

# STATE OF WEST VIRGINIA

DEPARTMENT OF ADMINISTRATION  
PURCHASING DIVISION



## Building 22 HVAC Renovations Project

### Expression of Interest to Provide Architectural/Engineering Services

April 19, 2019

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WV PURCHASING  
DIVISION



# ZDS

# 25<sup>th</sup>

Anniversary

## DESIGN/CONSULTING SERVICES

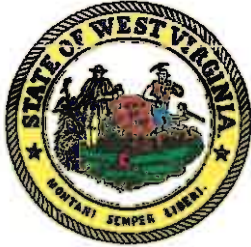
281 Smiley Drive, St. Albans, WV 25177  
(304) 755-0075 / [www.zdsdesign.com](http://www.zdsdesign.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

<b>Section I.</b>	<b>Executive Summary Letter</b> Project Goals & Objectives
<b>Section II.</b>	<b>ZDS Company Overview</b> WYK Company Overview (Architectural Consultant)
<b>Section III.</b>	<b>Description of Past Projects Completed</b> Additional Project Experience Brochures
<b>Section IV.</b>	<b>Proposed Team Staffing Plan</b> Team Certifications Team Resumes
<b>Section V.</b>	<b>References</b> Client Testimonial Letters
<b>Section VI.</b>	<b>Attachments</b> State of WV Centralized Expression of Interest State of WV Purchasing Affidavit Designated Contact/Certification Form Addendum Acknowledgement Form





April 19, 2019

**WV Department of Administration**

Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

**Re: Expression of Interest to provide Professional  
Architectural/Engineering Services for the  
Building 22 HVAC Renovations Project**

Please accept our Expression of Interest to provide Professional Architectural/Engineering Services and related work for the ***Building 22 HVAC Renovations Project***.

**ZDS Design/Consulting Services** was founded in 1994 and is celebrating our 25th anniversary this year. Located at 281 Smiley Drive, St. Albans, West Virginia 25177. The contact person for ZDS is Todd Zachwieja, Principal/CEO; Telephone: 304-755-0075; Fax: 304-755-0076; Mobile: 304-545-4550; Email: Todd.Zachwieja@ZDSDesign.com Website: www.ZDSDesign.com. Legal name: ZDS Limited Liability Company dba ZDS Design/Consulting Services.

**ZDS** founding members have over five decades of MEP engineering experience in West Virginia providing us a local understanding of your needs. We have extensive renovation experience, including phasing construction, to reduce potential disruptions. Our approach is different than the traditional role as we have actual operational experience and can design/commission the Mechanical systems. By commissioning the systems, we fine-tune them to actual conditions and assist the Owner's personnel after occupancy to improve comfort, provide training and reduce operating costs.

**ZDS** has teamed with Clarksburg based Architectural Firm, **WYK Associates, Inc.** for several previous projects and would utilize their services as necessary for the development of the interior space renovations for the ***Building 22 HVAC Renovations Project***.



**ZDS** developed the master planning, evaluation and/or design for the WVDHHR William R. Sharpe, Jr. Hospital, University of Charleston Innovation Center, Kanawha County Judicial Annex, Kanawha County Courthouse, Laidley Towers, Chase Towers, West Virginia Capitol Complex, Culture Center, Mercer County Courthouse Annex and many others. We offer experienced MEP engineering services in West Virginia and have provided design and commissioning services on many State facilities.

**ZDS** is the only MEP engineering firm in West Virginia to design and receive the EPA's Energy Star® Certification for five (5) facilities in West Virginia. Each of these buildings HVAC systems performs in the top 25 percent of similar facilities nationwide for energy efficiency while meeting stringent ASHRAE standards such as ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality, IES lighting levels and ASHRAE standard 55 on Thermal Comfort. We met the facility requirements while providing a very energy efficient HVAC, lighting and power system.



**Section II** Refer to this Section for **ZDS'** experience which involves hundreds of projects including many state and federal agencies. Our professionals are dedicated to performing quality services taking into account our clients' needs, scheduling and budgets. Refer to for a brief description of **ZDS'** Organization and Services.

**Section III** Refer to this Section for more details on related project experience. **ZDS** has extensive experience in renovation projects. We are recognized for our specialties in mechanical design, electrical design, indoor air quality services, energy conservation/performance contracting and commissioning services for Governmental, Commercial, Educational, and Health Care facilities. We work in 24 states but our home and corporate offices are in St. Albans, West Virginia.

**Section IV** Refer to Proposed Staffing Plan in this Section for our Professional Qualifications with detailed resumes. **ZDS Design/Consulting Services** has registered professionals that can effectively execute the requirements of MEP projects and believe that our experience with HVAC systems, Electrical systems, Energy Management, Planning and Codes compliance make us the most qualified to work on your facilities. We continue to have an excellent working relationship with the West Virginia State Fire Marshal and other agencies within the State of West Virginia.

**ZDS** has an excellent track record of completing projects on time and in budget and we are ready and willing to start on your project. We feel confident that our specialties will provide you with the best expertise to provide economical solutions for your facilities and look forward to discussing our qualifications. If there are any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Todd A. Zachwieja".

Todd A. Zachwieja, P.E., CEM, LEED AP  
Principal, Chief Executive Officer



**GOAL ONE** of the EOI is to solicit A/E Services to perform a thorough evaluation of the HVAC systems, lighting fixtures, and existing generator capacity. Results will be provided in a report with recommendations and associated costs. Within their proposals, interested firms should include documentation to support having experience with performing HVAC, lighting and generator system analysis which included cost estimating. Firms should also include documentation to explain how they approach conducting analyses of these types.

**RESPONSE** *Evaluation/Report: We will request copies of any existing documentation available for our review and use in preparing a report to the Agency. Perform 3D scans of the "built" conditions to be used for the study and future design of proposed solutions during this phase that include collection of important major elements impacting costs and direction. 3D scans can show significant differences between available drawings and built conditions that reduce the level of unknowns which has proven to reduce construction costs and change orders. The 3D scan data is also valuable in conducting meetings (including e-meetings) to visually tour the facility while still in a meeting sharing ideas and concepts, speeding up the review and direction process and making effective use of everyone's time. ZDS will perform a thorough field investigation of the facility and specifically in any areas of concern to better understand the existing HVAC, Lighting, Emergency Generator and Electrical systems and the potential impact from proposed solutions. We will analyze and compile the information received/found to determine potential solutions and feasible recommendations to review with the Owner. We will prepare a budgetary cost estimate based on the recommendations, submit and review the final report with the Agency for decisions/direction. A preliminary project schedule for performing 3D scanning, field investigation and completing the evaluation/report can be provided and modified to fit the project needs.*

ZDS's extensive experience spans 25 year in performing field investigation, 3D scanning, evaluation and reports for HVAC, Lighting, Emergency Generators and Electrical systems with supporting building modifications, recommendations and cost estimates includes, but is not limited to, the following Projects:

- **William R. Sharpe, Jr. Hospital Additions and Renovations** - Field Investigation, 3D Scanning, Evaluation, Report, and Cost Estimates impacting HVAC, lighting and Emergency Generators and related building renovations;
- **Jackie Withrow State Hospital** - Field Investigation, Evaluation, Report, and Cost Estimates impacting HVAC, lighting and Emergency Generators;
- **Hopemont State Hospital** - Field Investigation, Evaluation, Report, and Cost Estimates impacting HVAC, lighting and Emergency Generators;
- **Mildred Mitchell-Bateman State Hospital** - Field Investigation, Evaluation, Report, and Cost Estimates impacting HVAC, Lighting and Emergency Generators;
- **Tyler Consolidated Middle/High School** - Field Investigation, 3D Scanning, Evaluation, Report, and Cost Estimates for HVAC, lighting, electric and supporting building renovations;
- **Ben Franklin Career and Technical Center** - Field Investigation, 3D Scanning, Evaluation, Report, Cost Estimates, Commissioning impacting HVAC and lighting;
- **University of Charleston** - Russell and Martha Wehrle Innovation Center - Field Investigation, 3D Scanning, Evaluation, Report, and Cost Estimates impacting HVAC, electric and lighting.

Please refer to **Section III** of this EOI for further information on these and other Projects.



**GOAL TWO** Construction documents and construction phase services may be provided based upon the results of the evaluation. Within their proposals, interested firms should include documentation to indicate their experience with performing design and construction phase services resulting from building evaluations which they performed:

**RESPONSE** *CD/CA Services: ZDS performed design, construction documents preparation and construction administration services and commissioning on the Projects listed in Goal One based on the results of the evaluation and reports provided to the Owner. In most cases the direction from the Owner on how to proceed with bid documents immediately followed the recommendations in the ZDS reports once funding was secured.*

*The 3D scan information, where applicable, was used along with available previous drawings and reports to generate a Revit model that was used in the Project design and greatly enhanced the accuracy of the construction documents.*

*ZDS also offer commissioning services that enhance the building performance and pays for itself many times over for HVAC renovations and lighting controls that incorporate today's energy codes and standards. Our offices are only minutes away from GSD and Building 22 which allows excellent attention to the project and Owner's needs during Construction documents, construction phase and commissioning phase services.*

**GOAL THREE** The construction of any renovations resulting from the evaluation will be competitively bid in multi-phase construction phase services resulting from building evaluations which they performed. Firms should also include documentation to demonstrate their intended approach for working with the Agency to incorporate evaluation findings into the design process. Within their proposals, interested firms should include documentation to indicate their experience with performing design and construction phase services in multiple phases in partially occupied buildings:

**RESPONSE** *Multi-phase Construction: ZDS's has extensive experience in working with State agencies for multi-phase competitively bid construction projects. We recognize that selected areas of the facility will have work performed while other areas remain occupied. This experience may best be demonstrated by referencing the WV DHHR William R. Sharpe, Jr. Hospital Project where phasing was extremely critical in a hospital setting for the life safety of the patients and staff. The Central Utility Plant included new chiller systems, new boilers, new emergency generators and modifications to the existing electrical distribution systems. The main hospital building where patients reside required a comprehensive "gut" of the existing HVAC systems and major modifications to the electrical systems including the emergency power systems. Working closely with the Hospital administration and the prime contractor areas were evacuated, moving patients to other wings, while renovations work was being performed. The overall process was accomplished in 8-10 phased areas over a two (2) plus year period and the work was completed on schedule and within a budget of approximately \$30,000,000.*


*Other major current HVAC/Lighting renovations projects that required phasing while remaining occupied are the Tyler Consolidated Middle/High School and the Ben Franklin Career and Technical Center that dictated partial occupancy by the students, teaching staff and administration personnel. Please refer to **Section III** of this EOI for further information on these and other Projects.*



**GOAL FOUR** is to solicit A/E Services to perform Procurement Phase services for competitively bidding a construction project through the WV State Purchasing Division. Within their proposals, interested firms should include documentation to demonstrate having performed Procurement Phase Services while working with governmental agencies:

**RESPONSE** *Bidding Procurement Services: ZDS has successfully worked with the WV State Purchasing Division in preparation of documents to procure competitive bids from potential contractors including the follow government agencies: Kanawha County Commission, WV Dept of Education, WVDHHR, WVDNR, WVANG, WVARNG, WV Higher Education Policy Commission, WV General Services Division, WV Public Service Commission, WV DOH, Dept. of Environmental Protection, US Department of Justice, PJKK Federal Building, and many city government agencies and most WV County Schools systems.*

**GOAL FIVE** is to solicit A/E services to design limited interior space renovations to provide private office space. Within their proposals, interested firms should include documentation to demonstrate having experience in design interior office space renovations to augment privacy.

**RESPONSE**  **WYK ASSOCIATES, INC.** *WYK Associates, Inc. teaming with ZDS has extensive experience in the design of renovations to office spaces. In particular, WYK has designed numerous medical office suites, hospitals and physician offices where privacy is of utmost importance per HIPPA Requirements for patient privacy and following the Facility Guidelines Institute (FGI) Guidelines and Construction of Hospitals and Outpatient Facilities". Proper designed walls, ceilings and doors prevent the sound from one exam room or office transferring from one to another as well as transferring to public spaces. WYK utilizes and thoroughly understands the importance of using high STC ratings for walls and high CAC and NRC ceilings and proper sound seals at doors and wall penetrations to prevent "sound leakage" from space to space. This is achieved by using common construction materials in specific ways to separate materials within the wall assemblies, which ultimately "deadens" sound. WYK has designed other occupancy types including the award-winning historical Robinson Grand Performing Arts Center for the City of Clarksburg, WV and religious sanctuaries where proper acoustics was paramount to the overall performance of these facilities.*

Please refer to **Section II** of this EOI for WYK's Company Overview.

Please refer to **Section III** of this EOI for WYK's Project Experience.

Please refer to **Section IV** of this EOI for WYK's Staff Resumes.





## ABOUT **ZDS** DESIGN/CONSULTING SERVICES

In 1983, Todd A. Zachwieja founded ZECO Consultants. In 1994 **ZDS** Limited Liability Company was incorporated in West Virginia using dba **ZDS** Design/Consulting Services, and was founded to provide design and consulting services.

Each new project is assigned to a principal in charge who will follow the project from inception through commissioning. **ZDS** assigns the production staff according to the nature of the project and the work force necessary to meet the schedule. The principal in charge of that project determines if consultants are needed and coordinates all areas. After bidding, a principal of **ZDS** coordinates visits to the job site regularly, all the way through the post-warranty inspection. **ZDS** believes in the team approach when providing engineering design and consulting services. We start with our client as the number one member on our team. We listen to the needs and concerns of our client and that becomes the basis for our design.

### COMPANY LEGAL NAME

**ZDS** Limited Liability  
Company dba **ZDS** Design/Consulting Services

### LOCATION OF INCORPORATION

West Virginia

### FOUNDERS

Todd A. Zachwieja, P.E., C.E.O.  
Lori L. Zachwieja, C.P.A., C.F.O.  
Daniel H. Kim, Ph.D.

