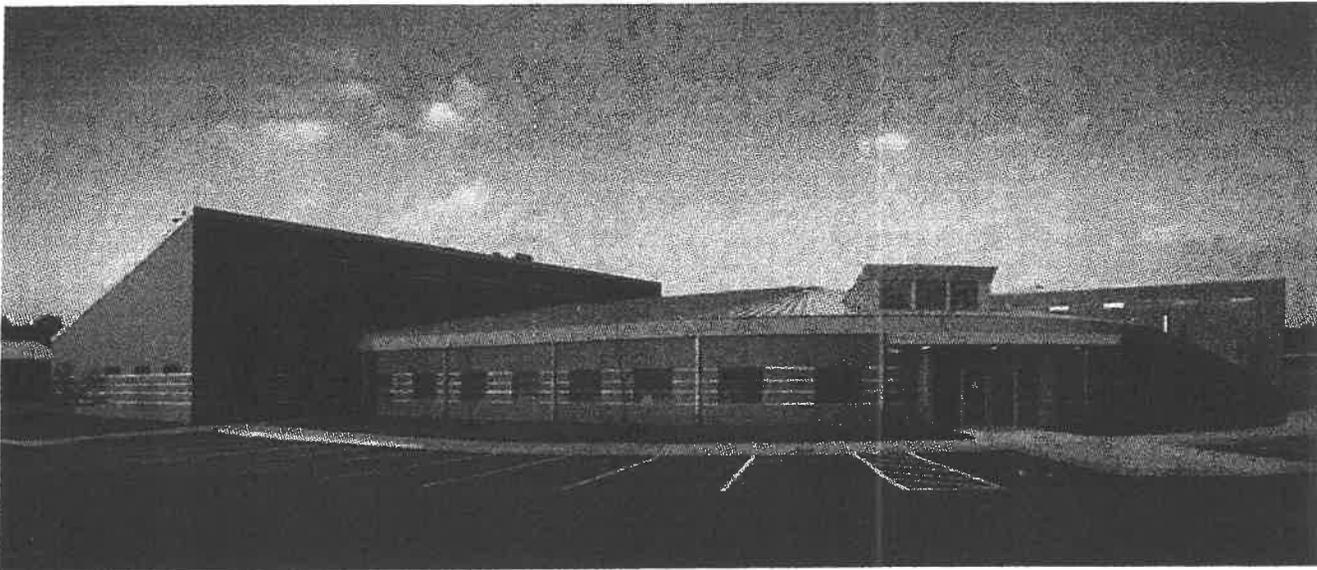
Construction Cost
\$22,000,000

Construction Completed 1997

Contact
James K. Payne, NAB02
Chief, Project Development
US Army Corps of Engineers
410.436.0526



**911th Airlift Wing / LGC
Base Civil Engineering Building
Pittsburgh, Pennsylvania**



DRS provided design services for the new 21,700 square foot Base Civil Engineering Complex for the 911th Airlift Group at Pittsburgh International Airport. This facility provides administrative spaces, shops, and storage areas to support the engineering staff and 150 reservists in maintaining the existing facilities. Our team was also responsible for finalizing the program, site planning, developing the space standards, facility design, all submission requirements (i.e. design analysis, LCCA, M-CACES, FIP, DD Form 1354, construction schedule, drawings, and specifications), and selection of the furniture as part of the Comprehensive Interior Design Package.

Facilities include:

Administrative Functions: Offices, Engineering, Drafting Room with CADD, Print/Reproduction Room, Civil Engineering Squadron Facilities, Classrooms, Conference Room, and Support Facilities

Shop Functions and Equipment: Plumbing, Sheet Metal and Welding Shop, HVAC Shop, Liquid Fuels Shop, Electrical Shop, Battery Shop, Paint Shop, Locksmith, Carpentry Shop, Locker Rooms and Support Facilities

Storage Functions: Civil Engineering Squadron Storage, Fire Extinguisher Shop and BCE Covered Storage Area

DRS Services Provided
Architectural Design
Interior Design
Project Management
Construction Administration

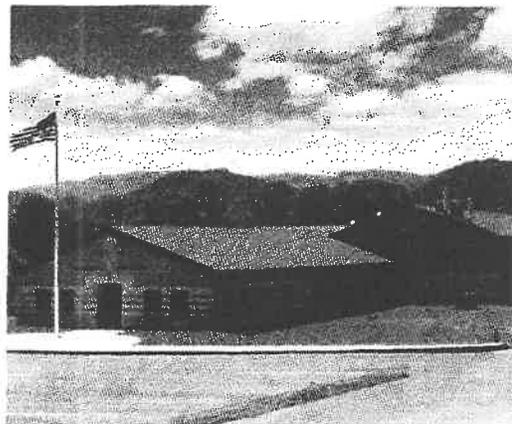
Construction Cost
\$3,500,000

Construction Completed 1998

Contact
Bob Moeslein
Base Civil Engineer
412.474.8571
Robert.moeslein@pittsburgh.af.mil



U.S. Army Reserve Centers Morgantown, Elkins and Kingwood, West Virginia



DRS had prime responsibility for the design of three new US Army Reserve Centers and Organizational Maintenance Shops (OMS) in Morgantown, Elkins, and Kingwood, West Virginia.

The 300-member Morgantown reserve center is located on an eight-acre site and contains 21,700 square feet of space in the main building and 5,500 square feet in the four bay OMS building.

The 60-member Elkins Reserve Center is located on a four-acre site and provides 12,000 square feet of space in its main building and 4,200 square feet in the three-bay OMS building.

The 100-member Kingwood Reserve Center is located on a five-acre site with 19,000 square feet in its main building and 5,000 square feet in the four-bay OMS building along with an additional 600 square feet of covered outdoor storage.

The DRS Team was responsible for site planning, space planning, facility design, design analysis, construction schedule, construction drawings and specifications, interior design, and the selection of furniture for all three of these Reserve Centers.

All three facilities contain Administrative Spaces with full time staff offices, Unit-exclusive offices, Unit common spaces, a Retention office, education spaces such as classrooms, a learning center, a library, a COMSEC training room, storage spaces for Unit, individual storage, COMSEC storage, assembly area, kitchens, arms vault, and ancillary spaces. The OMS Facilities contain work bays, wash bays, shop offices, battery rooms, tool storage, parts storage and flammable/hazardous materials storage areas.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

Construction Cost
\$12,000,000

Construction Completed 1996

Contact
Margie Marcus, Design Manager
US Army District, Baltimore
Corps of Engineers
410.962.6790



DOE/NETL

Building 26 Cafeteria

Morgantown, West Virginia



DRS was selected to transform an existing campus' 25-year old main dining area into a dining and collaborative meeting space that would be available to their employees on a 24-hour basis.

