



**State of West Virginia  
Department of Administration  
Purchasing Division**

**NOTICE**

Due to the size of this bid, it was impractical to scan every page for online viewing. We have made an attempt to scan and publish all pertinent bid information. However, it is important to note that some pages were necessarily omitted.

If you would like to review the bid in its entirety, please contact the buyer. Thank you.

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Robert Vail Cole, AIA

295 Lafayette Street, New York, New York, 10012  
212 219 6604, Fax 212 219 0488

September 10, 2008

RECEIVED

Ms. Krista Ferrell, Senior Buyer  
State of West Virginia  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

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PURCHASING DIVISION  
STATE OF WV

Re: Architectural/Engineering Services to Design Building #1 Restroom Renovations  
Response to Expression of Interest #GSD086424

Dear Ms. Ferrell,

Swanke Hayden Connell Architects (SHCA) is pleased to submit our response to the Expression of Interest for the Restroom Renovations of the Main Capitol Building #1 at the West Virginia State Capitol complex. SHCA is excited at this opportunity to continue our work on modernization and restoration of significant public buildings, experience that began almost 50 years ago with the restoration and expansion of the United States Capitol.

*Firm Background*

SHCA is the continuation of the architectural practice founded in New York City in 1906 as Walker & Gillette. Over the years the firm has grown to approximately 300 professionals worldwide located in eight international offices: New York City; Washington DC; Miami, FL; London, UK; Sheffield, UK; Istanbul, Turkey; Paris, France; and Moscow, Russia. The New York office is staffed with a combined total of over 120 professionals, organized on a team basis, with nearly all our professionals working in every area of the practice. SHCA can therefore respond to project requirements from a broad base of experience within a single team, allowing us to explore with our client the best solutions for *Historic Preservation, Materials Conservation, Building Rehabilitation, and Interior Design*. We are proud of this feature of our organization for it distinguishes us from others, and has been a vital element contributing to our longstanding success.

*Firm Experience*

SHCA has an impressive portfolio in the rehabilitation and preservation of significant public buildings. Our initial work in this field began in 1958 with the restoration of the Old Supreme Court Chambers, the Old Senate Chambers and the extension of the east front of the **United States Capitol**. As the architects for the **Statue of Liberty** Restoration, the firm was responsible for perhaps one of the most visible restoration projects ever undertaken. SHCA's prominence in the field led RS Means Co. to request that we author the first comprehensive guide to historic preservation project planning; the +700 page *Historic Preservation - Project Planning & Estimating*, published in October, 2000.

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*Demonstrated Project Experience*

SHCA and our Principal-in-Charge for the project, Robert Cole, AIA have extensive experience in the renovation of historic restrooms in monumental public buildings. SHCA undertook tenant improvements including **restoration of c.1910 historic public restrooms** at the **NYC Hall of Records/Surrogates Courts** in Manhattan for the **NYC Department of Cultural Affairs**. We also recently completed the **renovation of 78 historic public restrooms** at the **1928 IRS Headquarters Building** in Washington DC's federal triangle, a project phased over four years while the building remained occupied by 2,700 employees. As part of our private sector client work we have **restored historic restrooms** at the **1928 Chrysler Building** and are just beginning evaluation of restrooms at the **1931 Empire State Building** both in Manhattan. Prior to working for SHCA, Robert Cole, AIA, Principal-in-Charge of this project, oversaw the **renovation of 17 historic public restrooms** at the landmark **1916 San Francisco City Hall** in addition to the **restoration of 12 historic public restrooms** at the **1932 landmark San Francisco War Memorial Opera House** which also added an additional 10 new public restrooms in keeping with the historic originals. We have experience in West Virginia including the restoration of the **West Virginia State Capitol dome**, the **West Virginia State Capitol exterior facades**, the **1<sup>st</sup> Presbyterian Church** exterior and the **Holly Grove Mansion** all in Charleston.

*Interior Design and Programming Experience*

As an architectural practice, SHCA was one of the first firms to embrace the emerging field of institutional interior design in the US over 40 years ago. Since then, SHCA has **designed and built in excess of 40 million sq. ft. of interiors** for institutional and corporate clients. We **recently programmed and built over 2,000,000 square feet for public agencies** including the General Services Administration, the U.S. Post Office, the NYC Housing Authority, the NYC Department of Cultural Affairs and the NYC Landmarks Preservation Commission all within the confines of nationally recognized historic buildings.