### OFFICE

281 Smiley Drive, St. Albans, WV 25177

### EMPLOYEES

**ZDS** currently employs design professionals covering all aspects of our services.





## CLIENTS & EXPERIENCE

- ◆ Charleston Area Medical Center
- ◆ Charleston National Bank/Chase
- ◆ Coal Heritage Discovery Center
- ◆ Concord University Nick J. Rahall II Technology Ctr.
- ◆ District 2 Headquarters' Building HVAC Renovations
- ◆ General Motors North America Operations
- ◆ Harvard University Arboretum
- ◆ Hopemont Hospital, WVDHHR
- ◆ IMC Data Center
- ◆ Jackie Withrow Hospital, WVDHHR
- ◆ Kanawha County Commission Courthouse & Judicial Annex
- ◆ Laidley Towers
- ◆ Marshall University Harris Hall & Smith Hall
- ◆ Meadowbrook & Burnsville Rest Areas, WVDOT
- ◆ Mercer County Courthouse
- ◆ Pendleton County Courthouse & Annex
- ◆ Pocahontas County Community Center
- ◆ Robinson Grand Performing Arts Theatre
- ◆ Redmond House, WVDOT
- ◆ St. Patrick Church Renovations
- ◆ Toyota Manufacturer, WV Inc.

- ◆ Tucker County Courthouse
- ◆ University of Charleston Innovation Center
- ◆ Veterans Administration
- ◆ Webster County Development Authority
- ◆ Webster County Schools
- ◆ White Sulphur Springs Welcome Center
- ◆ William R. Sharpe, Jr. Hospital, WVDHHR
- ◆ World Trade Center, MD
- ◆ WV Air National Guard
- ◆ WV Army National Guard
- ◆ WV Children's Home, WVDHHR
- ◆ WV Dept. of Education
- ◆ WV Division of Energy
- ◆ WV Dept. of Transportation
- ◆ WV Dept. of Health & Human Resources
- ◆ WV Division of Culture and History Renovations
- ◆ WV Division of Protective Services
- ◆ WV General Services Division
- ◆ WV Higher Education Policy Commission
- ◆ WV Parkways Authority HVAC Renovations
- ◆ WVU Stewart Hall & Wise Library
- ◆ Yeager Airport

**ZDS** provides comprehensive design services. We have experience and specialties in indoor air quality, energy management and commissioning, along with traditional mechanical and electrical design experience dating back as far as 1958. We offer a complete package. **ZDS** works with all levels of the client's staff: the building owner, budget supervisor, operating and maintenance staff and others impacted by the project. We recognize that the maintenance and operating staff live with the design long after the project's completion. We listen to and work with those who will continue to operate and maintain the equipment. We find that proper communication benefits the client throughout the design process and beyond.

The **ZDS** design team provides a total system evaluation for cost-effective selection, installation, and ease of maintenance for both new systems and retrofit of in-place systems. Design begins with our client. Our staff meets with our client to review their concerns, budgets and schedules. The **ZDS** design team reviews the entire picture, and ends with "A Total Design."

The **ZDS** staff has the expertise with codes and standards. We have extensive experience in conducting engineering code surveys of existing facilities. Our staff has excellent working relationships with the West Virginia Fire Marshal's Office, West Virginia Department of Education and the West Virginia School Building Authority. In addition to comprehensive Engineering services from an experienced design team, another major consideration in the selection of your engineer and design staff should be their track record.

**ZDS'** organization has an unbeatable, long running, and well-known track record for meeting our clients' needs, on time and within budget, with outstanding quality. **ZDS** views these characteristics as the foundation of Quality. We look forward to the opportunity to discuss our ideas with you and assist you by providing solutions for your needs with a full range of services from Planning to Commissioning.

## INDOOR AIR QUALITY SERVICES

**ZDS** provides consulting engineering services for the indoor air quality (IAQ) environment. These services include: strategic planning for renovation and new construction projects; technical research and writing; specialized applications software development; corporate and professional training programs; publications support and fulfillment; and site-specific engineering and scientific consultation. Todd Zachwieja, **ZDS** Principal, is contributing editor for the following IAQ publications:

- Technical Review Panel for the publication of the *INvironment™ Handbook of Building Management and Indoor Air Quality*, by Chelsea Group and published for Powers Educational Services
- Technical Review Panel for the quarterly publication of the *INvironment™ Newsletter*, by Chelsea Group for Powers Educational Services
- *Ventilation for a Quality Dining Experience: A Technical Bulletin for Restaurant Owners and Managers*, released in January 1993
- *The New Horizon: Indoor Environmental Quality*, published as a supplement to an issue of *Consulting-Specifying Engineer* magazine, a trade magazine distributed to roughly 50,000 engineers
- Editorial Advisory Board member reviewing the articles of the monthly publication *INvironment™ Professional*
- Editorial Advisory Board member of *POWER PRESCRIPTIONS™ Indoor Air Quality Publication* by Electric Power Research Institute

**ZDS** provides Indoor Air Quality (IAQ) services for major corporations, government organizations and property owners to resolve their specific facility problems:

- Resolve “sick building syndrome”
- Identify solutions to building-related illnesses due to extensive biological contamination
- Develop solutions for HVAC systems, temperature controls, equipment, operating and maintenance practices for indoor air quality
- Commission new and renovated facilities to minimize or eliminate IAQ issues before problems arise
- Develop and establish master plans as well as conduct training seminars for IAQ of schools and commercial buildings

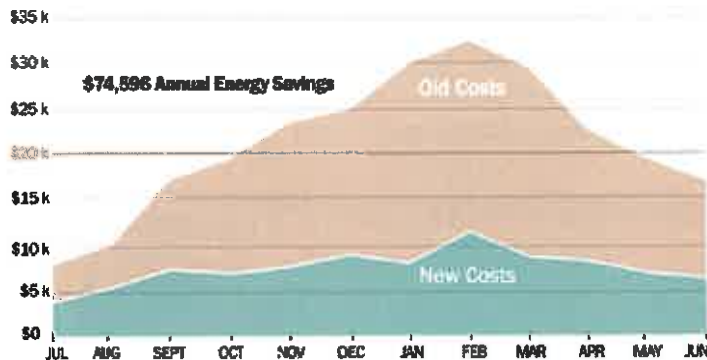
As one of the nation’s leaders in Indoor Air Quality (IAQ), **ZDS** provides sophisticated technical expertise that enables our client to be proactive in solving and preventing indoor environmental problems.



At **ZDS**, our engineering staff integrates energy efficiency into each project design to provide you, our client, with the added value that you expect and deserve. The **ZDS** team approach represents a tremendous amount of experience in designing energy efficient facilities. **ZDS** offers a comprehensive range of energy management services including:

- Providing detailed analysis of facilities
- Recommending sound and proven energy saving solutions
- Implementing energy management improvements
- Determining, quantifying and assisting in securing available Utility and Government grants

The **ZDS** team members take pride in the quality of their projects and have been responsible for designing and implementing numerous energy management programs. These programs are providing significant energy improvements and include optimizing, central utility plant equipment, control systems, air handling systems, lighting systems, and other energy consuming equipment.



**ABOVE:** ZDS designed and implemented the region's first and largest commercial geothermal system saving Webster County High School over \$74,596 in energy savings.

## Recent projects include:

- Interconnecting boilers and chiller plant systems
- Designing Geothermal HVAC systems
- Optimizing HVAC equipment and operating sequences, including upgrades to variable speed operation
- Installing Direct Digital Control (DDC) Energy Management Systems
- Replacing inefficient lighting equipment with energy efficient systems
- Modifying air handling equipment from 100% outside air to return air operation
- Implementing heat recovery units into HVAC equipment
- Improving laundry, kitchen and other process application efficiencies



In addition to the energy management projects outlined above, the **ZDS** team members have extensive experience in identifying and implementing energy efficient operating and maintenance measures. These are typically low cost or no cost measures that include:

- Inspecting, calibrating temperature controls and adjusting outdoor air dampers
- Commissioning economizer cycle operation
- Testing steam traps and pressure relief equipment operation
- Enabling heating and cooling equipment only when required



# COMPANY OVERVIEW



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Company Information

Identity • Project Philosophy • Project Management

[www.wykarchitects.com](http://www.wykarchitects.com)



## Our Identity

### Who we are

WYK Associates, Inc. is a full service architectural and planning firm serving a wide variety of commercial, religious, educational, civic and industrial clientele.

WYK Associates, inc. was established in 1900 by Edward J. Wood. Our archives are filled with a century's worth of historic work. From this, many predecessors who have carried the torch of the firm through the last century.

Wood's grandfather's firm had roots in North Central West Virginia dating back to the early twentieth century. William Yoke, Jr. and Howard Kelley partnered with Mr. Wood in 1974 to form WYK Associates, inc.

Mr. James Swiger joined the firm in 2005 and became a principal and vice president in 2008. In 2010, Mr. James Swiger assumed sole owner of WYK Associates, Inc.

## Project Philosophy

### Our process at work

COMMUNICATION & TEAMWORK are our guide words for each project. Our client's requirements for quality, service and value are the driving force behind each decision.

Through collaboration with engineering consultants we address the needs and schedule requirements of each client.

We provide thorough planning in all areas of each project to fit the individual requirements for a positive impact on both the natural and built environments. Energy conservation and product safety are very important concerns.

## Project Management

### How we create excellence

We carefully evaluate the client's program, design concerns, budget, funding sources, and other available data to assure a clear understanding of each project.

We incorporate input from our client and consultants to establish the budget and schedule. These facets are updated during each stage of project development to ensure our client's parameters are met.

WYK's principals engage and manage the entire project team, from concept through occupancy. WYK Associates, Inc. has an outstanding reputation for providing construction administration services along with maintaining an excellent rapport with contractors.

“ Our building stands as a tribute to you and your firm for a job well done. ”

-Charles A. Feathers, Chief Bridgeport Fire Department, Retired

# COMPANY OVERVIEW



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Company Information

Identity • Project Philosophy • Project Management

## Architecture

### Contact Information

WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

304-624-6326

304-677-3373 Cell

304-623-9858 Fax

[www.wykarchitects.com](http://www.wykarchitects.com)

### Project Staff

#### James B. Swiger

AIA, NCARB, LEED AP BD+C  
President / Principal-in-Charge  
[james@wykarchitects.com](mailto:james@wykarchitects.com)

#### Stephen M. Kelley

Associate AIA  
Senior Project Manager  
[stephen@wykarchitects.com](mailto:stephen@wykarchitects.com)

#### Canon T. Fancher

Associate AIA, LEED Green Associate  
Designer / BIM Coordinator  
[cannon@wykarchitects.com](mailto:cannon@wykarchitects.com)

### Summary

Established as a full service architecture firm in 1900, then named Edward J. Wood Architect, WYK Associates, Inc. has been located in Clarksburg for 115 years. Through innovative and thoughtful responses to the unique issues of each project, our goal is to create places that fit the needs and desires of those who use them.

Our team approach integrates the collaborative strengths of each member to produce a solution of balance between design quality, schedule and budget. We have always considered sustainability, the built environment, and quality of life long before the public began to focus on its benefits. We take seriously the responsibility of designs and solutions to be cost effective and operate efficiently throughout the building's lifecycle.

### Relevant Project Experience:

West Virginia Folklife Center,  
Fairmont State University  
Central Fire Station, Clarksburg, WV  
Circleville School,  
Pendleton County, West Virginia  
Harrison Co. Courthouse,  
Clarksburg, WV  
Pocahontas County Courthouse,  
Marlinton, WV  
Barbour County Courthouse,  
Philippi, WV  
Gassaway Depot,  
Gassaway, WV  
Morgantown Depot,  
Morgantown, WV  
Immaculate Conception Parish  
Center, Clarksburg, WV  
Jackson Square, Clarksburg, WV



West Virginia Folklife Center



Central Fire Station



Circleville School





# COMPANY OVERVIEW



## Company Information

118 Years of Excellence in Architecture



### Rooted in History

The history of WYK Associates, Inc. is intertwined with the history of architecture in West Virginia. Through the years, countless buildings have been designed, expanded, and renovated by our company and its predecessors.

### Focus on Knowledge

Our staff is academically trained, all of our Architectural Interns have a degree in architecture from the East Coast's most prominent design schools. We know that professional development and enrollment with the professional organizations of our trade is the key to skilled employees.

### Backed by Experience

We have been involved in a multitude of projects serving clients of the private, industrial and public sectors. From LEED-certified building design and complex multi-phase additions to the careful renovation of historical landmarks or our national heritage, we have been instrumental in our client's building success.

### Passing the Torch

With generations of skilled architects contributing to the growth, values and success of our company, we developed a reliable process and keep an archive of documented solutions for architectural problems and planning challenges. This helps us to save time and resources, providing an advantage for our clients.

### Ready for the Future

We are the first West Virginia architect to offer 3D printing solutions in-house, and with integration of 3D scanning and BIM in our projects, we are ready for the future of our trade.

**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

- 2018 — Robinson Grand Performing Arts Center construction complete. Grand Opening!
- 2017 — Construction begins on the Robinson Grand Performing Arts Center
- 2017 — Ribbon Cutting Ceremony held for Clarksburg Federal Credit Union
- 2016 — Upshur County Courthouse Roof and Chimney Restoration
- 2015 — WYK Associates, Inc. signs contract to renovate the Robinson Grand Theatre
- 2014 — WYK Associates, Inc. selected to renovate Rose Garden Theatre, formerly Robinson Grand Theatre
- 2012 — James Swiger becomes sole owner of WYK, now President and Principal-In-Charge
- 2011 — William E. Yoke, Jr. retires, James Swiger becomes President
- 2008 — James Swiger becomes Partner and Vice President
- 2005 — James Swiger returns as Project Architect
- 1996 — James Swiger becomes an Architectural Intern at WYK Associates, Inc.
- 1996 — Carleton Wood, Jr. retires; William E. Yoke, Jr. becomes President
- 1992 — Howard Kelley retires
- 1978 — WYK Architects, Inc. becomes WYK Associates, Inc.
- 1976 — Carleton Wood, Jr., William E. Yoke, Jr. and Howard Kelley form WYK Architects, Inc.
- 1973 — Whalen King Architects purchases W.H. Grant's firm
- 1971 — Carleton Wood, Jr. joins Whalen King Architects
- 1956 — William H. Grant, Jr. acquires firm
- 1949 — Carleton Wood, Jr. joins firm as apprentice
- 1939 — Carleton Wood selected to rebuild Robinson Grand Theatre
- 1927 — Carleton Wood designs Clarksburg Fire Station
- 1921 — Firm changes to E.J. Wood and Son Architects as Carleton Wood joins
- 1910 — Edward J. Wood commissioned Marlton County Jail
- 1900 — Edward J. Wood starts architectural practice



# COMPANY OVERVIEW



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Company Information

Identity • Project Philosophy • Project Management

## Awards



2013 WV-AIA Merit Award for Design Excellence and Sustainable Design

### Information Manufacturing Corporation (I.M.C.)

Cowen, West Virginia

Size: 18,000 S.F.

