

04/14/20 16:10:28  
WU Purchasing Division



Fax

Legal Entity  
Office Address

To: Tara Lyle  
Company: Department of Administration,  
Purchasing Division  
Fax: 304.558.3970  
Date: April 14, 2020  
File:

From: Kate Csontos  
Phone: 216.298.0609  
04/14/20 16:06:22  
WU Purchasing Division  
Fax:

35 page(s) total includes cover sheet. Original will follow by mail.

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Reference: EOI for Camp Dawson Airfield Support Facilities CEOI 0603 ADJ2000000007

Please accept Stantec response to the EOI for Camp Dawson Airfield Support Facilities CEOI 0603 ADJ2000000007

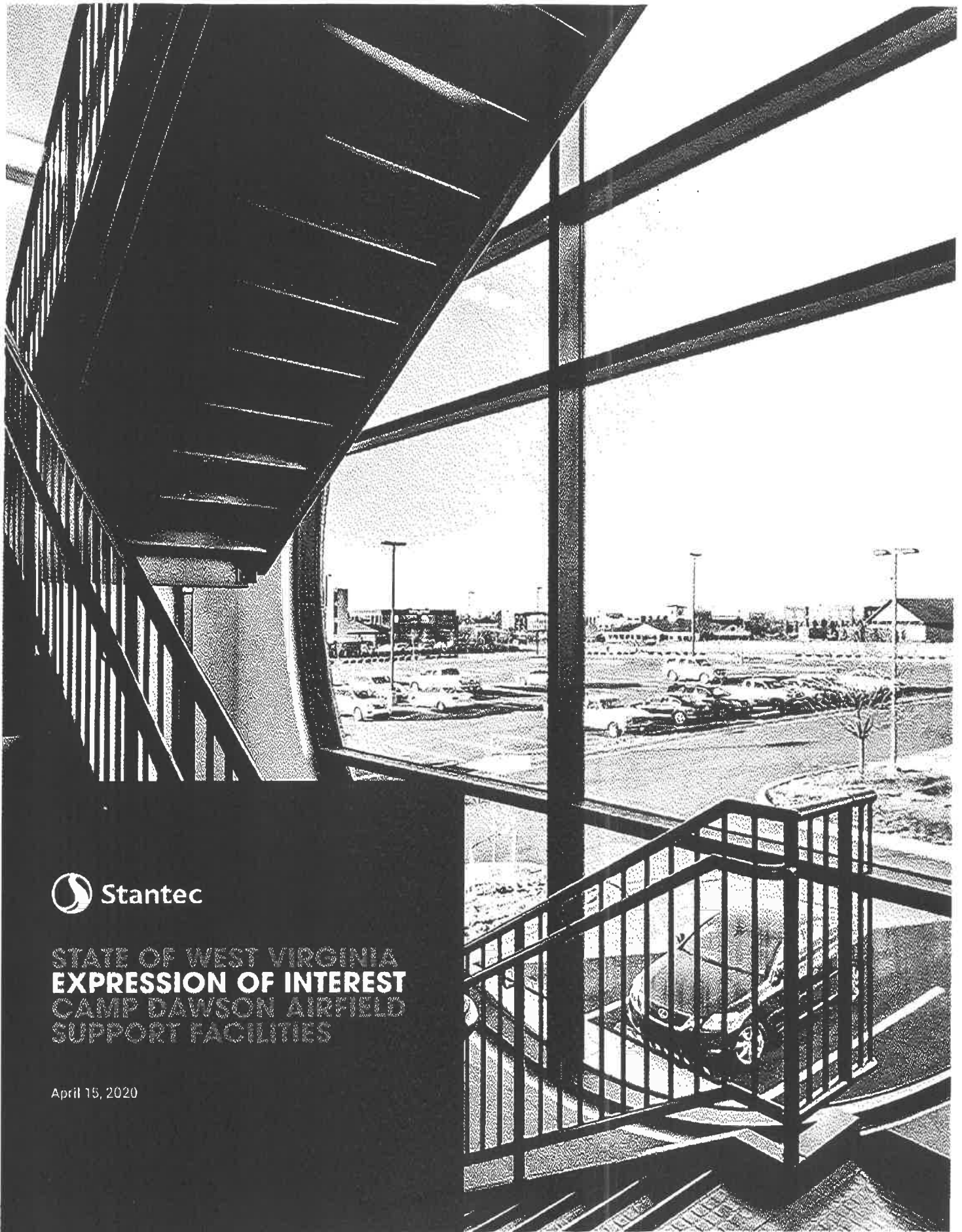
Stantec

Kate Csontos  
Senior Associate

Phone: 216.298.0609  
Fax:  
kate.csontos@stantec.com

Attachment:

c.



STATE OF WEST VIRGINIA  
**EXPRESSION OF INTEREST**  
CAMP DAWSON AIRFIELD  
SUPPORT FACILITIES

April 15, 2020

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Stantec Architecture Inc.  
1001 Lakeside Avenue, Suite T600, Cleveland, OH 44114

April 15, 2020

Department of Administration  
Purchasing Division  
2019 Washington Street East  
Charleston, West Virginia  
25305-0130

**Reference**

Camp Dawson Airfield Support  
Facilities

Dear Tara Lyle and Members of The Purchasing Division,

Stantec is pleased to submit our qualifications to the State of West Virginia Purchasing Division for consideration to provide architecture and engineering services to support the Camp Dawson Airfield Support facilities project, located at Camp Dawson, in Kingwood, West Virginia.

As a global architecture and engineering firm, with project work occurring on all seven continents, our portfolio includes a long tradition of complex renovations occurring throughout the United States. We believe Stantec is positioned to offer the Army National Guard a unique and diverse pool of resources and talent to be the most responsive and integrated team.

Highlights of our team include:

- **Proven Experience:** Our team's project experience includes working with clients and project types that vary from large scale office and rehabilitation, to small two room projects in the public and private sector in varied geographic regions.
