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WV Purchasing Division



EXPRESSION OF INTEREST

CAMP DAWSON BUILDING 215 MEDICAL WING RENOVATION

April 16, 2020





Pittsburgh Office

Eleven Stanwix Street, Suite 2200
Pittsburgh, PA 15222
(412) 281-1337

Cleveland Office

2529 Detroit Avenue, Suite 132
Cleveland, OH 44113
(216) 678-9456
ikminc.com

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OUR PROFESSIONAL SERVICES

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Zoning Analysis
LEED® /Sustainability Analysis/ Scorecard
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Campus Master Planning
Comprehensive City Planning
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Participatory Planning & Conflict Resolution
Urban Design

INTERIOR DESIGN

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Conceptual Design
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Administration of Furnishings Contract Installation
Furniture Evaluation
Site Observation
Custom Millwork & Furnishings Design
Graphic Design & Signage
Maintenance Specifications/Seminars
Post Occupancy Evaluation



April 14, 2020

State of West Virginia
Bid Clerk
Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

Dear Members of the Selection Committee:

Please find attached our submission of the Expression of Interest for the Building 215 Medical Wing at Camp Dawson

IKM has deep experience partnering with West Virginia based institutions. West Virginia University, West Virginia University Medical Center, Concord University, and William Sharpe Hospital are all current or recent IKM clients. In the attached materials we are showcasing a representative selection of our design work for public facing spaces, and programming/design work.

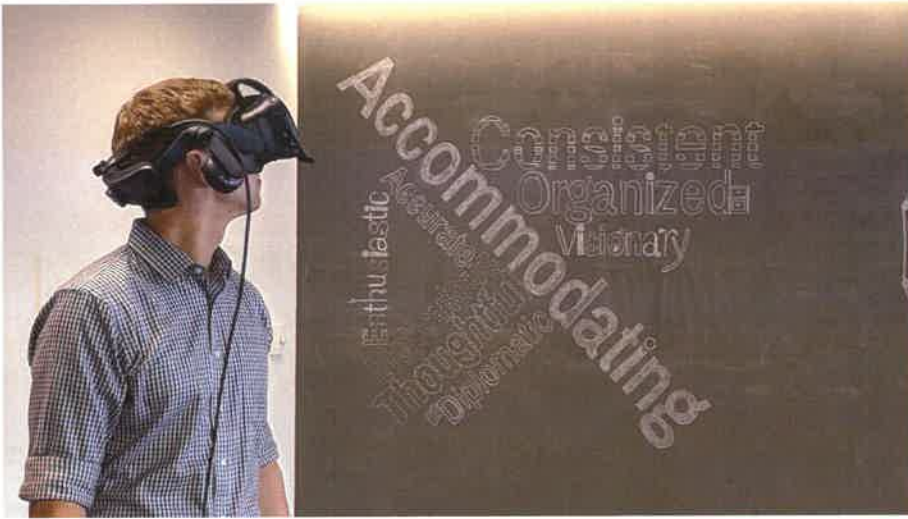
In addition, please find our proposed design and consultant team that we believe will provide the experience and expertise for Camp Dawson Project.

Thank you for your consideration,

ikm architecture

A handwritten signature in black ink, appearing to read 'JRB', with a long horizontal flourish extending to the right.

Joel R. Bernard, AIA, NCARB, LEED AP
Principal



SECTION

01

**Firm
Information**



01 Firm Information



FIRM DESCRIPTION

IKM Incorporated is a institutional corporate architecture, planning, and interior design firm that has been in continuous practice since 1911. IKM's practice specializes in completing complex projects in multiple market sectors. Completing renovation, adaptive reuse and new construction projects where the convergence of vision and creativity yield solutions of extraordinary value.

Why We Do What We Do

We believe **human-centered** design should be just that: human. Through focused collaborative sessions with you and your stakeholders, we let the unique scope, nature, and character of each project reveal itself by asking the right questions. We become extensions of your organization understanding the unique challenges ahead for your people, community, and industry and exploring solutions to produce a result that enriches the human experience.

IKM Experience with Government Work

IKM has a long history of providing comprehensive design services for government and its agencies. We understand that projects that involve government services often include more stringent reviews; reporting and filing procedures; and require more public notice and participation. The approval process is also longer than privately funded projects to insure the appropriate use of

public dollars. IKM has completed a number of projects for government agencies including various counties throughout the state, agencies and departments of the state of Pennsylvania and West Virginia, and numerous projects for the Department of Veterans Affairs. Many of these projects are located in buildings that deliver government services to the public. Based on our long history of experience, we are confident that we understand how to successfully manage the process for the West Virginia Camp Dawson Building 215 Medical Wing Renovation Project.

Designing for Healthcare

Guided by seven core values, IKM is committed to serving healthcare institutions by understanding the healthcare industry and providing architectural solutions that support the changing needs of our clients. Using a Lean Approach and Evidence-Based Design, IKM creates highly efficient designed, high-quality facilities that transform healthcare and contribute to improved outcomes, increased patient satisfaction.

As members of the Advisory Board Company, IKM accesses predictive modeling tools, analytical research benchmarking best in class examples, and peer-driven insights to serve architecture, planning and interior design healthcare clients in a manner where decisions are supported by comprehensive evidence.

GOVERNMENT PROJECTS

Allegheny County

Adaptive Reuse of Allegheny County Jail
Allegheny County Department of Health Clack Laboratory
Allegheny County Office Building Study
Allegheny County Airport Retail Fit-out
John J. Kane Regional Replacement Facility

Butler County

*Sunnyview Nursing and Rehabilitation Center Addition/
Renovation*

Washington County

Washington County Home Renovations

Urban Redevelopment Authority of Allegheny County

*Life Sciences Incubator Research Building (now
McGowan)*

Pittsburgh Parking Authority

Grant Street Transportation Center
First Avenue Garage

Port Authority of Allegheny County

Collier Garage
East Liberty Garage
Wood Street Transit Station

PA Department of General Service

Agricultural Sciences Headquarters Addition/Renovation
*Indiana University of PA, Fisher Auditorium Addition/
Renovation*
Lock Haven University of PA, Founders Hall

Lock Haven University of PA, Health Sciences Building
Penn State University Food Science Building
Penn State University Thomas Building
Penn State University Thomas Building Lecture Hall
*University of Pittsburgh Alumni Hall and Chemistry
Building Renovation*
Slippery Rock University of PA Science Building
Slippery Rock University of PA Physical Therapy Building
Pittsburgh State Office Building Renovation

Department of Veterans Affairs

VA Pittsburgh Healthcare System, Master Facility Plan
VA Pittsburgh Healthcare System, Canteen Renovations
VA Pittsburgh Healthcare System, Emergency Care Center
VA Pittsburgh Healthcare System, Data Center Addition
VA Pittsburgh Healthcare System, ICU Addition
*VA Pittsburgh Healthcare System, Southwestern PA
Veterans Center*
VA Medical Center Butler, Complete Window Replacement
VA Medical Center Erie, Ambulatory Surgery Addition
VA Medical Center Lebanon, CT Scanner
*VA Medical Center, Hollidaysburg Veterans Center
Renovations*
Delaware Valley VA Veterans Home
*Louis A. Johnson VA Medical Center, Clarksburg Master
Facility Plan*
Louis A. Johnson VA Medical Center, Clarksburg IDIQ
*Louis A. Johnson VA Medical Center, Clarksburg Exterior
Building Repair*
*Louis A. Johnson VA Medical Center, Clarksburg Patient
Unit Renovations*



RECENT HEALTHCARE PROJECTS

Allegheny County

AGH Academic Cancer Center
AGH Cancer Center Sandusky Garage
AHN AGH Nurse Call
AHN Forbes Hospital Hybrid OR
AHN Wexford Hospital
Crystal Clinic Orthopedic Center
Children's Hospital of UPMC Outpatient Center
Indiana Musculoskeletal Institute Outpatient Center
Lancaster General Hospital Orthopedics Center
St. Clair Hospital Ambulatory Care Center
St. Clair Hospital Utility Building Redesign
St. Clair Hospital Peters Township OCC
St. Clair Hospital Oxford Drive OCC
St. Clair Hospital South Hills Orthopedic Associates
St. Clair Hospital Mt. Lebanon Internal Medicine
St. Clair Oxford Drive Urgent Care
UPMC Cole Memorial Oncology Pharmacy
UPMC KMOB 12th Floor
UPMC Magee at Hampton
UPMC Magee Women's Health LSC Cranberry
UPMC Mercy Vision Institute
UPMC Monroeville Imaging Center X-Ray Replacement
UPMC Dr. Obagi Wexford Office
UPMC Outpatient Care Center
UPMC Pinnacle - New Oxford MOB
UPMC Presbyterian 6 Semiprivate Room Conversion
WVUM Cancer Center
WVUM CH Radiology Revisions
WVUM Neuro-Psych Relocation from CRC to RNI

WVUM Radiology Reading
WVUM Women & Children's Hospital
WVUM Rockefeller Neuroscience Institute
WVUM POC Overbuild

HEALTHCARE CLIENTS

Allegheny Health Network
Butler Health Systems
Chesapeake Regional Health Systems
Clarksburg Veterans Affairs
Conemaugh Health Systems
Indiana Regional Medical Center
Lancaster General Hospital
Monongalia General Hospital
Penn Medicine
Penn State Health
Reading Medical Center
Southwood Hospital
St. Clair Hospital
Uniontown Hospital
University of Pittsburgh Medical Center (UPMC)
VA Medical Centers
WELLSpan
West Virginia University of Medicine
William Sharpe Hospital

New
Healthcare
Clients in the
PAST
3 YEARS

Crystal Clinic
SUMMA
UPMC Hamot
UPMC Pinnacle
UPMC Susquehanna



SECTION

02





VA CLARKSBURG PATIENT UNIT RENOVATION

Clarksburg, WV

PROJECT MANAGER CONTACT:

Jeffrey Brown: jbrown@ikminc.com

PROJECT SCOPE:

IKM was retained under the IDIQ, Open End agreement, to convert an existing 9,850 square feet fourth floor administrative office suite into a new 10-bed acute inpatient mental health unit. The goal was to work with VA Clarksburg to re-program the office suite into a functional and efficient mental health unit.

The project included a unit that included both private and semi-private rooms. Each patient room was equipped with an integral and accessible bathroom and shower. One single room is was designated to meet the needs of a bariatric patient. Patient support spaces included a multifunctional Day Room, Group Room and Dining Room. Staff support areas also included a secured nurse station with integrated med room and a staff lounge/locker room with integral toilet. A large staff conference room is provided as well as both shared and private offices for the nurse manager, social workers and other staff.