With Sponsorship from Senator Robert C. Byrd, the Webster County Development Authority commissioned this “state of the art” facility to house Information Manufacturing Corporation’s regional operations. The important notion of sustainability is addressed through use of recycled steel, regional materials, and an innovative geothermal heat pump heating and cooling system.



2013 WV-AIA Merit Award for Design Excellence

### West Unlon Bank - Newpointe

Clarksburg, West Virginia

Size: 9,000 S.F.

The design uses a combination of glass curtain wall with brick and monumental masonry units to present a very contemporary image. Because of the building orientation, the glass elevations require the use of solar glazing and a brise soleil system to reduce heat gain and glare in the offices.



### West Pike Street

Parking Facility

Clarksburg, West Virginia

Size: 57,000 S.F.

The facility’s design compliments all the adjacent properties, both historic and modern. A variety of outdoor activities are easily held here, enhancing the city’s economy and livability. Designed by Associated Architectural Consultants, PLLC, which is a combination of Ralph Pedersen Architect & WYK Associates, Inc.



2013 WV-AIA Merit Award for Design Excellence



### Robnson Grand Performing Arts Center

Clarksburg, West Virginia

Size: 45,000 S.F.

This project was awarded full EPACT Tax credits for surpassing the ASHRAE 2007 Standards for HVAC, Interior Lighting and Building Envelope Exterior Improvements. It was also awarded the 2018 Excellence in Construction Award from the Associated Builder and Contractors, Inc.

“... named “Jackson Square” in honor of Stonewall Jackson ... the structure serves multiple functions and fits in nicely with the historic fabric of downtown.

-Architectural Leaders Magazine, v1 Spring 2011

## State of West Virginia Capitol Complex, Charleston, WV

**Year Completed:** 2016

**Project Contact:**

Mark Lynch, Mgr Facility Operations; mark.w.lynch@wv.gov

**Total Costs:** \$20,000,000

**Project Size:** 1,900,000 ft<sup>2</sup> covering 9 buildings

**Services Provided:**

- HVAC
- Fire Protection
- Electrical Renovations
- Consultant for Performance Contracting Program Engineering



**District Heating System**

**Project Goals & Objectives:** As a consultant to Johnson Controls under a Performance Contracting program to provide master planning and design for the district heating system for the **WV Capitol Complex**. The project included the Master Planning, IAQ evaluation, energy analysis, code analysis and Mechanical design involving more than 1,900,000 ft<sup>2</sup> of facilities including the Capitol Building, Building's #3, #4, #5, #6, #7, Holley Grove, Governor's Mansion and the Cultural Center. The Capitol Complex renovations are estimated to save near \$2,000,000 annually over the costs of operating the old systems. Engineering services included planning & design for central heating plant, DDC controls, Air Handling Unit replacements and retrofits, operating and maintenance, training, heat recovery, fuel conversion, VFD's, variable water volume pumping, steam/heating hot water & chiller optimization.

**WV Division of Culture and History Library**

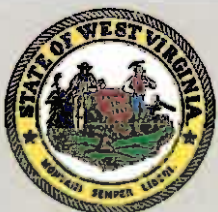
**Project Goals & Objectives:** renovations addressing long-term HVAC and IAQ problems including fire alarm and fire protection upgrades completed in 2011. Renovations conserved energy without sacrificing comfort or indoor air quality. Fuel conversion, comprehensive DDC controls for central monitoring and control, converting AHU's from constant air volume to variable air volume while meeting stringent ASHRAE Indoor Air Quality requirements, provide variable water volume pumping and interfacing with the facility into the new District campus chilled water system to reduce long term operating cost. The design also included providing new boiler plant with redundancy heating and piping distribution system and emergency power.

**Total Costs \$6,800,000 / Project Size: 228,500 ft<sup>2</sup>**



**WV Division of Protective Services**

**Project Goals & Objectives:** Engineering master planning & design for specific life safety issues involving homeland security, fire alarm, sprinklers, emergency power, CCTV, intercom, mass notification and "giant voice" system for all State facilities on the Capitol Complex under a 10-year open-end contract. Assisted in providing information for interdepartmental coordination within State agencies with the goal of achieving a cost-effective integrated system and incorporating the planning and design into other capitol infrastructure projects for consistency with the overall master plan.





**William R. Sharpe, Jr. Hospital, Weston, WV**

**Year Completed:** 2017

**Project Contact:**

Ron Adkins, Construction Manager; Ron.Adkins@wv.gov



**Services Provided:**

- Study/Evaluation
- HVAC Renovations
- Lighting Upgrades
- Emergency Generator
- Fire Protection
- Electrical Renovations
- Commissioning
- 3D Scanning
- Consultant for additions through IKM

<b>Original Hospital Size:</b>	212,000 ft <sup>2</sup>
<b>Comprehensive Renovation Project Cost:</b>	\$32,000,000 Completed in 2017
<b>Addition to the Hospital Size:</b>	32,000 ft <sup>2</sup>
<b>Addition Project Cost:</b>	\$13,000,000 Completed in 2014



*MEP Engineering design and Commissioning services for both the HVAC Renovation project retrofitting the 212,000 ft<sup>2</sup> Hospital and for the 32,000 ft<sup>2</sup> patient wing addition providing engineering and commissioning services for the Mechanical, Electrical, and central domestic hot water services including a new central plant.*

**Project Goals & Objectives:** William R. Sharpe, Jr. Hospital, originally constructed in 1993, is completing the final phase of a major renovation of the facilities HVAC, lighting, domestic hot water, and emergency power systems. The two-story hospital has had two major projects; a 50-bed forensic patient wing addition and renovations to all of the existing hospital while the hospital remained in operation. Prior to this work, the HVAC and electrical systems experienced frequent equipment failures, power outages and many issues with the facilities operations. ZDS provided complete MEP engineering, 3D scanning and commissioning services for both major projects. The renovations project was split into multiple phases with each phase being commissioned then occupied in a systematic manner. The central plant replacement includes three (3) 10,500 MBH dual fuel heating hot water boilers with variable water volume pumping, three (3) 600 KW Bi-Fuel emergency generators, 15,000-gallon fuel oil storage tank, three (3) 400 ton chillers – two centrifugal chillers with cooling towers and one air cooled chiller with variable water volume pumping, and a new central domestic water heating system. The HVAC renovation includes comprehensive DDC controls for central monitoring, troubleshooting and control, replacing all AHU's, and provides new VAV terminal units with hot water reheat coils. The Hospital's HVAC system is also an integral part of the smoke management system. Careful phasing, and the need to disrupt only small portions of the Hospital at a time, results in an extended construction period with the last phase to be finished by October 2017. All original heating hot water piping and chilled water piping are being replaced. All lighting includes today's energy efficient technology including extensive use of LED lighting and lighting controls. ZDS provided all the MEP engineering and commissioning services for the 32,000 ft<sup>2</sup> addition. The single-story addition consists of rooms to house fifty (50) forensic patients and supporting staff, a Sally Port, enclosed courtyards and connection to the existing facility. The HVAC system for the addition is integrated into the smoke management system for the main Hospital. The four pipe VAV HVAC system is served from the newly renovated central plant which was upgraded under the Renovation project. The project was designed so the construction could be completed in combination with the renovations work occurring under a separate contract. ZDS provided all the MEP commissioning for the comprehensive renovations work and the addition.



**STATE OF WEST VIRGINIA - PURCHASING DIVISION**

**BUILDING 22 HVAC RENOVATIONS PROJECT**

**CEOI: 0211 GSD1900000006**



## University of Charleston, Charleston, WV Russell & Martha Wehrle Innovation Center

**Year Completed:** 2017

**Project Contact:**

Gary Boyd, Director of Facilities; (304) 357-4871

**Renovations Area:** 87,500 ft<sup>2</sup>

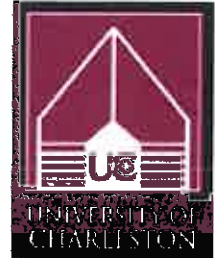
**New Additions Area:** 30,000 ft<sup>2</sup>, 4 stories

**Construction Cost:** \$17,000,000

**Project Goals & Objectives:** ZDS evaluated the 87,500 ft<sup>2</sup> University of Charleston's existing Eddie King Gym and adjacent Gorman Hall Mechanical and Electrical systems' infrastructure while using 3D scanning to capture "built conditions". The evaluation findings and recommendations were presented to UC prior to beginning the design phase of the proposed Project for decisions on phasing the project to prioritize the work to fit available current funding. The Project consisted of major renovations to the Athletic facility to meet NCAA competition requirements, office/support space, interconnection/reconnection of MEP systems impacting the Gorman Hall facility and a four-story 30,000 SF addition to the front of the facility that, when completed, will be known as the Russell and Martha Wehrle Innovation Center. The facility consists of classrooms, offices, flexible meeting areas and a large two-story Innovation Center space. Mechanical and Electrical work includes new chiller and boiler plants with pumps and accessories, HVAC air handling units, DDC Controls, new domestic and fire protection water services, new gas service, domestic water heating equipment, extensive plumbing fixtures/showers/lockers, new electrical service from the campus 12.5 kv distribution loop, switchgear, distribution and branch panel boards, and new state-of-the-art energy efficient LED lighting systems.

**Services Provided:**

- Study/Evaluation
- HVAC Renovations
- Lighting Upgrades
- Fire Protection
- Electrical Renovations
- 3D Scanning



**STATE OF WEST VIRGINIA - PURCHASING DIVISION**

**BUILDING 22 HVAC RENOVATIONS PROJECT**

**CEOI: 0211 GSD1900000006**

## Robinson Grand Performing Arts Center, Clarksburg, WV

**Year Completed:** 2018

**Project Contact:**

**WYK Associates**, James Swiger, President; (304) 624-6326

**Renovations Area:** 38,500 ft<sup>2</sup>

**Construction Cost:** \$17,000,000

*Resurrection through adaptive reuse provides neighborhoods and cities with future opportunities through utilizing our heritage and creating economic opportunities. The Robinson Grand Performing Arts Center has the capability to bring out the best the city of Clarksburg has to offer.*



**Project Goals & Objectives:** The historic Robinson Grand Theatre was originally built in 1913 and eventually closed to the public in the year 2000. When the City of Clarksburg purchased the building in 2014, extensive renovations were needed to re-open the theatre and WYK Associates and ZDS were hired for planning and evaluation. Includes all **NEW** HVAC/Electrical/Plumbing/FP upgrades for the 45,000 ft<sup>2</sup> building. 3D-Scan-to-BIM of the existing facility was invaluable to develop the comprehensive existing conditions. Now called the **Robinson Grand Performing Arts Center**, this beautiful award winning historic theatre has been brought completely back to life!

This project is an excellent example of how wonderfully ZDS and WYK team together!

**Services Provided:**

- Study/Evaluation
- HVAC Renovations
- Fire Protection
- Electrical Renovations
- Emergency Generator
- Lighting Upgrades
- 3D Scanning



## STATE OF WEST VIRGINIA - PURCHASING DIVISION

**BUILDING 22 HVAC RENOVATIONS PROJECT**

**CEOI: 0211 GSD190000006**



### Kanawha County Commission

#### Judicial Annex, Charleston, WV

**Year Completed:** 2009

**Project Contact:**

Jerie Whitehead, Purchasing Director; [JerieWhitehead@kanawha.us](mailto:JerieWhitehead@kanawha.us)

**Renovations Area:** Renovations 93,000 ft<sup>2</sup> plus 23,000 ft<sup>2</sup> addition

**Project Cost:** \$11,270,000

**Mechanical Project Cost:** \$4,200,000

**Services Provided:**

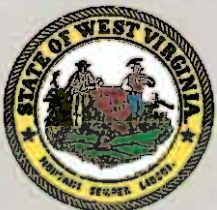
- Study/Evaluation
- HVAC Renovations
- Fire Protection
- Plumbing

**Project Goals & Objectives:** The Judicial Annex, across the street from the Kanawha County Courthouse in Charleston, WV, was originally constructed in 1982. The original eight-story building is attached to a multilevel parking garage. The Kanawha County Commission initially contracted ZDS in 1998 to evaluate the Judicial Annex's existing mechanical and electrical systems. ZDS prepared an extensive report which showed opinion of costs for many options. The report covered multiple engineering HVAC approaches with advantages and disadvantages for each. Some of the HVAC equipment was in poor condition and while the Owner was deciding on when to proceed with the recommended work, the primary chiller failed. The weather was hot so ZDS was commissioned under emergency conditions to find a solution as soon as possible to avoid closure of the facility. ZDS designed/project managed a replacement chiller within days of the equipment failure which prevented extended closure of the building.



The Kanawha County Commission then hired ZDS to provide engineering design/construction administration services for renovations for the facility and significant additions. The renovations included seven Circuit Court courtrooms; jury deliberation rooms; attorney conference rooms; witness rooms; Court Clerk's offices, public research area; adult probation offices; Maintenance Shops, Prosecutors offices, Voter's Registration, Court Administration offices; and all public areas. The engineering for the additions included a new entrance, security checkpoint, and lobby to alleviate a very overcrowded situation and a building expansion for Juvenile Probation and a newly established Family Court.

ZDS designed a VAV air handling system with reheat HVAC system to address health, safety, and IAQ issues. DDC monitoring & control, carbon monoxide demand control ventilation, outside air measuring/monitoring and other design strategies were designed. Multiple HVAC options with their associated opinion of costs for modifying, updating and replacing the existing equipment were reviewed with the Owner for their preferences to find the best fit with the existing maintenance staff.