*Consultant Experience*

We have included **CMA Engineering** on our team as our Plumbing, HVAC and Electrical consultant. CMA is a nationally award-winning, West Virginia based, small business firm. CMA is presently working on assignments in the **State Capitol Main Building**. Collectively their staff represents more than 120 years experience on over 2,000 projects in West Virginia and the surrounding states. We have also retained **Timothy Dunn** as part of our team. Timothy is the **premier specialist on historic Vitrolite structural glass** and he is presently working on several projects involving Vitrolite in Charleston.

*Design Approach*

An essential element of the SHCA approach to design is the understanding that the best project is produced when a variety of perspectives are joined together into a single design solution. Clarity of process engenders an elegant finished product where multiple perspectives are seamlessly combined. With meticulous care in research, materials analysis, conservation techniques, and experience, all details can be flawlessly recreated while at the same time cleverly integrating modern technology and building systems. Using this approach, we are able to achieve performance and budget targets, and to provide for future flexibility and value.

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The high caliber of our design work is demonstrated by the successful completion of numerous award-winning historic preservation projects. Most famous for the restoration of the Statue of Liberty, SHCA's preservation work has been honored by the **Presidential Historic Preservation Award**, the **New York City Municipal Art Society Award**, the **Preservation League of New York**, and the **New York State AIA**. We are particularly proud of our recent award for the **Restoration of the WV State Capitol Dome** by the New York State AIA.

*Historic Materials & Finishes Conservation*

SHCA's expertise in materials conservation for all period building types includes investigation and conservation of stone, stucco, plaster, hardware, ornamental metals and decorative finishes. The firm's thorough investigative approach to historic materials and their degradation mechanisms allow identification of appropriate solutions for restoration and conservation. Utilizing the methods recommended by the New York City Landmark Preservation Commission for testing prior to the implementation of rehabilitation work on historic structures, testing is performed in accordance with ASTM standards.

*Project Approach*

SHCA takes a comprehensive approach to the rehabilitation of existing buildings structured around a methodical series of tasks that minimizes unforeseen conditions. This methodology provides a well-informed basis for developing alternatives and selecting the most appropriate repair treatment for the physical aspects of the building enabling the project to move forward on an expeditious schedule within budget. Executing comprehensive historic preservation services in-house is a fundamental aspect to this approach. SHCA's historic preservation experts perform hands-on inspections and utilize our in-house laboratory to develop *prescriptive* repair solutions and project documents. We have developed relationships with engineers and other consultants specialized in historic building systems and we coordinate all aspects of project development. Through careful documentation of a building's exposed and concealed conditions and a thoughtful dialogue within our project team we develop innovative solutions to meet the client's objections with the highest level of design integrity. This ability to bring together specialized consultants, contractors and perform in-house analyses sets us apart from our competitors.

*Sustainable Design*

SHCA's commitment to sustainable design practice and design excellence was originally founded on our belief in the rehabilitation and conservation of existing buildings, which began fifty years ago with the restoration of the United States Capitol and has continued with such notable projects as the restoration of the Statue of Liberty. More recently, as the definition of sustainability has evolved, we have continued our commitment with the recently completed New York City Office of Emergency Management, a LEED Silver Certified building and interior.

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*Ability to Successfully Complete the Project*

We understand that the State would like to complete the contract documents and bid the work for a construction start date of May 1, 2009 immediately following the close of the Legislative Session. With our familiarity of the building, access to building documentation and extensive firm resources we are prepared to meet that aggressive schedule. Our proposal outlines a detailed schedule to execute the construction documents in 5 months beginning on September 29, 2008 and ending March 6, 2009 allowing for a two month bid and award period. Based upon our experience on similar restroom renovations to the IRS Headquarters Building we estimate the construction value of renovation of the main public toilet rooms at from \$3-\$5,000,000. Based upon this construction value we estimate 6-1/2 fulltime staff from our Team to execute the design over a five month duration. This staffing level is fully within our ability to manage and we have identified staff members who will be available for this project.

I hope that the following credentials demonstrate our enthusiasm and superior capability to successfully assist the Department of Administration in planning and executing renovation of the State Capitol Main Building #1 Restrooms. With the breadth and depth of our experience in *Conditions Assessments, Building Renovation and Restoration* and *Interior Design* combined with the *local presence* of our highly-qualified consulting team we are in the best position to complete your project within the required schedule and budget in accordance with the highest standards for quality. I look forward to the opportunity to present our project team and work plan in person.

Sincerely,

SWANKE HAYDEN CONNELL ARCHITECTS



Robert Vail Cole, AIA  
Principal