Renovation work included the replacement of the existing windows with new, energy efficient and secure windows, equipped with laminated safety glass and integral horizontal blinds for the safety and comfort of both patients and staff.



WILLIAM R. SHARPE HOSPITAL BEHAVIORAL ADDITION

Lewis County, WV

PROJECT MANAGER CONTACT:
Jon Lusin: jlusin@ikminc.com

PROJECT SCOPE:

IKM and DZS was chosen in a competitive selection process to design a 31,000 square foot, \$11,000,000 50 bed addition to William Sharpe Hospital. William Sharpe is a state-run hospital that is exclusively for behavioral health patients. Though the hospital cares for civil patients, a majority of the patients are forensic patients, meaning that they are there by court order. Included in the patient population are: those not guilty by reason of mental illness and, individuals who are to be restored to competency in order to stand trial. A separate area was created for patients with extreme behavioral problems.

Safety for both the patients and the staff was paramount in the design. The Nurse Station offers a safe space for staff with views of all indoor and outdoor social hubs. Some outdoor areas are internal to the building so that elopement is less of a risk. Visitors to the addition pass through a secure vestibule into a designated visitors' area.

Also included in the program is a separate room for meals with a servery and pantry, social noisy spaces, social quiet spaces, seclusion rooms, consultation rooms, offices, conference rooms, video court room, exam rooms, and various support functions. This project also included revised site circulation, added parking, and relocation of existing site utilities.



VA MEDICAL CENTER BUTLER HISTORIC WINDOW REPLACEMENT

Butler, PA

PROJECT MANAGER CONTACT:
Joel Bernard: jbernard@ikminc.com

PROJECT SCOPE:

IKM was retained to provide a design for the complete window replacement of Building One on the VA Medical Center Butler Campus. The replacement work took into account ASHRAE, ASTM and American Architectural Manufacturers Association requirements. The VA required that the windows specified earned the Energy Star rating and meet the Energy Star specifications for energy efficiency in the Northern climate zone.

The window replacement project for Building One included the removal and disposal of 721 aluminum windows and replaced them with new energy efficient sliding aluminum windows. The replacement work was in phases and their scheduling was determined by the Butler VAMC and met by IKM and the construction team.

The existing infill panels contained asbestos and it was removed. The existing steel window frames contained lead based paint and the caulking on the wood trim contained asbestos. The infill panels containing asbestos were removed by a licensed agency. The existing aluminum frames were removed and the new frames were installed by the window installer. The new window system encapsulates the existing steel frame and associated caulking. In some areas the existing drywall needed to be cut back to remove the existing window and the drywall was repaired in these areas after the new windows were installed.



WVUM CHILDREN'S HOSPITAL

Morgantown, WV

PROJECT MANAGER CONTACT:

Mindy Coblenz: mcoblenz@ikminc.com

PROJECT SCOPE:

West Virginia University Medicine has embarked on a strategic initiative to offer an expanded, full complement of specialty pediatric care to the children of West Virginia. This is being accomplished through a robust recruitment program of nationally recognized physicians. To support these physicians and the expansion of care, a new building is being designed for the campus. This building is fully self-sufficient and will house inpatient and outpatient services in a state-of-the-art environment focusing on family-centered care.

Patient rooms support parental stays, and each unit has numerous family amenities to reduce stress levels during their child's stay. Families and patients have greater control of their environment, including lighting, temperature, blinds, television content, gaming, and room color. Units are set up in neighborhoods to bring care closer to the patient and reduce steps of caregivers to maximize their face time with patients. Each neighborhood is self-sufficient in terms of support spaces.

The NICU is organized around a single-room model to support clinically proven best practices and advanced treatment protocols. Provisions are made for multiple births to be in the same room and families will have lockers, showers, respite spaces, and nesting rooms to prepare for bringing their child home.



VA ERIE AMBULATORY SURGERY ADDITION

Erie, PA

PROJECT MANAGER CONTACT:

John Schrott: jschrott@ikminc.com

PROJECT SCOPE:

Having designed several projects for the Veterans Administration, IKM was selected in a qualifications based process to design the addition and renovation of existing VA hospital space to accommodate the ambulatory surgery department's current and future space needs. This project consists of a new Ambulatory Surgery Department addition. This project is approximately 10,000 SF of renovated and new space.

The design considered the functional layout of the primary space clusters: ORs, Pre/Post Op, PACU, Endoscopy/procedure, and staff support. These were organized in a pattern to promote efficient flow of patients, staff and material. The existing second level entrance was included in the renovation portion of the project and was required to remain operational during the construction of the addition. This work was performed in phases to allow for construction to continue while maintaining patient and staff access to the main building.

The main corridor system connecting this addition/renovation to the rest of the campus remains the primary route for inpatient traffic flow. The ambulatory patients park on this side of campus and their experience is contained and focused within the addition/renovation. Ambulatory care patients do not need to navigate through the rest of the sprawling campus in order to receive their scheduled care – achieving one of the project's primary objectives of patient convenience.



VA PITTSBURGH HEALTHCARE SYSTEM ED

Pittsburgh, PA

PROJECT MANAGER CONTACT:

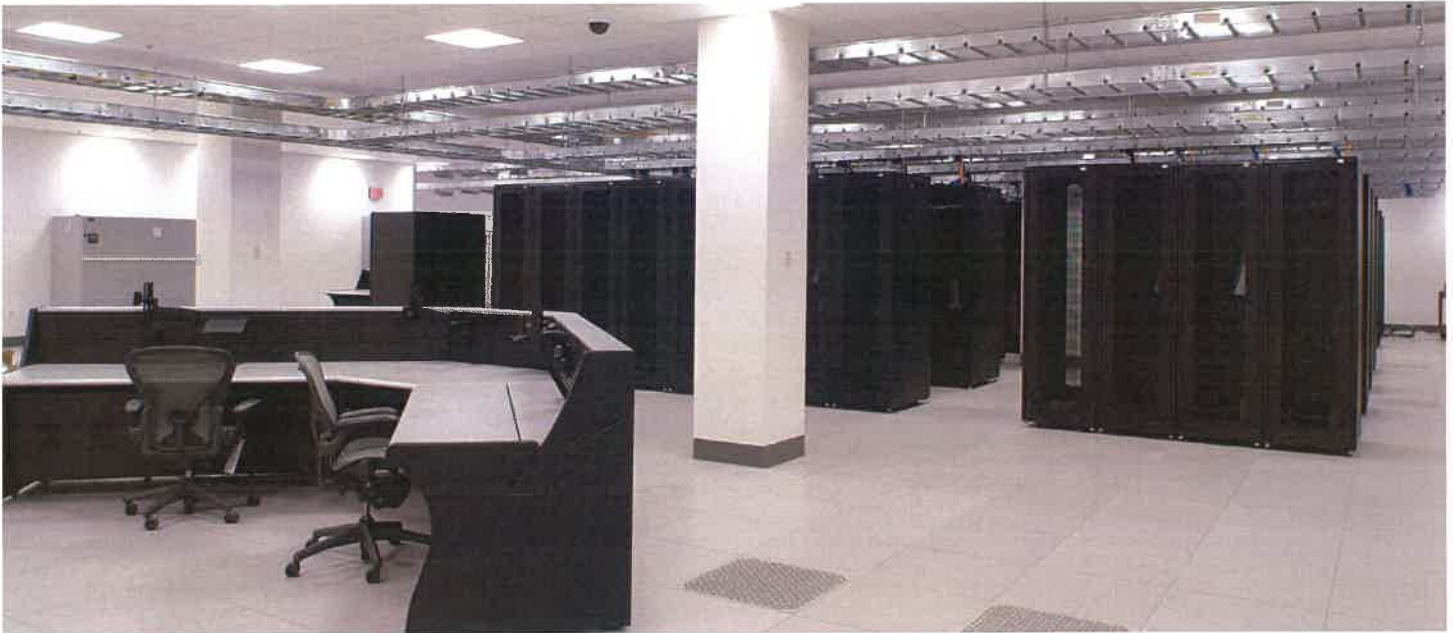
Roger Hartung: rhartung@ikminc.com

PROJECT SCOPE:

IKM was retained by the Department of Veterans Affairs Pittsburgh Healthcare System (VAPHS) to provide professional design services and healthcare planning services for the 11,115 GSF Emergency Care Center located at the University Drive site in Pittsburgh.

The project involved renovating existing dental clinical space and the existing emergency care area into a new Emergent Care Center and Psychiatric Admissions Center, in the north wing of the facility. Program elements include new exam/treatment rooms, isolation room, nurse station, waiting, front desk, triage, business services, office space, staff lounge and storage. The design of the space also had to consider workflow to ensure staffing efficiencies, and the complex security issues related to treating mental health patients.

In addition, the project addresses nonrecurring maintenance items such as replacement of lights, ceilings and finishes as well as the addition two new air-handling units.



VA PITTSBURGH HEALTHCARE SYSTEM DATA CENTER CONSOLIDATION

Aspinwall, PA

PROJECT MANAGER CONTACT:
Joel Bernard: jbernard@ikminc.com

PROJECT SCOPE:

IKM Incorporated was commissioned to develop drawings and specifications for the consolidation of the VA Pittsburgh Healthcare System's data centers into a single Tier 2 / VA Level 3 center. The project required evaluation of four Pittsburgh sites with individual computer rooms and related equipment. Consolidation of all hospital information system servers and associated peripheral hardware is also included in the scope.

Additionally, the Center will house the Veterans Integrated Service Network #4 computer operations center. The new center will provide backup computer operations for other medical centers within the network that include facilities located in Altoona, Butler, Coatesville, Erie, Lebanon, Pittsburgh, Philadelphia, and Wilkes-Barre, Pennsylvania as well as Clarksburg, West Virginia and Wilmington, Delaware. The project encompassed both addition of new space and renovation of existing space to accommodate program requirements. The Data Center's electrical infrastructure will accommodate both new equipment and legacy systems with multiple line voltage needs and redundancy challenges.