- **Timeliness:** We will work with you to plot out a realistic and cost-effective project plan to achieve your scheduled goals. We understand the importance of structure, timelines and quality.
- **Responsiveness:** We understand our services could be needed at many different stages of a project. We will work with you until the process is complete. Then we will make the resulting information available to others in a timely manner so as to avoid project delays.
- **Local Experience:** Stantec prides itself on being built upon local team participation. Having an office in Fairmount, West Virginia, less than 45 miles from the project site, provides extensive knowledge of the environmental resources, regulatory agencies and potential issues that may be of concern to this project. Our planning staff from Pittsburgh and Cleveland, are all experienced with projects of this type, complexity and scale.

Our commitment to doing things right is evident in everything we do, from professional excellence in our project work to taking responsibility for projects within our communities. We focus on delivering comprehensive services, recognizing that true value is measured in adaptability to need, comprehensiveness, and quality of service delivery. Thank you again for the opportunity to present our qualifications.

Sincerely,

George Halkias AIA  
Senior Principal  
(412) 394-7023 | george.halkia@stantec.com

**COMPANY OVERVIEW & CONTACT**

# Company Overview and Contact

## Key Contact Name

Kate Csontos  
Senior Associate  
10 Lakeside Ave., Suite 1600  
Cleveland, OH 44114

P: (216) 298-0609

kate.csontos@stantec.com

**Person authorized to contractually bind organization for any proposal against this RFP**

Kate Csontos

## Stantec Overview

Stantec is a recognized innovator and industry leader, offering a multidisciplinary team of experienced professionals that provide creative, integrated and sustainable solutions for our clients with specific expertise in a diverse range of project types. When you work with Stantec, you work with an award-winning team of more than 22,000 employees working in over 400 locations across seven continents. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With our long-term commitment to the people and places we serve, we connect to projects on a personal level.

