



engineering | architecture | geospatial

RECEIVED  
2020 MAR 26 AM 9:45  
WV PURCHASING  
DIVISION

## Expression of Interest

# Architecture & Engineering Services Camp Dawson Building 215 Medical Wing Renovation CEOI ADJ2000000006

## WV Department of Administration WV Army National Guard

### Table of Contents

#### Cover Letter

- Section 1.0** GRW Introduction and Experience at Camp Dawson and with the West Virginia National Guard
- Section 2.0** Project Experience
- Section 3.0** Staff Qualifications
- Section 4.0** Approach & Methodology for Meeting Goals & Objectives
- Section 5.0** Project Management & Quality/Cost Control
- Section 6.0** References
- Section 7.0** West Virginia EOI Forms



GRW | engineering | architecture | geospatial

801 Corporate Drive | Lexington, KY 40503

859.223.3999 | www.grwinc.com

March 23, 2020

Ms. Tara Lyle, Buyer Supervisor  
Department of Administration, Purchasing Division  
State of West Virginia  
2019 Washington Street East  
Charleston, WV 25305-0130

**RE: Camp Dawson Building 215 Medical Wing Renovation**  
**Solicitation No.: CE01 ADJ2000000006**

Dear Ms. Lyle and Selection Committee Members:

Achieving the goals you've established for the Medical Wing Renovation at Camp Dawson is important for the West Virginia Army National Guard's mission. GRW would like to work with you on this project – and we believe we offer you the right experience and expertise to successfully delivery the results you require.

**Experience and Familiarity.** GRW is a full-service A/E design consulting firm that has been working with clients like you on similar projects throughout the region for more than 50 years. Our project team's experience with the National Guard in West Virginia is substantial and ranges from projects at Camp Dawson to the West Virginia ANG's 130th Airlift Wing, 167th Airlift Wing, and 167th Airlift Wing. **See Sections 2.0 and 3.0.**

GRW and its subsidiary Chapman Technical Group (offices in St. Albans and Buckhannon, WV) also have extensive experience in developing projects through the WV Purchasing Division. For example, we have designed, bid, and constructed numerous, major Division of Natural Resources projects throughout the state, as well as projects for the Department of Highways. Although every agency has its own particulars with regard to bidding projects, our experience with the WVARNG and the State's Purchasing Division will help ensure effective and efficient project delivery.

**We Are Committed to Your Success.** Taking care to meet your goals for your budget and schedule is a priority, as it is on every GRW project. The ultimate measure of success is how well the completed projects meet your needs and aspirations. To this end, our project team is committed to establishing an inclusive, methodical and logical approach to the design process. **See Sections 4.0 and 5.0.**

Thank you for your consideration and for the opportunity to work with you. We look forward to the next step in your selection process where we can present our additional ideas toward the successful completion of your project.

If you have questions about our qualifications or any other items, please feel free to call or email.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Aaron Nickerson'.

Aaron Nickerson, AIA, LEED Green Associate  
GRW Architect / Project Manager

859-223-3999, ext. 321  
anickerson@grwinc.com

# 1.0 GRW Introduction

## About GRW

Founded more than 50 years ago, GRW is an employee-owned architectural, engineering and geospatial services firm with more than 200 employees.

At GRW, we have the ability to address your projects from nearly every angle. Because of our in-house capabilities, we can more easily tailor our approach allowing our teams to deliver more quickly, with greater potential for more accurate cost estimates, and fewer change orders.



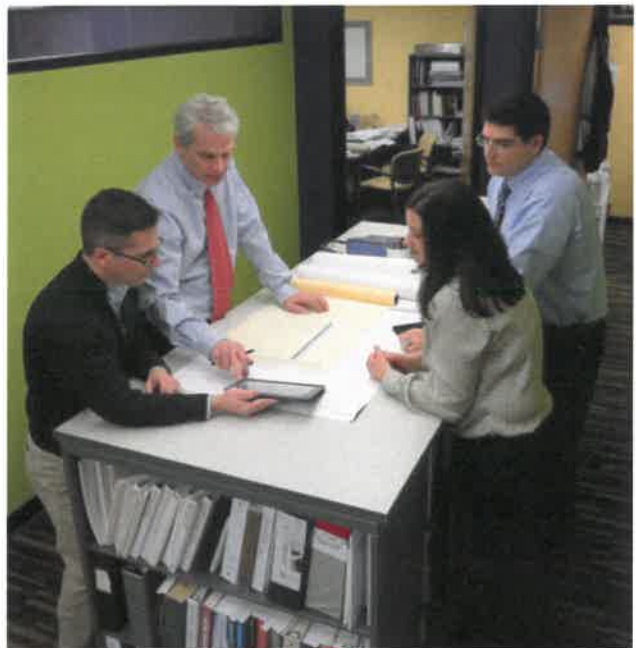
Among our achievements, GRW is listed in *Building Design and Construction's Giants 300*

report as one of the nation's top Architecture-Engineering firms. Also, since 1972, GRW also has been recognized nationally as a top producing firm by *Engineering News-Record*.

## Our Corporate Culture

Our corporate culture is one of close collaboration with an approach that gives our project managers and their project teams a hands-on approach, as needed, from planning through construction phases.

At GRW, we know that business relationships are built on trust – the ability to trust your business partner to deliver on their promises. By choosing GRW for your professional services, you are choosing a company that delivers on our promises. You can expect our full attention starting on day one, and extending to the day of project completion and beyond. **Listening diligently to your needs, and those of your stakeholders, is the hallmark of our approach.** Delivering projects that meet our clients' goals – honestly, reliably, and efficiently, time after time – is the reason why GRW has achieved a 90% rate of repeat business.

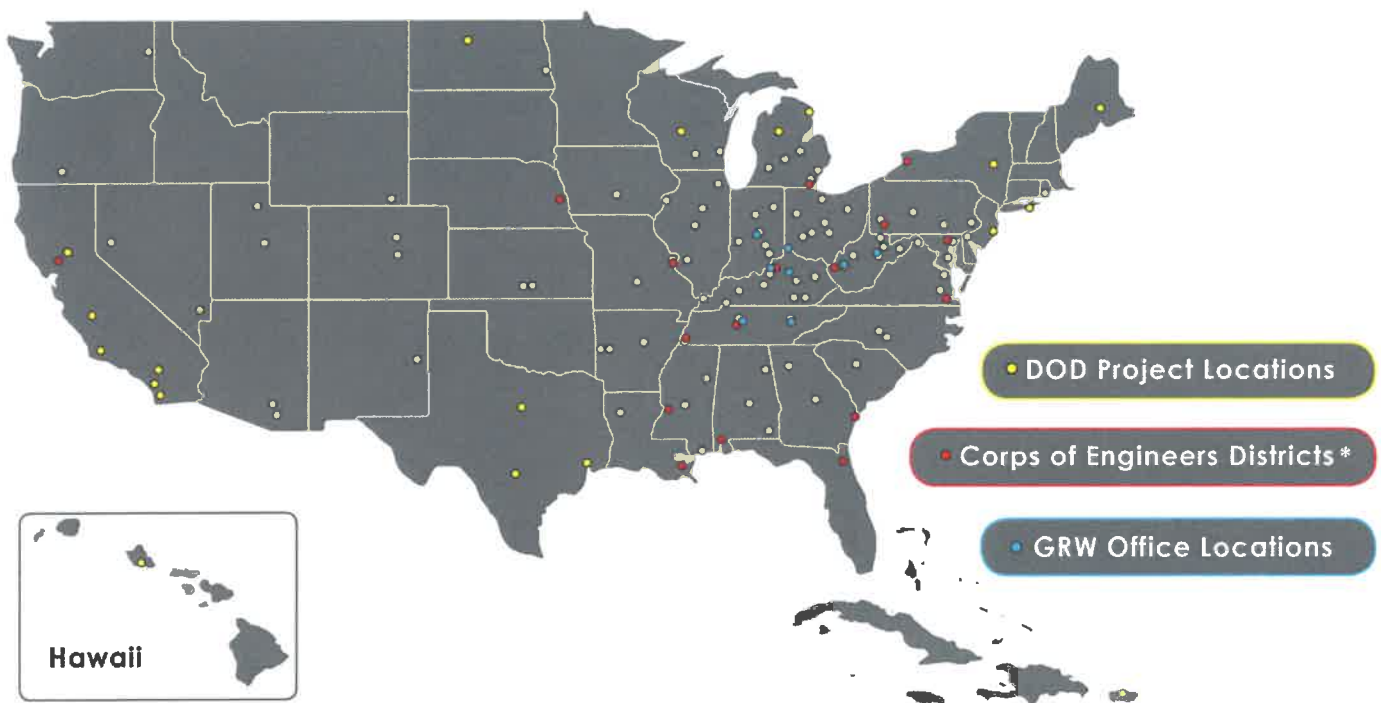


## Department of Defense Experience

GRW brings to the table a wide ranging body of military experience that includes work for the National Guard, U.S. Army, U.S. Air Force, the U.S. Army Corps of Engineers, and the Naval Facilities Engineering Command (NAVFAC). These projects include renovation and new construction work, as well as military master plans, and a broad range of geospatial services.



The map below provides a general geographic overview of where we have provided services to the military.



\* U.S. Army Corps of Engineers work encompasses multiple IDIQs and task orders in 18 Districts  
OCONUS Locations: Kadena Air Base, Okinawa, Japan, and Camp Lemonnier, Djibouti



## GRW's Experience at Camp Dawson and with the West Virginia Army & Air National Guard - Partial List

GRW has a long history of experience with the West Virginia Army and Air National Guard. Examples of many of these projects are shown on these pages.

### West Virginia ARNG Camp Dawson Ranges at Briery Mountain, Kingwood, WV –

Project includes design and construction of new Hand Grenade Familiarization Range and Live Fire Exercise Breach (LFEB) Training Range at Briery Mountain Training area to conform site to government standard Breach Range Design Requirements. Included design of access road to the remote site, electrical connections, breaching structures, open covered range operations and control shelter, storage building, dry latrine, covered viewing stands, and parking area. **Client Contact:** MAJ Robert Kincaid, Jr., Range Operations Manager, (304) 791-4459, robert.j.kincaid.mil@mail.mil

### West Virginia ARNG Camp Dawson Live Fire Exercise Shoot House, Kingwood, WV –

Design for innovative re-use of a recently-acquired former industrial complex adjacent to Camp Dawson to provide a \$2 million Live Fire Exercise Shoot House, including shoot house to be housed in a metal warehouse, operations / storage, after action review (AAR) facility, ammunition breakdown facility, warehouse restroom renovation, access road and parking area, and utility services. Completed conceptual design for LFSH facility with final design and construction of LFSH completed by selected vendor (design / build); balance of

facilities delivered with traditional design / bid / build approach.

**Client Contact:** MAJ Robert Kincaid, Jr., Range Operations Manager, (304) 791-4459, robert.j.kincaid.mil@mail.mil

### West Virginia ARNG Relocation of Camp Dawson Electrical Power and Communications Lines, Kingwood, WV –

Study and design for 4-phase construction program to relocate overhead electrical power lines and communications lines (telephone, data, etc) to underground duct banks in order to eliminate historic problems associated with overhead services. Phase 1: 3000 LF of power line relocation to new underground duct banks, with the associated replacement of pole-mounted transformers with pad-mounted transformers (1000 KVA to 50 KVA). Phase 2: Relocation of communications service to new underground duct banks along Phase 1 route. Phases 3 & 4: Relocation of approximately 2000 LF of overhead power lines and overhead communications lines to new duct banks, respectively.