The existing kitchen and dining area had been closed for nearly one year, and with its reopening the client wanted to both update the dining space and provide staff with a new environment that would encourage and stimulate collaboration.

The existing servery and kitchen area, originally open to the dining space, were separated with a new partition that allowed visual access between the two spaces. New entry and exits were provided for the space to address egress requirements and encourage the rooms use during off-hours. The existing servery received minor finish upgrades to coordinate with the new dining and collaborative meeting areas.

Working within a tight time frame and budget, the project moved from design development through construction completion within a 14-week period.

The original quarry tile floor was covered with a new LVT floor. Areas were highlighted with accent wood plank paneling in both the dining and entry to the servery area. Using ceiling planes, specialty lighting, partial height walls, and a variety of fixed and flexible furniture styles smaller and more flexible seating areas were created. Power and technology were added to the space to aid in encouraging the use of the space by the employees.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Engineering Coordination
Construction Administration

Construction Cost
\$440,000

Construction Completed 2017

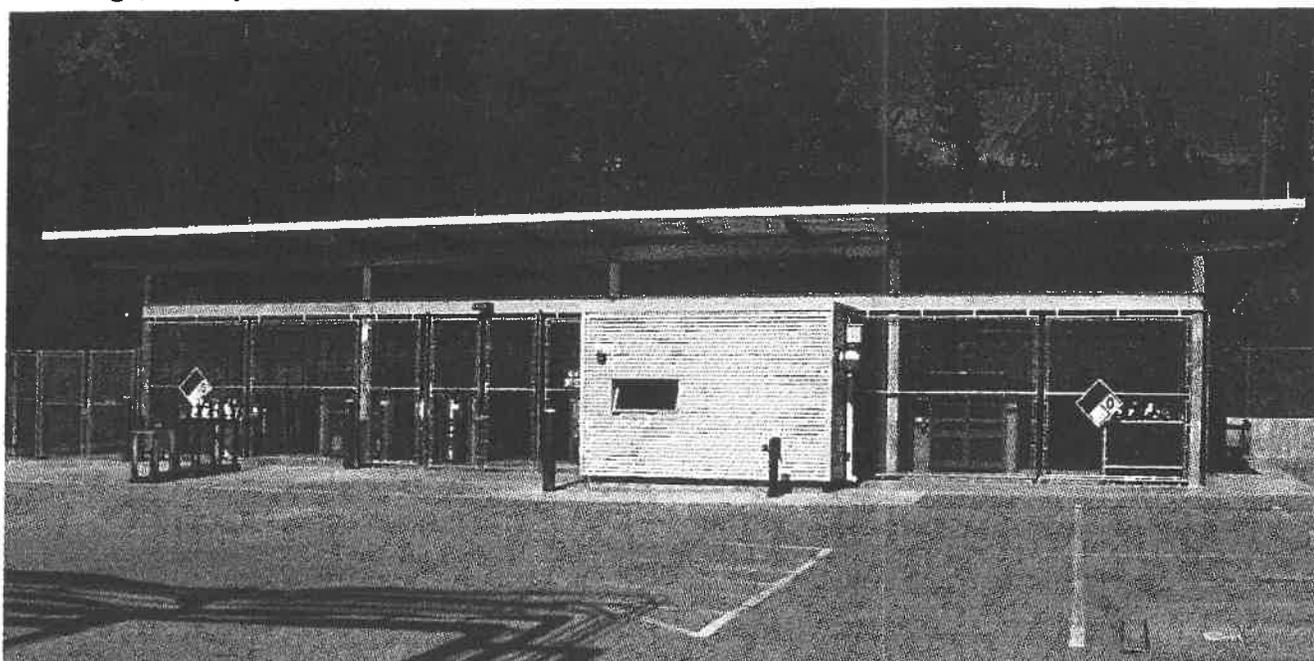
Contact
Dean Stobbe
DOE/NETL
Dean.stobbe@netl.doe.gov



DOE/NETL

Building 65 Compressed Gas Storage Facility

Pittsburgh, Pennsylvania



This project was one of many individual tasks that DRS executed under an Indefinite Delivery Indefinite Quantity, or IDIQ contract, with the Department of Energy's National Energy Technology Labs (NETL). Compressed gas cylinders, used for scientific research at NETL's Pittsburgh Campus, had been stored for decades in a long, open shed that was constructed in 1940, known as Building 65. The structure was in an advanced state of deterioration, leading to unsafe conditions for both the cylinders and NETL personnel, with uneven floors, rusted building structure, and a sprinkler system that had been modified several times in an attempt to increase safety. In addition, the concrete loading dock was severely cracked and structurally compromised.

During the schematic design process, DRS Architects presented several design options to fulfill NETL's goals for the project, which included greater safety, secured storage of the cylinders, ease and safety of loading and unloading operations, compliance with NFPA 55, the need for zoned storage, and the appropriate fire protection.

The design options were reviewed and renovation of the existing facility was ruled out as a viable option, so DRS designed a new 3,000 square foot open storage building which met NETL's goals. The new facility complies with modern codes, accommodates the standard bottled gas delivery methods used on campus, and occupies a smaller footprint than the former structure allowing more space for future expansion or alternative uses for adjacent areas.

DRS Services Provided
Architectural Design
Project Management
Engineering Coordination
Construction Administration