Stantec has worked with numerous organizations, ranging from Fortune 500 companies to high-profile not-for-profit organizations, helping them achieve their

business objectives, meet their real estate goals, and communicate their mission or brand through design. Our team is comprised of professionals highly experienced in the design of innovative workplace environments, having worked with clients such as Google, IBM, WeWork, Marriott, Airbus, Volkswagen, and NASA among others. Working with our clients to understand their specific needs, and involving them as an important member of the design team has resulted in many repeat clients and ongoing working relationships.

At Stantec, we pride ourselves on hand-selecting a team for every project — putting the right people in the right places. We are very fortunate to have the ability to bring dynamic resources and share insight globally, coupled with a local team of subject matter experts in workplace and strategic implementation. We are firm believers in integrated design and leverage the value and insight our engineers and architectural teams bring to our work. This close coordination separates us from the pack and brings tremendous value to our projects and clients.

# OUR APPROACH

# Approach & Methodology

## Approach Methodology

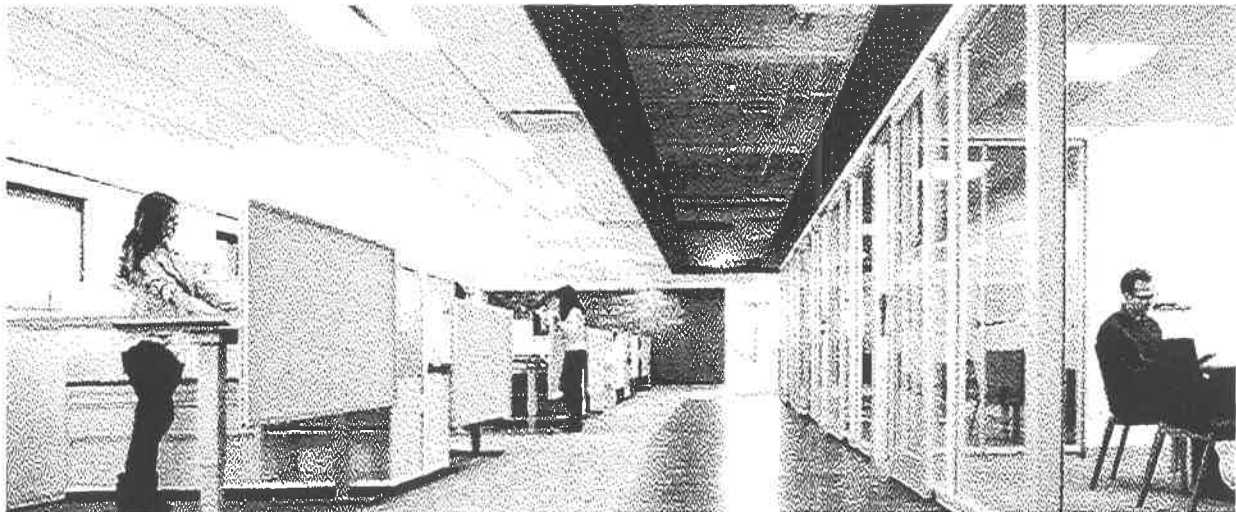
We design workplaces that enhance the human experience while providing lasting value for the organization.

### Renovations

The redesign and retrofit of existing structures is a project type that is sure to have challenges. At Stantec we see these as opportunities to create environments for enhanced collaboration, workflow and efficiency. Stantec realizes every project is different and each project directly benefits from an integrated design experience. Our engineers, designers and managers are engaged in the process from the projects onset to work collaboratively with the users to deliver a tailored solution, that is coordinated through the construction documents and delivered through enhanced communication with the contractor's team through our construction administration services.

Renovating existing buildings is rewarding. Updating existing facilities to work with today's advancements in technology is one of the ways we can continue to find prolonged uses for existing structures. A driving force behind many renovations is the desire to make existing buildings become more energy efficient, as well as improving staff workflow. Designing HVAC and facade system improvements around fully working occupants is a careful science, one that Stantec revisits frequently as a large volume of our projects are renovations highlighting HVAC and facade upgrades for energy efficient purposes.

Renovations, and re-designs specifically within work environments are frequently about more than the renovation, its about working collaboratively with all to develop an effective change initiative. A project that can initiate and deliver accepted change concepts is the basic metric for the success of any renovation. The key in successful renovation project delivery is a well-worn cliché, but holds true, "communication is key".