**Client Contact:** MAJ Robert Kincaid, Jr., Range Operations Manager, (304) 791-4459, robert.j.kincaid.mil@mail.mil

### West Virginia ARNG Camp Dawson Volkstone Training Area Utility Upgrade, Kingwood, WV –

Expansion of sewer (1,996 LF), water (1,996 LF) and electric (1,797 LF) to all

existing and future buildings, unit training equipment site (UTES) and wash rack locations. Also includes design of Forward Operating Base (FOB) including 20 14' x 16' wooden buildings, new bath house for approximately 200 people and pavilion. **Client Contact:** MAJ Robert Kincaid, Jr., Range Operations Manager, (304) 791-4459, robert.j.kincaid.mil@mail.mil

### West Virginia ANG 130th Airlift Wing Master Plan Update and CIP, Charleston, WV –

Engineering consulting for preparation of a Web-Enabled Master Plan Update and GeoBase Common Installation Picture (CIP) for the 130th Airlift Wing in Charleston to evaluate benefits and impacts associated with acquiring additional airfield property for aircraft parking, operations, and maintenance facilities to meet current and future proposed missions. Identified constraints and opportunities that apply to the 130th AW aircraft parking, operations and maintenance areas, including Anti-Terrorism/Force Protection (AT/FP) measures; quantified existing and required airfield facilities; developed new alternatives for long- and short-range plans; and created plan tabs that depict constraints and opportunities, long- and short-range development plans, land use and circulation plan, real

estate plan, and facility utilization plan. **Client Contact:** Capt Harry Netzer, Deputy BCE, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

#### **West Virginia ANG 130th Airlift Wing Communications Duct, Charleston, WV**

– Concept Development Report to select a preferred concept for a new duct system for routing the base's communications network to a new Communications Facility. New fiber optic cable for base network will consist of two ITNs (Information Transfer Nodes); ITN-1 in the new Communications Facility and ITN-2 in new hangar, Building 407. Duct bank will carry fiber optic lines, television and coaxial cabling; allows looping of current system; and provides redundancy of assets. A 4-duct and a 12-duct PVC conduit system with inter-duct is proposed. **Client Contact:** LtCol Rick Thomas, Base Civil Engineer

#### **West Virginia ANG 130th Airlift Wing Aboveground Fuel Storage Dispensing Facility, Charleston, WV**

– Design for a new aboveground fuel station for the installation's government-owned vehicles, comprising two new aboveground tanks (1 diesel, 1 unleaded gasoline) and a new dispensing system, replacing an older fuel station that included underground fuel storage tanks.

**Client Contact:** LtCol Rick Thomas, Base Civil Engineer

#### **West Virginia ARNG Joint Armed Forces Reserve Center and Area Maintenance Support Activity, Ripley, WV**

– Preparation of a Program Planning Document Charrette (PPDC) for replacement of two

local armories and a USAR center with aging facilities and site limitations, with a new, \$17 million Joint Armed Forces Reserve Center and support facilities on a 94-acre site.

Resulting plans include an Armed Forces Reserve Center (60,927 SF), unheated storage (6,000 SF), area maintenance support (4,500 SF) and helipad. **Client Contact:** MG Melvin Burch, (304) 561-6458, [melvin.burch@us.army.mil](mailto:melvin.burch@us.army.mil)

#### **West Virginia ARNG Readiness Center Commissioning Projects, WV**

– LEED Fundamental Commissioning for four building construction projects:

Buckhannon AFRC - Phase I, 38,000 SF and \$13,150,000 construction cost; Morgantown Readiness Center, 58,520 SF and \$20,500,888 construction cost; Moorefield Readiness Center, 57,256 SF and \$17,725,351 construction cost; and Logan Readiness Center, 58,520 SF and \$14,296,326 estimated construction cost. Scope included all commissioning, coordination and documentation required for LEED certification on the HVAC systems and networked controls, the lighting control systems and the domestic hot water distribution systems. **Client**

**Contact:** MAJ Daniel Clevenger, CFMO, (304) 561-6446, [daniel.w.clevenger.mil@mail.mil](mailto:daniel.w.clevenger.mil@mail.mil)

#### **West Virginia ANG 130th Airlift Wing LOX Storage Relocation, Charleston, WV**

– Type A and B design and construction administration services to relocate LOX function to south end of flight line to meet operational and installation development plan

requirements. Facility includes covered storage facility with adjacent tank storage canopy; elevated pads and spill containment structure for storage tanks; paved entry road; protective fencing; and utilities (electric and communications).

**Client Contact:** Capt Harry Netzer, Deputy BCE, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

#### **West Virginia ANG 130th Airlift Wing Squadron Operations Facility Repair, Charleston, WV**

– Design services for \$3 million renovation and energy-efficient improvements to 25,765 SF facility with history of remodeling activities resulting in a building that inadequately serves its users (Administration and Operations, Base Operations, Command Post, and Life Support and Fitness Center). Work included Charrette to develop alternative floor plans. Selected design allows for efficient use of space; HVAC, electrical and fire protection systems upgrade; and roof repairs. Designed to achieve USGBC LEED Certified rating, meet all ANG Sustainable Design criteria and utilize MILCON/SRM split funding. **Client Contact:** Capt Harry Netzer, Deputy BCE, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

#### **West Virginia ANG 167th Airlift Wing Basewide Sewer Line Repair, Martinsburg, WV**

– Planning, design and construction administration services for replacement of sanitary sewer system, circa 1954. Pipe included combination of various construction materials including vitrified clay pipe (VCP) with

dilapidated sections allowing high rates of inflow and infiltration during storm events. **Client**

**Contact:** Col Rodney Neely, MSG Commander, (304) 616-5198

**West Virginia ANG 167th Airlift Wing Maintenance Mall (Building 307) Repair, Martinsburg, WV**

– Concept Development Report for C-5 aircraft complex which requires electrical modifications to meet needs of current occupants' activities, and investigation/resolution of temperature control in numerous locations. Report included detailed discussion of current electrical, architectural and HVAC system problems; recommendations to resolve large-system problems, as well as particular solutions for small areas; conceptual level drawings; conceptual level outline specification; and construction cost estimate. **Client Contact:** Col Rodney Neely, MSG Commander, (304) 616-5198

**West Virginia ANG 130th Airlift Wing Communications Facility Code / Criteria Review, Charleston, WV**

– Code/Criteria Review and LEED Update Report for facility designed to 65% three years prior under separate GRW/NGB contract then put on hold pending funding. Twofold project goal included: 1) identify and delineate known codes/criteria that are either new or updated since 65% Design Submittal; and 2) describe revised LEED 3.0 criteria now in effect for project and outline points for LEED Silver certification, compared to LEED Silver 2.2

criteria in effect at the 65% design stage. **Client Contact:** LtCol Rick Thomas, Base Civil Engineer

**West Virginia ANG 130th Airlift Wing Building 107 Consolidation Study, Charleston, WV**

– Consolidation Study for historic hangar which will be renovated in phases to house Aero-Medical Evacuation Squadron, new Aerial Port Facility and Deployment Processing Center, and mobility storage for Security Forces Squadron. Work included floor plans for each phase as well as final floor plan and construction cost estimate. Major challenge involved consolidation of organizations with a total authorized area of over 50,000 SF into facility with 40,000 SF footprint - no additions were allowed. AT/FP, energy and ADA accessibility measures were incorporated, as well as current ANG guidelines. **Client Contact:** Capt Harry Netzer, Deputy BCE, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

**West Virginia ANG 130th Airlift Wing Security Forces Squadron Facility Renovation and Expansion, Charleston, WV**

– Complete architectural and engineering Type A, B and C services for \$2 million renovation of 5,395 SF SFS facility (B142) including addition of 2,500 SF administrative and training space to better serve unit. Project (MILCON/SRM split funded) increases space and improves mission performance and operational efficiency for command and administrative functions in ways that are energy efficient, code compliant and in

accordance with current ANG policies. Project meets LEED Silver design criteria, and all AT/FP and ADAAG requirements. **Client Contact:** Capt Harry Netzer, Deputy BCE, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

**West Virginia ANG 130th Airlift Wing Building 107 Renovation, Charleston, WV**

– Scope of work included design services (LEED Silver design criteria) for two separately funded (MILCON/SRM) sub-projects to repurpose existing unoccupied hangar into space for the Aeromedical Evacuation Squadron (AES). Repairs and building repurposing includes: new interior spaces within existing facility to accommodate new functions; building exterior repairs, new interior finishes; mechanical and electrical systems upgrade; fire alarm and fire protection systems repair; and site/building revisions to meet ATFP standards. New functional areas include spaces for medical simulation training, maintenance, operations, administration, storage, and other mission-related activities. **Client Contact:** Capt Harry Netzer, Deputy BCE, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

**West Virginia ANG 167th Airlift Wing C-5 Apron Repair, Martinsburg, WV**

– Evaluation and design services to repair fractured/heaved C-5 apron caused by poorly draining base and sub base. Pavement repair of approximately 1,755 SY included demolition and removal of fractured and heaved pavement down to below original base and sub base, compaction of new

material, placing of sub base and base and concrete pavement parking apron, asphalt shoulder stabilization, all constructed to support C-5 aircraft. Utility and site improvements were also included. **Client Contact:** LtCol John Poland, Base Civil Engineer, (304) 616-5198, john.r.poland4.mil@mail.mil

**West Virginia ANG 167th Airlift Wing C-17 Fuel Cell Hangar Modifications, Martinsburg, WV** – Fast-track design of fuel cell hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft. **Client Contact:** Major Emerson Slack, Deputy Base Civil Engineer, (304) 616-5233, emerson.c.slack.mil@mail.mil

**West Virginia ANG 167th Airlift Wing C-17 Maintenance Hangar Modifications, Martinsburg, WV** – Fast-track design of maintenance hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft. **Client Contact:** Major Emerson Slack, Deputy Base Civil Engineer, (304) 616-5233, emerson.c.slack.mil@mail.mil

**West Virginia ANG 167th Airlift Wing C-17 Composite Material Shop, Martinsburg, WV** – Fast-track design of composite material shop to the existing corrosion control hangar required to meet 167AW's change in mission from C-5 to C-17 aircraft. **Client Contact:** Major Emerson Slack, Deputy Base Civil Engineer, (304) 616-5233, emerson.c.slack.mil@mail.mil

**West Virginia ANG 167th Airlift Wing C-17 Corrosion Control Hangar Modifications, Martinsburg, WV** – Fast-track design of corrosion control hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft. **Client Contact:** Major Emerson Slack, Deputy Base Civil Engineer, (304) 616-5233, emerson.c.slack.mil@mail.mil

**West Virginia ANG 167th Airlift Wing Munitions Storage, Martinsburg, WV** – New munitions inspection building, five magazines (all pre-manufactured modular units), new concrete pads (2,865 SF), all-weather pavement (5,566 SF) for vehicular access, gate/fencing,

utilities, exterior lot lighting, communications, and security for the munitions area. **Client Contact:** Major Emerson Slack, Deputy Base Civil Engineer, (304) 616-5233, emerson.c.slack.mil@mail.mil

**West Virginia ARNG Martinsburg Secure Facility, Martinsburg, WV** – Renovations to 2-story area (6,200 SF per level) to provide new secure office space and related support spaces for specific using agency. Includes HVAC replacement; new interior finishes (including raised access flooring), structural roof deck and roofing system, elevator and fire stairs, building security and cameras, and site security fencing, sliding vehicular security gates, exterior parking; and site utility and storm drainage improvements. **Client Contact:** Matthew Reynolds, Deputy Branch Chief - Design & Construction, (304) 561-6568, matthew.t.reynolds18nfg@mail.mil



## 2.0 Project Experience

### West Virginia Air National Guard 130th Airlift Wing Building 107 Renovation

This project included two separately funded (MILCON/SRM) sub-projects. These two companion projects were designed to **re-purpose an existing unoccupied hangar into administrative, simulation training, and storage spaces for the Aeromedical Evacuation Squadron (AES)**. The project was designed to meet LEED Silver design criteria.