**STATE OF WEST VIRGINIA - PURCHASING DIVISION**

**BUILDING 22 HVAC RENOVATIONS PROJECT**

**CEOI: 0211 GSD1900000006**



**Mercer County Schools**

**Princeton Middle School**

Princeton, WV

Year Completed: 2018

**Project Contacts:**

Leslie Wellman, Director of Purchasing; (304) 487-1551

School Size: 103,847 ft<sup>2</sup>

Project Cost: \$3,265,000



**Services Provided:**

- Study/Evaluation
- HVAC Renovations
- Lighting Upgrades
- Electrical Renovations
- 3D Scanning



**Project Goals & Objectives:** HVAC, electrical system and lighting upgrades to improve Indoor Air Quality addressing current codes, improve energy efficiency and comfort. Provide DDC controls and outdoor ventilation with energy recovery dramatically reducing indoor CO2 levels for a better learning environment. Providing air conditioning for classrooms, cafeteria, kitchen, Auditorium and administrative offices. Project included an electrical service upgrade to accommodate the added HVAC loads. ZDS performed 3D Scan-to-BIM for reliable and accurate 3D capture of "built" conditions to use in design, bidding and construction and remote communication.

Due to the extensive energy savings from these renovations/upgrades, Princeton Middle School qualified for **Energy Star Certification for 2018**

***This is just one of five ZDS school projects which are Energy Star Certified.***



**STATE OF WEST VIRGINIA - PURCHASING DIVISION**

**BUILDING 22 HVAC RENOVATIONS PROJECT**

**CEOI: 0211 GSD190000006**

## Tyler County Schools

### Tyler Consolidated Middle/High School

Middlebourne, WV

Year Completed: 2019

**Project Contacts:**

Amanda Kimble, Director Child Nutrition, Facilities & Support Services; (304) 758-2145 ext. 111. Robin Daquilante, Superintendent; (304) 758-2145 ext. 105

School Size: 188,156 ft<sup>2</sup>

Project Cost: \$4,796,903

**Services Provided:**

- Study/Evaluation
- HVAC Renovations
- Lighting Upgrades
- Electrical Renovations
- Commissioning
- 3D Scanning



**Project Goals & Objectives:**

ZDS provided professional engineering design, bidding, construction administration, and commissioning services for HVAC upgrades at the Tyler Consolidated Middle/High School to meet Indoor Air Quality and today's energy codes. The initial step in the project was to provide engineering investigations of existing conditions where ZDS performed 3D Scan-to-BIM for reliable and accurate 3D capture of "built" conditions to use in design, bidding and construction. The 3D scans were also valuable to communicate remotely between the Owner and Contractors. The demolition and new work to be included in Phase I of the project included two (2) new high efficient chillers piped so they could be used even during winter months, three (3) new high efficient condensing boilers, variable water volume hydronic pump system, VAV Air-Handling Units, VAV Blower Coil Units, Fan Coil Units, Energy Recovery Ventilators, DDC control upgrades, select new hydronic piping and ductwork for the equipment, exhaust fans, electric work associated with serving the new HVAC system equipment and new electrical panelboards. The energy efficient design qualifies this school for the federal EPart credit and will provide excellent long-term operating savings to the Tyler County School systems over the life of the new systems.

The school remained occupied and phasing of the Work was critical throughout the Project which is on track to be completed ahead of schedule.

Phase II work has been proposed by ZDS (once funding is awarded) and is intended to complete the HVAC upgrades and provide high efficiency lighting for this 188,156 ft<sup>2</sup> building.





## Kanawha County Schools

### Services Provided:

- Study/Evaluation
- HVAC Renovations
- Lighting Upgrades
- Electrical Renovations
- Commissioning
- 3D Scanning



## Ben Franklin Career Center, Dunbar, WV

**Year Completed:** 2019

**Project Contact:** Chuck Smith,  
Executive Director; (304) 348-6148

**School Size:** 78,050 ft<sup>2</sup>

**Project Cost:** \$9,651,722



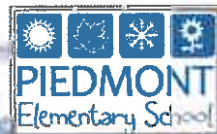
## Piedmont Elementary School, Charleston, WV

**Year Completed:** 2018

**Project Contact:** Chuck Smith,  
Executive Director; (304) 348-6148

**School Size:** 31,500 ft<sup>2</sup>

**Project Cost:** \$352,090



**Project Goals & Objectives:** ZDS performed MEP design, 3D Scan-to-BIM, bidding and CA services for the replacement of an existing custom multizone unit, associated DDC controls and refurbished other HVAC units that had failed and were in need of constant maintenance/repairs. The work included necessary electrical modifications to serve the new rooftop unit. Project was completed within the budget allocated by the County.

**Project Goals & Objectives:** ZDS conducted an extensive study and performed 3D Scan-to-BIM of the facility that was utilized to develop comprehensive existing conditions and to assist KCS with procuring SBA funds. The work was done in two (2) phases for replacement of the aging HVAC equipment, ductwork and piping and includes electrical upgrades to accommodate the new equipment, new lighting throughout, roof replacement and new exterior overhead doors for the shops. ZDS provided, Design, Bidding, Construction Administration and Commissioning services. The first phase is complete and the second phase is under construction. Work designed/phased so construction could occur while school in use. ZDS included Faculty/Staff specific current HVAC, Electrical needs and Future IT Expansions in the Design. Includes specialized custom energy-efficient HVAC to meet the challenging comfort and Indoor Air Quality needs for the Welding, Machine, Wood, Sheetmetal, HVAC, Diesel and Heavy Equipment Shops and school. EAct qualified energy efficient design provides excellent long-term operating savings.



## STATE OF WEST VIRGINIA - PURCHASING DIVISION

**BUILDING 22 HVAC RENOVATIONS PROJECT**

**CEOI: 0211 GSD1900000006**





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Description of Past Projects Completed

### Robinson Grand Performing Arts Center Restoration / Renovation Clarksburg, West Virginia

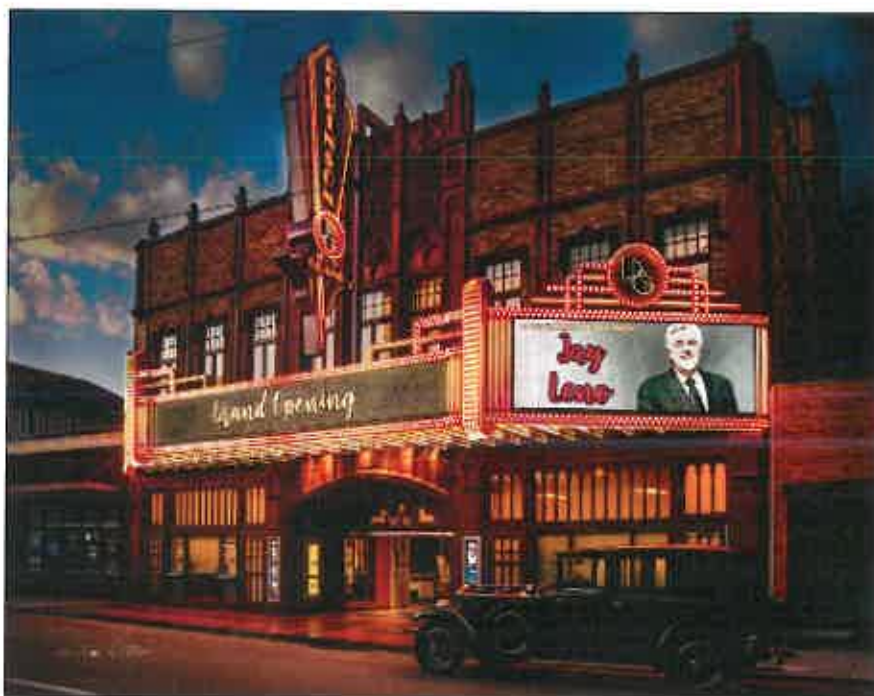
#### Historic property brought back to life!

##### Local theatre to revive downtown

The Robinson Grand Performing Arts Center is comprised of several different layers of classifications, including restoration, rehabilitation, renovations and additions. The 45,000 S.F. project included the restoring of the building's exterior masonry, updating the performance hall to seat over 1,000 guests, adding all new HVAC, finishes, electrical, sound, stage rigging, plumbing, complete roof replacement, concessions, restrooms, stage curtains, lighting, sound systems, dressing rooms, LED lighting, a barrel vaulted ballroom, a multi-purpose educational center, caterer's and preparation kitchens, circular bar, two new elevators, a loading dock and state-of-the-art marquee as well as structural enhancements throughout the building.

The City of Clarksburg purchased the building in April of 2014 and hired WYK in June of 2014 to begin the conceptual design process. WYK worked closely with the WV State Historic Preservation Office and the Owner's tax credit Consultants from the very beginning stages of design. A large portion of this project focused on conducting an ADA / building code assessment and designing the proper solutions. These included: ADA compliant restrooms, a new elevator, and the creation of new accessible routes throughout the center, which has 15 different levels.

The project was ultimately awarded \$6.5 million in state and federal historic and new market tax credits. The project was completed in October of 2018.



# Description of Past Projects Completed

**Robinson Grand Performing Arts Center  
Restoration / Renovation**  
Clarksburg, West Virginia



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING



Original Lobby



New Lobby

### Project Facts

Original Bldg: 1913
Theatre Fire: May 1939
Rebuilt: December 1939
Closed: 2000
Bought by City: 2014
Renovation Completed: 2018
45,000 Square Feet



Original Second Floor Lobby



New Second Floor Lobby and Bar

### Project Partners

<a href="http://www.wykarhitects.com">www.wykarhitects.com</a>
<a href="http://www.aurora-llc.com/">www.aurora-llc.com/</a>
<a href="http://www.studiolighting.com">www.studiolighting.com</a>
<a href="http://www.casstruceng.com">www.casstruceng.com</a>
<a href="http://www.wrldesign.com">www.wrldesign.com</a>
<a href="http://www.zdsdesign.com">www.zdsdesign.com</a>
<a href="http://www.pcscmservices.com">www.pcscmservices.com</a>



Original Ballroom



New Ballroom



## Description of Past Projects Completed



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

### Gore Building Build-Out Clarksburg, West Virginia



#### Historic building to provide upscale living in Clarksburg !

The Gore Hotel, located on West Pike and South Second Streets in downtown Clarksburg, served originally as a prestigious hotel in the 1920's. It was built in 1913 by Truman E. Gore and Howard M. Gore, Governor of West Virginia and U.S. Secretary of Agriculture, respectively.

The 3rd, 4th, and 5th floors are being rehabilitated from multiple small hotel type rooms into seven separate luxury apartments per floor with one and two bedroom options.

The inside of the exterior walls have been stripped of their original plaster and will be cleaned and sealed to leave a unique texture and feel to the apartments. The living areas will have laminate flooring while the bathrooms will have ceramic tile.

A new, large elevator and shaft is being installed to accommodate all levels of the building. Each floor will have a common area for residents to mix and socialize.



#### Project Facts

Size: 40,000 sq ft

Completed: Spring 2016

[www.wykarchitects.com](http://www.wykarchitects.com)





# Description of Past Projects Completed

**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Pocahontas County Courthouse Renovations Marlinton, West Virginia

### Historic Property renovations!

#### Energy Grant acquired for funding!

The Pocahontas County Commission first hired WYK & Dan Wiley Associates, Inc. to provide a needs assessment and evaluation of all the county's owned and leased administrative buildings, a total of five structures.

From the assessment / evaluation process, the commission opted to have WYK eliminate an existing stair wheelchair lift and install an elevator within the existing courthouse, replace a roof to a 1973 annex and install a new boiler in the old Sheriff's Residence/Jail Building. WYK also provided lighting upgrades to the entire courthouse. WYK assisted the county with an application for additional state Energy Grant funding earmarked for courthouses.

Upon completion of replacing the roof, which had a metal roof installed over a built up roof installed over the original built up roof, the new roof provides positive drainage, proper overflow drains and most importantly, the new insulation is keeping the interior much warmer and cooler, thus reducing operation expenses.



Project Facts	
Size:	42,000 sq ft
Completed:	2009-2010
www.wykarchitects.com	



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Description of Past Projects Completed

### Frank & Jane Gabor WV Folklife Center Fairmont State University, Fairmont, West Virginia

Education > Fairmont State University > Frank & Jane Gabor Folklife Center

#### The Folklife Center - A Success Story

##### Living history carefully updated

Originally a barn, this historic building is at Fairmont State University's new main campus entrance. This charming stone building was previously used as apartments and storage.

It is now the home of Fairmont State University's West Virginia Folklife Program and also serves the school as a Visitor's Center.

By removing the third floor and gutting the second floor plan, WYK designed a two story day lit gallery space on the existing second floor. Remedial structural repairs were needed to brace the existing roof structure once the third floor was removed.

The first floor houses offices, classrooms and informal gathering spaces. An elevator, replacement of 72 windows and doors, natural and specialized lighting, sprinkler system and HVAC systems have all been integrated into this structure.

By marrying the historic character of the building with upscale contemporary features and educational elements, the Folklife Center welcomes alumni, students, faculty and the general public to share many public functions.





# Description of Past Projects Completed



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Frank & Jane Gabor WV Folklife Center Fairmont State University, Fairmont, West Virginia

Education > Fairmont State University > Frank & Jane Gabor Folklife Center



Structural update in progress (Third Floor still present)

### Project Facts

Phase I: Completed 2009

Phase II: Completed 2010

Phase III: Completed 2011

### Project Links

[www.wyearchitects.com](http://www.wyearchitects.com)

[www.fairmontstate.edu](http://www.fairmontstate.edu)

[www.pierpont.edu/folklife/](http://www.pierpont.edu/folklife/)



AIA West Virginia

This project won two awards - the **2013 Merit Award for Achievement in Architecture Design** in the categories **Interior** and **Exterior**.

We are thankful of the recognition and like to acknowledge the team effort leading to the project's success.