Molson Coors Headquarters, Denver, Colorado





Stantec Toronto Office, Toronto, Ontario, Canada

### Our Approach Steps Project Initiation

Our management team works with the projects key stakeholders to establish a key understanding of project needs versus project wants. As we approach the initial site visit and project kick-off meeting, we will work with the WV Air National Guard designated point of contact to identify those critical to attending the initial kickoff meeting, as well as develop a list of those personnel that may require to attend subsequent meetings and conversations as the design process continues.

While working with the designated Point of Contact, we will request all existing information regarding the two buildings in preparation for questions and answers for the kick-off presentation. This information will feed into the initial design narrative to be used for the project moving forward.

### Validation & Confirmation of Conditions

The two buildings contained within this Camp Dawson Airfield Support Facilities each will require on-site investigation, which will be

coordinated and crosschecked with the existing documentation we receive from our information request. Two days (total) will be required to visit each building, and verify the existing conditions, fenestration and mechanical systems in areas requiring renovation Stantec with coordinate all time and effort with WVARNG Point of Contact (POC) in advance to synchronize the kick-off meeting with the site visit and validation exercise.

### Visioning & Development

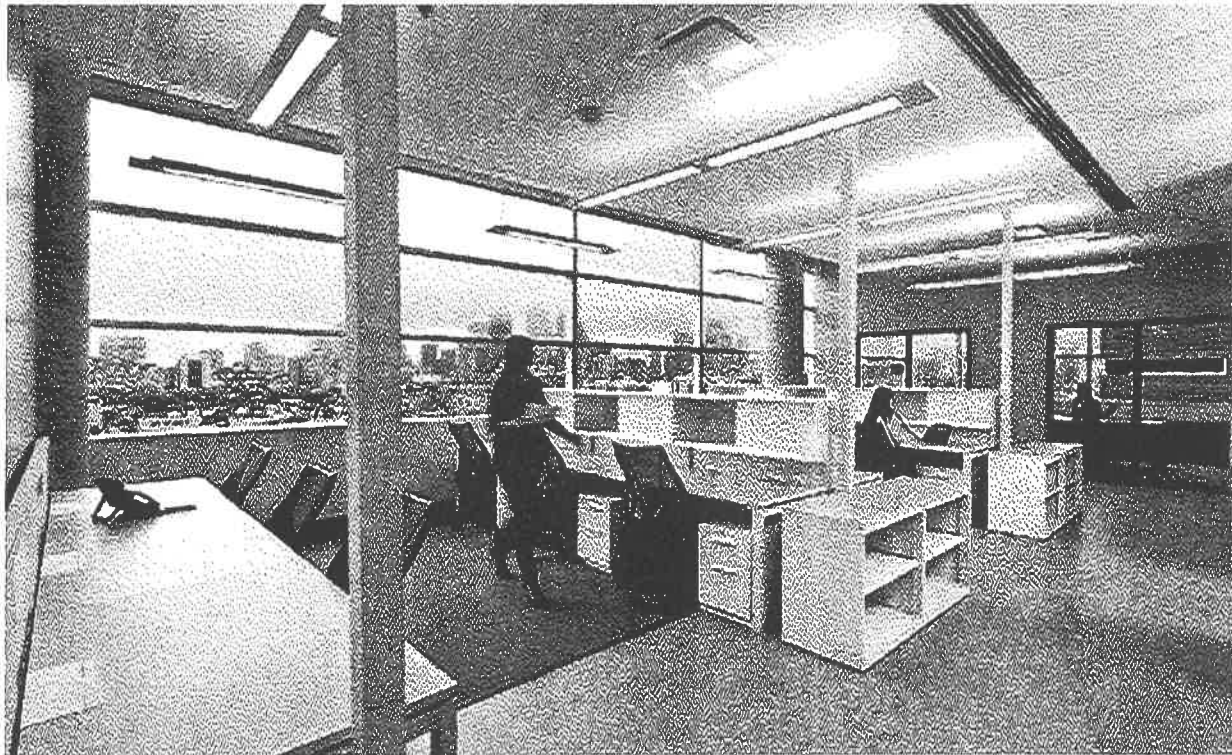
The visioning session for the Camp Dawson Airfield Support Facility will provide the WVARNG leadership to determine what their renovated spaces should feel and operate like for the foreseeable future. Our strategy provides future flexing, which accommodates less intensive renovations in the future, should flexibility or advancement need to be addressed, in five or 10 years from now.