The project scope included:

- Upgrade of mechanical and electrical systems to meet current building codes and standards
- Replacement of inadequate restrooms and locker rooms
- Replacement of fire alarm and fire protection systems
- Hardening of the front façade, replacement of windows, and elimination of on-street parking to achieve ATEP compliance
- Construction of new interior spaces and renovation of existing shop areas to create necessary office, training, and support spaces

#### The completed building includes the following programmed spaces:

- Command and administration
- Flight crew support spaces
- Medical simulation areas for flight crew training
- Mobile storage and staging
- Medical equipment maintenance
- Conference rooms, classrooms, and breakrooms
- Restrooms and locker rooms
- HVAC, electrical, and communications support

**Client Contact:** Capt. Harry Netzer, Deputy BCE, WV ANG, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

#### Contractor Performance Assessment Report (CPAR) from Contracting Officer Robert Barker:

- **QUALITY:** Contractor meet requirements for design on this project. Firm worked a difficult task order with 2 project task order numbers, utilizing 2 designs for one project. Quality of work for project benefited the government by providing a thorough final design for the project.
- **SCHEDULE:** Contractor kept to scheduled deadlines for project requirement. Worked well with Base Contracting and Civil Engineering to discuss any issues that would delay deadlines.
- **COST CONTROL:** Contractor kept costs controlled during project and worked very well with Base Contracting and Civil Engineering, keeping pace in utilization of 2 sources of funding, both MILCON and SRM.
- **MANAGEMENT:** Contractor met contractual requirements and worked well with the 130th Airlift Wing Base Contracting Office and Civil Engineering office. No major management issues were noted during the performance of the contract and GRW engineers and team continued to communicate regularly to ensure all aspects of the project were on track.
- **REGULATORY COMPLIANCE:** Performed all necessary environmental testing and occupational health requirements for project; kept base personnel informed of any findings or issues that would significantly delay project completion.
- **ADDITIONAL/OTHER:** Good team to work with; continues to maintain very professional standards and conduct.





## West Virginia Air National Guard 130th Airlift Wing Security Forces Squadron Facility Renovation and Expansion

GRW was retained to provide complete architectural and engineering Type A, B and C services for renovating the existing 5,395 SF Security Forces Squadron facility and adding 2,500 SF of administrative and training space to the facility. This project uses MILCON/SRM split funding to deliver a renovated and expanded SFS facility, which provides increased space for command and administrative functions.

A few relevant spaces and features include:

- **Expanded command/administrative space**
- Arms vault
- Training rooms
- SIPRNet
- ATFP building/site security
- **ADA compliance**

- **Geothermal**
- **Extensive communications infrastructure**
- Split MILCON/SRM funding

This project meets LEED Silver measures for sustainable design.

**Contractor Performance Assessment Report (CPAR) from Contracting Officer Matthew Corcoran:**

- **Quality: Exceptional/Outstanding Overall Job**
- **Schedule: Exceptional/Outstanding Overall Job**
- **Cost Control: Exceptional/Outstanding Overall Job**
- **Management: Exceptional/Outstanding Overall Job**
- **Regulatory Compliance: Exceptional/Outstanding Overall Job**

**Client Contact:** Capt. Harry Netzer, Deputy BCE, WV ANG, (304) 341-6649, [harry.g.netzer.mil@mail.mil](mailto:harry.g.netzer.mil@mail.mil)

## West Virginia Army National Guard Martinsburg Secure Facility

GRW is designing renovations for a secure facility located adjacent to the Eastern WV Regional Airport in Martinsburg, WV. The purpose of the renovation is to provide new secure office space, and related support spaces, for a specific using agency. The main renovated area is on two upper levels, containing approximately 6,200 SF per level. The scope includes:

- **Demolition of existing interior finishes and other improvements within the renovation area**
- **Complete replacement of the existing non-operational HVAC system with a new energy-efficient system**
- **New interior finishes throughout the areas,**

**including raised access flooring throughout the renovated areas**

- New structural roof deck and roofing system
- New elevator and fire stairs
- New site security fencing, sliding vehicular security gates, exterior parking, walkways, site utility improvements, and storm drainage improvements
- New building security and cameras

**Client Contact:** Matthew Reynolds, Deputy Branch Chief - Design & Construction, West Virginia Army National Guard, (304) 561-6568, matthew.t.reynolds18nfg@mail.mil

## West Virginia Army National Guard Camp Dawson Live Fire Exercise Shoot House

GRW provided full architecture and engineering services for the design and construction of a \$2 million Live Fire Exercise Shoot House (LFSH) complex. This project was completed as a combination design-build and design-bid-build program. Primary facilities include a LFSH (1,600 SF), an Operations/Storage facility (1,163 SF), an After Action Review (AAR) facility (1,362 SF) and an Ammunition Breakdown facility (593 SF), totaling approximately 4,720 SF.

The West Virginia ARNG acquired property, a former industrial complex adjacent to Camp Dawson, which included several vacant buildings. The project's first phase involved an on-site Project Planning Document Charrette (PPDC) which enabled the GRW design team to collect information about the vacant buildings and site, interview user groups, develop conceptual floor and site plans, and validate the project DD 1391.

Following the PPDC, GRW developed a conceptual design package for the re-purposing of an abandoned metal warehouse into the 1,600 SF LFSH. This package included drawings and specifications that formed the basis of a design-

build RFP. Final design and construction of the LFSH unit was completed by the selected vendor, under the supervision of GRW and the WV ARNG.

After completion of the LFSH, GRW prepared the design package for the remaining support facilities, which included the Operations/Storage, AAR and Ammo Breakdown facilities; renovation of an existing restroom in the warehouse; and access road, parking area and site utilities. GRW also provided construction administration services for this part of the project which utilized the traditional design-bid-build project approach.

### **Contractor Performance Assessment Report (CPAR) from Contracting Officer Matthew Corcoran:**

- **Quality: Exceptional**
- **Schedule: Exceptional**
- **Cost Control: Exceptional**
- **Management: Exceptional**
- **Utilization of Small Business: Exceptional**
- **Regulatory Compliance: Exceptional**

**Client Contact:** MAJ Robert Kincaid, Jr., Range Operations Manager, West Virginia Army National Guard, (304) 791-4459, robert.j.kincaid.mil@mail.mil

## Indiana Army National Guard Readiness Center, Lawrence, IN

GRW provided A/E design and construction administration services for a new 109,555 SF two-story Army National Guard Readiness Center in Lawrence, a suburb of Indianapolis, IN. This facility is located on a site that was formerly part of Fort Benjamin Harrison. An 8,300 SF unheated storage facility is also included.

Among other functional items, this Readiness Center includes the following spaces and features:

- **Private offices and administrative common spaces, fully networked**
- **Classrooms, library and training center, training aid storage area, audio/visual area**
- Assembly hall with fully functional kitchen and chair and table storage
- Locker rooms, medical section room
- Mechanical and electrical system rooms, communications equipment rooms
- Energy management and control system, lighting controls

"I want to take this opportunity to express my appreciation and gratitude to you and your team for what we feel will be a highly successful design of our Lawrence Readiness Center. The design process that your team led us through has been extremely productive and efficient. Their effectiveness was due in large part to the highly professional team you assembled for this project, and their willingness to meet the owner's requirements and timeline. Again thank you and the team at GRW for the hard work and professional approach to this design."

*Steven Hines, Facilities Management Officer,  
Indiana ARNG*

**Client Contact:** Major Chris Purtell, Contracting Officer, Indiana Army National Guard, (317) 247-3514; [chris.purtell@us.army.mil](mailto:chris.purtell@us.army.mil)





## Consolidated Municipal Utility Administration Building, Frankfort, KY



The Frankfort Plant Board, a municipal utility company that provides cable, broadband, telephone, security, electric and water for the city of Frankfort, KY, and surrounding areas, hired GRW to provide programming, planning and design services for its new consolidated administration building and associated 30-acre site.

The three-level, 46,000 SF administration building project consolidates the Frankfort Plant Board's **administrative offices**, as well as customer service offices. The **multipurpose board/ community room** is regularly used by the community, the utility, and other entities for meetings, trainings, gatherings, etc.

**Client Contact:** Sharmista Dutta, PE, Project Manager, Frankfort Plant Board, (502) 352-4407, [sdutta@fewpb.com](mailto:sdutta@fewpb.com)



“From the beginning, Aaron has been attentive and took the time to gain a good understanding of how our business functions. He, along with the rest of the GRW project team, has been helpful and responsive throughout the design and construction phases.

*Sharmista Dutta, PE, Water Engineer,  
Frankfort Plant Board*

## University of Kentucky 6<sup>th</sup> Floor Building Renovation

The University of Kentucky selected GRW to provide architectural and engineering services for the Phase II renovation of approximately 8,117 SF on the sixth-floor of the University's Nursing Building. The main objective of the approximately \$650,000 fit-up was to accommodate the construction of a 144-seat computer classroom.

The computer classroom, which is used for computerized exams and lectures, includes several support functions: proctor/check-in room for access control and surveillance, a student belongings room with lockers, a processor room for the computer processors and CCTV surveillance equipment, as well as a corridor system to secure the floor after hours. The project also includes an IT office and a reading room with seating for 42.

**Existing HVAC, plumbing, and fire protection systems were all reconfigured** to accommodate the renovated areas. The project further involved the evaluation and design for upgrading the supply fan

within the 35,000 cfm built-up air-handling system within the roof penthouse that serves the entire building. Preliminary testing, adjusting and balancing was performed and designs were prepared for evaluating the options of replacing the fan in-kind, modifying the unit for fan-wall technology, and repairing and upgrading the existing fan. Ultimately, the existing fan was repaired and upgraded to meet safety and performance requirements.

The design consisted of preparation of a combined schematic and design development phase and construction documents in accordance with University and Medical Center standards and procedures. The project was constructed in two phases to maintain corridor access during the semester. Phase Two, the majority of the corridor system, was constructed during spring break.

**Client Contact:** Sandy Redmon, Project Manager, University of Kentucky, (859) 218-3115; sredmon@email.uky.edu





## Frankfort Plant Board Telecommunications Facility, Frankfort, KY

GRW has provided programming, planning, design, and construction administration services for a new 6,725 SF telecommunications headend facility for the Frankfort Plant Board. The building site is on existing Plant Board land, and the new structure is located in relative proximity to the existing building and associated communications equipment. The telecommunications portion of the facility has been designed to receive signals for the processing and distribution of the FPB's cable, internet, and telephone telecommunications systems to the City of Frankfort. One of four rows of server cabinets – 96 in all – found in the building's data center, is *shown middle right*. The administrative area of the facility includes dedicated offices, shared workstations, conference/break room, and associated accessory spaces.

Audio/visual features can be found in the throughout the facility. Included are the following key items:

- Wall-mounted LED TVs
- Tabletop multimedia inputs
- Internet/Ethernet connectivity
- Wireless/Wi-Fi capability
- LED and dimming

The building was designed to accommodate forces from natural disasters, such as earthquakes and tornadoes, while maintaining crucial services to this state capital city. The design required a hardened structure, including cast concrete, reinforced walls and roof assemblies for the telecommunications area. Utility services for the building have been provided with mechanical and electrical system redundancy, including a backup generator, UPS and DC plant to maintain the facilities operations during an emergency event.

GRW designed the concrete pads and utility distribution for the satellite dishes, pads and utility boxes.

**Client Contact:** Adam Hellard, Security / Broadband Technology Manager, Frankfort Plant Board, (502) 352-4325, [ahellard@fewpb.com](mailto:ahellard@fewpb.com)



## Ohio Army National Guard, Joint Armed Forces Reserve Center and Field Maintenance Shop Complex, Springfield, OH



GRW provided full-discipline A/E services for planning, design and construction of a new LEED Silver Certified 85,865 SF Joint Armed Forces Readiness Center (AFRC) and Field Maintenance Shop (FMS) for the OH Army National Guard (ARNG) and the US Army Reserves in Springfield, Ohio. The new complex was designed to match the architecture of the nearby Ohio ANG structures; both the ARNG and ANG facilities are located within the secure perimeter of the Springfield-Beckley Municipal Airport.