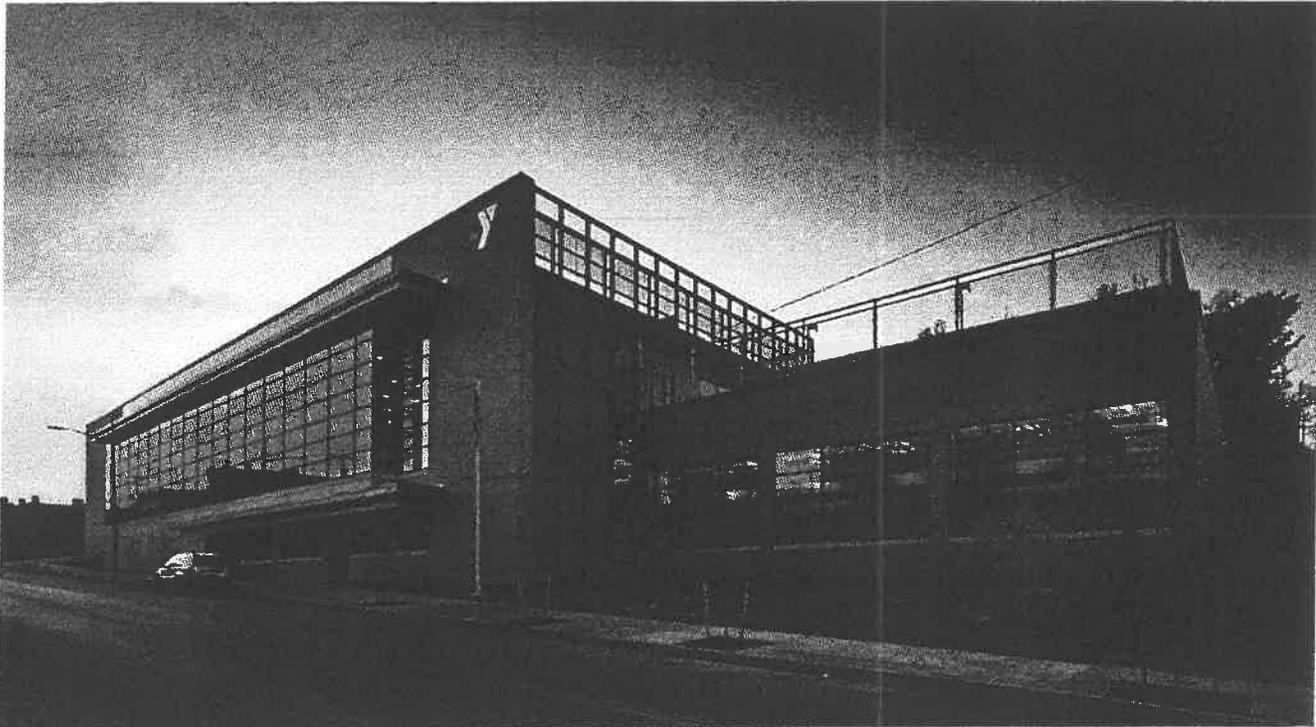
Construction Cost
\$75,000

Construction Completed 2015

Contact
Joseph Kanosky, Project Mgr.
Cont. Officers Tech Rep.
Dept of Energy / NETL
304.285.4649
joseph.kanosky@netl.doe.gov



Thelma Lovette YMCA
Pittsburgh, Pennsylvania



DRS was asked by the YMCA of Pittsburgh to provide complete architectural and interior design services for the construction of a new, state-of-the-art facility to serve the city's historic Hill District. For many generations Pittsburgh's Hill District fed our nation's cultural development just as the nearby steel mills fueled her industry. Important new directions in American music, painting, theater, and dance were rooted in this community until redevelopment in the 1960's and the collapse of the steel industry introduced an economic blight that has continued to this day.

Working closely with YMCA leadership, city agencies, local politicians, and community organizers, DRS designed a new three-story facility for this critical neighborhood intended to be a cornerstone of the area's carefully planned, long awaited renaissance.

A venue for both fitness activities and social services, this full-service YMCA includes a gymnasium, swimming pool, exercise rooms, indoor track, multi-purpose rooms, computer lab, daycare facility, outdoor playground, public plaza, offices and support spaces. Its design incorporates advanced environmental practices and exploits natural site conditions to enhance energy performance. Furthermore, the functional arrangement and expression of spaces provide urban design amenities consistent with the prescribed goals of the neighborhood master plan.

The building achieved LEED NC Silver accreditation.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Construction Administration

Construction Cost
\$10,600,000

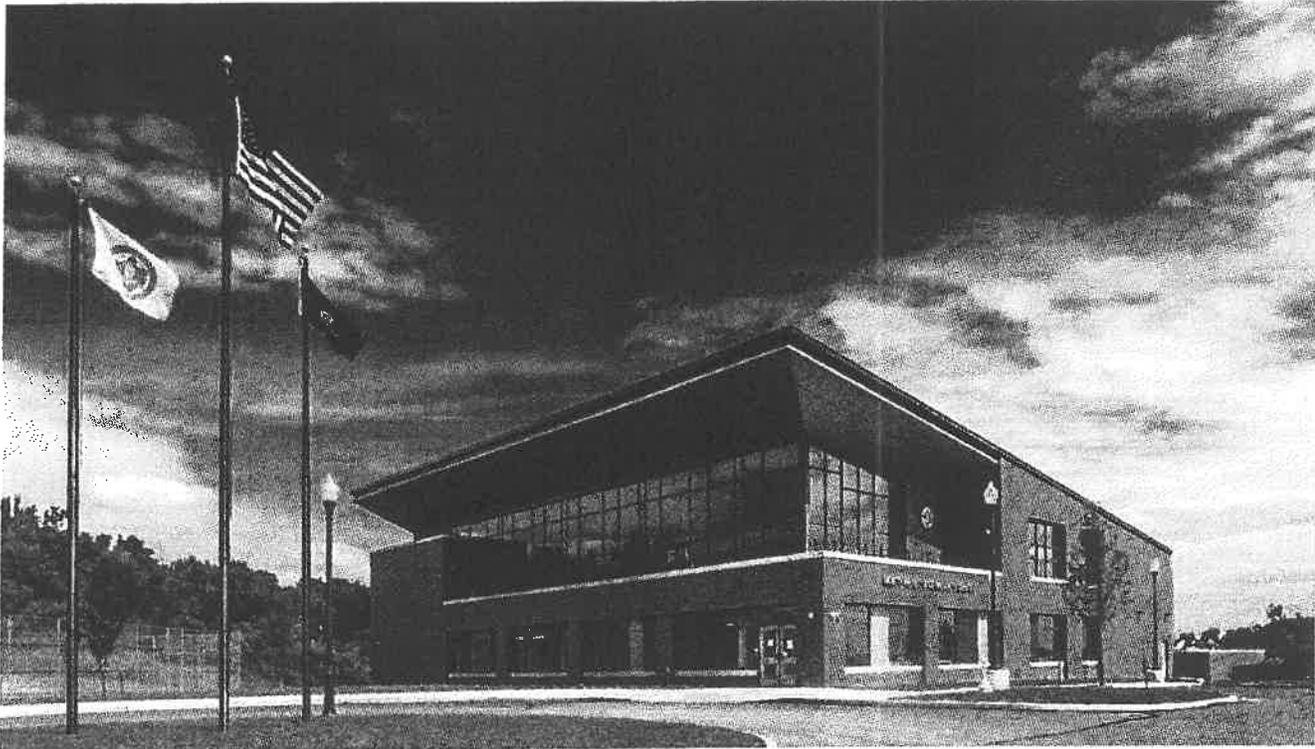
Construction Completed 2012

Contact
Aaron Gibson, Executive Director
Thelma Lovette YMCA of Greater
Pittsburgh
412.227.3800
agibson@ymcapgh.org





North Fayette Township Community Center
Oakdale, Pennsylvania



The New Community Center provides residents of a growing North Fayette Township with a much needed public recreation center and gathering place. This 30,000 square foot, state-of-the-art facility includes a gymnasium, elevated indoor running track, exercise room, children's education center, community rooms, administrative offices, locker rooms, lounges, support spaces, and an upper floor banqueting suite with an adjoining roof terrace.