Kicked-off with an interactive concepting design charrette, and traveling through an iterative design process, our team will collaborate with the Camp Dawson staff in person and remotely

to develop solutions to address aesthetics, program requirements and building performance needs for both the 401 and 406 Buildings as described in the EOI. As a collective team, we will identify aesthetic and programmatic themes to create a framework for design decision making.

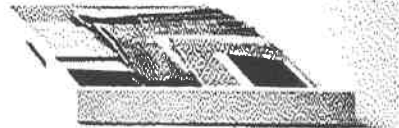
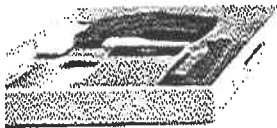
### Delivery

The final phase is the collective gathering of information, meeting minutes, conversations and translating them into buildable construction documents for the contractors use. This process will be subdivided into four submissions. Each submission will be comprised of estimates, specifications and drawings, and will be submitted at the following levels of development: 35%, 65% 95% and 100%.



Toronto Western Hospital Krembil Discovery Tower, Toronto, Ontario, Canada

**PROJECT MANAGEMENT**



Stantec New York Office, New York, New York

### Project Management

At Stantec we believe that a successful project begins with a strong project management plan. Stantec proud to have successfully implemented a quality management system and has achieved ISO 9001 certification in pursuit of constantly improving our service to our clients.

The project management of the Camp Dawson Airfield Support Facility project is under the direction of George Halkias, the Principal-in-Charge, with direct support from Kate Csontos as the Project Manager. This leadership team works collaboratively daily and enjoys a strong working relationship which brings a range of skills to successfully develop the Camp Dawson Airfield Support Facility project. Stantec is organized to support Kate with appropriate resources as the project manager for day-to-day execution of this contract. Over the last 12 years, Kate has developed a legacy of working on complex renovations in the commercial workplace environment, create successful projects in technically challenging environments. Project tasks and communication will be coordinated by Kate to provide the WVARNG one

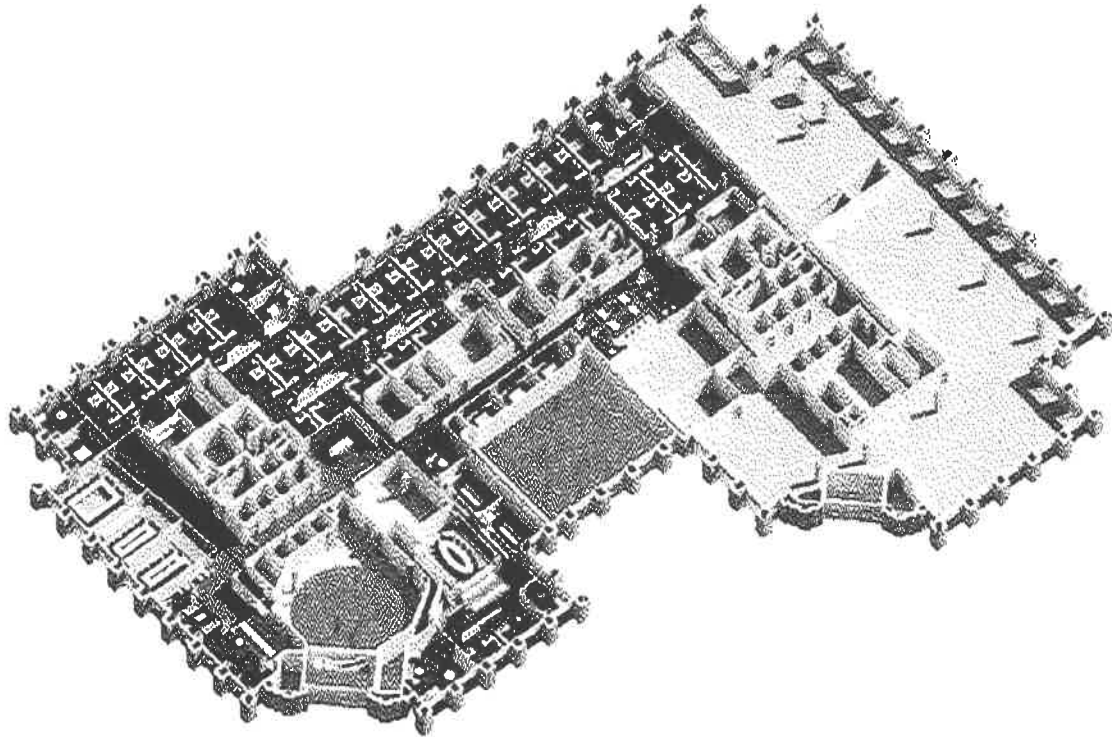
consistent Stantec representative to work with throughout the project delivery process.