The 60,902 SF administrative/training complex includes the following functional spaces and features:

- **Private offices and administrative common spaces**
- **Classrooms** and library
- Gymnasium-type multipurpose assembly hall with fully functional kitchen
- Energy submetering connected to building management system (DDC)
- Physical fitness area
- Heated and unheated storage areas
- Emergency power generator

**Client Contact:** George McCann, Project Manager, Ohio Army National Guard, (614) 336-7413, george.c.mccann@us.army.mil

"I want to take this opportunity to tell you and your team how much the Ohio ARNG appreciated the design GRW produced for the Springfield AFRC and FMS. Of particular note was your Project Manager, who did an outstanding job coordinating all design disciplines, incorporating the Ohio ARNG design comments, and following all required design guidance from the NGB to ensure all design submissions were timely and complete."

*COL Robert C. Clouse, CFMO, Ohio ARNG*

- Occupancy sensor controlled interior lights throughout
- Full cutoff luminaires for site lighting to eliminate light trespass
- Site AT/FP measures, security card readers, security lighting, security fencing, utilities and landscaping



### 3.0 Staff Qualifications

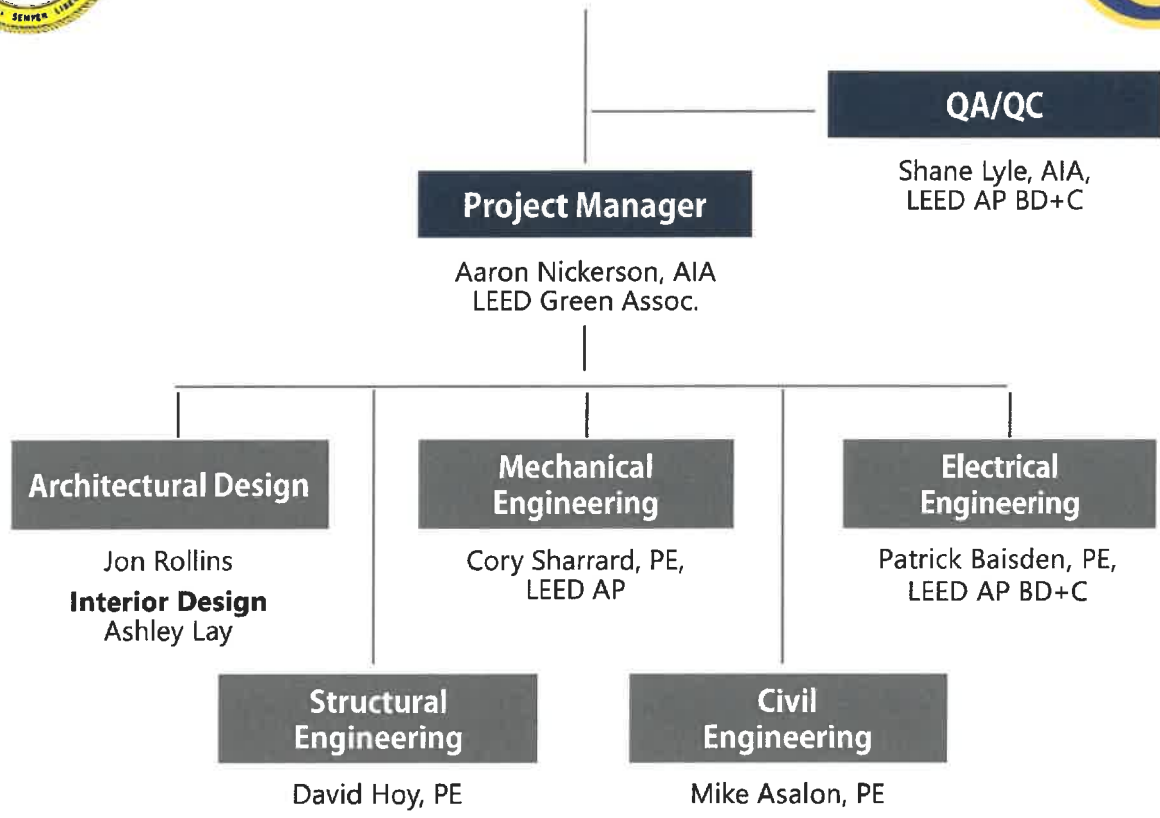
By choosing GRW, you have access to some of the most qualified and knowledgeable military design consultants in the region. From operations and facility renovation or design - to high-efficiency mechanical and electrical systems, our team members are experts in their fields.

**Aaron Nickerson, AIA, LEED Green Associate**, will be the overall leader of the design team and directly involved with you through every stage of the project. Aaron regularly provides architectural leadership for complex building projects; he has managed teams on projects ranging in scope from \$2.3 million to as high as \$182 million.

Our team’s **discipline leaders** – and their backup team members – are equally experienced and will work closely with Aaron. More information about their roles are provided in **Section 4.0**, Approach & Methodology. Furthermore, our team’s local knowledge and capacity has been strengthened by GRW’s recent acquisition of Chapman Technical Group, a 25-person St. Albans, WV-based firm. Structural engineer David Hoy works in that office.



## West Virginia Department of Administration and West Virginia Army National Guard



## Shane Lyle, AIA, LEED AP BD+C | GRW QA/QC



### YEARS OF EXPERIENCE:

With GRW: 31  
Total: 37

### EDUCATION

Bachelor of Architecture (with honors), 1983, University of Kentucky

### REGISTRATION

Registered Architect: KY, WV, TN, AL, GA, IN, TX, MS, SC, FL, MO, AZ, NM, CA, WA  
National Council of Architectural Registration Boards (NCARB) Certification

LEED Accredited Professional, Building Design + Construction  
Certified Interior Designer: Kentucky

### PROFESSIONAL AFFILIATIONS AND TRAINING

American Institute of Architects  
Past President - AIA East Kentucky Chapter Board of Directors

American Correctional Association (ACA)

Member / Past Officer - UK College of Architecture Alumni Association

Life Member - UK Alumni Association

### RELEVANT PROJECT EXPERIENCE

**West Virginia ARNG Martinsburg Secure Facility, Martinsburg, WV** – Project Manager. Renovations to 2-story area (6,200 SF per level) to provide new secure office space and related support spaces for specific using agency. Includes HVAC replacement; new interior finishes (including raised access flooring), structural roof deck and roofing system, elevator and fire stairs, building security and cameras, and site security fencing, sliding vehicular security gates, exterior parking; and site utility and storm drainage improvements.

**West Virginia ARNG Camp Dawson Volkstone Training Area Utility Upgrade, Kingwood, WV** – Principal. Expansion of sewer (1,996 LF), water (1,996 LF) and electric (1,797 LF) to all existing and future buildings, unit training equipment site (UTES) and wash rack locations. Also includes design of Forward Operating Base (FOB) including 20 14' x 16' wooden buildings, new bath house for approximately 200 people and pavilion.

**West Virginia ARNG Camp Dawson Ranges at Briery Mountain, Kingwood, WV** – Principal. Project includes design and construction of new Hand Grenade Familiarization Range and Live Fire Exercise Breach (LFEB) Training Range at Briery Mountain Training area to conform site to government standard Breach Range Design Requirements. Included design of access road to the remote site, electrical connections, breaching structures, open covered range operations and control shelter, storage building, dry latrine, covered viewing stands, and parking area.

**West Virginia ANG 130th Airlift Wing Building 107 Renovation, Charleston, WV** – Principal. Scope of work included design services (LEED Silver design criteria) for two separately funded (MILCON/SRM) sub-projects to repurpose existing unoccupied hangar into space for the Aeromedical Evacuation Squadron (AES). Repairs and building repurposing includes: new interior spaces within existing facility to accommodate new functions; building exterior repairs, new interior finishes; mechanical and electrical systems upgrade; fire alarm and fire protection systems repair; and site/building revisions to meet ATFP standards. New functional areas include spaces for medical simulation training, maintenance, operations, administration, storage, and other mission-related activities.

**West Virginia ANG 130th Airlift Wing Security Forces Squadron Facility Renovation and Expansion, Charleston, WV** – Principal. Complete architectural and engineering Type A, B and C services for \$2 million renovation of 5,395 SF SFS facility (B142) including addition of 2,500 SF administrative and training space to better serve unit. Project (MILCON/SRM split funded) increases space and improves mission performance and operational efficiency for command and administrative functions in ways that are energy efficient, code compliant and in accordance with current ANG policies. Project meets LEED Silver design criteria, and all AT/FP and ADAAG requirements.

**West Virginia ANG 130th Airlift Wing Squadron Operations Facility Repair, Charleston, WV** – Principal. Design services for \$3 million renovation and energy-efficient improvements to 25,765 SF facility with history of remodeling activities resulting in a building that inadequately serves its users (Administration and Operations, Base Operations, Command Post, and Life Support and Fitness Center). Work included Charrette to develop alternative floor plans. Selected design allows for efficient use of space; HVAC, electrical and fire protection systems upgrade; and roof repairs. Designed to achieve USGBC LEED Certified rating, meet all ANG Sustainable Design criteria and utilize MILCON/SRM split funding.

**West Virginia ANG 167th Airlift Wing C-17 Composite Material Shop, Martinsburg, WV** – Project Manager. Fast-track design of composite material shop to the existing corrosion control hangar required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**West Virginia ANG 167th Airlift Wing C-17 Corrosion Control Hangar Modifications, Martinsburg, WV** – Project Manager. Fast-track design of corrosion control hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**West Virginia ANG 167th Airlift Wing C-17 Fuel Cell Hangar Modifications, Martinsburg, WV** – Project Manager. Fast-track design of fuel cell hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**West Virginia ANG 167th Airlift Wing C-17 Maintenance Hangar Modifications, Martinsburg, WV** – Project Manager. Fast-track design of maintenance hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**Michigan ARNG Design & Renovation of 8 Facilities at Ft. Custer, Camp Grayling, Grayling Army Airfield and Midland, MI** – Architect. Architectural and engineering design for 8 "fast track" projects for Michigan Army National Guard scattered throughout the state, including: new Bachelor Officer Quarters at Fort Custer, Camp Grayling and Grayling AAF; an addition to the Range Control Building and a new Logistics Facility at Fort Custer; a new General Officers BOQ at Camp Grayling; a new Company Operations Facility at Grayling AAF; and kitchen and other renovations to an existing armory in Midland that required lead and asbestos abatement. Completed design, permitting, and master planning for future expansion and/or facilities in 10 weeks, in time to meeting funding deadlines for bid advertisements. Responsible for coordination of construction administration services.

**East Kentucky Power Cooperative Headquarters Office Renovation, Winchester, KY** – Project Manager. Modification of existing central file/storage area and adjacent areas to create new offices and conference rooms. Includes new finishes, as well as modifications to HVAC, fire suppression, and electrical systems.

## Aaron Nickerson, AIA, LEED Green Asc. | GRW Project Manager



### YEARS OF EXPERIENCE:

With GRW: 14

Total: 15

### EDUCATION

Bachelor of Architecture (with honors), 2006, University of Kentucky

Master of Architecture, 2007, University of Kentucky

### REGISTRATION

Registered Architect: KY, TN, IN, WV, [REDACTED], FL, NY, WA

National Council of Architectural Registration Boards (NCARB) Certification

LEED Green Associate

Certified Interior Designer: Kentucky

### PROFESSIONAL AFFILIATIONS AND TRAINING

American Institute of Architects (AIA)

U.S. Green Building Council (USGBC)

Society of American Military Engineers (SAME)

### RELEVANT PROJECT EXPERIENCE

**West Virginia ANG 130th Airlift Wing Communications Facility, Charleston, WV** – Architectural Designer. Design (Type A and B, 65%) for a new \$3.6 million, 13,100 SF Communications Facility at Yeager Airport in Charleston for West Virginia Air National Guard, designed for LEED Silver rating, to provide a centrally located common user communications system for both intra-base and off-base communications, with ground control of all ground point-to-point contact and air to ground point-to-point contact (such as radio, telephone, DISNET, etc.).