SECTION

03



**Project
Staffing**

03 Project Staffing

Staffing Plan

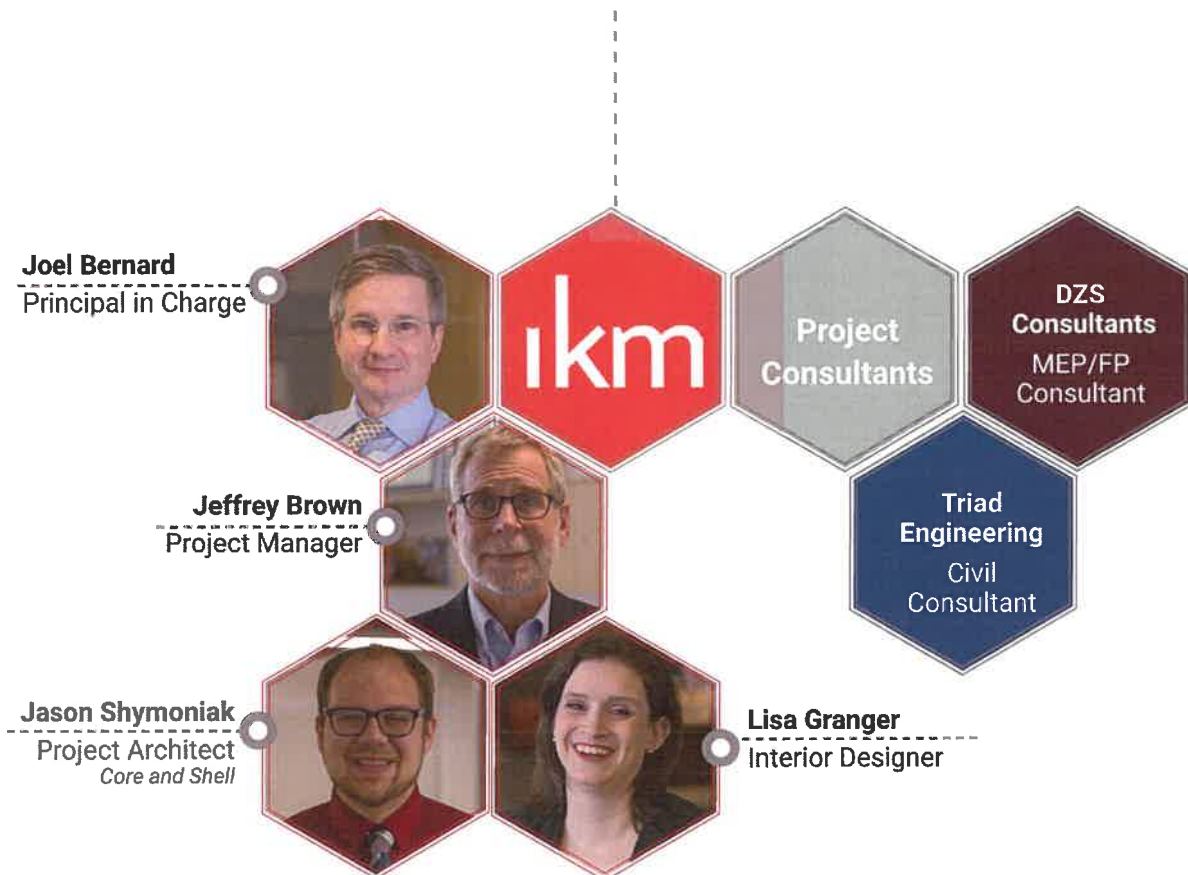
IKM brings together professionals from a number of different disciplines and diverse backgrounds with a shared mission to positively impact our world through leadership in understanding, exploration and decision making. We are creative and collaborative at our core and embrace the notion that from many voices can come one vision. We honor the high expectations of our Clients and understand that mutual success requires a meaningful partnership and engaged project team.

IKM has provided the most qualified team for the Camp Dawson Building 215 Medical Wing Renovation. Joel Bernard, our Principal in Charge, has completed multiple projects that includes civil and government projects that varies from new construction to ADA and MEP upgrades. Our Project Manager, Jeffrey Brown has completed projects for government projects including multiple Veteran Affairs healthcare projects and other healthcare systems.

Our project team has experience in both government projects and healthcare renovation and new construction projects. Our teams resumes show the vast variety of experience and expertise that will serve the State of West Virginia to design and execute a successful project.

ORGANIZATIONAL CHART

The State of West Virginia Camp Dawson Building





Joel Bernard AIA, LEED AP

Principal, CFO

Mr. Bernard began his professional career in 1984. He is currently a principal architect in the firm. He has worked on a broad range of project types, including corporate, banking, commercial, education, healthcare and housing. In addition to being an active member of the Pittsburgh Chapter of the American Institute of Architects, Mr. Bernard also holds National Council of Architectural Registration Boards (NCARB) certification and is a LEED Accredited Professional.

EDUCATION

Boston Architectural Center
Bachelor of Architecture

Williams College
Bachelor of Arts

PROFESSIONAL REGISTRATION

Architecture: PA, NC, CT

LEED Accredited Professional

National Council of Architectural Registration Boards (NCARB)

MEMBERSHIPS

American Institute of Architects (AIA)

Chair Board of Appeals, Pittsburgh Department of Permits, Licensing, and Inspections

Facilities Committee and Board Member,

Carnegie Libraries of Pittsburgh

Design Review Committee, Riverlife Pittsburgh

Buildings and Grounds Committee, The Frick Pittsburgh

VA Pittsburgh, Healthcare System Data Center Consolidation

Pittsburgh, PA

Role: Principal in Charge

Consolidation of three data centers for the healthcare system; involves the design of a \$5 million addition to house the appropriate hardware and engineering systems.

Allegheny County Jail, Adaptive Reuse

Pittsburgh, PA

Role: Project Architect

Design, renovation, and adaptive reuse of the national historic landmark Allegheny County Jail for use by the Family Division of the Court of Common Pleas. The project involved exterior masonry repairs, window replacement and a complete interior renovation.

Commonwealth Technology Center

Harrisburg, PA

Role: Principal in Charge

New building to serve as a disaster recovery center for the Commonwealth of Pennsylvania and the Pennsylvania Emergency Management Association and PA Homeland Security functions. The building will house a data center and accommodate general offices, command centers, cafeteria/break areas, restrooms, and a conference area.

Allegheny Center, AHN & Highmark Renovations

Pittsburgh, PA

Role: Principal in Charge

Approximately 19,000 square feet of the 10th floor of Allegheny Center Building. Included renovation work on building lobby, 2nd floor (AHN), 4th floor (AHN), 5th floor (Highmark), and 6th floor (Highmark).

*Federal Reserve Bank of Cleveland, Pittsburgh Branch

Pittsburgh, PA

Role: Project Manager/Architect

Prior to joining IKM, Mr. Bernard served as Architect/Project Manager for all work performed at the facility during a seven year

exclusive agreement. Diverse projects have included state-of-the-art comprehensive security systems, a richly detailed conference center, masonry restoration, aggregate construction cost exceeding \$7.5 million, renovations for ADA accessibility and a complex multi-phase elevator modernization.

Frick Environmental Center

Pittsburgh, PA

Role: Principal in Charge

New environmental education center that will include indoor and outdoor classrooms, a teaching laboratory, public assembly and exhibit spaces, and offices.

Concord University, University Point Interfaith Chapel & Alumni Center

Athens, WV

Role: Principal in Charge

New \$2.5 million multi-use facility that included an interfaith chapel, art display, multipurpose space, banquet prep kitchen facilities, on the University campus in Athens, West Virginia.

Community College of Allegheny County, Renovations

Pittsburgh, PA

Role: Principal in Charge

Multiple renovation projects at four branch locations and the College's administration building. Work includes ADA compliance projects, cafeteria renovations, and a variety of classroom renovations.

Concord University, University Point Interfaith Chapel & Alumni Center

Athens, WV

Role: Principal in Charge

New \$2.5 million multi-use facility that included an interfaith chapel, art display, multipurpose space, banquet prep kitchen facilities, on the University campus in Athens, West Virginia.

* Projects from Previous Firms



Jeff Brown AIA

Principal, QAQC Officer

With over 35 years of experience, Mr. Brown is currently a Principal at IKM. He has completed a variety of healthcare renovation and new construction projects for clients such as AHN, UPMC, Reading Hospital and Medical Center, and Charles Cole Memorial Hospital. He has lectured at the Pennsylvania Society of Health Facility Engineering Conference and the Hospital Council of Western Pennsylvania Conference.

EDUCATION

Carnegie Mellon University
Bachelor of Architecture

PROFESSIONAL REGISTRATION

Architecture: PA, OH, WV, MD

National Council of Architectural Registration
Boards (NCARB)

MEMBERSHIPS

American Institute of Architects (AIA)

Society for the Advancement of Gerontological
Environments

Louis A. Johnson VA Medical Center, 3rd Floor Patient Unit Renovation

Clarksburg, VA

Role: Principal in Charge
15,000 square foot space to accommodate the medical/surgery nursing unit and related functions from the fourth floor. The unit will be conveniently located adjacent to surgery, the post anesthesia care unit, the intensive care unit, and same day surgery.

Louis A. Johnson VA Medical Center, 4th Floor Behavioral Health Patient Unit

Clarksburg, VA

Role: Project Manager
Renovation the fourth floor of the existing hospital to create a ten-bed acute inpatient mental health unit. The project also included the design of a Day Room and all other required support functions such as a multipurpose staff room, an interview room, private offices, a staff lounge, and a staff locker room.

Louis A. Johnson VA Medical Center, Master Plan

Clarksburg, VA

Role: Principal in Charge
Master planning services. Reviewed population demographics, current service delivery systems, physical structures, and strategic and operational plans to provide guidance in improving service delivery through spatial changes necessary to meet strategic and tactical plans to develop a framework for a revised five-year construction plan.

Charles Cole Memorial Hospital, Medical Office Building

Coudersport, PA

Role: Principal in Charge/Project Manager
New \$5.5 million, 38,000 square foot, two story medical office building designed to become the hospital's new front door. The facility provided physician office suites, convenient pick-up and drop off, and other support functions such as an admissions area, lab, orthopedic suite, imaging, and internal medicine facilities.

VA Butler Healthcare Center

Pittsburgh, PA

Role: Principal in Charge
Oxford Development as the lead for a 221,450 gross square foot healthcare facility on a green-field site featuring a two-story brick and metal panel design for the Veteran's Administration.

Sharon Regional Health System, Master Plan

Sharon, PA

Role: Project Manager
Master facility plan, 12-bed psychiatric unit, 21-bed rehabilitation unit, laboratory renovation, and Fire Pump/Sprinkler project.

UPMC Horizon, Greenville & Shenango Campuses

Greenville, PA & Farrell, PA

Role: Principal in Charge
Multiple projects including a Comprehensive Outpatient Rehabilitation Facility (CORF), Emergency Department, a wellness center, a skilled nursing unit, an LDRP suite, outpatient testing, a cath lab, a radiology department, inpatient units, ambulatory surgery, and a Women's Care Center, as well as renovations to third floor of the Biomedical Science Tower to include flexible laboratory casework, a new fume hood, and the supporting MEP systems to accommodate current-day research practices and equipment.