The Colonial Appartments

**FAIRMONT STATE UNIVERSITY**

The Frank and Jane Gabor  
West Virginia Folklife Center

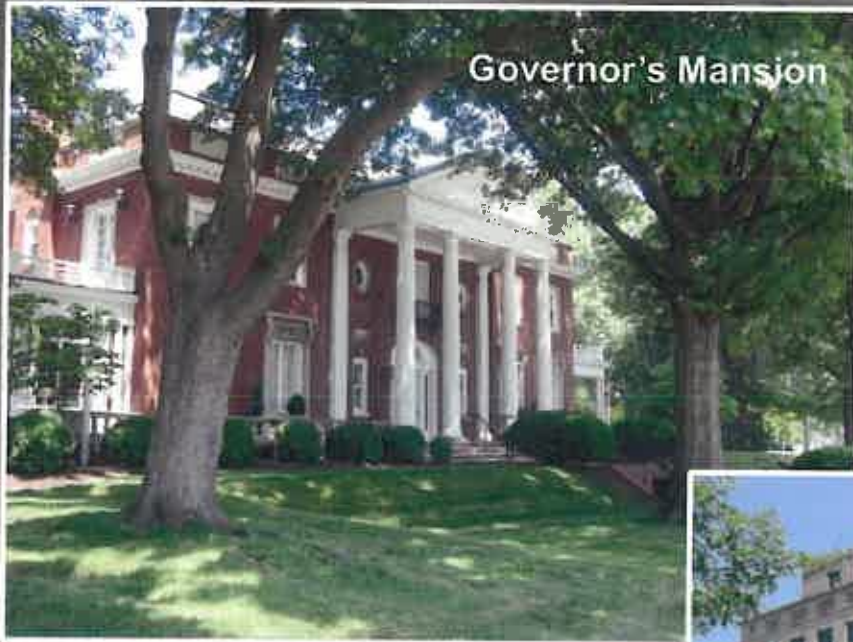
1201 Locust Avenue  
Fairmont, WV 26554

(304) 367-4403

[wvfolklife@fairmontstate.edu](mailto:wvfolklife@fairmontstate.edu)  
[wvfolklife@pierpont.edu](mailto:wvfolklife@pierpont.edu)



# Engineering for State & Local Government Facilities



Governor's Mansion

Engineering planning and design for central heating plant, DDC controls, Air Handling Unit replacements and retrofits, operating and maintenance, training, heat recovery, fuel conversion, VFD's, variable water volume pumping, steam/heating hot water and chiller optimization.

Renovations included HVAC, fire safety, lighting, plumbing, indoor air quality and electrical power engineering.



Building #3



State Capitol



LEED Certified Candidate

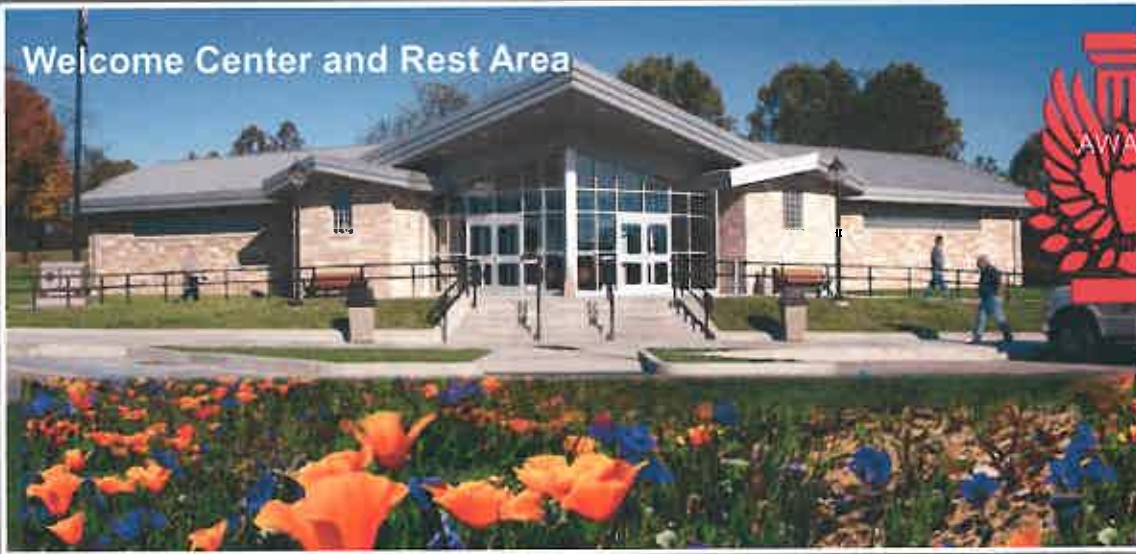


Design/Consulting Services



# Engineering for State & Local Government Facilities

Welcome Center and Rest Area



ZDS engineered the prototype for several Welcome Centers and Rest Areas.

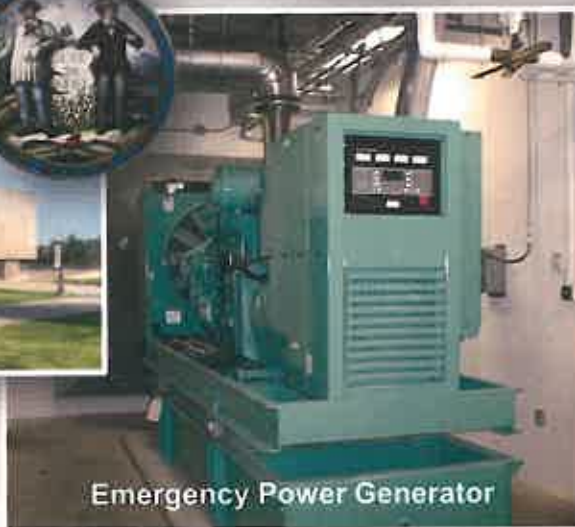
ZDS provided engineering planning, design, bidding and construction admin services for M/E, Plumbing and Fire Protection.

ZDS also evaluated the existing courthouse's potential power needs and incorporated those in the new Judicial Annex's electrical systems while providing emergency power.

Mercer County Annex



Division of Culture and History  
A 228,500 ft<sup>2</sup> Facility



Emergency Power Generator

Renovations save the Museum nearly \$153,000 in annual energy costs while preserving the State's priceless collection with proper HVAC, humidification, lighting, electrical and power generator systems.



Design/Consulting Services

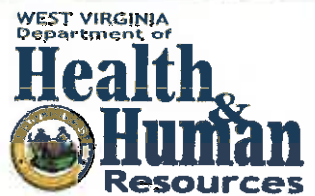


# Engineering for State & Local Government Facilities

ZDS engineering project experience includes facilities registered as official Historic Buildings



Jackie Withrow State Hospital



**WVDHHR hired ZDS to engineer the upgrades for three historic hospital facilities in three separate locations. ZDS successfully completed the projects while meeting the requirements of the State Historic Preservation Office (SHPO).**



Hopemont State Hospital



Mildred Mitchell-Bateman State Hospital

Renovations included HVAC, fire safety, energy efficient lighting, plumbing, indoor air quality and electrical power engineering.



Design/Consulting Services



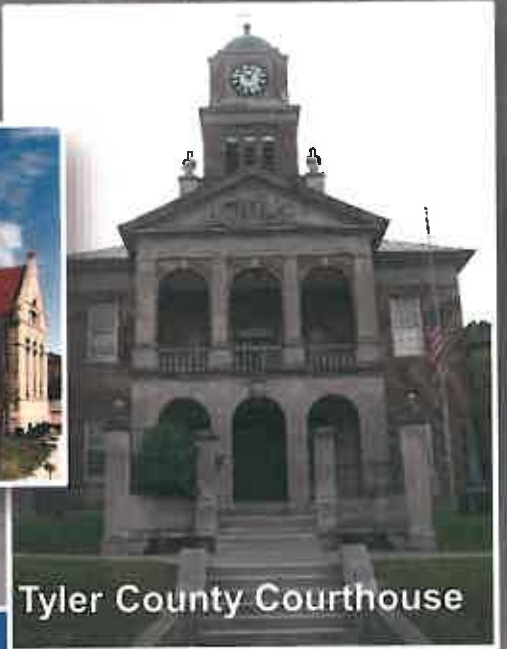
# Engineering for State & Local Government Facilities

ZDS project experience includes historical facilities sensitive to finding solutions that address IEQ which includes acoustics, lighting, Indoor Air Quality and comfortable energy-efficient HVAC systems.

**St. Patrick's Church**



**WVU Stewart Hall**



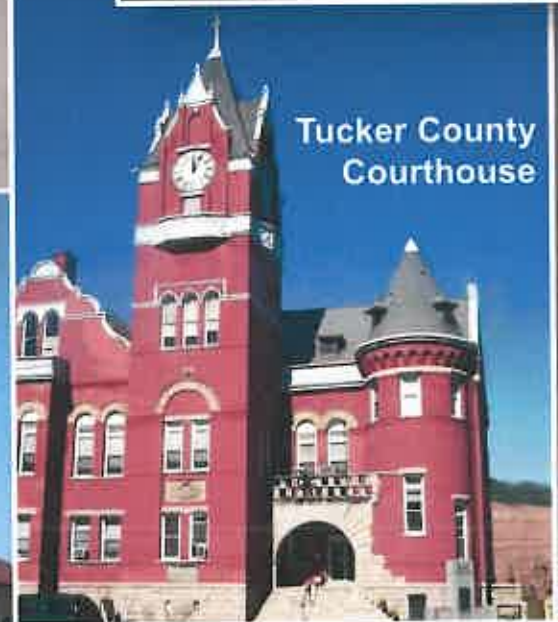
**Tyler County Courthouse**



**Kanawha County Courthouse**



**Tucker County Courthouse**

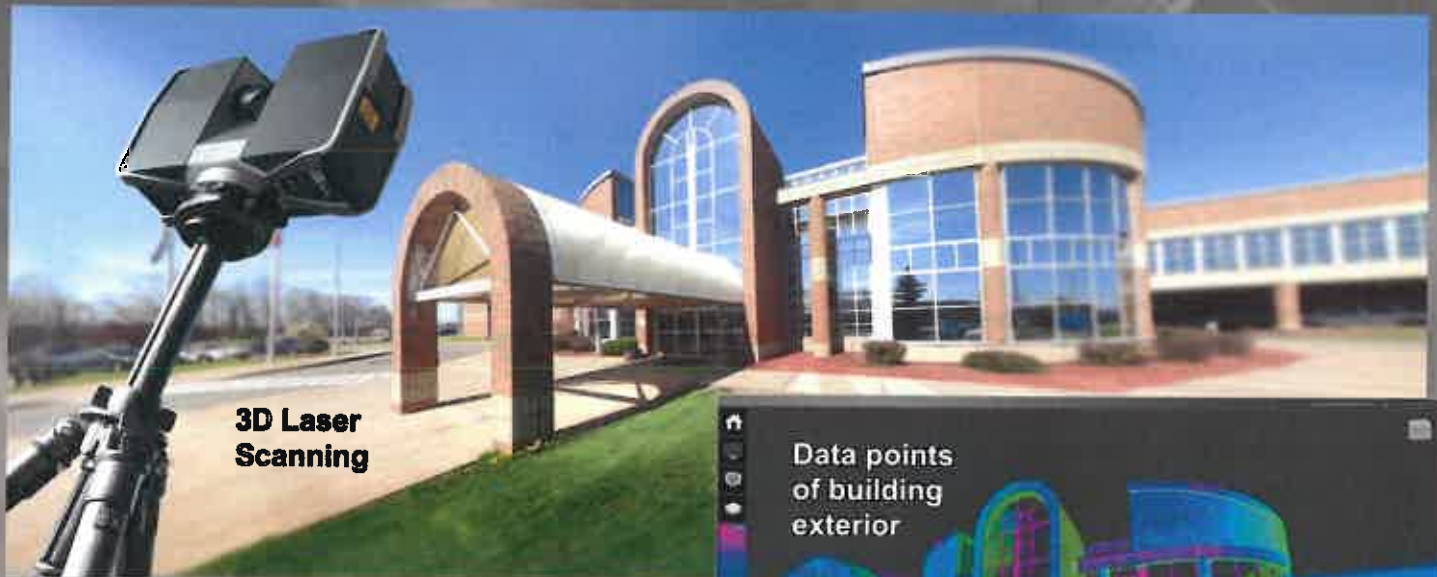


**Design/Consulting Services**

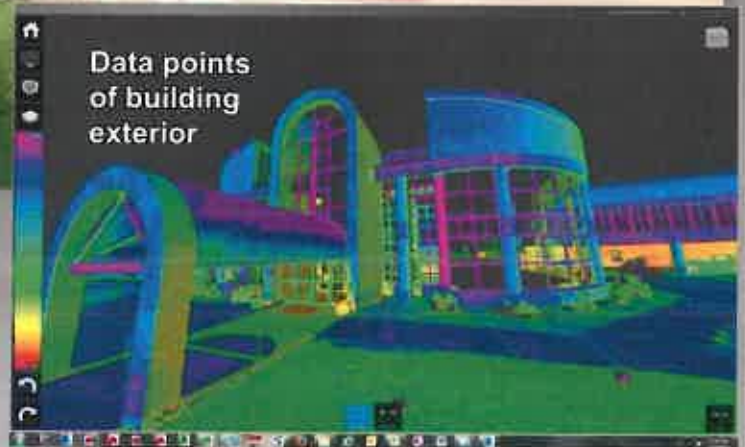


# BIM - 3D Digital Imaging

**Our 3D Laser Scanning Services helped William R. Sharpe, Jr. Hospital document existing conditions and integrate their 50-bed addition.**



**3D Laser Scanning**



## **Why 3D Laser Scanning is better:**

**3D laser scans reveal significant differences between existing conditions and the original drawings.**

**3D laser scans also provide superior details by capturing data that is more comprehensive and precise than conventional methods.**

**"With the 3D laser scanning service, ZDS saved us countless hours communicating to all project team members, even to those who work or live far away.**

**Also, we now have an accurate record of the existing conditions that DHHR can easily access now and into the future."**

*Greg Nicholson, DHHR Chief Operations Officer*



## **Web Share:**

**3D laser Scanning allows facility owners to view and measure areas with others on their planning and construction team.**