Designed to accommodate nearly 200 guests, the banqueting suite overlooks the outdoor activity fields in the surrounding community athletic complex. The combined resources of this new facility have been tailored to meet a strict budget and the present demands of the community for services. However, should circumstances change in the future, the building has been planned to accommodate a 50% expansion, including an additional full size gymnasium.

DRS Services Provided
Architectural Design
Interior Design
Project Management
Construction Administration

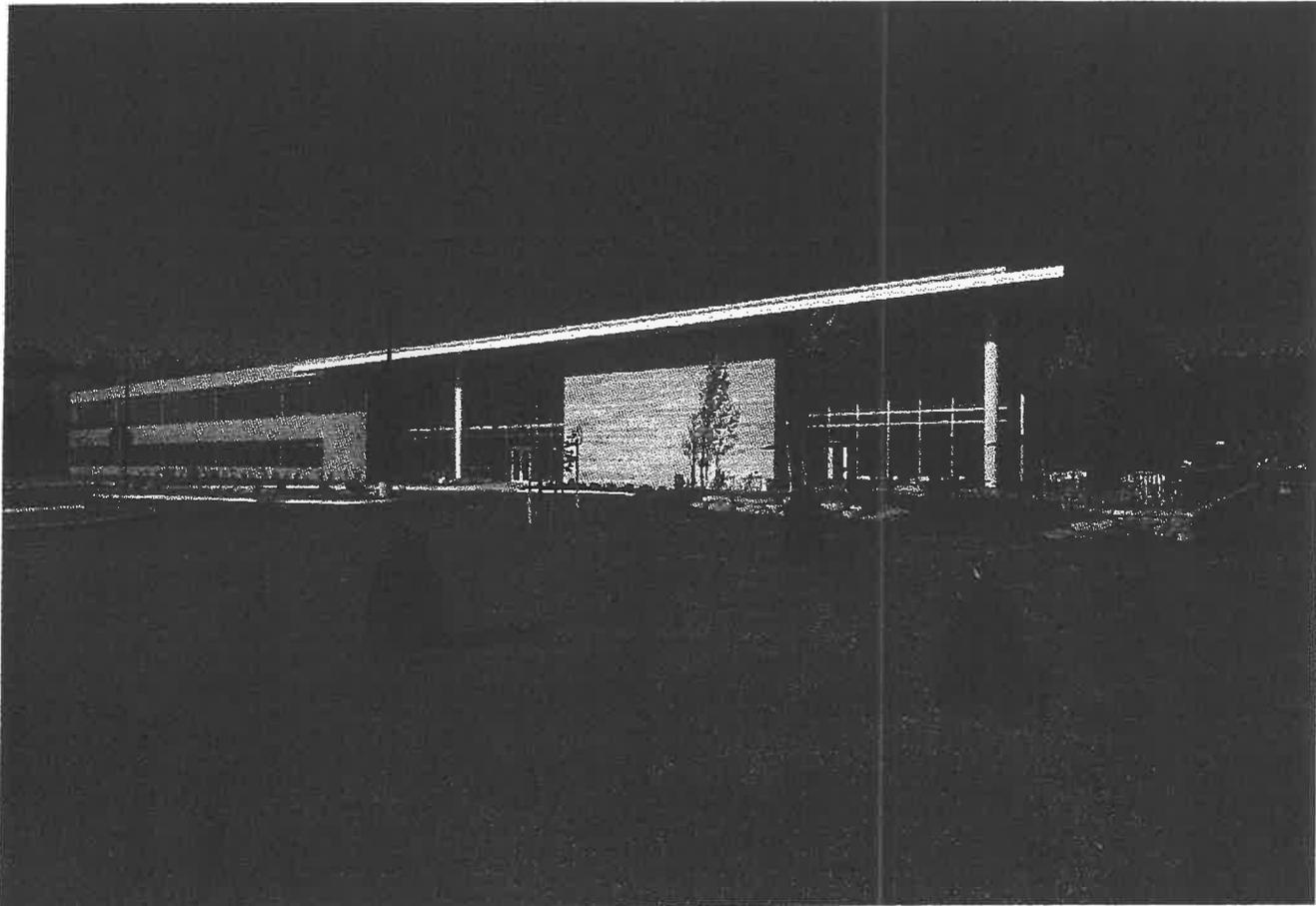
Construction Cost
\$4,500,000

Construction Completed 2016

Contact
Robert Grimm, Township Mgr
North Fayette Township
724.693.3103
rgrimm@north-fayette.com



Bendix World Headquarters
Avon, Ohio



Triumph Services was commissioned by GLSD Architecture to design the structural systems for a new ground up, 2-story Class A office and laboratory building as well as a 1-story truck maintenance garage in Avon, Ohio. The office and laboratory building has an approximate gross area of 233,000 square feet. Approximately 64,000 square feet is dedicated to laboratory use, 84,000 square feet to ground floor office space, and 85,000 square feet consists of a partial second floor, designed for future expansion and infill.

The office and laboratory building consists of full height glass curtain wall with an architectural integration of the building steel framing, as well as several structurally coordinated interior architectural design features. The truck maintenance garage is a standalone building on the same property as the office and laboratory building and has an approximate area of 13,000 square feet. The truck maintenance garage includes a 1,500 square foot mezzanine for storage and maintenance operations. Both the laboratory and truck maintenance garage include bridge cranes suspended from the roof steel as well as equipment foundations and trenches.