**Wright-Patterson AFB Consolidate / Renovate Building 614, Wright-Patterson AFB, OH** – Architect. Demolition of Building 745 CE Grounds Maintenance; consolidation and renovation of existing Building 614 CE Grounds Maintenance Shop; and addition to Building 614 in Area B. Design-build delivery.

**Ohio ARNG Joint Armed Forces Reserve Center and Field Maintenance Shop Complex, Springfield, OH** – Architectural Designer. Project Planning Document Charrette and design for new LEED Silver Certified 85,865 SF complex serving both Ohio Army National Guard and U.S. Army Reserves. Provided Joint Armed Forces Reserve Center (AFRC) totaling 60,902 SF, and Field Maintenance Shop (FMS) totaling 24,963 SF, with a construction bid of \$14 million (\$9 million under the MCC of \$23 million) due in large part to innovative design and alternative construction materials. Functional spaces include administrative, educational (classrooms, weapons simulator, distance learning, training-specific libraries, COMSEC), assembly hall and kitchen, general storage, flammable materials storage and controlled waste facilities, and 10 drive-through work bays (6 for ARNG, 4 for USAR).

**Blue Grass Army Depot Personnel Support Facility, Richmond, KY** – Project Manager. Design-build project of approximately 7,500 SF, pre-engineered metal building including space for field office activities, conference rooms, locker and changing areas, and laundry and storage.

**Nicholasville Municipal Utilities Building Renovation, Nicholasville, KY** – Project Manager. Renovation of 5,600 SF building including reorganization of building's lobby and customer service functions, four new customer service stations, accessibility upgrades material finishes upgrades, new exterior building access, and new lobby lighting, power and data/communications.

**Marshall University Weisberg Family Engineering Laboratory, Huntington, WV** – Architectural Designer. A/E design for a new, 16,000 SF Engineering Laboratory Building on the main campus providing laboratories for materials, soils, hydraulics, structural, and environmental studies, classrooms and faculty offices. Building security systems included access control and CCTV. HVAC systems feature rooftop VAV systems with variable electric reheat.



**Frankfort Plant Board Administration Building, Frankfort, KY** – Project Manager. New three-level, 46,000 SF administration building on 30-acre site providing consolidated facility for administrative offices (accounting, human resources, management, IT, dispatch, customer service), as well as exterior drive through tellers, board/community room and designated shelter area.

**Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY** – Project Manager. New 6,725 SF telecommunications "headend" facility containing owners cable, internet and telephone communications systems servicing city. Designed to accommodate forces from natural disasters, facility is hardened structure, including reinforced walls and roof assemblies. Mechanical and electrical system redundancy included backup generator, UPS and DC plant to maintain facilities operations.

**Crane NSA Building 2781 New Lunchroom/Breakroom, Crane NSWC, IN** – Project Manager. For 1,000-SF design-build project, provided architectural design, and mechanical/plumbing, electrical, and structural engineering services, as well as construction administration. Project involved demolition of existing building 2781 and replacement with a new pre-engineered metal building to be used as a lunchroom/breakroom.

**Crane NSA Building 69 Renovation, Crane NSWC, IN** – Project Manager. Renovation of an existing building into an office with lunchrooms and break out offices. The facility was upgraded to meet energy and life safety code, new finishes, and mechanical and electrical systems.

**Crane NSA Building 174 Complex Boiler Renovations, Crane NSWC, IN** – Architect. Mechanical and electrical design, and construction administration services for design/build replacement of heating systems at Building 174 and two other buildings.

**Crane NSA Depot Operations Field Office (Building 3530), Crane NSWC, IN** – Project Manager. Design and construction administration services for design-build of new Depot Operations Field Office which included 2,800 SF pre-engineered metal building. Functional areas include private and shared offices, common multi-use area, break room, computer kiosk bank of seven computers with field scanner docking stations, storage and equipment room, restroom/locker rooms, and mechanical/utility space. Also included ABA compliant parking and sidewalks, designated ATFP standoffs from new building.

**Crane NSA Building 3234 Interior Mezzanine Addition, Crane NSWC, IN** – Project Manager. Design services for design-build renovation providing a modular office space on the mezzanine, including stairway access and a lift for life safety access features. Also included architectural design, as well as new HVAC, electrical and lighting systems, and construction administration services.

## Jon Rollins | GRW Architectural Design



### YEARS OF EXPERIENCE:

With GRW: 13

Total: 21

### EDUCATION

Bachelor of Architecture, 1999,  
University of Kentucky

### REGISTRATION

### PROFESSIONAL AFFILIATIONS AND TRAINING

LEED (Leadership in Energy and  
Environmental Design) qualified  
pre- and post-construction  
credit documentation for  
building certification

Adaptive reuse for Universal  
Design in residential projects

### RELEVANT PROJECT EXPERIENCE

**West Virginia ARNG Martinsburg Secure Facility, Martinsburg, WV** – Architectural Designer. Renovations to 2-story area (6,200 SF per level). Includes HVAC replacement; new interior finishes (including raised access flooring), structural roof deck and roofing system, and many other items.

**West Virginia ANG 130th Airlift Wing Building 107 Renovation, Charleston, WV** – Architectural Designer. Major challenge involved consolidation of organizations with total authorized area of over 50,000 SF into facility with 40,000 SF footprint - no additions allowed. AT/FP, energy and ADA accessibility measures incorporated, as well as current ANG guidelines.

**Frankfort Plant Board Administration Building, Frankfort, KY** – Architectural Designer. New three-level, 46,000 SF administration building on 30-acre site. Facility has fully integrated audio-visual **systems** in conference, operating center, board / community / training rooms.

**West Virginia ANG 130th Airlift Wing Communications Facility, Charleston, WV** – Architectural Designer. Design (Type A and B, 65%) for a new \$3.6 million, 13,100 SF Communications Facility at Yeager Airport, designed for LEED Silver rating, to provide common user communications system for both intra-base and off-base communications, with ground control of all ground point-to-point and air to ground point-to-point contact.

**Ohio ARNG Joint Armed Forces Reserve Center and Field Maintenance Shop Complex, Springfield, OH** – Architectural Designer. Planning and design for LEED Silver certified 85,865 SF complex with administrative, educational, assembly hall and kitchen, storage, & many other spaces.

**Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY** – Architectural Designer. 6,725 SF telecommunications facility containing Capitol city's cable, internet, telephone communications systems.

**Berea College Forestry Outreach Center, Berea, KY** – Architectural Designer. Approximate 5,000 SF facility includes classroom, forest history display area, offices, conference room, restrooms, care taker apartment.

**Kentucky ANG 123rd Airlift Wing Renovation Projects, Louisville ANG Base, KY** – Architectural Designer. Fast-track design for various upgrade and renovation projects including remodeling the Operations Center, etc.

**Northpoint Training Center Replacement, Burgin, KY** – Architectural Designer. Design and construction oversight for fast-track project with multiple bid packages. Meets LEED Certified design criteria. Program building has kitchen/dining, medical, canteen, classrooms, library.

**LG&E and KU Services Company E.W. Brown Generating Station Office Building, Harrodsburg, KY** – Architectural Designer. Programming and design services for new, 2,781 SF office building with private offices, break room, file library, and turbine/generator control room with access flooring.

**Yazoo City U.S. Penitentiary and Satellite Camp, Yazoo City, MS** – Architectural Designer. Design-build delivery of certified LEED Gold, \$182 million complex with a gross building area of 780,000 SF, program and multipurpose functions in rectangular campus layout enclosing a central secure compound.

## Ashley Lay | GRW Interior Designer



### YEARS OF EXPERIENCE:

With GRW: 3

Total: 3

### EDUCATION

B.A., Interior Design, 2017,  
University of Kentucky

Ashley is a recent graduate who completed several noteworthy and/or award-winning projects. Her design skills include the use of Autocad, Revit, SketchUp, and Adobe Creative Suite programs, among others.

### RELEVANT PROJECT EXPERIENCE

**Nicholasville Fire Station #4, Nicholasville, KY** – Interior Designer. Facility programming, facility needs assessments, architectural and engineering design, and construction phase services for new 6,825 SF fire station.

**FibroTex Manufacturing Facility Renovation and Expansion, McCreary County, KY** – Interior Designer. Design-build project including addition / renovation of approximately 80,000 SF to textile manufacturing facility.

**Escambia County Correctional Facility, Pensacola, FL** – Interior Designer. New \$130 million, three-story, 300,000 SF, correctional facility via two-phase design-build delivery method. Facility will be designed to comply with LEED, achieving a rating of LEED Silver.

**Georgetown College Knight Hall Renovation - Assessment and Preliminary Design, Georgetown, KY** – Interior Designer. Preliminary design, cost estimates, and a life cycle cost analysis to renovate four-level, 60,000 SF women's residence hall. Included are interior finishes, restroom and shower renovation, accessibility, window replacement, as well as HVAC and electrical systems.

**Berea College Facilities Maintenance and Auxiliary Maintenance Buildings, Berea, KY** – Interior Designer. New 37,445 SF pre-engineered metal Facilities Maintenance (FM) and 15,504 SF pre-engineered metal Auxiliary Maintenance (AM) buildings to unify and improve efficiency for Facilities Maintenance Departments.

**Berea College Seabury Center Renovation, Berea, KY** – Interior Designer. Proposed design involves addition of flooring/ceiling system to create two-story office suite, as well as enclosure of portion of lobby with aluminum/glass wall at lower level to create reception space.

**Berea College Edwards Building Renovation, Berea, KY** – Interior Designer. Renovation of three-story administrative and residential services building to house offices for fund raising activities, as well as to provide space for offices related to media production. Preliminary design proposes new interior stairs, elevator, public restrooms on each floor, open floor plan suites, and lobby gallery space.

**Comprehend Medical Office Building, Maysville, KY** – Interior Designer. Design and construction phase services for a new 26,000 SF addition to provide space for clinical and administrative functions. Key design factors incorporated: welcoming, secure environment; brand and identity promotion; large open atrium; public circulation space; easy wayfinding; connection to existing clinic; clearly defined public, clinical, and administrative zones.

**Adair Youth Development Center Ceiling Replacement, Columbia, KY** – Interior Designer. Ceiling replacement for 80-bed maximum security juvenile detention facility.

## Cory Sharrard, PE, LEED AP | GRW Mechanical Engineer



### YEARS OF EXPERIENCE:

With GRW: 1

Total: 20

### EDUCATION

B.S., Industrial Technology, 1996,  
Murray State University

B.S., Mechanical Engineering,  
1998, University of Kentucky

### REGISTRATION

Professional Engineer: KY, IN,  
OH, WV [REDACTED], NY, FL

NCEES Member allows  
reciprocity with other states

LEED AP

### PROFESSIONAL AFFILIATIONS AND TRAINING

Kentucky Local Correctional  
Facilities Construction Authority  
Board (through 2023)

American Society of Heating,  
Refrigerating and Air-  
Conditioning Engineers  
(ASHRAE) - Board of Governors,  
Bluegrass Chapter

Kentucky Society of Professional  
Engineers (KSPE) - Professional  
Development Committee (Vice  
Chair), Bylaws & Operational  
Procedures Committee, Ethical  
Practices Committee

Society of American Military  
Engineers (SAME)

Society of Marketing  
Professional Services (SMPS) -  
Past President

Cory possess more than 20 years' experience with mechanical engineering including design of traditional water source heat pump (WSHP), geothermal WSHP, hybrid geothermal WSHP, variable refrigerant flow (VRV), split system, rooftop units, unit ventilators, variable air volume (VAV), and ice storage systems. Her experience includes numerous K-12, higher education, vocation school, detention center, church, and library projects.

### RELEVANT PROJECT EXPERIENCE

**West Virginia ARNG Martinsburg Secure Facility, Martinsburg, WV** – Mechanical Engineer. Renovations to 2-story area (6,200 SF per level) to provide new secure office space and related support spaces for specific using agency. Includes HVAC replacement; new interior finishes (including raised access flooring), structural roof deck and roofing system, elevator and fire stairs, building security and cameras, and site security fencing, sliding vehicular security gates, exterior parking; and site utility and storm drainage improvements.