As the project manager, Ms. Csontos will conduct regularly scheduled project management calls and on site meetings to discuss project status, highlight upcoming milestones, and any issues with the project. These activities are invaluable as they inform the WVARNG of the status of the project and awareness of any potential issues that need to be addressed. In addition, a monthly report will be provided with the project status, upcoming milestones, and issues with the project.

### Quality Control

At Stantec, We Do What is Right, and that begins with delivering quality projects to our clients. This effort's foundation is having the right staff for the project. We have identified highly technical and experienced personnel to produce and review the work associated with this project.

Every project at Stantec is required to have a project work plan, that defines the key parameters and tasks for each team member,



Yale University, Science Building Research Laboratory

and helps guide the direction of the team towards your goals. We discuss our teams strategy for our execution plan with you, and communicate any modifications as needed amongst the team for clarity and awareness.

Stantec believes in ongoing quality control to be critical to our project delivery and have implemented quality assurance and control steps internally to our core process. We have established touch points in our project submission schedules that identify multiple sources of reviews, both internal and external to the project to help produce a product that exceeds our client's expectations.

Stantec's discipline leaders have developed a proprietary process and workflow that allows independent peer review to occur by a non-affiliated senior level personnel (project manager, or principal) not working on the project to review for content management and control measures. These efforts will occur prior to all formal submissions to the client and any regulatory agency.

### Cost Control

Upon successful award and negotiation of fee, Kate Csontos, and George Malkias with work together to establish a work plan that appropriately establish budget and resources for the design team, for each sub-task to maintain scope and schedule. Our internal process permits project managers to monitor cost and tasks on a weekly basis, to ensure that our tasks are being completed on time, and within the prescribed and agreed upon budgets.