Triumph Services Provided
Structural Engineering

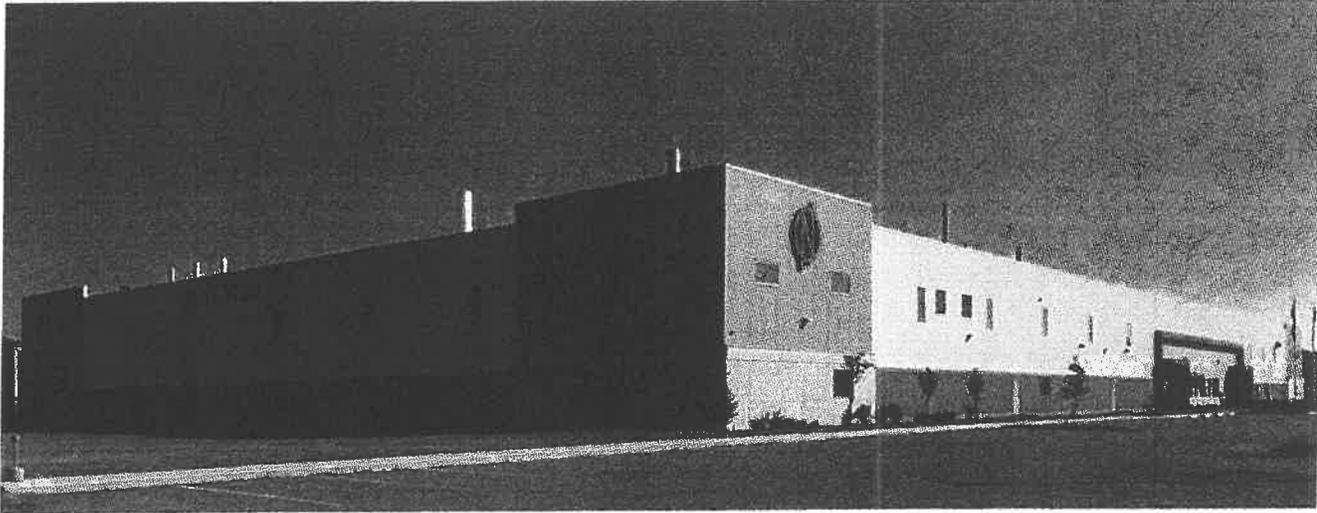
Construction Cost
\$30,000,000

Construction Completed 2021

Contact
Ms. Jen Diasio
President, GDOT Design
216.218.3507
jend@geisco.net



De Nora Tech
Mentor, Ohio



Triumph Services and Sixmo Architecture were selected to design the building envelope for a 125,000 square foot new manufacturing facility for De Nora Tech in Mentor, Ohio.

Complete architectural and structural engineering services were included in the development of the shell, designed to house high-hazard manufacturing areas and moderate-hazard storage areas.

The structural team worked closely with both their sister firm and the construction management team to select the most cost-effective structural system, while the architectural team navigated complex code compliance issues.

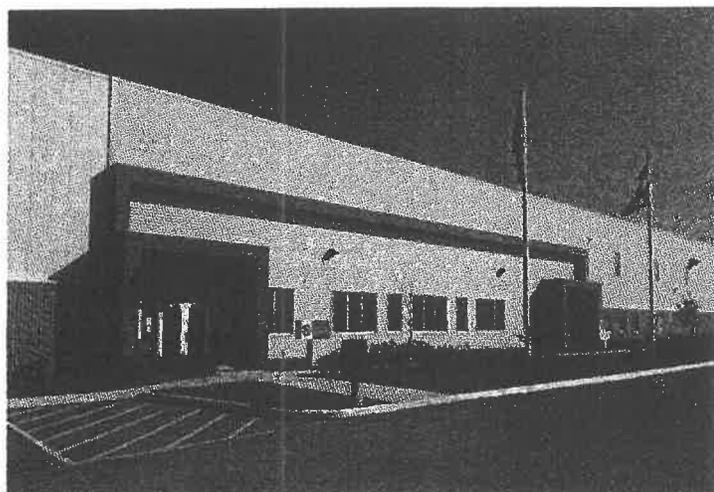
The building structure consists of a post and beam structural system on shallow concrete foundations, clad in a combination of precast concrete panels and metal wall and roof panels.

Triumph Services Provided
Structural Engineering

Construction Cost
\$20,000,000

Construction Completed 2017

Contact
Jamie Schafer
De Nora Tech
440.710.5335
jamie.schafer@denora.com





**SECTION III
UNDERSTANDING**



Understanding

DRS Architects, in partnership with Triumph Services and the Sixmo Companies, understands that the West Virginia Army National Guard Construction and Facilities Management Office is seeking professional architectural and engineering services to investigate, evaluate, and develop construction documents for repairs or replacement of the failing vehicle exhaust system serving the Combined Support Maintenance Shop (CSMS) located at the Joint Forces Reserve Center in Eleanor, West Virginia.

The CSMS facility supports critical maintenance and readiness functions for military vehicles and equipment. A properly functioning exhaust removal system is essential to maintaining a safe indoor environment, protecting personnel from harmful emissions, ensuring regulatory compliance, and supporting uninterrupted operational capability. System deficiencies may stem from deterioration of underground or above-grade components, airflow performance issues, equipment failure, inadequate controls, or conflicts with existing building infrastructure. The project therefore requires not only replacement design but a thorough diagnostic investigation to determine root causes and ensure the long-term reliability of the proposed solution.

We recognize that the State intends to award this project in two phases, with Phase 1 consisting of investigative and design services and Phase 2 consisting of construction administration services to be added upon award of the construction contract. Our team understands the importance of delivering clear, coordinated, and fully biddable documents that meet State purchasing requirements and minimize risk during procurement and construction.

The project presents several important considerations that will guide our work:

- Maintaining safe working conditions within an active maintenance facility
- Minimizing disruption to ongoing operations during investigation and construction
- Accurately documenting existing underground and building conditions
- Coordinating mechanical, electrical, and structural requirements
- Providing energy-efficient, maintainable, and durable system solutions
- Delivering documents that support competitive bidding and cost control

Our team also understands that this project may involve underground system components requiring careful coordination with existing utilities and potential geotechnical considerations. We will approach this work with a focus on constructability, maintainability, lifecycle value, and mission readiness.

DRS Architects brings over 60 years of experience delivering federal, military, institutional, and complex renovation projects, including work for organizations such as the Pennsylvania Army National Guard, Department of Energy NETL, Federal Bureau of Investigation, U.S. Postal Service, and the U.S. Army Corps of Engineers. Triumph Services and the Sixmo Companies provide integrated engineering expertise across mechanical, electrical, structural, and civil disciplines, enabling a coordinated and efficient design process.

Our team understands that success will be measured not only by technical design quality, but also by communication, responsiveness, schedule adherence, and the ability to support the Owner throughout bidding and construction. We are committed to delivering a practical, code-compliant, and cost-effective solution that supports the mission requirements of the West Virginia Army National Guard while providing long-term value to the State.