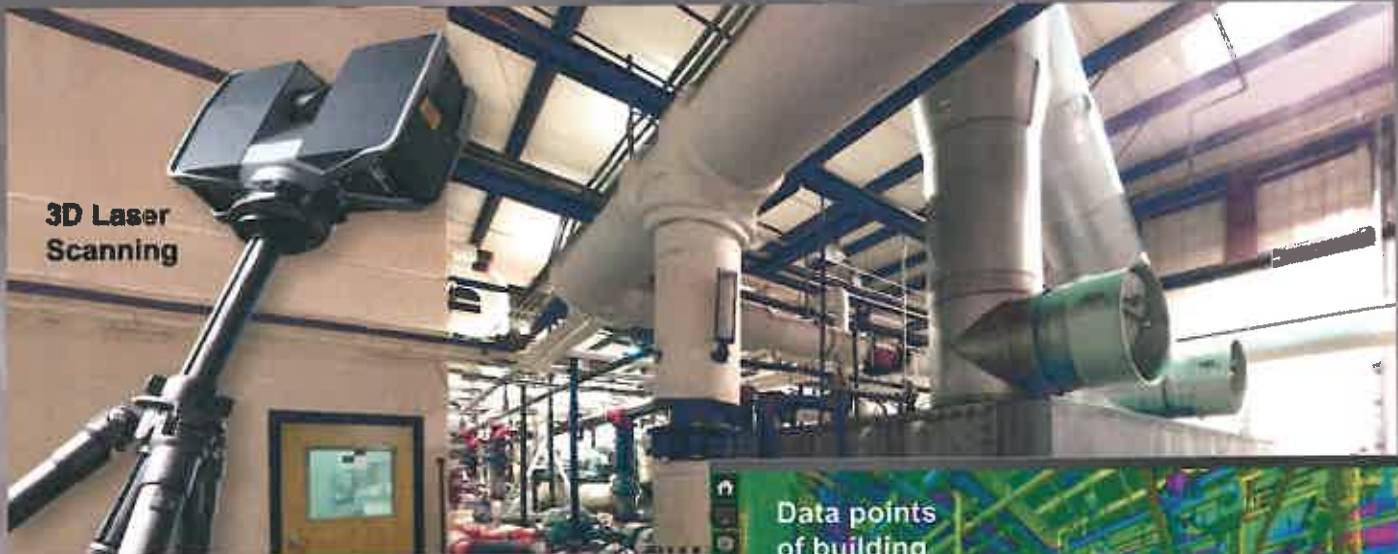




# BIM - 3D Digital Imaging

**"The 3D laser imaging improves quality, saves time and money while providing a valuable resource now and into the future."**

*DHHR*



**"The 3D laser scans safely document hard-to-reach interior areas — this greatly reduces our risk for liability."**

**Also, the excellent details of the laser scans convert to accurate construction drawings, both architectural and engineering."**

*DHHR Director of Construction & Project Management*



**3D Engineering Drawing:**  
Sample of 3D mechanical drawing converted from 3D laser scan data points.


**Web Share:** Helps construction team members integrate existing conditions into BIM models.





**State of WV Purchasing Division**  
Building 22 HVAC Renovations Project

**General Services Division**



**Todd Zachwieja**  
PE, CEM, LEED AP  
Principal-in-Charge

**Ted Zachwieja III, PE, CEM**  
ZDS CTO, BIM Manager  
& MEP Engineer

**Chase Thomas, PE**  
ZDS MEP Engineer &  
Commissioning

**Jim Watters**  
ZDS Construction Administration

**Vineel Busa, BSME, MSME, EI**  
ZDS MEP Designer

**Larry Weese, BSF, MSF**  
ZDS MEP Designer



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

**James Swiger, AIA, NCARB,  
LEED AP BD+C**  
WYK President - Project Architect

**Stephen Kelley, Associate AIA**  
WYK Senior Project Manager





## **ZDS** Principal-in-Charge

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**Ted (Todd) A. Zachwieja**, BSME, MSEM, P.E., CEM, LEED AP with over 40 years of experience in MEP design, energy management, IAQ and commissioning. Nationally recognized for expertise in IAQ, LEED and Certified Energy Manager. Received "Legend in Energy" by AEE in 2007/2008. Founding partner of **ZDS**.



## **ZDS** Chief Technical Officer, BIM Manager/MEP Engineer

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**Ted A. Zachwieja III**, BSME, P.E., CEM and 2012 Legend-in-Energy Award, specializes in MEP design, energy management, IAQ and commissioning. Forerunner in adaption of 3D scanning for buildings for use in MEP design for renovations. Extensive experience in IT systems administration with over 16 years of experience at **ZDS**. Co-authored BIM Training for Autodesk University presented in Las Vegas 2015, receiving national recognition.



## **ZDS** Construction Administration

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**Jim Watters**, with over 40 years of experience in mechanical, electrical and plumbing design/commissioning and Construction Administration. Extensive construction experience, including cost estimating, contractor coordination and scheduling for various projects.



## **ZDS** MEP Engineer/Commissioning

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**Charles (Chase) J. Thomas**, BSME, P.E. with 10 years of experience specializing in mechanical and electrical engineering design. He provides HVAC, electrical and plumbing design and commissioning services for a variety of clients in West Virginia with extensive experience.



## **WYK** President - Project Architect

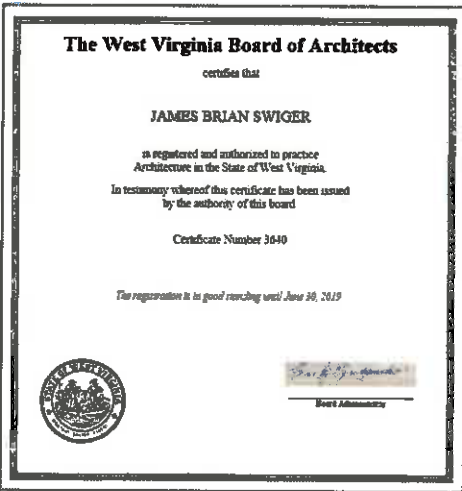
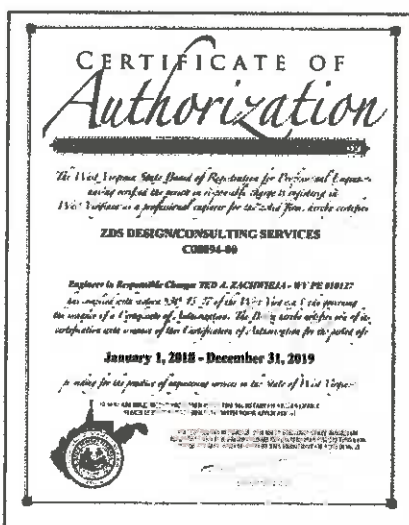
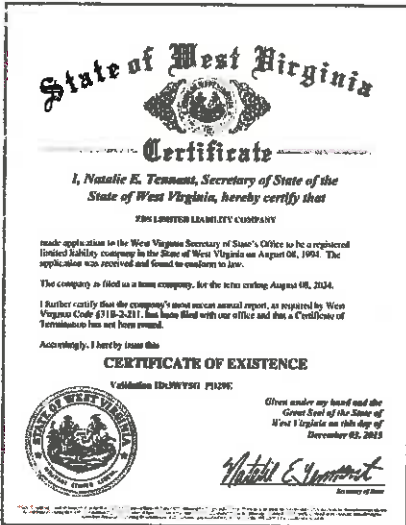
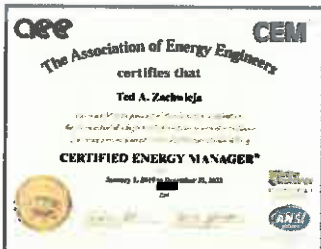
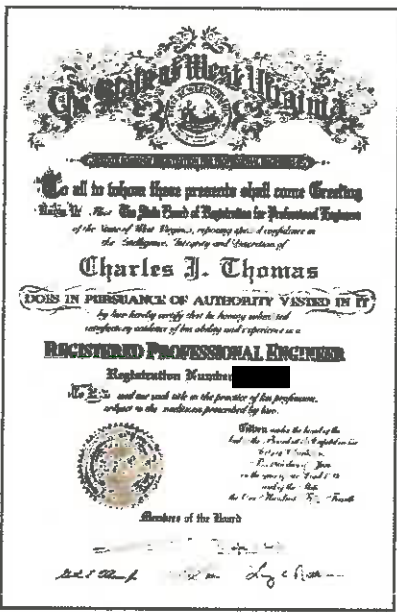
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**James B. Swiger**, AIA, NCARB, LEED AP BD+C - **WYK** President, 20+ years of excellence in architectural design and construction administration. Proven track record with expertise to handle unique project needs and quality control in design and construction projects of all kinds. Has provided architectural consulting services on several previous ZDS projects.





# Team Certifications



# Ted (Todd) A. Zachwieja, P.E., CEM, LEED AP

CEO, Principal-in-Charge M/E/P/FP Design and Commissioning

Todd has over 40 years of experience involving the analysis, design, construction management and specifications for mechanical engineering, heating, ventilating, air conditioning, plumbing, fire protection, electrical and lighting, as well as indoor environmental quality analysis, building system commissioning and forensic engineering for educational, governmental, military, commercial, industrial and health care clients. He is also recognized as a campus master planner for utility infrastructure providing master planning at many Universities, hospitals and the State of WV Capitol Complex.

Prior to starting a consulting engineering firm, Todd Zachwieja coordinated comprehensive energy conservation programs resulting in annual energy savings of millions of dollars. He has managed a profitable regional office for one of the country's largest energy companies that service the southeastern United States. Todd also developed computer modeling programs for building energy analysis and monitoring. He has been invited as an industry leader to present technical papers and speak at professional conferences both regionally and nationally.

Todd selected and designed the pilot project for one of the largest geothermal heat pump applications in the Eastern US including designing custom geothermal rooftop AHU's. He has retro-commissioned HVAC systems for millions of square-feet for facilities located in 10 states. He has been involved with many commercial structures including high-rise commercial building renovations. Todd designed renovations to many existing schools which received **Energy Star Certifications** placing them in the nation's top 25% of energy efficiency schools. *The College Planning and Management Magazine* featured Todd and his work with a major University for the performance contracting programs that save millions of dollars in energy and operating costs. Most projects also qualified for EPA's which requires buildings use over 50% less energy than buildings designed using ASHRAE 90.1.

## GOVERNMENT/HISTORIC/COMMERCIAL PROJECT EXPERIENCE

- Bank One
- Bayer Material Science
- Calvert County Aquatic Center, MD
- Charleston Area Medical Center
- Cass Scenic Railroad Clubhouse, WVDNR
- Coal Heritage Discovery Center
- Culture Center, HVAC & Fire Protection, WV State Capitol Complex
- General Motors Corp. Re-commissioning
- Hopemont Hospital, WVDHHR
- Jackie Withrow Hospital, WVDHHR
- Jackson County Courthouse Annex
- Kanawha County Commission: 120,000 sf Judicial Annex additions/renovations
- Kanawha County Courthouse
- Kanawha County Public Library
- Kanawha County Schools
- Kohl's
- Laidley Towers
- Marshall University
- Mercer County Courthouse Annex
- Olin Corporation
- Phillip Morris USA
- Public Service Commission of WV
- Redmond House, WVDOT
- Rhone-Poulenc
- Robinson Grand Performing Arts Theatre
- Santa Anna Federal Building, CA
- St. Patrick's Church
- Tyler County Schools
- Toyota Motor Manufacturer, WV Inc.
- Union Carbide/DOW
- United Center
- University of Charleston Innovation Ctr
- Walker Machinery
- William R. Sharpe, Jr. Hospital, WVDHHR
- Word Trade Center, MD
- WV Air National Guard including Cx \$45M Fuel Cell/ Maintenance Hangars at Yeager Airport – **LEED Silver Certified**
- WV Army National Guard
- WV Capitol Complex Central Heating Plant
- WV Children's Home, WVDHHR
- WV Department of Transportation/DOH
- WV Division of Protective Services
- WV Higher Education Authority
- WV General Services Division
- WV State Capitol Complex renovations
- WVU Stewart Hall & Wise Library
- Yeager Airport



## PROFESSIONAL REGISTRATIONS

Professional Engineer:

Florida  
Georgia  
Kentucky  
Maryland  
North Carolina  
Ohio  
Pennsylvania  
South Carolina  
Virginia  
West Virginia

Fire Investigation Certification under the direction of Peter Vallas, Sr.

**CEM**

**LEED AP**

Certified Energy Manager  
(C.E.M.) National  
Certification No. [REDACTED]

LEED Accredited Professional,  
National Certification through  
USGBC No. [REDACTED]

## EDUCATION

Masters of Science in Engineering  
Management from West Virginia University  
College of Graduate Studies.

Bachelor of Science in Mechanical  
Engineering from West Virginia  
Institute of Technology



# Ted (Todd) A. Zachwieja, P.E., CEM, LEED AP

CEO, Principal-in-Charge M/E/P/FP Design and Commissioning

## PROFESSIONAL AND COMMUNITY AFFILIATIONS

Member of Investigative Engineers Association (I-ENG-A) and founder of I-ENG-A of the Tri-State Region

**Past President 2013-14, current Governor - WV ASHRAE Chapter**, Served as ASHRAE's Energy and Technical Affairs Chairman for six years. Recognized by ASHRAE Region VII in 2014 with the David Levine Award of Excellence, Presidential Award of Excellence,

Recognized by the International Who's Who of Professionals

Recognized nationally as West Virginia's Business Man of the Year

Recognized by AEE nationally in 2007 as a Legend in Energy

Recognized by AEE nationally in 2008 as a Charter Legend in Energy

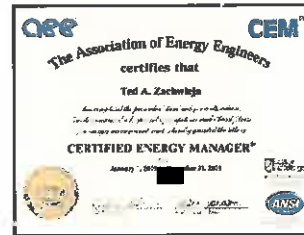
Charter Life Member of the Association of Energy Engineers

Professional Affiliate Member of the American Institute of Architecture

Associate Member West Virginia Society for Healthcare Engineering

Member of the International Code Council

Member of the National Society of Professional Engineers



## OTHER RECOGNITIONS

Selected by WVU and the WV Division of Energy to train Code officials and the design community on ASHRAE 90.1 State Energy Code

Presented at regional and national conferences including the annual National System Commissioning Conference

Contributing editor and served on the Editorial Review Panel for *"The Handbook of Building Management and Indoor Air Quality"*

Contributing editor *"Ventilation for a Quality Dining Experience"*

Contributing editor and served on the Editorial Review Panel for *INvironment Professional, Power Prescriptions* and other publications and articles featuring Indoor Air Quality (IAQ) and MEP engineering systems

Energy Star Certified for facilities in the nation's top 25% of energy efficiency

1<sup>st</sup> Place 2014 ASHRAE Technology Award, Region VII

LEED Silver Certified WVANG Fuel Cell/Maintenance Hangar, Charleston, WV

LEED Gold Certified Harvard Arboretum, Boston, MA

First ASHRAE bEQ certified building in West Virginia, 2015



# Ted Zachwieja III, P.E., CEM

Chief Technical Officer

Ted has over 16 years of experience in building construction design industry. His strategic thinking and development of technical resources at ZDS has helped streamline design processes and improve quality of work office wide. Ted is an innovative problem solver in engineering design, communication methods and management of BIM models between stakeholders during a design project. As a pioneer and a believer in technological processes Ted has championed Integrated Design Practices that has become the fabric of ZDS's day to day operations.