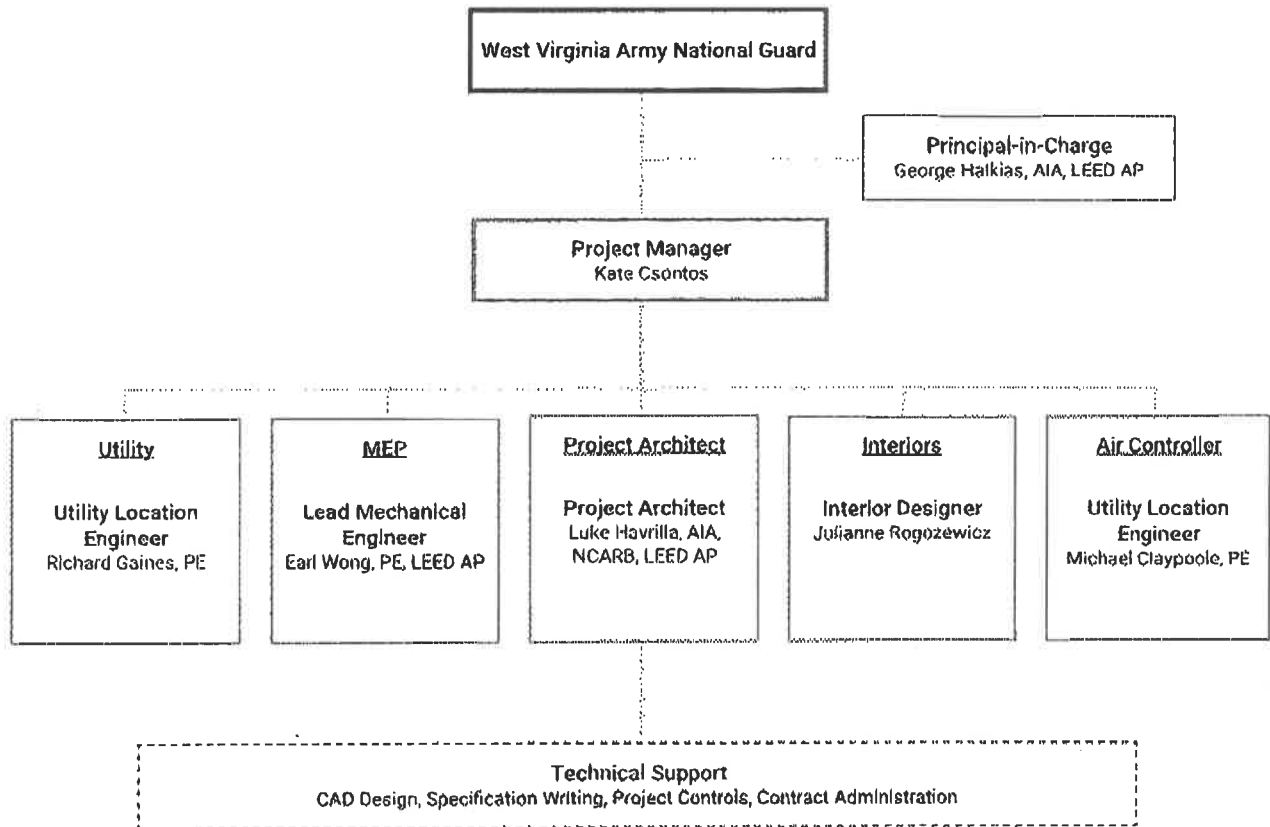
Each month in accordance with our ISO standard, Kate reviews the project budgets with the George as well our project accountant to develop an accurate invoice. These invoices which are sent monthly are inclusive of progress reports of our work plan, for the WVARNG Point of contact to review and approve.

**PROPOSED TEAM**

# Project Team

At Stantec, we pride ourselves on hand-selecting a team for every project- putting the right people in the right places. Our team has extensive experience developing unique workplace design solutions that exceed client expectations while adhering to established budgets and timelines.

Their passion for design, commitment to quality, and ability to translate their clients' goals into cohesive design solutions is unparalleled. The team members below will be dedicated to your project as required over the duration of the project.





### George Halkias

AIA, LEED AP

Principal-in-Charge

#### YEARS OF EXPERIENCE

Total: 28

With Stantec: 10

#### EDUCATION

Bachelor of Architecture, The Pennsylvania State University, 1991

#### LICENSES/CERTIFICATIONS

Registered Architect: VA, NC, PA, GA

National Council of Architectural Registration Boards

LEED Accredited Professional, U.S. Green Building Council

#### MEMBERSHIPS

Member, National Council of Architectural Registration Boards

Member, American Institute of Architects

George is Senior Principal at Stantec, a sector leader for Stantec's Commercial and Industrial sectors and a regional office practice leader. Throughout his 28 year career, George has managed planned and designed projects involving new and complete renovations. His knowledge of the market, combined with his reputation and unique expertise, offers benefits to our clients and partners.

A sustainable design advocate, George has designed, consulted on, or managed over two million square feet of LEED Certified buildings. He is currently involved in the Pittsburgh 2030 District Initiatives to help reduce the region's carbon footprint.