UPMC McKeesport, Mansfield Building Inpatient Unit Renovations

McKeesport, PA

Role: Project Manager
Upgrades to an inpatient unit along with renovations to various other spaces throughout the hospital.



Jason Shymoniak AIA, NCARB

Project Architect

With 10 years of experience, Mr. Shymoniak is a project architect at IKM. He has a diverse experience with projects from initial planning and design through completion of construction. He is currently the project architect for the UPMC Presbyterian Multi-Acuity Patient Room Replacements.

EDUCATION

Kent State University
Master of Architecture
Bachelor of Science

PROFESSIONAL REGISTRATION

Architecture: PA
National Council of Architectural Registration
Boards (NCARB)

MEMBERSHIPS

American Institute of Architects (AIA)

WVU Medicine, Physician Office Center, Vertical Addition

Morgantown, WV
Role: Project Architect

A two story vertical shell addition to the existing WVUM Physician Office Center; this project seeks to harmonize with the existing rhythm of the WVUM campus as well as the original construction.

WVU Medicine, Physician Office Center, Lobby and Pharmacy

Morgantown, WV
Role: Project Architect

WVU Medicine tasked IKM with adding two additional floors to their existing Physician Office Center and upgrading the exterior appearance of the building facades to complement both the Atrium and Southeast Tower projects.

WVU Medicine, Servery & Kitchen Renovation

Morgantown, WV
Role: Project Architect

WVU Medicine, Physician Office Center, 5th and 6th Floor Fitout

Morgantown, WV
Role: Project Architect

The additional floors are currently being designed for clinic and administration space for the Rockefeller Neuroscience Institute.

WVUH Level 2 Level 5 Peri-operative Renovations

Morgantown, WV
Role: Project Architect

Multi-phased project that included renovation to the waiting and registration areas and peri-operative pre and post operation bays

WVU Medicine, Ruby Memorial, Southeast Tower Cardiac and Wellness Gym

Morgantown, WV
Role: Project Architect

As part of the 4th floor vascular institute we were tasked to design a gym to monitor patients. The space was also designed for accommodate the staff after hours.

UPMC Presbyterian, Dialysis Prep Repair Area Renovations

Pittsburgh, PA
Role: Project Architect

UPMC Presbyterian, Multi-Acuity Patient Room Renovations

Pittsburgh, PA
The focus of the project is to provide a gut renovation of existing intensive care units to provide new multi-acuity units serving a total of 22 patients. Patient rooms are designed to flexibly accommodate intensive care, medical-surgical, and step-down models of care.

UPMC Kaufmann Medical Office Building PM&R Center of Excellence

Pittsburgh, PA
Role: Project Architect

*Brighton Twp. Vol. Fire Department.

Brighton Township, PA
Role: Project Architect

*First Niagara Bank

North Huntingdon, PA
Role: Project Architect

*Leetsdale Municipal and Public Safety Building

Leetsdale, PA
Role: Project Architect

*Lincoln Learning Solutions Office Building

Center Township, PA
Role: Project Architect

*Marshall Township Volunteer Fire Company

Warrendale, PA
Role: Project Architect

*Pocket Nurse Enterprises

Monaca, PA
Role: Project Architect

*Giant Eagle Market District

Shadyside, PA
Role: Project Architect

* Projects from Previous Firms



Lisa Granger NCIDQ, LEED ID+C

Interior Designer

Ms. Granger is an interior designer with 18 years of experience that has focused on creating healthy and sustainable environments that support and engage the users. Her interiors consider durability, budget, maintenance and aesthetics. As the Interior Designer, she identifies and creatively solves problems in order to enhance the function and quality of interior environments. Lisa is our most experienced and skilled healthcare interior designer and will work with Penn State Health for interior finishes, furniture and signage and branding.

EDUCATION

University of Oregon
Master of Interior Architecture

John Carroll University
Bachelor of Arts, English

PROFESSIONAL REGISTRATION

NCIDQ Certificate

LEED ID+C

American Academy of Healthcare Interior Designers - CHID Certificate Holder

NCIDQ Certified

AHN, Allegheny General Hospital, Cancer Center

Pittsburgh, PA

Role: Interior Designer

New \$30 million facility designed around the "Specialty Center" concept. It includes five Centers - a Breast Center, Lung Center, Medical Oncology Center, Liver Center, and Multi-disciplinary Center including colorectal and general surgery and urology for the treatment of patients with cancer. The center includes amenities for patients and families including library, cosmetic shop, and café to provide patients and families with as much emotional, intellectual and spiritual support as possible.

WVU Medicine, Cancer Center Renovations Morgantown, WV

Role: Interior Designer

WVU Cancer Institute's Mary Babb Randolph Cancer Center is the premier facility in the WVU Cancer Institute system of care centers. As the flagship of the Cancer Institute's mission, it provides mammography, infusion therapy, and radiation oncology to a full range of oncological specialties in a patient-centered, family-friendly environment.

UPMC Hampton, Ambulatory Care Center Hampton, PA

Role: Interior Designer

New three story, 46,300 square foot Outpatient Ambulatory Care Center (medical office building). The building will focus on the delivery of customer-centered primary care services with imaging and laboratory services to support the physician practices in the building.

UPMC Montefiore, Transplant ICU Renovation Pittsburgh, PA

Role: Interior Designer

16,000 square foot renovation to the Transplant Intensive Care Unit on the fifth floor of Montefiore Hospital. This project includes renovations to nurse stations, patient rooms, and support spaces, and ceiling and light replacements.

AHN, Allegheny General Hospital, Linac C Replacement

Pittsburgh, PA

Role: Interior Designer

Replacement of the linear accelerator at the West Penn Hospital Oncology Center. The

UPMC Presbyterian, Multi-Acuity Patient Room Renovations

Pittsburgh, PA

Role: Interior Designer

The focus of the project is to provide a gut renovation of existing intensive care units to provide new multi-acuity units serving a total of 22 patients. Patient rooms are designed to flexibly accommodate intensive care, medical-surgical, and step-down models of care.

WVU Medicine, Ruby Memorial, Emergency Department Expansion

Morgantown, WV

Role: Interior Designer

Multiple phases of the \$280 million expansion at WVUM including the 32,900 square foot Emergency Department renovation and expansion. The Emergency Department and Trauma Center will comprise 34 exam/treatment rooms in addition to a bariatric exam room, an isolation room, a decontamination room, eight trauma rooms, and three triage rooms.

WVU Medicine, Ruby Memorial, Southeast Tower Expansion

Morgantown, WV

Role: Interior Designer

Planning and design of the new ten story 313,000 square foot patient bed tower including a 28 bed intensive care unit and a 32 bed acute care nursing unit. Associated work will include a conference area, employee wellness, offices, shell space, and facility management support spaces.

WVU Medicine, Cardio Thoracic ICU

Morgantown, WV

Role: Interior Designer

Renovations to convert existing medical surgical space to ICU space.

PROFESSIONAL REFERENCES

Allegheny County Family Court

William McKain
County Manager
(412) 350-7373
william.mckain@alleghenycounty.us

VA Medical Center, Butler

Daniel Michalek
Facility Manager
724-477-5028
daniel.michalek@va.gov

VA Medical Center, Butler

Jude Sperdute
Project Manager
724-477-5028
jude.sperdute@med.va.gov

VA Medical Center, Martinsburg

Ann Brown
Director
304-263-0811

Louis A. Johnson VA Medical Center

William Cox
Director
304-623-3461

Louis A. Johnson VA Medical Center

John Bargo
Chief Engineer
304-623-3461

Phipps Conservatory

Ms. Sue Ricketts
Project Manager
412-441-4442
terry.l.small@wv.gov

Va Medical Center, Silver Spring

Andrew R. Keirn
Director
202-573-0925
Andy.Keirn@va.gov

Slippery Rock University

Andrew J. Wilson
Director of Design and Construction
724-738-2964
andrew.wilson@sru.edu

Washington County Health Center

Alvin Q. Allison, Jr.
Administrator
724-223-7198

William Sharpe Hospital

Terry Small
Assistant CEO
(304) 269-1210
terry.l.small@wv.gov

WVU Medicine

Kenny Rockwell
Manager - Planning, Design, & Construction
304-598-4125
www.wvumedicine.org

WVU Medicine

Amy bush
Vice President of Clinical Operations, COO
WVUM Children's Medicine
amy.bush@wvumedicine.org
304-285-3041





DEPARTMENT OF VETERANS AFFAIRS
Louis A. Johnson VA Medical Center
1 Medical Center Drive
Clarksburg, WV 26301-4199



January 25, 2010

IKM Incorporated
Attn: Mr. Jeffrey K. Brown
One PPG Place
Pittsburgh, PA 15222

Dear Mr. Brown:

I would like to take this opportunity to express my appreciation for IKM's assistance in designing a Master Facility Plan for the Louis A. Johnson VA Medical Center (LAJ VAMC), Clarksburg, WV.

As you are aware, the LAJ VAMC is a very active and growing facility with many additional space, infrastructure and modernization needs. From the very onset of the planning process, the professionalism and collaboration displayed by IKM's team of professionals were exemplary. The positive communication and interaction between IKM and the Medical Center staff empowered employees at all levels to contribute and ensure the end product (master plan) met the needs and objectives of our facility's long term strategic goals. The Master Plan will serve as an invaluable roadmap in addressing our future needs for both growth and modernization.

Again, thank you for an outstanding Master Facility Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "W. E. Cox".

WILLIAM E. COX
Director



DEPARTMENT OF VETERANS AFFAIRS
Louis A. Johnson VA Medical Center
1 Medical Center Drive
Clarksburg, WV 26301-4199

ikm

January 13, 2010

Mr. Jeffrey K. Brown
Vice President
IKM Incorporated
One PPG Place
Pittsburgh, PA 15222

Dear Jeff:

I would like to commend IKM and your team for your outstanding work on the Master Facility Plan for the VAMC Clarksburg campus. It was a pleasure working with you on this project.

The VAMC Clarksburg has many unique challenges that your team was able to identify and provide a clear direction for the phased renovation and expansion of the Clarksburg VAMC campus to better serve the veterans, visitors, and staff of our region. The Master Facility Plan has proven to be an extremely valuable tool in development of an effective NRM and Minor program at the medical center.