**SECTION IV
OUR APPROACH**



Our Approach

Our approach is structured to align with the project goals and the State's phased delivery requirements while maximizing quality, cost control, and schedule reliability. The integrated DRS Architects and Triumph Services team provides architecture, mechanical, electrical, and structural expertise under one coordinated framework, allowing efficient decision-making and reduced project risk.

Phase 1 — Investigation and Design Services

1. Project Initiation and Stakeholder Coordination

We will begin with a kickoff meeting involving the Owner, facility representatives, and project stakeholders to confirm project objectives, operational constraints, schedule expectations, and communication protocols. During this phase we will:

- Review available existing drawings, reports, and maintenance information
- Confirm operational requirements and vehicle service conditions
- Identify applicable codes, standards, and agency requirements
- Establish milestones and deliverable expectations
- Confirm safety and site access procedures

This early alignment ensures that the design effort proceeds efficiently and reflects Owner priorities.

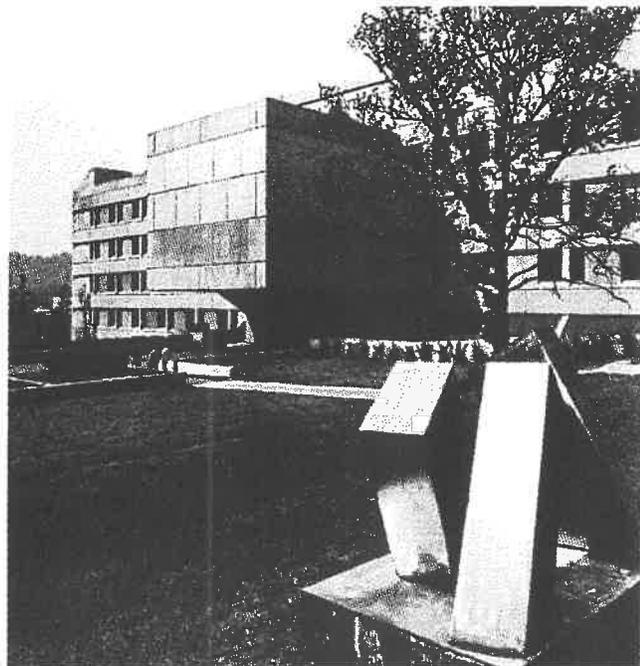
2. Existing Conditions Investigation and System Assessment

A comprehensive understanding of the current system is critical to project success. Our multidisciplinary team will conduct detailed field investigations to:

Observe underground and above-grade exhaust system components

- Document system routing, equipment condition, and connections
- Evaluate airflow performance and capture effectiveness
- Assess electrical and control systems
- Identify structural and spatial constraints
- Confirm existing utility locations and capacities
- Identify potential safety or code compliance concerns

Where required, we will coordinate geotechnical investigations or subsurface exploration to verify underground conditions. Findings will be documented and used to inform design alternatives.





3. Engineering Evaluation and Concept Development

Based on field data, we will develop practical design options that address root causes rather than symptoms. Potential solutions may include:

- Replacement or modernization of exhaust extraction equipment
- Reconfiguration of ductwork routing and underground systems
- Improvements to controls and automation systems
- Structural modifications or supports
- Energy-efficient and maintainable equipment selections
- Phasing strategies to maintain facility operations

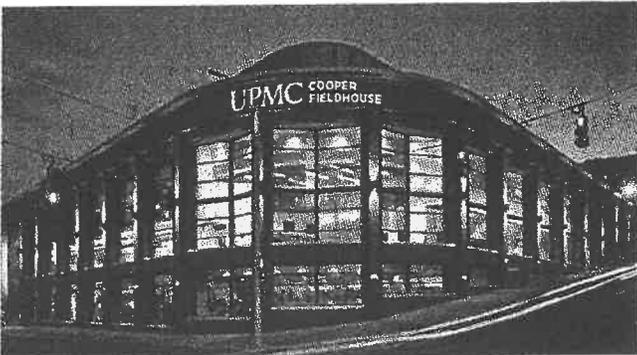
Concept alternatives will be reviewed with the Owner to confirm the preferred direction prior to advancing into detailed design.

4. Design Development and Construction Documents

Upon approval of the selected approach, we will prepare complete construction documents suitable for competitive bidding through West Virginia State Purchasing procedures. Deliverables will include:

- Mechanical, electrical, and structural drawings
- Demolition plans and coordination details
- Equipment schedules and specifications
- Control system requirements
- Utility coordination drawings
- Technical specifications and front-end coordination support
- Cost estimates at required milestones (35%, 95%, and 100%)

All documents will be prepared digitally and in hard copy formats as required.



5. Cost Control Integration

Cost control will be integrated throughout the design process. Our approach includes:

- Early evaluation of system alternatives with cost considerations
- Cost estimating at design milestones
- Continuous alignment with Owner budget expectations
- Value analysis when appropriate to maintain project scope within budget

This proactive cost management reduces the risk of redesign and change orders.

6. Quality Assurance and Quality Control

Quality management is a core strength of our firm. Our QA/QC process includes:

- Multidisciplinary coordination reviews
- Senior technical oversight
- Constructability and clarity reviews
- Specification and drawing consistency checks

This process improves document quality and reduces construction risk.





Phase 2 — Bidding and Construction Administration Services

Upon award of the construction contract, our team will provide construction phase services as authorized, including:

- Responses to contractor questions and clarifications
- Preparation of addenda
- Shop drawing and submittal review
- Construction coordination support
- Limited site observations
- Assistance with project closeout

Our goal during construction is to support successful implementation while protecting the Owner’s interests.

Project Management, Communication, and Staffing Strength

DRS Architects and Triumph Services operate within the Sixmo Companies framework, providing access to nearly 30 professionals across multiple technical disciplines. Our integrated structure allows efficient coordination between architecture and engineering teams, reducing communication delays and improving project outcomes.

Our leadership team includes:

- Patrick E. Thornton — President
- Jared S. Perry — Vice President

With service hubs in Cleveland, Zanesville, Marietta, and Pittsburgh, we provide both regional accessibility and sufficient staffing depth to maintain schedule commitments.