Ted developed ZDS's 3D Scanning services which have assisted in collecting key existing conditions for renovation projects, forensic engineering, historical preservation, and high definition reality capture. Ted has in depth experience on collection, registration, and scan to BIM processes. He has provided training and developed materials for best practices when using 3D scan data. Ted's 3D scanning experience includes governmental, educational, health care, industrial, and commercial facilities. He also has experience in speaking on how 3D laser scanning impacts our industry today.

Ted develops, designs and manages the IT systems. The experience encompasses development and deployment of central server systems to networked client computer systems, strategic development for ZDS' Integrated Design Processes, and research and development into new technologies to continue staying on the cutting edge for ZDS and others.

Ted's project experience includes design and commissioning for heating, ventilating, air conditioning, plumbing, fire protection, electrical and lighting systems for educational, health care, industrial and commercial facilities. His experience encompasses working both on new construction and renovation projects. He also is experienced in historical facilities including theatrical.

Ted maintains an active membership to the ASHRAE professional society and also has a lifetime membership to the Association of Energy Engineers. He maintains an active continuing education towards today's standards and codes as well as participates in ASHRAE at both a local and society level. He was recently appointed to the Electronic Communications Standing Committee with ASHRAE. Ted has designed renovations to existing K-12 schools which received **Energy Star Certifications** placing them in the nation's top 25% of energy efficiency schools.

## GOVERNMENT/HISTORIC/COMMERCIAL PROJECT EXPERIENCE

- WV Air National Guard Maintenance Hangar and Fuel Cell Hangar, Charleston, WV – **LEED Silver Certified**
- Adams Morgan Historic Hotel, DC
- Bayer Material Science
- Catholic Church of Ascension, Parish Hall Renovations
- Coal Heritage Discovery Center
- Culture Center, WV State Capitol Complex
- Highland Museum, KY
- Hopemont Hospital, WVDHHR
- Jackie Withrow Hospital, WVDHHR
- Kanawha County Judicial Annex HVAC Renovations
- Laidley Towers
- Meadowbrook Rest Areas
- I-70 Welcome Center
- CASCI Building, Charleston WV
- Morgantown Welcome Center
- Pocahontas County Community Center
- Redmond House, WVDOT
- Robinson Grand Performing Arts Theatre
- Serbia Rest Areas
- St. Patrick's Church, Weston WV
- Stonewall Jackson Marina
- Tyler County Courthouse, WV
- University of Charleston Innovation Center Additions/Renovations
- William R. Sharpe, Jr. Hospital Additions/Renovations, WVDHHR
- World Trade Center, Renovations, MD
- WV Children's Home, WVDHHR
- WV Parkways Authority, Toll Booth Plazas
- WV State Capital Complex Central Heating Plant
- WVU Wise Library
- White Sulfur Springs Rest Area
- Numerous K-12 School Renovations



## PROFESSIONAL REGISTRATIONS

Professional Engineer:

Florida

West Virginia

Certified Energy Manager (C.E.M.)  
National Certificate No.



## EDUCATION

Bachelor of Science in Mechanical Engineering from Rochester Institute of Technology, Rochester, NY

## AWARDS AND RECOGNITIONS

Awarded 2012 Legend In Energy by the Association of Energy Engineers

Awarded acceptance into ASHRAE's 2015 Leadership University.

ASHRAE Blue Ribbon Award of Excellence

Co-Author at Autodesk University



Energy Star Certified for facilities in the Nation's top 25% of energy efficiency



# James E. Watters

Project Manager/Construction Administration

Jim has over 40 years' experience in design and implementation of lighting, HVAC, plumbing and electrical systems including nine years in the construction industry. He has a comprehensive knowledge of construction documents, contracts, and development of cost estimates, budgets and schedules. Jim's strengths reside in his ability to manage projects and people in an organized and cost-effective manner. Jim has been involved with the design and production of mechanical and electrical drawings including HVAC, plumbing, fire protection, lighting, electrical power, fire alarm and specialized systems. He has worked with and managed engineers in projects for health care, educational and commercial buildings in the states of West Virginia, Florida, Maryland, Pennsylvania, Ohio, Kentucky, Virginia, Georgia, New York, Arizona, Illinois and Massachusetts.

Jim has extensive experience in energy savings' programs for lighting, HVAC, plumbing and electrical systems in hospitals, state and government office buildings, school systems, and manufacturing facilities, as well as managing performance contracts for a large facility's campus totaling \$10,000,000 in construction costs on various projects, including the conception, design and construction administration for the installation of a 1.5 Megawatt emergency generator. The propane-fired generator and associated switchgear in conjunction with 60,000 gallons of propane fuel storage served to provide peak shaving/load shedding to save on the campus utility costs as well as emergency power functions. Through the years, Jim has researched and implemented into practice International Building Codes, NFPA Codes, National Electrical Codes, Life Safety Codes, IES standards, AIA Guidelines for Design and Construction, and ADA guidelines. His involvement in construction through the years has been mainly from the design side of the industry with a 9 year stint working for a contracting firm at the turn of this century. His experience includes coordinating with Architects, Owners and Agencies including an excellent relationship with the office of State Fire Marshal.



## PROFESSIONAL AFFILIATIONS

Member of Investigative Engineers Association (I-ENG-A) of the Tri-State Region

Member of the National Fire Protection Association (NFPA)

Member of the Health Care Section of the NFPA

Member of the Illuminating Engineering Society (IES)

Past member of the American Society of Plumbing Engineers (ASPE)

Past member of the Institute of Electrical Engineers (IEE)

## OTHER RECOGNITIONS



Energy Star Certified for facilities in the Nation's top 25% of energy efficiency

## GOVERNMENT/HISTORIC/COMMERCIAL PROJECT EXPERIENCE

- Bluefield Area Transit Authority Administration and Maintenance Facility
- Kentucky Judicial Center, Boyd County
- Coal Heritage Highway Authority
- Chase Towers (formally Charleston National Bank)
- Culture Center Fire Alarm/Sprinklers, WV State Capitol Complex
- Department of Transportation Rest Area prototype
- Department of Transportation Welcome Center prototype
- Fenway Park Lightning Protection/ Grounding Study, Boston
- Glenville State College
- Hopemont Hospital, WVDHHR
- I-70 Welcome Center
- Jackie Withrow Hospital, WVDHHR
- Jackson County Libraries Renovations
- Kanawha County Commission Judicial Annex Renovations
- Laidley Towers
- Meadowbrook Rest Areas
- Morgantown Welcome Center
- Redmond House, WVDOT
- Rhone-Poulenc New Admin. offices
- Robinson Grand Performing Arts Theatre
- Sacred Heart Pavilion and Daycare Ctr
- St. Patrick's Church
- Shawnee Park Clubhouse
- Stonewall Jackson Marina Renovations
- Tucker County Board Office Boiler Retrofit
- Tucker County Courthouse Renovations
- University of Charleston Innovation Ctr
- William R. Sharpe, Jr. Hospital, WVDHHR
- World Trade Center, MD
- WV Air National Guard including Cx \$45M Fuel Cell/ Maintenance Hangars at Yeager Airport – **LEED Silver Certified**
- WV Children's Home, WVDHHR
- WV Department of Military Affairs, Public Safety Maintenance Facility, Eleanor
- WV Department of Transportation Burnsville Rest Area and Domestic Water Pumping Station—**AIA Merit Award Recipient**
- White Sulphur Springs Welcome Center

# Chase J. Thomas, PE

Project Engineer

Chase has 10 years of experience providing design, Construction Administration and Commissioning services in mechanical, plumbing, fire protection and various electrical systems. His experience encompasses a broad range of Projects including, but not limited to, Commercial, Government, Healthcare, Educational and Industrial facilities. These Projects over the years have ranged extensively from small to large in terms of both physical sizes and construction budgets. He also has construction experience adding a practical hands on knowledge to both design and commissioning.

Chase's specializes in the design/commissioning and layout of HVAC systems, fire protection/sprinkler systems, lighting and other electrical systems. He has an excellent understanding of the design and implementation of piping systems encompassing all domestic water, sanitary waste/vent, storm water and natural gas combined with a knowledge in steam/water heating systems, boilers, pumps, recirculating systems, Thermostatic Mixing Valves, etc. He consistently stays current with applicable Codes and national, as well as local, standards and regulations.

He has a good awareness of all aspects of the design process and how the various disciplines need to be coordinated to avoid conflicts during construction. Chase has maintained growth as technology has changed throughout the years in the field of engineering design and drafting standards beginning with varying degrees of CAD drafting and currently BIM/REVIT.

Chase is the President-Elect for the WV ASHRAE professional society . He maintains an active continuing education towards today's standards and codes as well as participates in ASHRAE at both a local and society level. He has also continued his education with relevant courses associated with the field of engineering, and has been active in leadership training provided through ASHRAE and other highly reputable coaching services.

## PROJECT EXPERIENCE

- Ashland Community & Technical College HVAC Controls
- Ben Franklin Career Center HVAC Renovations and Commissioning, Kanawha County Schools
- Bluestone Dam Gate Controllers Electrical Renovations
- Bluestone & Dunbar Armory HVAC Renovations
- Bonsak Elementary (VA) HVAC Controls Renovations
- Cabell Huntington Hospital Surgery Center HVAC Controls Renovations
- CAMC Memorial Hospital Patient Rooms HVAC Renovations
- New Mountain Valley Elementary Commissioning, Mercer County Schools
- St. Mary's Hospital Patient Rooms HVAC Renovations
- North Fork Elementary Renovations Study
- Pendleton County Middle/High School Renovations Study
- Tucker County High School HVAC Renovations
- Tyler Consolidate Middle/High School HVAC Renovations and Commissioning
- Urlings General Store Renovations
- West Edge Factory Renovations
- Weston Hampton Inn HVAC Retrofit
- WV Capitol Complex Central Heating



## PROFESSIONAL REGISTRATIONS

Professional Engineer:  
West Virginia [REDACTED]

## EDUCATION

West Virginia University  
Bachelor of Science  
in Mechanical Engineering

## AWARDS AND RECOGNITIONS

President-Elect of WV ASHRAE  
Member of Boy Scouts of America  
(Eagle Scout!)  
General Contractor License Holder





**WYK ASSOCIATES, INC.**  
ARCHITECTURE + PLANNING

## Team Profiles

### James Swiger

[www.wykarhitects.com](http://www.wykarhitects.com) > About WYK > Team



## James B. Swiger AIA, NCARB, LEED AP BD+C

### President/Principal-In-Charge

WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

304-624-6326

304-677-3373 Cell

304-623-9858 Fax

[www.wykarhitects.com](http://www.wykarhitects.com)

[james@wykarhitects.com](mailto:james@wykarhitects.com)

### Memberships

WV AIA Board of Directors  
2007 - 2009



He is a Harrison County native involved with several community and professional organizations.

James has gained broad experience in both the private and public sectors of the construction / design industry. His completed work reflects a variety of projects with values ranging from thousands of dollars to over \$22 million.

#### Education

5-Year Bachelor of Architecture, 1996  
University of Tennessee, Knoxville, TN  
NAAB Accredited University

#### Architectural Registration

West Virginia [REDACTED]  
Ohio [REDACTED]  
Pennsylvania [REDACTED]  
Virginia [REDACTED]  
Maryland [REDACTED]  
National Council of Architects [REDACTED]

#### Honors and Awards

2015 Clarksburg Uptown Business Member of the Year

2015 Campaign Chair - United Way of Harrison County, inc.

2015 Harrison County Chamber of Commerce Education Committee Chair

2015 "Young Gun" WV Executive Magazine

2013 AIA-WV Merit Award for Achievement in Architecture Design - Unbuilt: Shinnston Community Center, Shinnston, WV

2013 AIA-WV Merit Award for Achievement in Architecture Design; Fairmont State University- Frank and Jane Gabor Folklife Center, Fairmont, WV - Interior and Exterior

Energy Star Certification, Elkins Middle School, Elkins, WV

2010-11 Cambridge Who's Who Honored Member

2009 West Virginia Kiwanis District Governor's Award for "Promoting Membership Growth"

2008 Volunteer of the Year - Harrison County Chamber of Commerce

2008 Selected "Generation Next: 40 Under 40" by the West Virginia State Journal

2008 Strathmore's Who's Who Worldwide Recipient

2008 AIA-WV Merit Award for Achievement in Architecture

West Pike Street Parking Facility in Clarksburg, WV (Co-Design Architect)

#### Professional Affiliations

American Institute of Architects

AIA - West Virginia

National Council of Architectural Registration Boards

Accredited Professional  
U.S. Green Building Council  
Building Design + Construction

USGBC-WV Chapter

League of Historic American Theatres

National Trust for Historic Preservation

NFPA - National Fire Protection Agency

WVSHE - Associate Member of West Virginia Society for Healthcare Engineering

Affiliate Member of Builders Supply Association of West Virginia

#### Civic Affiliations

Health Access - Board of Directors

Clarksburg Uptown - Vice President / Board of Directors

Salem International University- Advisory Committee to the School of Business

Harrison County Chamber of Commerce - Board of Directors (2013-15)

United Way of Harrison County, Inc.; Board of Directors (2009-2016) - Executive Committee "Stonewall Leadership Contributor"; 2015 Campaign Chair

Kiwanis Club of Clarksburg 2008/2009 President

Kiwanis Division 3  
2009/2010 Lieutenant Governor

Kiwanis Club of Clarksburg 2018 - Present  
Volunteer and Service Committee Chair

Salem International University - Auxiliary

V.W. Stonewall Leadership Contributor

Salem Area Chamber of Commerce - Past Board Member

West Virginia Kiwanis District - District 3 - Past Lieutenant Governor

Harrison County Chamber of Commerce - Post Education Committee Chair

Salem Elementary School Nature/Fitness Trail - Project Manager

Bi-County Nutrition, Inc. - Board Member



**WYK ASSOCIATES, INC.**  
ARCHITECTURE-PLANNING

## Team Profiles

### Stephen Kelley

[www.wykarchitects.com](http://www.wykarchitects.com) > About WYK > Team



### **Stephen M. Kelley** **Associate AIA**

**Senior Project Manager**

WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

304-624-6326

304-623-9858 Fax

[www.wykarchitects.com](http://www.wykarchitects.com)

[stephen@wykarchitects.com](mailto:stephen@wykarchitects.com)

#### Vita

While in college, Stephen worked two years for a construction company that focused mainly on roofing and masonry work of historic homes and buildings in the Philadelphia area. After graduation he took that experience and applied it to several projects at another local architecture firm, all the while completing his profession's required Intern Development Program. He is currently pursuing his professional license.