IKM stands out as a firm dedicated to quality and we look forward to working with IKM on future projects.

Sincerely,

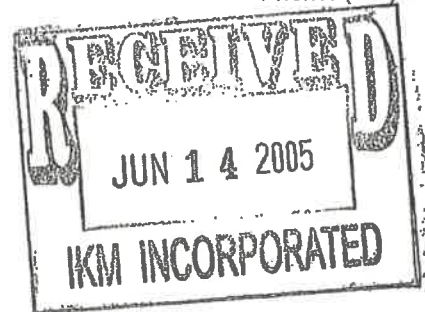
A handwritten signature in black ink, appearing to read "J. Bargo", written over a horizontal line.

John Bargo
Chief Engineer



Washington County Health Center

36 Old Hickory Ridge Road, Washington, PA 15301
Phone: (724) 228-5010



June 10, 2005

To Whom It May Concern,

I am pleased to provide a letter of reference for IKM Incorporated as architects for your project. We have worked with IKM for the past three years, and have been pleased with their work.

We recently completed a renovation of two of the existing nursing units in our facility. IKM assisted us throughout the process of planning, the development of drawings and bid specifications and documents, and the construction phase through to the completion of our project. I was particularly pleased with their innovative use of the available space to provide us with a very functional and attractive design.

The IKM team, and particularly the principal in charge of our project, Mr. Jeff Brown, worked closely with the Health Center staff to ensure that our needs and concerns were met. They were responsive to any and all issues and concerns that developed throughout the various phases of the project.

I would not hesitate to recommend IKM for consideration for your project.

If you would like to discuss this in further detail, please feel free to call me at 724.223.7198.

Sincerely,

Alvin W. Allison, Jr.
Administrator

A SERVICE AGENCY OF WASHINGTON COUNTY

Larry Maggi
Co-Chairman

J. Bracken Burns, Sr.
Co-Chairman

Diana L. Irey
Commissioner



SECTION

04

Consultant Information



ABOUT ZDS DESIGN/CONSULTING SERVICES

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

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

COMPANY LEGAL NAME

ZDS Limited Liability
Company dba ZDS Design/Consulting Services

LOCATION OF INCORPORATION

West Virginia

FOUNDERS

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

OFFICE

281 Smiley Drive, St. Albans, WV 25177

EMPLOYEES

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



CLIENTS & EXPERIENCE

- **Bluefield Regional Medical Center**
- **Cabell Huntington Hospital**
- **Charleston Area Medical Center (CAMC)**
 - General Division
 - Memorial Division
 - Teays Valley Hospital
 - Women & Children's Hospital
- **Concord University**
 - Campus High-Voltage Upgrades
 - Nick J. Rahall Technology Center
- **Harvard University**
 - Arnold Arboretum
 - Weld Hill Research & Administration Building
- **Marshall University**
 - Smith Hall and Harris Hall
- **Montgomery General Hospital**
- **Ohio University - Athens**
 - Chiller Water Master Plan
 - Campus-Wide Performance Contracting

- **Ohio University - Chillicothe**
 - Stevenson Library/Bennett Hall ME
 - Renovations/Performance Contracting
- **Saint Joseph's Hospital - Parkersburg**
- **Saint Mary's Medical Center - Huntington**
- **Stonerise Healthcare - Charleston**
- **Summersville Regional Medical Center**
- **University of California Davis Veterinary Medicine**
- **United Hospital Center**
- **Veterans Affairs (VA) Hospital Administration**
- **Webster County Memorial Hospital**
- **WV Department of Health & Human Resources**
 - Hopemont State Hospital
 - Jackie Withrow Hospital
 - John Manchin, Sr. Health Care Center
 - Lakin Health Care Center Retrofit
 - Mildred Mitchell-Bateman Hospital
 - Welch Community Hospital Retrofit
 - William R. Sharpe, Jr. Hospital Addition
 - William R. Sharpe, Jr. Hospital Retrofit
- **WVU NASA Emergency Generator Upgrades**

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

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

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

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

ZDS Design/Consulting Services

Our Personnel's Health Care Experience

ZDS'S STAFF PRIOR TO JOINING ZDS, WHILE EMPLOYED BY OTHERS, AS WELL AS AFTER JOINING ZDS HAVE WORKED ON NUMEROUS HEALTHCARE FACILITIES AND PROJECTS WHICH INCLUDE THE FOLLOWING:

CHARLESTON AREA MEDICAL CENTER, CHARLESTON, WV

MEMORIAL DIVISION, 3200 MACCORKLE AVENUE



- Cath Lab III Renovations
- 750 kW Emergency Generator & Underground Fuel System
- Two-Four West Nursing Wing
- Main Electrical Service Upgrade
- Emergency Room Renovations
- 600 Ton Central Chiller Plant and Variable Water Pumping
- 700 Ton Chiller Replacement and Variable Water Pumping
- Surgical Intensive Care Retrofit
- Two/Three East Patient Room Renovations
- Four-North HVAC Renovations
- Nuclear Medicine Renovations
- Laboratory Fume Ventilation Problem

GENERAL DIVISION, WASHINGTON & BROAD STREET

- Special Care Facility Contract Administration
- Allied Health, Physical Therapy & Hydrotherapy
- Three-Six Floor Patient Room South
- Emergency Generator Retrofit Design
- Heliport and pilot's quarters
- Wound Center

WOMEN AND CHILDREN'S HOSPITAL, 800 PENNSYLVANIA AVENUE



- Pediatric Intensive Care Unit
- Newborn Intensive Care Unit
- Central Electric Metering Design
- CT Scan Addition
- LDRP/Gynecology
- Surgery Addition
- Operating and Recovery Room HVAC System

TEAYS VALLEY, HOSPITAL, 1400 HOSPITAL DRIVE

- ADA Patient Room Renovations



CABELL HUNTINGTON HOSPITAL, HUNTINGTON, WV

- Numerous mechanical and electrical renovations projects including master planning for renovations to chiller plant

CHARLESTON SURGICAL CENTER, CHARLESTON, WV

- Design for numerous mechanical and electrical renovations projects

HOPEMONT STATE HOSPITAL, TERRA ALTA, WV

- Master Plan for Engineering upgrades
- Campus Addressable Fire Alarm System Design
- Steam System Upgrades
- Facility Lighting Upgrades

JACKIE WITHROW HOSPITAL, BECKLEY, WV

- Master Plan for Engineering upgrades
- Central Plant HVAC/Steam System Upgrades
- New natural gas service to campus including emergency systems

JOHN MANCHIN, SR. HEALTH CARE CENTER, FAIRMONT, WV

- Master Plan for Engineering upgrades
- Facility Lighting Upgrades

KINGS DAUGHTERS MEDICAL CENTER, ASHLAND, KY

- Cardiac Care Center
- Medical Office Building

LAKIN STATE HOSPITAL, WEST COLUMBIA, WV

- Master Plan for Engineering upgrades
- Facility Lighting and Window Upgrades

LEWISTOWN OUTPATIENT SURGERY FACILITY, LEWISTOWN, PA

- New Outpatient Surgery Facility

MILDRED MITCHELL-BATEMAN HOSPITAL, HUNTINGTON, WV

- Master Plan for Engineering upgrades
- Facility Lighting Upgrades
- Structural evaluation of multiple buildings
- Emergency Generator upgrades, extensions

MONTGOMERY GENERAL HOSPITAL, MONTGOMERY, WV

- Isolation Rooms Ventilation Design
- Domestic Hot Water System Design

ST. JOSEPH HOSPITAL, PARKERSBURG, WV

- Endoscopy Suite Renovations

SAINT MARY'S MEDICAL CENTER, HUNTINGTON, WV

- Cancer Center Renovations
- Isolation Room Renovations

STONERISE HEALTHCARE, CHARLESTON, WV

- Master Plan for Engineering upgrades and addition to Eastbrook Nursing Home



Engineering for State & Local Government Facilities

ZDS engineering project experience includes facilities registered as official Historic Buildings



Jackie Withrow State Hospital



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



Hopemont State Hospital



Mildred Mitchell-Bateman State Hospital

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



Design/Consulting Services

WV Army National Guard Headquarters & Annex Building

ZDS Design/Consulting Services and its principals Ted and Todd Zachwieja were involved in many mechanical, electrical, and plumbing design projects for the WV Army and Air National Guard. ZDS projects with the Army National Guard include providing electrical Design/Build engineering and project management for emergency power for the Army Headquarters Building and Annex Building in Charleston, WV. This project was completed ahead of schedule and within budget to provide emergency power needs for the Coonskin Army National Guard campus as part of their overall homeland security strategy. ZDS also evaluated and designed HVAC renovations to restore four indoor firing ranges to meet current compliance with Army Standards.



Total MEP Cost: Over \$4,000,000

Contact: Lt. Co. Todd Justice, Deputy Director of Joint Operations: anthony.l.justice.mil@mail.mil

WEST VIRGINIA

ARMY NATIONAL
GUARD

WV Army National Guard Dunbar Armory

ZDS provided comprehensive MEP engineering support for HVAC/partial lighting renovations at the Dunbar Armory. Our professional services included preparation of the Construction Bid Documents, issued in one package, and continued through bidding, negotiation and construction administration of the Contract.

Renovations resulted in a **61% reduction** in energy for lighting and **41% reduction** in energy for HVAC renovations over ASHRAE 90.1-2007 standards qualifying the project for EPEAT.



Total Project Cost: \$1,000,000 (completed under budget)

Contact: SGM Kenny Goodson: kenneth.c.goodson.mil@mail.mil

ZDS

Design/Consulting Services

Todd Zachwieja, PE, CEM, LEED AP



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

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

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



PROFESSIONAL REGISTRATIONS

Professional Engineer:

Florida [REDACTED]

Georgia [REDACTED]

Kentucky [REDACTED]

Maryland [REDACTED]

North Carolina [REDACTED]

Ohio [REDACTED]

Pennsylvania [REDACTED]

South Carolina [REDACTED]

Virginia [REDACTED]

West Virginia [REDACTED]

HEALTH CARE EXPERIENCE

- Bluefield Regional Medical Center
- Cabell Huntington Hospital
- Charleston Area Medical Center Memorial Division (millions in renovation and new construction design, including commissioning of CAMC Surgery Center)
- Charleston Area Medical Center General Division (millions in renovations)
- Charleston Area Medical Center Women & Children's Hospital (millions in renovations)
- Charleston Surgical Center
- Family Practice Center
- Jackie Withrow Hospital
- John Manchin Sr. Health Care Center
- Hometown Healthcare Center
- Hopemont Hospital
- Lakin Hospital
- Lewistown Outpatient Surgical Facility, PA
- Mercy Medical Center
- Mildred Mitchell-Bateman Hospital
- Monongalia General Hospital
- Montgomery General Hospital
- St. Joseph's Hospital
- St. Mary's Hospital
- Summersville Regional Medical Center
- Surgicare Center
- Thomas Memorial Hospital
- United Hospital Center
- VA Hospital - Clarksburg
- VA Hospital - Huntington
- Wayne Memorial Hospital
- Webster Memorial Hospital
- Welch Community Hospital
- William R. Sharpe, Jr. Hospital Additions and Renovations

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



Certified Energy Manager

(C.E.M.) National

Certification No. 2205



LEED Accredited Professional,
National Certification through

EDUCATION

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

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

Ted Zachwieja III, PE, CEM



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

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

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

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

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



PROFESSIONAL REGISTRATIONS

Professional Engineer:

Florida [REDACTED]

West Virginia [REDACTED]

Certified Energy Manager (C.E.M.)