A dedicated Project Manager will serve as the primary point of contact for the Owner, responsible for:

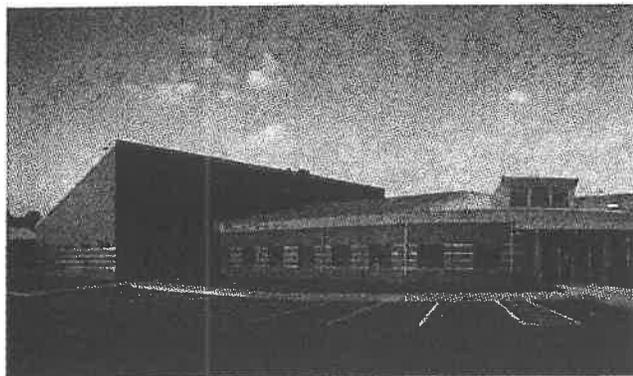
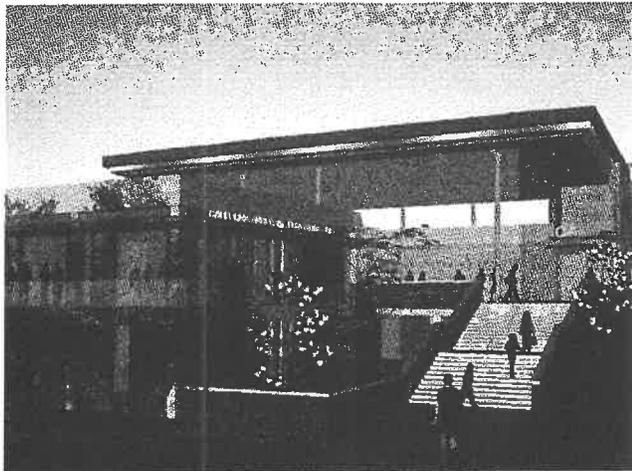
- Schedule management
- Coordination between disciplines
- Budget monitoring
- Communication and reporting
- Quality oversight

Commitment to Quality, Safety, and Mission Support

Our team approaches every project with the understanding that facilities supporting military and government operations require reliability, safety, and long-term performance. We emphasize:

- Personnel safety and indoor air quality
- Durable and maintainable systems
- Energy-conscious design strategies
- Constructability and lifecycle value
- Clear communication and responsiveness

Through collaboration, technical expertise, and disciplined project management, DRS Architects and Triumph Services are prepared to deliver a successful outcome that supports the operational mission of the West Virginia Army National Guard.





Permitting

Our team of professionals will be responsible to foster any permitting processes that are necessary, including zoning, planning, design review, and building code compliance. We will review recommended revisions to the documents necessary for permitting approvals with the Agency so that decisions can be made in the best interest of the project. Once all AHJ's have been satisfied and approvals acquired, the document set will be consolidated into a conformed 100% complete set, distributed to the team for approval to move into the procurement sub-phase.

Procurement

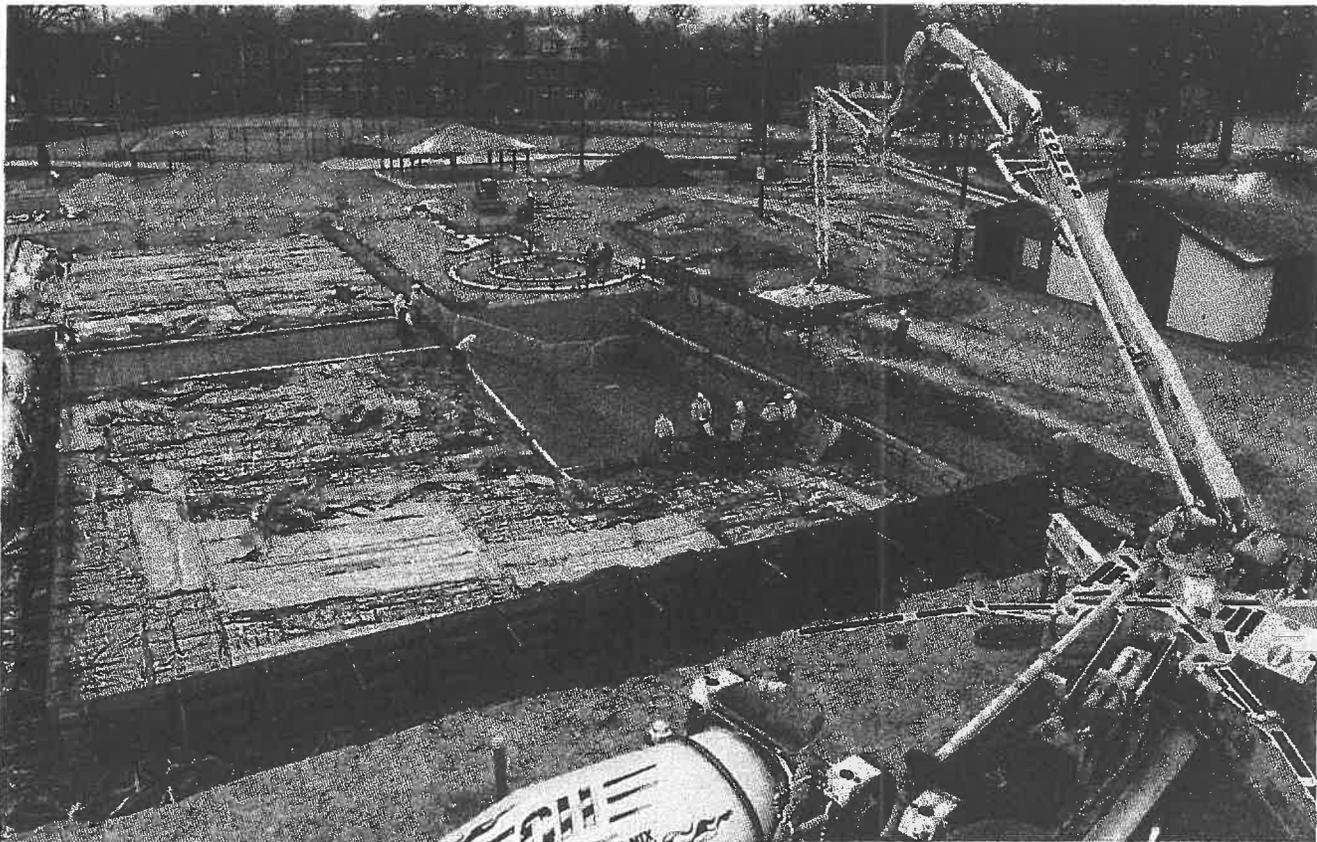
Throughout the procurement process the entire DRS team will be available—led by the project manager—to respond to proposing firms (bidder) questions and inquiries to ensure that each bidder has a complete understanding of the projects technical details as well as the Agency's objectives. As clarifications may be necessary, supplemental information will be developed and assimilated into the construction documents prior to construction.