**Petersburg Federal Correction Institution Food Service Building, Hopewell, VA** – Mechanical Engineer. Demolition and replacement of existing aged 22,000 SF dining and food service building with new 23,500 SF medium-security facility completed in two phases to accommodate Owner's funding allocation. Includes new food preparation area (including kitchen, coolers/freezers, dry storage, food prep areas, and dishwasher); main dining hall with serving line for approximately 400 persons; separate staff dining area for approximately 40 persons; dock and receiving area; new security fencing and gates; reconfiguration of existing site utilities; and complete integration of new security electronics system with existing campus-wide system.

**Clay County BOE Clay County High School Renovations, Clay, WV** – Mechanical Engineer. Design and construction administration phase services for gymnasium and locker rooms, commons area, and HVAC system renovations; door/window replacement; and security/communications system improvements. Portion of construction will occur during summer months, but much will be completed while school is occupied.

**West Virginia Department of Highways District 1 Vehicle Maintenance and Equipment Shops Building, Charleston, WV** – Mechanical Engineer. Approximate 35,000 SF facility includes: 8 heavy vehicle repair bays; 6 light vehicle repair bays; 2 welding bays; wash bay; small engine shop; parts and tire storage areas; offices; 2 cranes serving repair bays; 1 crane serving entire weld shop area; freight elevator; perimeter fencing; keycard entry system; and generator. Structure features cavity walls with concrete panel backup, petroleum resistant concrete floors, and metal roofing over rigid insulation, metal decking, and bar joists.

**Berea College Edwards Building Renovation, Berea, KY** – Mechanical Engineer. Renovation of three-story administrative and residential services building to house offices for fund raising activities, as well as to provide space for offices related to media production. Vertical circulation consists of one open stairway and two exterior fire escapes. Preliminary design proposes new interior stairs, elevator, public restrooms on each floor, open floor plan suites, and lobby gallery space.



**Berea College Seabury Center Renovation, Berea, KY** – Mechanical Engineer. Design services to renovate two existing racquetball courts into office suites for coaches and create separate entry for Athletics Department. Proposed design involves addition of flooring/ceiling system to create two-story office suite, as well as enclosure of portion of lobby with aluminum/glass wall at lower level to create reception space.

**Additional K-12 School Experience**

- Scott County Schools New Great Crossing High School, Georgetown, KY
- Scott County Schools High School Cafeteria Improvements, Georgetown, KY
- Scott County Schools High School Career Technology Center, Georgetown, KY
- Washington County Schools Elementary and High School Renovations, Springfield, KY
- Wayne County Schools Area Technology Center, Monticello, KY
- Berea Independent Schools HVAC Renovation, Berea, KY
- Burgin Independent School District Elementary School Renovation, Burgin, KY
- Clark County Schools High School Gym Addition and Athletic Fields, Winchester, KY
- Corbin Independent Schools Middle School HVAC Renovation, Corbin, KY
- Danville Independent Schools Hogsett Elementary School Renovation, Danville, KY
- Estill County Schools High School Renovation, Irvine, KY
- Fayette County Public Schools Johnson Elementary HVAC, Lexington, KY
- Fayette County Public Schools Deep Springs Elementary School, Lexington, KY
- Fayette County Public Schools Breckinridge Elementary School Renovation, Lexington, KY
- Fayette County Public Schools Facility Surveys, Lexington, KY
- Fayette County Public Schools ADA Upgrades, Lexington, KY
- Garrard County Schools Camp Dick Elementary School Classroom Additions, Lancaster, KY
- Harlan Independent Schools Elementary School Renovation, Harlan, KY
- Jessamine County Schools West Jessamine High School Auditorium Addition, Nicholasville, KY
- Laurel County Schools Hunter Hills Elementary School, London, KY
- Laurel County Schools Alternative School, London, KY
- Lewis County Schools Tollesboro Elementary School, Phases II & III, Tollesboro, KY
- Lewis County Schools Central Elementary School Heaters, Tollesboro, KY
- Madison County Schools New Elementary School, Richmond, KY
- Madison County Schools Silver Creek Elementary School, Richmond, KY

## Patrick Baisden, PE, LEED AP BD+C | GRW Electrical Engineer



### YEARS OF EXPERIENCE:

With GRW: 10

Total: 22

### EDUCATION

B.S., Electrical Engineering, 1997,  
University of Kentucky

### REGISTRATION

Professional Engineer, Electrical:  
KY, IN, WV [REDACTED] OR, NM

LEED Accredited Professional,  
Building Design + Construction

NCEES Member allows  
reciprocity with other states

Patrick's experience with electrical systems design has encompassed industrial, educational, and commercial projects, as well as numerous projects for GRW's water resources, and local, state, federal clients. His areas of expertise include electrical power distribution, communication systems, interior/site lighting, lighting control systems (network, dimming, and theatrical), and code compliance.

### RELEVANT PROJECT EXPERIENCE

**West Virginia ARNG Martinsburg Secure Facility, Martinsburg, WV** – Electrical Engineer. Renovations to 2-story area (6,200 SF per level) to provide new secure office space and related support spaces for specific using agency. Includes HVAC replacement; new interior finishes (including raised access flooring), structural roof deck and roofing system, elevator and fire stairs, building security and cameras, and site security fencing, sliding vehicular security gates, exterior parking; and site utility and storm drainage improvements.

**West Virginia ARNG Camp Dawson Ranges at Briery Mountain, Kingwood, WV** – Electrical Engineer. Project includes design and construction of new Hand Grenade Familiarization Range and Live Fire Exercise Breach (LFEB) Training Range at Briery Mountain Training area to conform site to government standard Breach Range Design Requirements. Included design of access road to the remote site, electrical connections, breaching structures, open covered range operations and control shelter, storage building, dry latrine, covered viewing stands, and parking area.

**West Virginia ANG 130th Airlift Wing Security Forces Squadron Facility Renovation and Expansion, Charleston, WV** – Electrical Engineer. Renovation of 5,395 SF SFS facility including addition of 2,500 SF administrative and training space to better serve unit.

**West Virginia ANG 130th Airlift Wing Squadron Operations Facility Repair, Charleston, WV** – Electrical Engineer. Renovation and energy-efficient improvements to 25,765 SF facility. Selected design allows for efficient use of space; HVAC, electrical and fire protection systems upgrade; and roof repairs.

**West Virginia Department of Highways District 1 Vehicle Maintenance and Equipment Shops Building, Charleston, WV** – Electrical Engineer. Approximate 35,000 SF facility includes: 8 heavy vehicle repair bays; 6 light vehicle repair bays; 2 welding bays; wash bay; small engine shop; parts and tire storage areas; offices; 2 cranes serving repair bays; 1 crane serving entire weld shop area; freight elevator; perimeter fencing; keycard entry system; and generator. Structure features cavity walls with concrete panel backup, petroleum resistant concrete floors, and metal roofing over rigid insulation, metal decking, and bar joists.

**UK Nursing Building Renovation, Lexington, KY** – Electrical Engineer. Design services for Phase II renovation of approximately 8,117 SF on sixth-floor of University's Nursing Building. Fit-up project includes 144-seat computer classroom used for computerized exams and lectures, IT office and reading room with seating for 42. Also included processor room for computer and CCTV surveillance equipment, as well as corridor system to secure floor after hours.

**Georgetown College Knight Hall Renovation - Assessment and Preliminary Design, Georgetown, KY** – Electrical Engineer. Preliminary design, cost estimates, and a life cycle cost analysis to renovate four-level, 60,000 SF women's residence hall. Included are interior finishes, restroom and shower renovation, accessibility, window replacement, as well as HVAC and electrical systems. Anticipated renovation is expected to take place in two phases.

**Federal Bureau of Prisons Satellite Minimum Security Camp, Aliceville, AL** – Electrical Engineer. Design-build of women's minimum-security prison camps with two buildings (57,000 SF) including open concept dormitory building and support building (food service, classrooms, medical clinic, counseling, and support spaces). Includes open dormitory housing for 256 persons (in two wings, separated by a commons area); dining area seating 112 persons with associated commercial kitchen, refrigerator/freezers, dry storage, and dock/receiving areas; medical clinic area; classrooms and indoor recreation areas; offices; and outdoor recreation fields.

**Pulaski County Schools Eubank Elementary Renovation and Addition, Pulaski County, KY** – Electrical Engineer. Mechanical and electrical engineering design, and construction administration services for renovation and addition of a 46,820-SF school. Scope includes a new kitchen and addition to the cafeteria, as well as a renovation of entire building. Mechanical work included HVAC systems involving rooftop VAV boxes with electrical reheat and energy recovery ventilation, as well as geothermal units. Electrical work included replacement of lighting, fire alarms, and communications, and new service for the addition.

**Pikeville High School HVAC Replacement, Pikeville, KY** - Electrical Engineer for a HVAC replacement project for which the existing heater banks located in two (2) air handler units were replaced with individual heaters located in the supply duct serving each individual space to allow individual temperature control for each office/classroom space. Electrical work was limited to providing branch power to individual heaters and providing power to the new air handler units.

**Lee County Vocational School Renovation, Beattyville, KY**- Electrical Engineer for a complete renovation of an existing vocational school. Existing classrooms were provided with additional power, data/voice, and video outlets as required to accommodate new student computer workstations/teacher workstations, and projector/interactive whiteboards. The lighting in the building was completely replaced with fixtures containing T5 lamps and energy efficient ballasts. Lighting controls consists of a network lighting control system for all interior spaces including the exterior lighting. This project meets the requirements set forth by the International Energy Conservation Code with regard to Electrical Power and Lighting Systems. A new microprocessor controlled, intelligent fire alarm system was provided along with all new notification and initiating devices throughout to meet current codes along with to meeting ADA requirements. A new microprocessor controlled voice and communication/intercom system was provided with all new speakers throughout.

## Dave Hoy, PE | GRW Structural Engineer



### YEARS OF EXPERIENCE:

With GRW: 13

Total: 13

### EDUCATION

B.S., Civil Engineering, 2006,  
West Virginia University

### REGISTRATION

Professional Engineer: WV  
██████████ KY, IN, TN, NC, OH,  
VA

### PROFESSIONAL AFFILIATIONS AND TRAINING

American Society of Civil  
Engineers

### RELEVANT PROJECT EXPERIENCE

**West Virginia Department of Highways District 1 State Road Commission Building, Charleston, WV** – Structural Engineer. Renovation of historic 40,000 SF State Road Commission Building to house offices and support facilities for local highway district.

**West Virginia Department of Highways District 1 Vehicle Maintenance and Equipment Shops Building, Charleston, WV** – Structural Engineer. Approximate 35,000 SF facility includes: 8 heavy vehicle repair bays; 6 light vehicle repair bays; 2 welding bays; wash bay; small engine shop; parts and tire storage areas; offices; 2 cranes serving repair bays; 1 crane serving entire weld shop area; freight elevator; perimeter fencing; keycard entry system; and generator.

**West Virginia ANG 167th Airlift Wing C-17 Maintenance Hangar Modifications, Martinsburg, WV** – Structural Engineer. Fast-track design of maintenance hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**West Virginia ANG 167th Airlift Wing C-17 Fuel Cell Hangar Modifications, Martinsburg, WV** – Structural Engineer. Fast-track design of fuel cell hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**West Virginia ANG 167th Airlift Wing C-17 Corrosion Control Hangar Modifications, Martinsburg, WV** – Structural Engineer. Fast-track design of corrosion control hangar modifications required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**West Virginia ANG 167th Airlift Wing C-17 Composite Material Shop, Martinsburg, WV** – Structural Engineer. Fast-track design of composite material shop to the existing corrosion control hangar required to meet 167AW's change in mission from C-5 to C-17 aircraft.

**Ritchie County School District Smithville Elementary School Renovation/Addition, Smithville, WV** – Structural Engineer. Demolition of two buildings in existing four-building complex and design of new classroom wing and kitchen addition adjacent to remaining buildings to create single facility under one roof. Also included access control and improved security, new HVAC systems, compliance with ADA/ABA requirements throughout, and renovated restrooms.