National Certificate

No. 22411



EDUCATION

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

AWARDS AND RECOGNITIONS

Awarded 2012 Legend in Energy by the Association of Energy Engineers

Awarded acceptance into ASHRAE's 2015 Leadership University

ASHRAE Blue Ribbon Award of Excellence
Co-Author at Autodesk University



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



Member & Co-Founder
I-ENG-A of the
Tri-State Region

HEALTH CARE EXPERIENCE

- CAMC Patient Room Renovations
- Jackie Withrow Hospital, Beckley: Master Planning Study, new central steam plant and renovations to heating system and lighting renovations.
- Hopemont State Hospital, Terra Alta: Master Planning Study, renovations to heating system and lighting systems.
- John Manchin, Sr. Health Care Center, Fairmont: Master Planning Study, renovations to lighting systems.
- Lakin State Hospital, West Columbia: Master Planning Study and exterior envelop renovations and lighting renovations.
- Mildred Mitchell-Bateman Hospital, Huntington: Master Planning Study and lighting renovations.
- United Hospital Center Renovations, Clarksburg, WV
- Welch Community Hospital, Welch: Master Planning Study and lighting renovations.
- William R. Sharpe, Jr. Hospital, Weston: fifty bed forensic addition and renovations to entire existing hospital while building remains in use including new central heating/cooling plant, 1,800 KW emergency power station and comprehensive HVAC and electrical renovations throughout the facility.

Jim Watters



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

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



PROFESSIONAL AFFILIATIONS

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



Member of the National Fire Protection Association (NFPA)



Member of the Health Care Section of the NFPA

Member of the Illuminating Engineering Society (IES)

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

Past member of the Institute of Electrical Engineers (IEE)

OTHER RECOGNITIONS

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



HEALTH CARE EXPERIENCE

- Cabell Huntington Hospital
- Charleston Area Medical Center (CAMC) (prior to joining ZDS)
 - Lab III Renovations; 750 kW Emergency Generator/Underground Fuel System; Two-Four West Nursing Wing; Main Electrical Service Upgrade; Emergency Room Renovations; Surgical Intensive Care Retrofit Two/Three East Patient Room Renovations; Four-North HVAC Renovations; Nuclear Medicine Renovations; Special Care Facility Contract Administration; Allied Health, Physical Therapy & Hydrotherapy; Three-Six Floor Patient Room South; Emergency Generator Retrofit Design; Heliport and pilots quarters; Wound Center; Pediatric Intensive Care & Newborn Intensive Care Unit; Central Electric Metering Design; CT Scan Addition; LDRP/Gynecology; Surgery Addition; Operating and Recovery Room HVAC System; Medical Office Building – General Division
- Kings Daughters Medical Center, Ashland (prior to joining ZDS)
 - Projects included: Cardiac Care Center; Medical Office Building
- Thomas Memorial Hospital
- St. Mary's Medical Center, Huntington
- United Hospital Center
- VA Hospital, Huntington –steam distribution system to serve six additional facilities on campus, main hospital domestic water line replacement and CT Scan renovations
- Jackie Withrow Hospital, Beckley: new central steam plant and renovations to heating system and lighting renovations.
- Hopedont State Hospital, Terra Alta: renovations to heating system and lighting systems.
- John Manchin, Sr. Health Care Center, Fairmont: renovations to lighting systems.
- Lakin State Hospital, West Columbia: lighting renovations.
- Mildred Mitchell-Bateman Hospital, Huntington: lighting renovations.
- Welch Community Hospital, Welch: lighting renovations.
- William R. Sharpe, Jr. Hospital, Weston: fifty bed forensic addition and renovations to entire existing hospital, 1,800 KW emergency power station.

Chase Thomas, PE



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

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

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

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



PROFESSIONAL REGISTRATIONS

Professional Engineer:
West Virginia [REDACTED]

EDUCATION

West Virginia University
Bachelor of Science
in Mechanical Engineering

PROJECT EXPERIENCE

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

AWARDS AND RECOGNITIONS

Member of Boy Scouts of America
(Eagle Scout)
General Contractor License Holder

PROFESSIONAL AFFILIATIONS

President of WV ASHRAE



Member I-ENG-A
of the Tri-State Region





CIVIL ENGINEERING DESIGN

Triad has a team of professional personnel which provides civil engineering design services in a variety of markets including land planning, site development of residential subdivisions, commercial development, education (K-secondary), healthcare facilities, water/wastewater, landfills, reservoirs, and many other facets of land development. We can combine many other in-house services, from surveying to construction inspection and testing, to provide a complete project from start to finish. Our goal is to design a cost-effective project that incorporates good engineering science, meets the local, state and federal regulations while exceeding our clients' expectations.

TRIAD Listens, Designs, & Delivers™

CIVIL ENGINEERING DESIGN SERVICES

Site Grading and Development Plans

- Minor/Major Lot Subdivisions
- Planned Unit Developments
- Erosion and Sediment Control Plans

Commercial/Industrial Site Developments

- New Commercial/Industrial Planned Developments, Buildings and Parking Sites
- Additions/Renovations to Existing Development Sites

Landscape Design

- Presentation Drawings
- Landscape Plans
- Buffered Viewshed Renderings

Storm Water Best Management Practices

- Environmental Sensitive Design (ESD) (Micro-Scale BMPS, Rainwater Harvesting, and Site Planning Practices)
- Storm Water Conveyance Systems (Channels, Storm Drain Pipe Systems, Etc.)
- Storm Water Quantitative Controls (Ponds, Underground Storage, Infiltration and Attenuation)
- Storm Water Quality Controls for State and Federal Clean Water Acts (Wetlands, Filters, Non-Structural BMP, Etc.)
- MS4 Retrofitting and Design

Construction Specifications and Contract Documents

Construction Contract Administration

Utility Design and Analysis

- Sanitary Sewer Conveyance Systems
- Sanitary Sewer Pump Stations
- Sanitary Sewer On-Site Treatment (Septic Fields and Treatment Plants)
- Potable Water Treatment and Distribution Systems

Hydrologic Studies

- Drainage Studies
- Flood Plain Analysis
- Stream Restoration
- Reservoir Rehabilitation/Construction

Green Sustainable Design

- LEED Site Design and Consulting and Certification Processing
- Water Conservation Design

Land Use Planning Consultation

Highway Engineering

- Traffic Studies
- Intersection Design
- Entrance Plans
- Roadway Improvements

Retaining Wall Design

Energy PSC Certificates of Public Necessity and Need Support

PLEASE CONTACT TRIAD FOR SERVICES THAT MAY NOT BE LISTED

www.triadeng.com

CLIENT:

County Governments

- Preston County
- Harrison County
- Taylor County
- Webster County
- Barbour County
- Hancock County

PROJECT TYPE:

Emergency Response Centers

TRIAD SERVICES:

Civil Site Design
Master Planning
Geotechnical Engineering
Survey Services
Laboratory Testing
Construction Monitoring and Inspection
Construction Field Testing

PRESTON COUNTY, WV

As part of the redevelopment of the Preston County Poor Farm, Triad completed a civil site design. The Preston County Commission's goal was to develop the 150-acre farm property into a mixed-use development which included commercial and industrial lots, office and residential spaces, and relocation of the 911 Center. Triad's overall Master Plan was to provide preliminary road grading and utility infrastructure for the purpose of obtaining a budget price for site construction. A subsurface exploration was provided to identify conditions assess the site's suitability for the planned construction.



HARRISON, TAYLOR, WEBSTER COUNTIES, WV



Geotechnical exploration was performed for these proposed building sites to assess the suitability for building. Laboratory testing was conducted on representative samples to supplement field classification, assess potential volume change characteristics, and establish

foundation and pavement design parameters. Upon completion of the investigations testing, detailed geotechnical reports were prepared which included a discussion of the site geology and subsurface conditions and results of laboratory testing, and foundation recommendations and structural fill requirements and foundation construction procedures.

BARBOUR AND HANCOCK COUNTIES, WV

Compaction field and laboratory testing was provided during the construction phase of the Center in Barbour County. Included was identification of maximum dry density and optimum moisture of the construction site. Construction observation and laboratory testing was completed for the Hancock County Center. Scope included monitoring of proof-rolling prior to fill placement, field testing of construction materials including in-place moisture-density testing of compacted fill, aggregate, and asphalt materials. Examination of bearing conditions of shallow foundations, reinforcing steel prior to placement of concrete, masonry testing and monitoring was provided. Laboratory testing was performed to support observations. Examination of subgrade conditions was provided.





EDUCATION

Woodson School of Surveying

PROFESSIONAL EXPERIENCE

43 Years

CERTIFICATIONS

- OSHA Certificate
- CADD Certificate

REGISTRATIONS & LICENSES

- Professional Surveyor – West Virginia [REDACTED]

SKILLS

- FEMA Flood Surveys
- ALTA / NSPS Land Title Surveys
- Boundary
- Subdivision
- Construction Stake Out
- As-Build
- Bridge & Highways
- Industrial

PROFESSIONAL AFFILIATIONS

WV Association of Professional Surveyors

HIGHLIGHTS OF EXPERIENCE

Mr. Graham brings over 43 years of diverse surveying and construction management experience to the Triad team. He is responsible for all survey services provided in our northwest region. Mr. Graham has provided survey services to municipalities, residential, commercial and industrial developments and construction groups. His background includes experience as a Professional Surveyor, Field Engineer, Consultant, Construction Supervision, and Project Management.