Construction Administration Phase

Our team of professionals will administer the construction phase of the work, providing services including:

- Participate in Project Kick-off Conference
- Participate in periodic OAC meetings (field meetings)
- On-site observation (full or part time)
- Review of shop submittals / shop drawings
- Responses to Contractor written requests for information
- Manage the change process
- Review payment applications
- Provide documentation of the entire construction administration process
- Develop punch-list / facilitate substantial completion walk-through

The leadership for construction administration will be from the nearest office of the project team to ensure quick response time to field issues. In this case, that location will be just 16 miles from the project site.





Project Management and Communication

The key to a successful project for all stakeholders is management and communication. Each project is managed from the viewpoints of design, technical excellence, and administration. DRS uses several management concepts to achieve these goals:

- Principal leadership
- Establishment of design and technical criteria and standards
- Quality control
- Project planning and scheduling
- Internal checking of project progress and budgets
- Coordination within DRS
- Coordination with outside consultants

The design and construction process is collaborative, so clear and regular communication is vital to a successful project. A communication plan is established at the beginning of each of our projects, usually following the flow of the organizational chart of the team. The project manager is the funnel through which all communication is channeled, whether it is from the client to the design team, the team to the client, consultant to client, and so forth.

We typically identify at least one other member of the DRS team to be included on all electronic communication, of the sake of redundancy should the project manager become unavailable for any period of time, to assure that the needs of the project are continuously covered.

Within the design team, communication is regular and fully integrated, as needed. Internal design team meetings are held between DRS team members and consultants, at intervals throughout the process, to make sure the various design disciplines are coordinated and questions are answered.

As projects proceed and relationships develop, clients become comfortable communicating directly with the design team consultants. We encourage this, as long as the DRS project manager is included in the conversations or correspondence. Not every issue that arises will need an architectural solution or architectural involvement. Often, issues that are initially thought to be purely technical can have an effect on the project beyond just solving the issue at hand. This is why every discussion needs the participation of the project manager. The project manager will be looking at the issue from a larger perspective, and will be able to determine what influence any solution might have on the project objectives.





Quality Control

DRS uses a regimented quality control program throughout the project to make sure projects are completed on time and within budget. We ascribe to a vertically integrated project delivery system, where the same group of architects and engineers are responsible for all project tasks from the start of the project to the finish.

Although the design team routinely checks and coordinates the design documents at intervals through the process, we use an independent Technical Review (ITR) Team on many of our projects. The members of the review team are purposely chosen from outside the projects team. The reason for this is to have a fresh set of eyes looking at the project design, documents, and decisions. They are more likely to spot an anomaly that the design team, focused on documenting design decisions, might not otherwise identify.

The ITR team reviews the documents at stages as the project develops, and is typically comprised of senior members of the design firms encompassing all disciplines. This approach has worked well for our projects, including those with a high degree of complexity.

QC Review Procedure

Quality Control reviews will be undertaken by the ITR prior to each design submission—including prior to the issuance of the Phase 1 deliverables, and again at 65%, 95% and 100% milestones during the Phase 2 process. The ITR will review the documents of the applicable disciplines to determine the submission's ability to convey the intent of the systems and assemblies shown. The review will also assess the appropriateness and reasonableness of information noted in the documents based upon the design submission requirements. During this process, drawings from the various disciplines are reviewed simultaneously, and comparisons are made between building systems and building architecture. Recognizing potential problems at these early stages will help to avoid changes during construction.

The review shall address, but not be limited to:

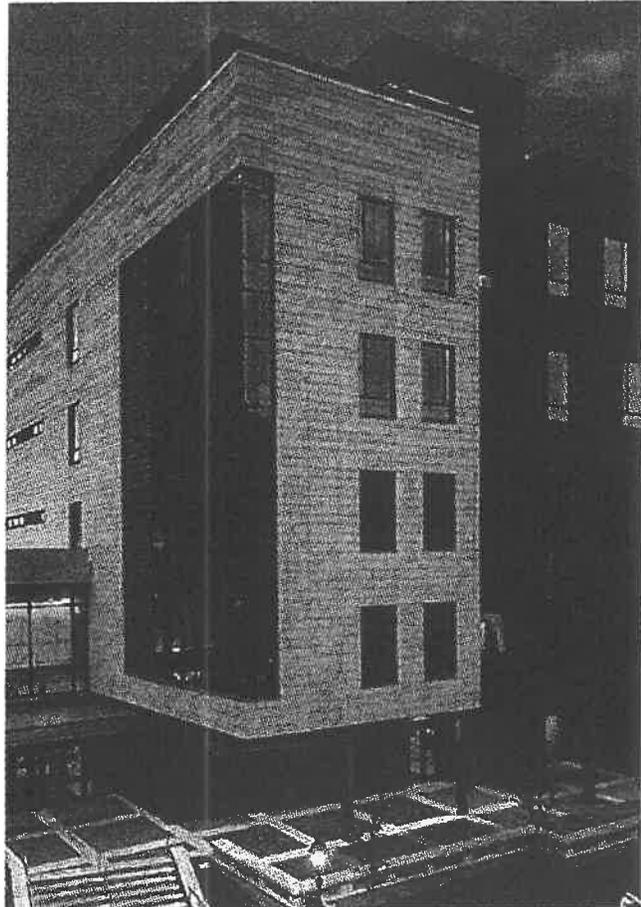
- Accuracy, completeness, clarity and consistency
- Identification of deficiencies, ambiguities, errors, and omissions
- Delineation of contract scope, including identification of bid packages, alternates, and items not in the contract (NIC)

Interdisciplinary Coordination Review (ICR)

The design team will use standard design checklists to assist with the reviews. These checklists will help focus on interface points between the various design disciplines, and help uncover inconsistencies or coordination discrepancies between or among disciplines. The ICR shall also look at the typical sequences of construction to see if the design may effect the way the project is constructed or phased.

Design Submission Reviews

DRS is familiar with peer reviews at milestone submissions. Face-to-face meetings will be held after the submissions, if needed, to address comment items. The review and follow-up meetings ensure compliance with technical requirements and quick response to the concerns of the User.



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) Patrick E. Thornton, AIA, MEP, LLED AP, President

(Address) One Gateway Center, 17th Floor, Pittsburgh, PA 15222

(Phone Number) / (Fax Number) 216-767-5400

(email address) patrick@sixmocompanies.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.

DRS Architects

(Company)

(Signature of Authorized Representative)  _____

(Printed Name and Title of Authorized Representative) (Date)
Patrick E. Thornton 02-26-2026

(Phone Number) (Fax Number)
patrick@sixmocompanies.com

(Email Address) _____



Additional Information

Learn more about our team of professionals by visiting our websites:

www.DRSArchitects.com
www.TriumphServices.com
www.SixmoArchitecture.com

www.SixmoCompanies.com