Stephen has gained broad experience in both the private and public sectors of the construction/design industry. He has been either the Project Designer or Project Manager in a range of projects totaling over \$22 million in value.

#### Education

5-Year Bachelor of Architecture, 2000  
Philadelphia University  
NAAB Accredited University

#### Professional Affiliations

American Institute of Architects (AIA),  
National Chapter, Associate Member

American Institute of Architects (AIA),  
West Virginia Chapter, Associate  
Member

#### Civic Affiliations

Salem Area Chamber of Commerce -  
Past Board Member

Harrison County Development  
Authority - Past Board Member

Fort New Salem Foundation -  
Current Board Member

Sperry-Davis VFW Post 9151  
Quartermaster 2008 - Present

Dept. of WV - District 3  
Quartermaster (2015/2016)

Sigma Mu Fraternity Alumni,  
Mu Pi Chapter

United Way of Harrison County, Inc.,  
Stonewall Leadership Contributor

### Associated Memberships





**ZDS** has worked on hundreds of projects in West Virginia including many with Governmental agencies. We encourage you to call the references listed below:

1. **Mike Pickens**, Retired Executive Director, WV Department of Education: (304) 400-9993; involved with dozens of MEP projects in WV since the 1990's.
2. **Chuck Smith**, Executive Director of Facilities Operation, Kanawha County Schools: (304) 348-6148, dcsmith@mail.kana.k12.wv.us; for projects with Kanawha County Schools as well as previous projects with the Kanawha County Commission.
3. **Charles Wilson**, Retired Executive Director Facilities Operation, Kanawha County Schools: (304) 533-6149, cwilson@mail.kana.k12.wv.us and **Amanda Washington**, Coordinator Facilities Planning, Kanawha County Schools: (304) 348-6148, awashington@mail.kana.k12.wv.us; for many projects with Kanawha county Schools.
4. **Ron Adkins**, former Project Manager for WV Air National Guard projects: (304) 634-9379, currently Construction Manager for WVDHHR: ron.adkins@wv.gov; multiple additions and renovations projects for William R. Sharpe, Jr. Hospital, Weston, WV including support for other WVDHHR facilities since 2011.
5. **Greg Nicholson**, Retired Chief Operations Officer, WVDHHR: (304) 552-0101, gregnicholson@suddenlink.net; involved with seven hospitals consisting of multiple projects at each facility.
6. **David Sneed**, Executive Director of WV School Building Authority: (304) 558-2541, david.a.sneed@wv.gov; involved with dozens of MEP projects in WV since 1990's.
7. **Gary Boyd**, Director of Facility Services, University of Charleston: (304) 357-4871, garyboyd@ucwv.edu; worked on projects at both WVU and UC involving MEP systems since 1990's.
8. **Robin Daquilante**, Superintendent, Tyler County Schools: (304) 758-2145, rdaquila@k12.wv.us and **Amanda Kimball**, Director of Facilities, Tyler County Schools: akimble@k12.wv.us; for renovations to Tyler Consolidated Middle/High School.



1. **James A. Harris**, Former County Administrator of Harrison County, current Executive Director, Health Access, Inc., Clarksburg, WV: (304) 622-2708.
2. **Geoff Marshall**, CHFM, CHC, Vice-President of Support Services, United Hospital Center, Bridgeport, WV: (681) 342-1220.
3. **Martin Howe**, City Manager, City of Clarksburg, Clarksburg, WV: (304) 624-1677.
4. **Dr. Judy P. Byers**, Director of Folklife Center, Fairmont State University, Fairmont, WV: (304) 367-4861.



February 1, 2017



**Michael Pickens**

172 Oak Street

Dunbar, WV 25064

(304) 400-9993

**RE: ZDS Design/Consulting Services**

I have had the privilege to work with ZDS Design/Consulting Services' principals and many of their staff since working at the School Building Authority in the 1990's in my roles at the School Building Authority to my current role as Executive Director of the Office of School Facilities at the West Virginia Department of Education.

When an emergency issue arose, they would immediately make themselves available to help. ZDS's principal, Todd Zachwieja, did not hesitate to board a helicopter during a weekend to help assess the damage to the State's school facilities when damaging floods occurred. Helicopters were the only way to reach many of the facilities because the roads had been washed away or were impassible. Anytime a challenging issue has arisen that no one knew how to resolve, ZDS has stepped up to solve the challenges. Their extensive engineering knowledge of energy efficient systems, HVAC, controls, lighting, power and plumbing systems has always been at the leading edge in the industry, providing innovative solutions that also minimize energy and operating costs. I have always considered their approach in engineering design and commissioning for buildings to be the best and would highly recommend them to anyone.

Their ability to work with the State Fire Marshal and other agencies – while guiding everyone to a practical design approach – always provided each project with the best value. They are much more than excellent design engineers; they also understand the importance of operating and maintaining equipment and have hands-on knowledge to troubleshoot and also commission to ensure our projects were a great success. Their combined engineering design and commission skills prove to be invaluable.

ZDS Design/Consulting Services was also selected to help the WV Department of Education and the School Building Authority in writing new codes and standards to raise the bar for the entire State. They were chosen because their projects were a success while we were having challenges with others. Todd Zachwieja was also asked to teach school facility staff members, and his reference books continue to be used today. I would always think of ZDS first whenever a challenge would occur, knowing I would get the best results possible.

I trust ZDS's staff in their technical expertise and their approach in solving challenging engineering issues and believe that anyone who uses them will be as satisfied as I have been. They are worth it!

Sincerely,



Michael E. Pickens



## Boyd, Gary MA, CFP

---

2300 MacCorkle Ave. SE | 304 357-4871 | garyboyd@ucwv.edu

**August 11, 2016**

To Whom It May Concern

With well earned respect I would like to recommend ZDS as a high quality MEP design firm.

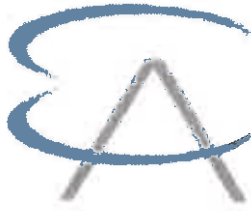
I have had multiple opportunities to work on highly technical projects with Todd Zachwieja and his team of skilled engineers. The first project that I had the opportunity to work with ZDS was a WVU project that connected several older chillers to develop a chilled water loop on the downtown campus. The project included piping through congested areas, load calculations, differential pressure and pump control, and load balancing. This project was designed to become a phased approach to a central chiller plant which is now in operation. The project was efficiently managed and the performance exceeded expectations. As the system changed and older chillers were removed from the loop, Todd always responded to questions and concerns to insure a positive outcome for the overall objective.

At present I am working with ZDS on a University of Charleston project constructing a new Innovation Center and Athletic Complex. ZDS has accommodated many twist and changes to this project. We are on track to open the new facility in December of this year. I have found Todd and his team to be highly responsive and professional.

Sincerely,



**Boyd, Gary MA, CFP**  
**Director of Facilities**  
**University of Charleston**



## References

### **ELSWICK & ASSOCIATES, LLC**

April 15, 2017

To Whom It May Concern:

I am distinctly honored to provide this letter of recommendation for ZDS Design/Consulting Services to your organization. I have known ZDS's principals and many of their staff since working with Ted and Todd Zachwieja at West Virginia Institute of Technology located in Montgomery, WV, from the 1970's, while I was the Physical Plant Director there. That relationship continues through today. Their knowledge of energy efficient systems related to Heating, Ventilating, and Air-Conditioning (HVAC), Building Automation Systems (BAS), lighting, power distribution, and plumbing systems has always been at the cutting edge of the industry. They have routinely provided innovative solutions to complex design challenges while minimizing energy and operating costs and enhancing maintenance efficiency. I have always considered their approach to engineering design and commissioning systems first for higher education, hospitals and schools to be superior and I would recommend them to anyone.

Throughout my career I have continued my working relationship with Ted and Todd Zachwieja and Jim Watters while I was Director of Facilities Management at Charleston Area Medical Center (CAMC), General Division, located in Charleston, WV. During that time, they provided mechanical, electrical, and plumbing (MEP), engineering, and construction administration services for all areas of CAMC's facilities. Their knowledge of health care code and practical design approach always provided the uniqueness required for the scope of the work. They understood the importance of operating and maintaining equipment and used their hands-on knowledge to ensure all our projects were on schedule and within budget. As a matter of fact, Todd led the first energy services performance contract in West Virginia. Through Todd's leadership, CAMC saved in excess of \$800,000.00 annually in energy costs and those savings were used for mechanical, electrical, and infrastructure upgrades at all three CAMC divisions. Ted, Todd, and Jim also assisted in many other projects at all CAMC divisions, including commissioning the work implemented as part of the energy savings program. Their combined engineering design and commissioning skills proved to be invaluable.

I also worked with ZDS Design/Consulting Services while I was Director of Facilities, Planning and Management at Washington & Lee University in the 1990's. They designed, acted as the construction project manager and commissioned the campus chilled water plant and distribution system to address the needs of the growing campus while fast tracking the project from start to finish in just nine months. I would always think of ZDS first whenever I was faced with a challenge, knowing that I would get the best technical expertise available.

513 Havana Dr.  
Charleston, WV 25311  
304.542.8877



Likewise, ZDS helped establish one of the first performance contracting programs in the State of Ohio's higher education system for Ohio University, saving the Athens campus millions annually while the savings were used for the mechanical, electrical and building automation improvements to generate the savings.

I have the utmost confidence in the technical expertise, the collaborative approach and ethical standards of ZDS Design/Consulting Services. Furthermore, these individuals are truly honorable professionals. In this regard, if you have questions or need additional information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bill Elswick', with a long, sweeping horizontal stroke extending to the right.

Bill Elswick, MBA, CEO



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

State of West Virginia  
 Centralized Expression of Interest  
 02 -- Architect/Engr

Proc Folder: 558293

Doc Description: Building 22 HVAC Renovations Design Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2019-03-25	2019-04-19 13:30:00	CEOI 0211 GSD1900000006	1

**BID RECEIVING LOCATION**

BID CLERK

DEPARTMENT OF ADMINISTRATION

PURCHASING DIVISION

2019 WASHINGTON ST E

CHARLESTON

WV 25305

US

**VENDOR**

Vendor Name, Address and Telephone Number:

ZDS Design/Consulting Services  
 281 Smiley Drive  
 St. Albans, West Virginia 25177  
 (304) 755-0075

**FOR INFORMATION CONTACT THE BUYER**

Linda B Harper  
 (304) 558-0468  
 linda.b.harper@wv.gov

Signature X

FEIN # 550735995

DATE April 19, 2019

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



**ADDITIONAL INFORMATION.**

## Expression of Interest

The West Virginia Purchasing Division for the agency, The West Virginia General Services Division, is soliciting CEOI responses from qualified firms to provide architectural/engineering services for Building 22 HVAC Renovations Project located at 1001 Lee Street, Charleston, WV 25301, per the attached documentation.

INVOICE TO	SHIP TO
DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION 112 CALIFORNIA AVENUE, 5TH FLOOR CHARLESTON WV25305 US	DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION BLDG 22 - TAX AND REVENUE 1001 LEE ST CHARLESTON WV 25301 US

Line	Comm Ln Desc	Qty	Unit Issue
1	Building 22 HVAC Renovations Design Project		

Comm Code	Manufacturer	Specification	Model #
81100000			

## Extended Description :

Building 22 HVAC Renovations Design Project - Online Responses Prohibited.

**SCHEDULE OF EVENTS**

Line	Event	Event Date
1	Question Deadline 3:00 PM	2019-04-08

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §81-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: ZDS Design/Consulting Services

Authorized Signature: *Todd G. Schirer* Date: April 19, 2019

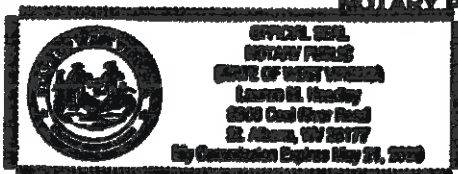
State of West Virginia

County of Kanawha to-wit:

Taken, subscribed, and sworn to before me this 19 day of April, 2019.

My Commission expires May 21, 2020.

AFFIX SEAL HERE



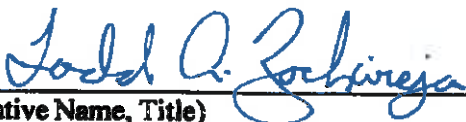
NOTARY PUBLIC

*Lauren M. Headley*  
Purchasing Affidavit (Revised 01/19/2018)

**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.

ZDS Design/Consulting Services  
(Name, Title)  
Todd A. Zachwieja, Principal, CEO  
(Printed Name and Title)  
281 Smiley Drive, St. Albans, WV 25177  
(Address)  
304-755-0075 / 304-755-0076  
(Phone Number) / (Fax Number)  
todd.zachwieja@zdsdesign.com  
(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation 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 for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

ZDS Design/Consulting Services  
(Company)  
  
(Authorized Signature) (Representative Name, Title)  
Todd A. Zachwieja, Principal, CEO  
(Printed Name and Title of Authorized Representative)  
April 19, 2019  
(Date)  
304-755-0075 / 304-755-0076  
(Phone Number) (Fax Number)



**ADDENDUM ACKNOWLEDGEMENT FORM**

**SOLICITATION NO.:** CEOI 0211 GSD1900000006

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**  
*(Check the box next to each addendum received)*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input checked="" type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

ZDS Design/Consulting Services  
Company

Jodd A. Zebineja  
Authorized Signature

April 19, 2019  
Date

**NOTE:** This addendum acknowledgment should be submitted with the bid to expedite document processing.