RELEVANT PROJECT EXPERIENCE

Construction Stake Out / As-Built Surveys, Multiple Locations

As Manager of Field Operations, Mr. Graham directed field and office efforts for many construction projects. The work included computations for stakeout by field crews, performing quality control evaluations for post stakeout data, providing clients with cutsheets and layout schematics. Mr. Graham was responsible for all final as-built plans and submissions from direction of field efforts through final plan preparation. As-Built plans depicted final constructed locations for all features on a given project including invert elevations for all sanitary and storm systems. Final Storm water management ponds, volumetrics, and outfall structure details. Final plans were submitted to appropriate government agency for acceptance.

- Camp Dawson, Kingwood, WV
- Ashburn Business Park, Ashburn, VA
- Greenwood Commons, Round Hill, VA
- Navy Federal Credit Union, Sterling, VA
- Loudoun County High School, Leesburg, VA
- Northern Virginia Community College, Fairfax, VA
- Multiple High Rise Condominiums, Washington DC area

I-79 Technology Park, Fairmont, WV

At the initial phase of this project, Property Consolidation Plats for 11 parcels located within the I-79 Technology Park were prepared. Additionally, survey services were provided to develop a Phase III plan which included research of deeds and tax mapping parcel numbers, referencing adjoining land owners, recovering and locating property corners and boundary line locations, and a Field Run Survey to obtain topographic mapping. Construction stakeout services include staking limits of clearing and road stakeout for rough and final construction. Project scope includes staking all utilities and structures not limited to sanitary, storm, waterline, buried electric, and communication lines.

Alleghany County Teachers Federal Credit Union 1st Bank, Romney, WV

Mr. Graham oversaw the deed research and field run survey of parcels identified to be used for this project. Property limits were identified and a topographic survey to create base mapping was designed. The finished product depicted the property outline, surface mapping, existing features, utility locations and markings.

WVU Caperton Indoor Practice Facility, Morgantown, WV

Mr. Graham oversaw the detailed topographic survey for this facility. Spot elevations were determined on a ten foot grid for the purpose of determining the degree of variances in grade. Vertical datum was obtained to establish benchmarking with GPS.



EDUCATION

West Virginia University
BS, Landscape Architecture

PROFESSIONAL EXPERIENCE

25 Years

REGISTRATIONS & LICENSES

Registered Landscape
Architect:

- Pennsylvania
- Virginia
- West Virginia
- Maryland

SKILLS

- Walkability Studies
- Feasibility Studies
- Site Inventory and Analysis Improvements
- Conceptual Design and Development Plans
- Utilities Design
- Roadway Infrastructure

HIGHLIGHTS OF EXPERIENCE

Mr. Ernstes manages Triad's Northwestern Regional Civil Engineering & Land Development department. He provides professional services in the areas of site inventory and analysis, planning, landscape architecture, and permitting. His responsibilities include project management, client project coordination, design production, quality control and quality assurance. Mr. Ernstes' experience includes land and infrastructure development, permitting, utilities, stormwater management and storm drain design / best management practices, and erosion and sediment controls.

RELEVANT PROJECT EXPERIENCE

Autism Clinic, Morgantown, WV

As Project Designer, Mr. Ernstes was responsible for the site design for this .28 acre clinic. Mr. Ernstes prepared a scaled geometric layout depicting the building location, parking limits, travelways, entrance/egress driveway and sidewalks, building entrances, building corners, and site elevations. Included in the plan were stormwater management, erosion and sediment control, and landscaping. A Site Plan package was provided which included construction details.

The Crossings, Morgantown, WV

As Project Designer, Mr. Ernstes was responsible for the site civil design transition of a 15.1 acre hillside farm into a 180,000 square foot, four-story senior living facility. Included in the project was site selection to best locate the structure away from abandoned strip mines and wetlands, and to create stormwater management best practice features which included moving 100,000 cubic yards of earth.

Heartland of Clarksburg, Clarksburg, WV

As Project Manager, Mr. Ernstes was responsible for the preparation of Construction Plans for a 2,600 square foot building addition to the existing Heartland of Clarksburg facility. Plan included the building addition, related parking, drainage, and site improvements. Scope included preparation of site layout, grading, utility, storm drainage and erosion and sediment control plans. Mr. Ernstes submitted the required documents to attain state and local permits for construction and provided ongoing coordination with the construction contractor and client for surveying and construction inspection tasks.

Preston County Poor Farm, Preston County, WV

As Project Designer, Mr. Ernstes prepared a Conceptual Grading and Utility Plan for both Phase 1 and 2 of this project. The purpose of the design was to develop preliminary graded pad sites and determining net developable areas for five planned sites. Phase 1 of the plan included preliminary road grading and utility infrastructure for the purpose of obtaining a budget price for site construction costs. Mr. Ernstes prepared a rough grading plan for a 2 acre site as a planned site for one of the occupants. Coordination with the architect regarding building placement, parking areas, SWM location, and vehicular access was accomplished.



EDUCATION

West Virginia University, BS,
Civil Engineering

PROFESSIONAL EXPERIENCE

22 Years

REGISTRATIONS & LICENSES

- [REDACTED] West Virginia

SKILLS

- Local, State and Federal Permitting Experience
- Storm Water Management Plans
- Water Quality Control and Water Quality
- Storm Drainage System Analysis
- Floodplain Hydrology and Hydraulic Studies
- Detailed Grading Plans
- Roadway Design
- Erosion and Sediment Control Plans

HIGHLIGHTS OF EXPERIENCE

Mr. Iser is a Project Engineer in the Civil Engineering Department. In this capacity, he is responsible for the design and layout of residential, institutional, commercial, industrial, roadway, utility, and water resource projects. These include the following facets of design and layout: storm water management plans, water quantity control and water quality through Environmental Sensitive Design Best Management Practices, storm drainage system analysis, detailed grading plans, erosion sediment control plans, sanitary sewer systems design and plans, water distribution and service design and plans, landscape plans, dam remediation plans, roadway engineering and construction design and plans, permitting through local, state and federal agencies, and land planning. He is responsible for the client coordination, attending public meetings, and processing the plans through the review agencies to obtain final approvals for permitting.

RELEVANT PROJECT EXPERIENCE

Morgan County Emergency Communication Tower Morgan County, WV

Lead design engineer in charge of grading design and WVDOH entrance permitting for a communication tower in Morgan County, WV.

Dr. Khan Medical Office Site Plan Project, Berkeley County, WV

Lead design engineer in charge of grading design, parking layout, retaining wall design, bio-retention design and WVDOH entrance permitting for the construction of a Medical Office Complex in Berkeley County WV. Permitting also included NPDES permits through the WVDEP.

Shepherd University Underpass Project, Jefferson County, WV

Lead design engineer in charge of design and review of the Shepherd University Underpass project and lead inspector of the project during construction. The project required placing a pedestrian underpass under a WV State highway. This included design of enclosed storm drain systems, utilization of traffic impact study to provide new layout with a detour road during construction, new traffic pattern stripping and signage, over 700' of prefab retaining wall, over 1300' of ADA 12' sidewalk, water and sewer line relocation, overhead utility relocation coordination, R/W widening and platting, and storm water management for the roadway.

Village of Shenandoah Spring Subdivision, Jefferson County, WV

Lead Design Engineer responsible for preparation and design of the Storm Water Management Plan and Site Plan for the 168 townhouse, 68 single family lots 24 commercial lot and 2 apartment complex subdivision. The project involved the design of all storm drains, stormwater management features, water and sewer utilities, and road systems. This project was designed in accordance with the Jefferson County, WV and the City of Ranson ordinances.

McKee Crossing Subdivision, Berkeley County, WV

Served as Design Engineer of this major residential and commercial development. The development was phased into 4 sections with the first section consisting of 144 town houses, 88 single family lots and 7 commercial lots, Phase 2 consisted of single family lots, phase 3 was apartments and a MARC Train Station while phase 4 was reserved for commercial. Project consisted of storm drains, storm water management features, water and sewer utilities, pump station and road systems. Plans were done in accordance to Berkeley County, WV ordinance.

SECTION

05

**Project
Approach**



05 Project Approach



DESIGN APPROACH

The foundation of our approach is a big room model whereby we seek to Understand, Explore, and Decide. We will utilize this approach for The Camp Dawson Medical Wing Renovation project. We will start this with the Program Validation continue with Concept Development and once again taking that concept into Schematic Design. This approach only make sense in the context of collaboration. It is the sharing of ideas and insights that lead to success. We recognize these to be our gifts and have enshrined them in the values of our organization. These words mean we are seeking to understand and create a response to what we hear and not bring pre-conceived ideas or solutions to the engagement. IKM's planning and design approach is predicated on the idea that collaboration, open dialogue and client participation are fundamental to a successful project outcome. The most successful outcomes follow a sequence of interactive visioning workshops which are designed to build on one

another as the development of the program leads to a conceptual design and then to an agreed upon schematic design. This then provides the solid decisions and framework to carry the Camp Dawson Building 215 Medical Wing design seamlessly through its development and documentation.

The sequence of workshops typically follows a process of: **(1) Understanding; (2) Exploring; (3) Deciding, (4) Development and (5) Documenting.**

Understanding — we seek to learn about your vision for the project, the physical characteristics imposed by the site and context, validate, augment and challenge Camp Dawson's programmatic and upgrade needs and balance this against budgetary limitations. In effect, the intent is to identify strengths and weaknesses and understand the goals and design principles that should guide the project.

Exploring – involves the evaluation of alternative “solutions” based on the information that has been gathered and analyzed. These solutions address not only the design of physical space, but also the MEP, lighting, fire systems and utility locations. Design alternatives are reviewed with the owner and other stakeholders and compared. Each option is evaluated for strengths, weaknesses and cost impacts based on the agreed goals and design principles.

Deciding – based on the evaluation of alternatives by stakeholders, the design team prepares a “final draft” concept plan and program for discussion and review. This plan, crafted to reflect the consensus input of stakeholders, becomes the basis for further development of the project. Once that budget is established and agreed upon by the West Virginia. The Concept design proceeds into the development of a Schematic Design that is continuously tested against the Target Value budget and schedule. This is also the point that the development of the

Development – Upon sign off approval by The Owners, the Schematic Design is further developed through exploration of detailed functionality, material selection and assemblages, and integration of infrastructure. This also involves continual testing of the functionality and appearance against the project’s guiding principles. In conjunction and collaboration with our MEP Consultant, ZDS Design Consultant Services, our Civil Consultant Triad engineering, and the Construction Manager, an construction schedule can be developed during the preparation of the construction bid documents, resulting in early bid packages. The State of West Virginia is engaged throughout the development

through a series of on site and virtual meeting where the three dimensional representation of the building and material options are reviewed and finalized.