**Lewis County Schools Jane Lew Elementary School Addition, Jane Lew, WV** – Structural Engineer. Addition includes five new classrooms, updated officer suite, and new building entrance and bus loop, along with new HVAC system for addition. Also includes new sprinkler and fire alarm system, ceilings, floor finishes, and lighting for entire school, as well as renovated toilet rooms.

**Clay County BOE Clay County High School Renovations, Clay, WV** – Structural Engineer. Design and construction administration phase services for gymnasium and locker rooms, commons area, and HVAC system renovations; door/window replacement; and security/communications system improvements.



## Mike Asalon, PE | GRW Civil Engineer



### YEARS OF EXPERIENCE:

With GRW: 5

Total: 15

### EDUCATION

B.S., Civil Engineering, 2003,  
University of Kentucky

### REGISTRATION

Professional Engineer: KY

### PROFESSIONAL AFFILIATIONS AND TRAINING

Kentucky Society of Professional  
Engineers (KSPE)

Prior to joining GRW, Mike was employed with the City of Paris, KY, as the Engineering Services Director. His varied responsibilities included the management of infrastructure projects such as the relocation of approximately 25,000 LF of water line for a roadway widening project; construction of 2,600 LF of sidewalk as part of a federal Safe Routes to Schools grant; and construction of a 15-foot high, 200-foot long retaining wall to support a city street that crosses Houston Creek. Mike also modeled Paris's infrastructure using Civil 3D and Autodesk InRoads. His recent experience includes several additional Safe Routes to School sidewalks projects, as well as work for local utility companies, aviation clients, and the federal government.

### RELEVANT PROJECT EXPERIENCE

**West Virginia ARNG Martinsburg Secure Facility, Martinsburg, WV** – Civil Engineer. Renovations to 2-story area (6,200 SF per level) to provide new secure office space and related support spaces for specific using agency. Includes HVAC replacement; new interior finishes (including raised access flooring), structural roof deck and roofing system, elevator and fire stairs, building security and cameras, and site security fencing, sliding vehicular security gates, exterior parking; and site utility and storm drainage improvements.

**FibroTex Manufacturing Facility Renovation and Expansion, McCreary County, KY** – Civil Engineer. Design-build project including addition/renovation of approximately 80,000 SF to textile manufacturing facility.

**Blue Grass Army Depot Visitor Control Center and Battlefield Memorial Highway Revisions, Richmond, KY** – Project Manager. Design and construction administration services for design-build project at main visitor control center (VCC). Revisions at the VCC and area involved removing, closing, and relocating it to current parking lot entrance, as well as widening and providing KYTC-required improvements, such as new traffic signals, warning signals, and revised signage to U.S. 421 at new entrance. VCC structures, signage, fencing, utilities, pavement, and pedestrian facilities improvements were also included.

**Petersburg Federal Correction Institution Food Service Building, Hopewell, VA** – Civil Engineer. Demolition and replacement of existing aged 22,000 SF dining and food service building with new 23,500 SF medium-security facility completed in two phases.

**The Jockey Club Parking Lot Expansion, Lexington, KY** – Project Manager. Alternatives and concept design to add approximately 30 new parking spaces. Design required complete revamp of existing parking lot with new landscaping and handicap parking spaces, as well as relocation of one of The Jockey Club's entrances from Corporate Drive.

**Berea College Facilities Maintenance and Auxiliary Maintenance Buildings, Berea, KY** – Civil Engineer. New 37,445 SF pre-engineered metal Facilities Maintenance (FM) and 15,504 SF pre-engineered metal Auxiliary Maintenance (AM) buildings to unify and improve efficiency for Facilities Maintenance Departments.

## 4.0 Approach & Methodology for Meeting Goals & Objectives

The West Virginia Department of Administration along with the West Virginia Army National Guard are embarking on an important renovation project at Camp Dawson. The overall campus is a vital part of this WVARNG region and offers myriad services, spaces, and specialized training opportunities for the guard and its various stakeholders / users.

The Airfield Support Facilities (Buildings 401 and 406) project is important because the facility is needed to support elements of the WVARNG command.

### **We understand your primary goals and objectives for this project include:**

- Complete design – architecture and engineering – to prepare construction bid documents for West Virginia State Purchasing

*Of particular interest are the following:*

- Updated floor plan to meet needs
- HVAC, LED lighting, fire alarm system and on demand hot water system
- Door replacement
- Restroom renovation
- Electrical and data to classrooms

### **We also understand we will be responsible for:**

- Submitting drawings at 35%, 65%, 95% and 100%, as well as revising and submitting costs estimates at each phase
- Breakdown of costs will address sustainment, restoration, modernization, and energy
- Researching and investigating the location of existing utilities and providing drawings and specifications of any and all utility changes
- Providing construction bid services

### **An Approach Based on Respect & Clarity**

Our approach to accomplishing these goals and objectives for your project is straightforward:

- 1) assemble the best and brightest design talent with **knowledge of the national guard/military projects**;
- 2) bring an **open mind** and **fresh perspectives**; and
- 3) **remain accountable** to you throughout the process for cost control/budget.

The relationship between you and your chosen design consultant is critically important. The cornerstone of the GRW design approach is collaboration, which we believe is key this relationship. Communicating in an open dialog, where ideas can be freely expressed and considered, helps to vest everyone in the project's success, and is a vital prerequisite to ensuring buy-in from all project stakeholders.

### **A Project Team You Can Count On**



Leading our team will be one of GRW's primary architecture division project managers, **Aaron Nickerson**. He'll provide overall supervision for the design team and be directly involved with you through every stage of the project. Aaron regularly

manages teams on projects ranging in scope from \$2.3 million to as high as \$182 million. We believe you will find him a knowledgeable architect and a valuable partner. Aaron's logical and methodical approach will provide a steady hand guiding the team and the WVARNG through the design process to a successful conclusion. He'll work to balance vision with a realistic and practical assessment of cost and schedule.

In addition to Aaron, our architectural services are bolstered by **Jon Rollins** and **Ashley Lay** who bring a balance of WVARNG familiarity and the latest architectural design skills.

**Shane Lyle**, a GRW vice president and our firm's most senior architect, brings to the team a high familiarity with the WVARNG and other military projects. He will also support Aaron throughout offering quality assurance/quality control, as well as technical advice.

Closely supporting Aaron to ensure efficiency, effectiveness, and code compliance of mechanical systems will be **Cory Sharrard**. Our electrical engineer **Patrick Baisden** will apply his experience with power, lighting, and communications systems. Both will ensure code compliance and well-coordinated system upgrades.



Our in-house structural engineer, **David Hoy**, is based in West Virginia. **Mike Aslaon** will address any site utilities issue for your project. All four have the experience you need and are accustomed to working on complex, systems-oriented, code-oriented projects. They all also have experience with WV National Guard projects.

## Kickoff/Charrette

As part of the first phase of the project, we'll hold an initial meeting with you and the primary project stakeholders to discuss in detail your project goals,

options for accomplishing those goals, and budget and schedule requirements for the work. Following this meeting, we issue a written record of our discussions.



## Existing Conditions

After we gain a full understanding of your desires and goals through the kickoff, we also will complete an examination of the existing conditions. We will take stock of the existing equipment, through an examination of existing documentation and field observations.

At the conclusions of this step we will create a report that outlines the condition of the existing building components and systems that will be affected by the

work of this project. This information will include the identification of existing hazardous materials.

Again, we will meet with you to determine likes, dislikes, what working for them, and what's not

This will give us a foundation as we move forward.

We'll use all information we collect to begin an outline for recommendations – including initial cost estimates

## 5.0 Project Management & Quality/Cost Control

### Project Management

Our straightforward approach continues throughout the management of the entire project.

#### Schematic Design | 35%

Using the information from the Kickoff/Charrette and analysis of existing conditions, we continue through the A1/10% phase – and move into the A2/35% design phase. At this time we present the **schematic design** concept to you through the use of drawings, product information sheets, written narratives and an initial cost estimate. After your review of the material, we will meet together to go over the design review comments, review the budget, and document any

desired revisions. We will repeat this process as needed to reach an acceptable solution that meets your goals and budget.

We will also discuss with you potential construction phasing opportunities, if/as needed. We will document each step of the process with thorough meeting minutes.

#### Design Development, Pre-final & Final Construction Documents | 65%, 95% & 100%

Using the approved **schematic design** documents, the design team will proceed with **design development** docs which likewise, are issued for Owner/User review and approval before proceeding to **pre-final construction documents** and completion of final construction documents for bidding.

The **estimate of probable cost** is updated at each design review submittal to check the estimate against the drawings and specs, to make sure the work

remains within budget. We will also reconfirm final decisions on materials, equipment, and finishes.

If needed, we will incorporate a phasing plan into the final documents to minimize the impact of construction on the facility's day-to-day operations.

The **final construction documents** will consist of drawings, specifications, and instructions to bidders. The completed documents are then ready for bidding.

#### Construction Bid Services | Construction Phase

The same Project Manager you worked with throughout design continues as your point of contact through the entire construction process. Also, the original designers are the team we use to review shop drawings, attend meetings and observe the work in progress. This provides a continuity that benefits the project, and is an integral part of our quality control process.



GRW manages and tracks our construction administration and resident inspection responsibilities using **Newforma®** Project Center (project information management software); this

**GRW and its subsidiary Chapman Technical Group (offices in St. Albans and Buckhannon, WV) have extensive experience in developing projects through the WV Purchasing Division. For many years, we have designed, bid, and constructed numerous, major Division of Natural Resources projects throughout the state. The West Virginia Division of Highways (DOH) recently began working with the State's Purchasing Division for building projects, and our \$10 million equipment shop building for District One was the first project that the DOH bid through the WV Purchasing Division. Our knowledge and experience of the State's purchasing procedures made this an easy transition for all stakeholders. Although every agency has its own particulars with regard to bidding projects, our experience with the West Virginia Purchasing Division will help ensure effective and efficient project delivery.**



ensures that the process is transparent to all parties. Newforma has built-in modules specifically developed for the A/E industry. **Using this system, Owners, Design Team, and Contractor/GC all have access to real-time logs showing the current status of all construction-related activities.**

During project construction, GRW provides consultation and advice on construction matters including visits to the site to check work progress and quality and to evaluate general conformance with the contract documents.

In addition, we review equipment and materials related to the submittals. Once reviewed, copies of submittals, with comments, are distributed to the team members (Owner, Contractor, etc.) for appropriate action. A comprehensive submittal file is maintained in the Newforma software.

Our team members review and recommend progress payments to the construction contractor based on observation of the work in-place. Project costs automatically update for tracking of project budgets.

Our team performs semifinal inspections of the project and creates a list of work yet to complete prior to the final technical inspection. Upon completion, we will



provide a set of record drawings based on mark-ups from the contractor, to show field changes made during construction. These drawings are reviewed by the Project Manager and serve as the record drawings for the project and are suitable for facility management.

## Changes

The GRW project team will not approve any change that affects project cost, time or quality without your approval, and then only after a thorough discussion and vetting of the reasons for the change. Contractor cost proposals are carefully reviewed to ensure the proposed costs are fair and reasonable. When needed, GRW will negotiate on your behalf to reach an equitable solution.

## Flexibility

These procedures are not cast in concrete, as GRW prides itself on being an organization which seeks to simplify and expedite procedures that can impede the work and stifle creative people. Sometimes these procedures are streamlined for smaller projects, and sometimes they are more formalized for larger projects but at all times they remain flexible to accommodate the needs of our client's organizations. We want you to be satisfied with the quality of your facility: the bottom line is that GRW cares a great deal about securing repeat business with our clients.

## Quality & Cost Control

---

At GRW, cost control, scheduling and value engineering are daily components of design rigor. Project planning decisions are assessed in weekly project meetings with all A/E disciplines to confirm budgets and schedules will be met. During these sessions, project status is discussed to direct adequate resources to meet the project schedule. The issues tracking list we create is reviewed to ensure problems are resolved before they impact the schedule or budget. Our vision as your full-service architectural and engineering design firm is to partner with you to simplify the design and construction process for the results you intend.