Documenting – The Documentation Phase produces biddable and buildable Construction Documents. Interaction with the owners occur on a less frequent basis and serve to update and convey compliance within project parameters. All trades are coordinated, drawing software is used for clash detection between trades and a conformed set of documents is produced.

Success

We follow the strategy of making a difference in all we do. Part of that is being a true partner operating in a team environment with all project team members and stakeholders. Working together, we employ balanced strategies to arrive at predictable outcomes while enabling technology and integrated strategies to facilitate an effective and efficient delivery of the project. This results in providing the State of West Virginia with an unwavering commitment from IKM to quality of design and documentation throughout the life of the project

Tools to Success

- Collaboration
- Trust
- Respect
- Transparency
- Communication
- Reduce waste
- Include all key stakeholders
- Constructive dialog resulting in informed, value based, consensus decisions



Communication & Technology

BIM & Revit- IKM's primary Design and Documentation software is a Parametric-based, three-dimensional building modeling program. Building Information Modeling is the current software that trends towards a holistic design approach to Architecture and Engineering services. IKM has been committed to working in a BIM platform for over 10 years, and continues the trend to working with Owners, Consultants, and Contractors to create solutions to complex programs and building construction projects. The platform IKM and our consultants currently use is **Autodesk Revit®**

BIM allows design professionals to input a myriad of building and project-related data into a model that can be accessed for a variety of tasks. IKM and our consultants build these models to inform the design and documentation process. The benefits of this process include close coordination of architecture and building engineering systems, efficiency of document production, and the ability to produce a data stream of information for end users. BIM can help to inform key design issues including (but not limited to): solar and wind studies; building envelope thermal analysis; and day lighting analysis.

Sefaira - We believe 21st century design is centered on resiliency, a quality that goes far beyond sustainable design in the present day. Our goal is to design a building that is not only a sustainable and comfortable environment on day one, but is also easily

adaptable and functional 30 years from now for the State of West Virginia. Early in the design process we explore passive strategies with Sefaira, our conceptual energy modeling software. We perform a sun study analysis and energy modeling analysis to determine sustainable strategies for reducing energy and improves indoor environmental quality.

Later in Schematic Design, we use this tool to analyze building envelope systems in order to select the most cost-effective system that creates a healthy indoor environment. We also review wall types with respect to permanence to ensure that the building can be flexible and agile for the long term.

Communicating Design to End User – We can communicate our design to end-users through multiple methods. They allow us to walk users through the space and use photo-realistic imagery to communicate the design intent to the end-user.

They help build understanding, consensus and excitement for the project.

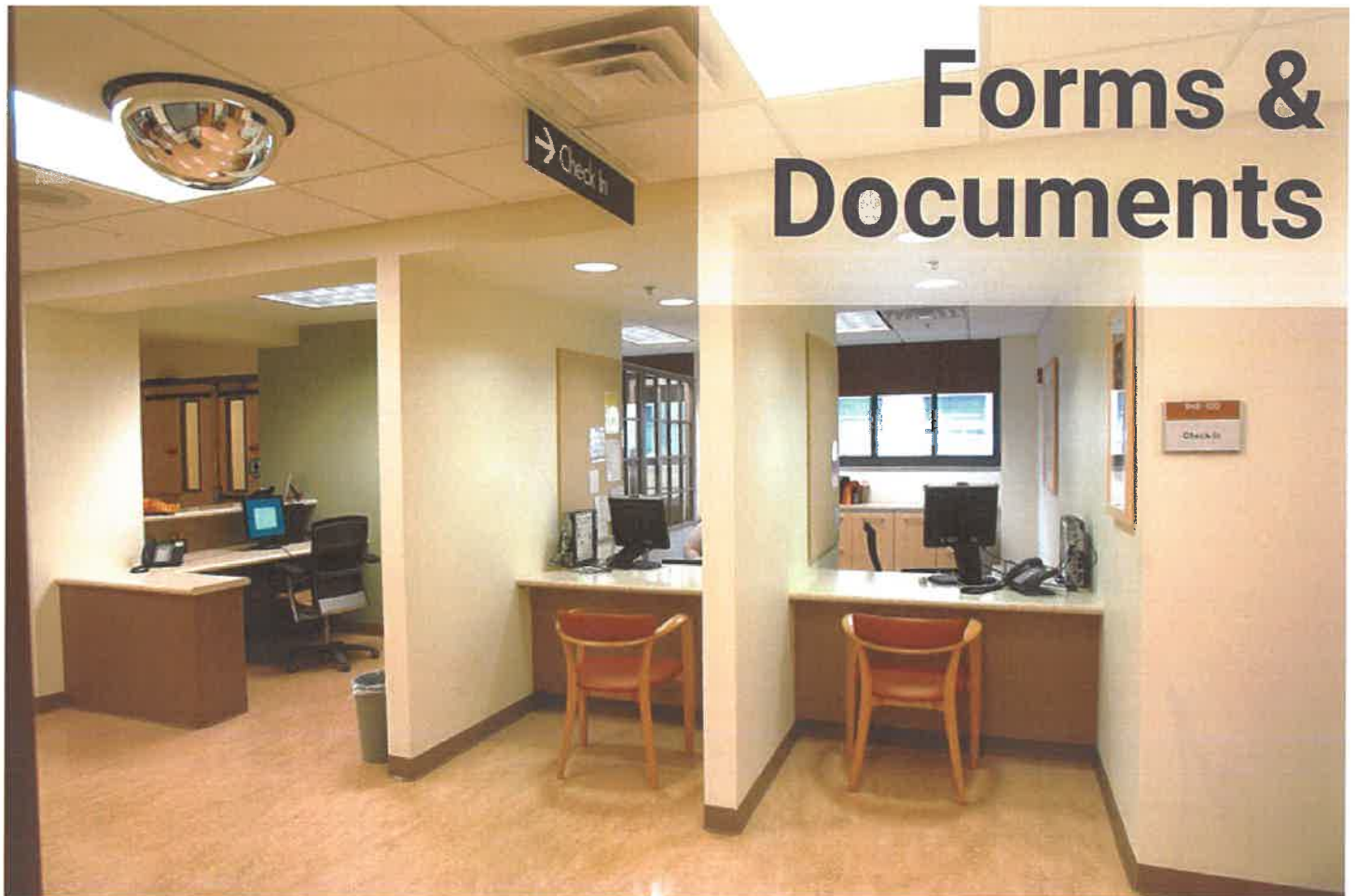
The methods we can use are:

- Digital 3D Sketchup Models
- 3D Physical Models
- Photo-Realistic Renderings
- Photo-Realistic Videos



SECTION

006





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:

IKM Inc.
 Eleven Stanwix Street, Suite 2200
 Pittsburgh, PA 15222
 (412) 281-1337

FOR INFORMATION CONTACT THE BUYER

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

Signature 

FEIN # 

DATE **04/14/2020**

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		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description :

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

ADJ200000006	Document Phase Final	Document Description Addendum No. 1 Bldg. 215 Medical Wing Renovation Camp Dawson	Page 3 of 3
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ADDITIONAL TERMS AND CONDITIONS

See attached document(s) for additional Terms and Conditions

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.

IKM Inc.

Company



Authorized Signature

04/14/2020

Date

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

West Virginia Ethics Commission
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Name of Contracting Business Entity: IKM Incorporated

Address: 11 Stanwix Street, Pittsburgh, PA 15222

Name of Authorized Agent: Mr. Joel Bernard Address: 11 Stanwix Street, Pittsburgh PA 15222

Contract Number: CEOI 0603 ADJ2000000006 Contract Description: Building 215 Medical Wing Renovation Camp Dawson

Governmental agency awarding contract: State of West Virginia Purchasing Division

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. Subcontractors or other entities performing work or service under the Contract

Check here if none, otherwise list entity/individual names below.

2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)

Check here if none, otherwise list entity/individual names below.

3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)

Check here if none, otherwise list entity/individual names below.

Signature: [Handwritten Signature]

Date Signed: 09.19.2020

Notary Verification

State of Pennsylvania, County of Allegheny:

I, Twanda M. Johnson, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 14th day of April, 2020.

[Handwritten Signature]
Notary Public's Signature

To be completed by State Agency:

Date Received by state agency: _____

Date submitted to Ethics Commission: _____

Governmental agency submitting Disclosure: _____

Commonwealth of Pennsylvania - Notary Seal
Twanda M. Johnson, Notary Public
Allegheny County
My commission expires March 14, 2022
Commission number 1282284

West Virginia Ethics Commission



Disclosure of Interested Parties to Contracts

Pursuant to W. Va. Code § 6D-1-2, a state agency may not enter into a contract, or a series of related contracts, that has/have an actual or estimated value of \$1 million or more until the business entity submits to the contracting state agency a Disclosure of Interested Parties to the applicable contract. In addition, the business entity awarded a contract is obligated to submit a supplemental Disclosure of Interested Parties reflecting any new or differing interested parties to the contract within 30 days following the completion or termination of the applicable contract.

For purposes of complying with these requirements, the following definitions apply:

"Business entity" means any entity recognized by law through which business is conducted, including a sole proprietorship, partnership or corporation, but does not include publicly traded companies listed on a national or international stock exchange.

"Interested party" or "Interested parties" means:

- (1) A business entity performing work or service pursuant to, or in furtherance of, the applicable contract, including specifically sub-contractors;
- (2) the person(s) who have an ownership interest equal to or greater than 25% in the business entity performing work or service pursuant to, or in furtherance of, the applicable contract. (This subdivision does not apply to a publicly traded company); and
- (3) the person or business entity, if any, that served as a compensated broker or intermediary to actively facilitate the applicable contract or negotiated the terms of the applicable contract with the state agency. (This subdivision does not apply to persons or business entities performing legal services related to the negotiation or drafting of the applicable contract.)

"State agency" means a board, commission, office, department or other agency in the executive, judicial or legislative branch of state government, including publicly funded institutions of higher education: Provided, that for purposes of W. Va. Code § 6D-1-2, the West Virginia Investment Management Board shall not be deemed a state agency nor subject to the requirements of that provision.

The contracting business entity must complete this form and submit it to the contracting state agency prior to contract award and to complete another form within 30 days of contract completion or termination.

This form was created by the State of West Virginia Ethics Commission, 210 Brooks Street, Suite 300, Charleston, WV 25301-1804. Telephone: (304)558-0664; fax: (304)558-2169; e-mail: ethics@wv.gov; website: ethics.wv.gov.