### Quality Control

**Aaron Nickerson, Project Manager**, has primary responsibility for the daily management and coordination of the project team. With over 15 years of experience, he has a clear understanding of the most effective methods for maintaining the programming, planning, and design schedule.

**COMMUNICATION:** At GRW, our highest project-management priority is focused on maintaining clear and effective communication throughout the entire project. This focus includes our communication with you and your stakeholders, with the Contractor, and with our internal design team members. Key to this effort is our use of Newforma project information management software, which allows the storage, sharing, and retrieval of project information both internally and externally.

**PROJECT MANAGER:** Our process begins initially with the assignment of an experienced Project Manager who is responsible for organizing the design effort and who manages the Quality Control process. While a project design team may involve many different departments or groups, the Project Manager has the ultimate authority over the project at all times.

A key element in effective Quality Assurance/Quality Control (QA/QC) is the use of regularly scheduled progress meetings. A kickoff meeting between key members of GRW's proposed project team and your management and staff will be held to ensure a common understanding of the goals and objectives among all project partners. These issues will be

reviewed and the work plan will be discussed in detail. Regular meetings will then be scheduled throughout the project to report on project progress and to review technical issues. These meetings provide a forum for discussing concerns and ideas. The assigned Project Manager is the primary conduit for communication between you and the design team.

**TEAM MANAGEMENT:** QA/QC is enhanced at GRW since most design disciplines are in-house. Because of this, scheduling internal team meetings or over-the-shoulder reviews is greatly simplified. On this project, the Project Manager will conduct weekly team meetings with the design team members to facilitate coordination of design issues. Any design problems are identified along with a path for their correct resolution. A checklist managed by the Project Manager is used to track the resolution of issues from meeting-to-meeting.

**SCHEDULE MANAGEMENT:** No QA/QC process can succeed without allocating sufficient time for internal review. The Project Manager will develop a proposed internal design schedule at the beginning of the project for appropriate time for internal review. These internal reviews typically occur prior to normal design submittal dates for the project.

**QUALITY CONTROL REVIEWS:** QC reviews at GRW includes desk-to-desk, task-to-task, and person-to-person crosschecking of work that takes place on a regular basis within the company. Impromptu meetings to discuss specific issues take place as often as needed. The peer review personnel are determined by the Project Manager at the beginning of the project, and remain consistent throughout the course of the project.

**QUALITY ASSURANCE:** A major advantage of providing all design disciplines within the same firm is the opportunity to streamline communication and work flow resulting in a well-coordinated set of construction documents. By close collaboration throughout the design stage, ideas can be quickly discussed and evaluated to understand impacts on cost, schedule and effectiveness.

**PROGRAMMATIC OVERSIGHT:** The Project Manager is tasked with maintaining oversight of the project as the design develops, to insure that the design decisions are in keeping with the programmatic criteria developed with you at the project's initiation. At each interim submittal, the Project Manager takes a step back, and looks at the project in broad terms to insure that the design is progressing in accordance with the original criteria.

### Cost Control

**PROJECT BUDGET ACCOUNTABILITY:** Government officials are accountable to the public for the expenditure of public monies. The GRW team understands this obligation and develops a project design that is cost-effective and delivers an efficient and appropriate use of funds assigned to the military. Rarely do projects have sufficient budget to accommodate everything on the programmatic *wish list*. Reconciling the program against the project budget is done early and often in order to guide the

project to a successful conclusion. GRW approaches this process in a pragmatic and open manner. This subject will be on the agenda of every project meeting we have with you for open and frank discussion so that everyone is kept abreast of any potential concerns. Prioritizing the program relative to the budget can be a difficult task, with different stakeholders sometimes at odds over how to resolve differences of opinion. GRW excels at guiding this process and helping you to resolve these differences.

GRW has a strong history of successful estimating of projects, and our design experts will draw upon this knowledge during the development of our construction cost estimates.

We can also develop a list of possible value-engineering for consideration to help manage construction costs and give you the most construction value for your dollar.



**GRW provided design and construction phase services for the WV ANG's 130<sup>th</sup> Airlift Wing Building 107 Renovation.**

**With a construction budget of \$5M, the awarded bid was \$4,941,290, and the final construction cost was \$4,991,876 (within 1% of awarded bid).**



## 6.0 References

GRW understands that professional consulting begins as a relationship built on trust. We fully understand the importance of gaining your respect, proving our worth, and being there long after your successful project is completed. With repeat clients providing more than 90 percent of GRW's current workload, we believe this is a testament to our business philosophy of providing close, personal, high quality service. We invite you to contact our references to verify GRW's performance.

### West Virginia Army National Guard

MAJ Robert Kincaid, Jr.  
(304) 791-4459  
robert.j.kincaid.mil@mail.mil

Matthew T. Reynolds  
(304) 561-6568c  
matthew.t.reynolds18nfg@mail.mil

### West Virginia Air National Guard

Capt. Harry Netzer, Deputy BCE  
(304) 341-6649  
harry.g.netzer.mil@mail.mil

Maj. Emerson C. Slack, Deputy BCE  
(304) 616-5233  
emerson.c.slack.mil@mail.mil

### Federal Bureau of Prisons

Judah Organic, Design Compliance  
Programs Manager  
(202) 514-9566  
jorganic@bop.gov

### Frankfort Plant Board, Frankfort, KY

Sharmista Dutta, PE, Project Manager  
(502) 352-4407  
sdutta@fewpb.com

***(New Administration Building Shown Right)***







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: 700460

Doc Description: Building 215 Medical Wing Renovation Camp Dawson

Proc Type: Central Purchase Order

Issue Date	Solicitation Closes	Solicitation No	Version
020-03-16	2020-04-02 13:30:00	CEOI 0603 ADJ2000000006	1

**RECEIVING LOCATION**

ID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 S

**ENDORSEMENT**

Endor Name, Address and Telephone Number:  
 GRW  
 301 Corporate Drive  
 Lexington, KY 40503  
 (859) 223-3999

**FOR INFORMATION CONTACT THE BUYER**

Sara Lyle  
 (606) 558-2544  
 sara.l.yyle@wv.gov

Signature X  FEIN # 61-0665036 DATE 3/20/2020

Offer is subject to all terms and conditions contained in this solicitation

**ADDITIONAL INFORMATION:**

The West Virginia Purchasing Division, for the agency, the West Virginia Army National Guard, Construction and Facilities Management Office, is soliciting Expressions of Interest from qualified firms to provide professional design services to develop construction documents to renovate Building 215 Medical Wing at Camp Dawson, WV, per the attached documentation.

Online submissions of Expressions of Interest are Prohibited\*

VOICE TO		SHIP TO	
DIVISION ENGINEERING & FACILITIES ADJUTANT GENERALS OFFICE 707 COONSKIN DR		FACILITY MAINTENANCE MANAGER CAMP DAWSON ARMY TRAINING SITE 240 ARMY RD	
HARLESTON	WV25311	KINGWOOD	WV 26537-1077
US		US	

Line	Comm Ln Desc	Qty	Unit Issue
	Building 215 Medical Wing Renovation Camp Dawson		

Comm Code	Manufacturer	Specification	Model #
1101508			

**Extended Description :**

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

<b>ADJ2000000006</b>	<b>Document Phase</b> Final	<b>Document Description</b> Building 215 Medical Wing Renovation Camp Dawson	<b>Page 3</b> <b>of 3</b>
----------------------	--------------------------------	--	------------------------------

**ADDITIONAL TERMS AND CONDITIONS**

See attached document(s) for additional Terms and Conditions



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: 700460

Doc Description: Addendum No. 1 Bldg. 215 Medical Wing Renovation Camp Dawson

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2020-03-23	2020-04-16 13:30:00	CEOI 0603 ADJ2000000006	2

**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:

GRW  
 801 Corporate Drive  
 Lexington, KY 40503  
 (859) 223-3999

**FOR INFORMATION CONTACT THE BUYER**

Tara Lyle  
 (304) 558-2544  
 tara.l.yle@wv.gov

Signature X  FEIN # 61-0665036 DATE 3/20/2020  
 All offers subject to all terms and conditions contained in this solicitation



**ADDITIONAL INFORMATION:**

Addendum No. 1 - to extend the bid opening from 04/02/2020 to 04/16/2020. The bid opening time remains at 1:30 pm.

\*\*\*\*\*

\* Online submissions of Expressions of Interest are Prohibited\*

INVOICE TO		SHIP TO	
DIVISION ENGINEERING & FACILITIES ADJUTANT GENERALS OFFICE 1707 COONSKIN DR		FACILITY MAINTENANCE MANAGER CAMP DAWSON ARMY TRAINING SITE 240 ARMY RD	
CHARLESTON	WV25311	KINGWOOD	WV 26537-1077
US		US	

Line	Comm Ln Desc	Qty	Unit Issue
1	Building 215 Medical Wing Renovation Camp Dawson	0.00000	

Comm Code	Manufacturer	Specification	Model #
81101508			

**Extended Description :**

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

**SOLICITATION NUMBER: CEOI ADJ2000000006**  
**Addendum Number: 1**

---

The purpose of this addendum is to modify the solicitation identified as CEOI ADJ2000000006 ("Solicitation") to reflect the change(s) identified and described below.

**Applicable Addendum Category:**

- Modify bid opening date and time
- Modify specifications of product or service being sought
- Attachment of vendor questions and responses
- Attachment of pre-bid sign-in sheet
- Correction of error
- Other

**Additional Documentation:**

1. The bid opening has moved from 04/02/2020 to 04/16/2020. Bid opening time remains at 1:30 pm.

**Terms and Conditions:**

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI ADJ2000000006**

**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:**

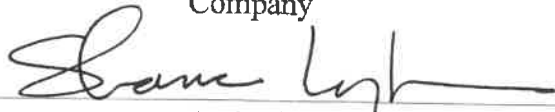
(Check the box next to each addendum received)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input 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 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.

GRW

Company



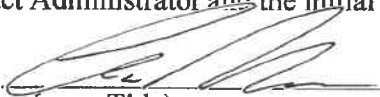
Authorized Signature

March 23, 2020

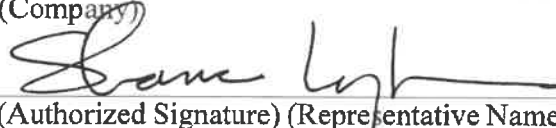
Date

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

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

  
\_\_\_\_\_  
(Name, Title)  
Aaron Nickerson, AIA, LEED Green Associate / GRW Project Manager  
\_\_\_\_\_  
(Printed Name and Title)  
801 Corporate Drive, Lexington, KY 40503  
\_\_\_\_\_  
(Address)  
(859) 223-3999 / (859) 223-8917  
\_\_\_\_\_  
(Phone Number) / (Fax Number)  
anickerson@grwinc.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.

GRW  
\_\_\_\_\_  
(Company)  
  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)  
Shane Lyle, AIA, LEED AP BD+C / GRW Vice President  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

3/20/2020  
\_\_\_\_\_  
(Date)  
(859) 223-3999 / (859) 223-8917  
\_\_\_\_\_  
(Phone Number) (Fax Number)



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 §61-5-3) 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: GRW

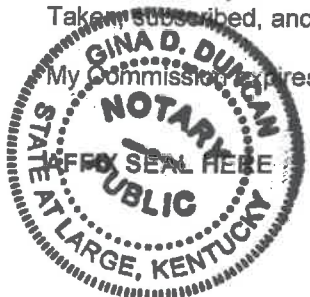
Authorized Signature: [Signature] Date: 3/20/2020

State of Kentucky

County of Fayette, to-wit:

Taken, subscribed, and sworn to before me this 20 day of March, 2020

My Commission Expires 09-14, 2023



NOTARY PUBLIC [Signature]