#### RELEVANT EXPERIENCE

##### FedEx Ground

RIALTO, CALIFORNIA

- Hub Expansion

##### FedEx Ground

INDEPENDENCE, KENTUCKY

- Northern Kentucky Major Hub Expansion

##### Stantec

LEXINGTON, KENTUCKY

- Lexington Office

##### PNC

MULTIPLE LOCATIONS

- Office Upgrades

##### North Central Enterprises, Inc.

RIDGEWAY, PENNSYLVANIA

- PennDOT Maintenance Facility, LEED Silver Certified

##### Toyota Motor Manufacturing Canada Inc.

CAMBRIDGE, ONTARIO

- South Plant Office Area Envelope Study

##### EQT Corporation Headquarters Building

PITTSBURGH, PENNSYLVANIA

- Equitable Resource Headquarters Office Expansion





**Kate Csontos**

Project Manager

**YEARS OF EXPERIENCE**

Total: 13  
With Stantec: 1

**EDUCATION**

Master in Architecture and Environmental Design, Kent State University, 2009

Bachelor of Science in Architecture and Environmental Design, Kent State University, 2008

**MEMBERSHIPS**

Member, National Council of Architectural Registration Boards  
Associate, American Institute of Architects

**Kate** offers over 10 years of project management experience. She will work closely with the project team throughout the phases of development and document to insure coordination and continuity. Her problem solving, production detailing, and coordination skills have resulted in successful projects and satisfied clients. The cornerstone of her projects is well managed budgets, schedules, and technical aspects. Submerging herself into the project, Kate believes project management is not a separate function, but rather a piece of the whole design/construction process. At the outset of all projects, realistic budgets are determined along with schedules that identify the client's needs. Her philosophy is to understand the unique attributes of each project paying particular attention to the arrangement of elements to maximize their functionality and effectiveness.

**RELEVANT EXPERIENCE**

**Morgan Stanley**

NISKAYUNA, NEW YORK

- New Standalone Branch

**Cover My Meds @ Metropolitan Plaza**

HIGHLAND HILLS, OHIO

- Metropolitan Build Out and CMM Expansion

**KeyBank & PNC**

MULTIPLE LOCATIONS

- Office Upgrades

**Fairmount (Pinecrest)**

NORTH EAST, OHIO

- Tenant Interiors

**Macy's**

NORTH OLMS TED, OHIO

- Great Northern Mall Renovations



**Luke Havrilla**  
AIA, NCARB, LEED AP  
Project Architect

**YEARS OF EXPERIENCE**

Total: 12  
With Stantec: 12

**EDUCATION**

Bachelor of Architecture, The Pennsylvania State University

**LICENSES/CERTIFICATIONS**

Professional Architect: PA

**MEMBERSHIPS**

Member, National Council of Architectural Registration Boards

Member, American Institute of Architects

Member, U.S. Green Building Council

Luke is a key member of the design team, Luke will lead the collaborative design process that will effectively communicate early ideas with the end users. This open and cooperative process will uncover and analyze differing points of view, from program development to construction administration. As the Project Architect, Luke will assist Kate as necessary and will provide technical problem-solving; document development; code compliance and regulations. Working closely with the team, he will use technology, such as BIM modeling and early 3D studies, to create concepts that will be more clearly delineated, refined, and modified in response to team input.

His design philosophy is rooted in creating a sustainable environment that will enhance the human spirit. With over many office projects under his belt, Luke's designs are recognized for being sustainable. His primary design principals include space programming, integration with site and pedestrian circulation, optimization of energy performance and construction administration.

**RELEVANT EXPERIENCE**

**Union Properties**

DURHAM, N.C.

- Headquarters Building

**General Dynamics**

GROTON, CONNECTICUT

- South Yard Trades Building

**Corning**

FAIRPORT, NEW YORK

- Office Expansion

**Confidential Client**

FAIRPORT, NEW YORK

- Office Expansion

**Audi**

ROCHESTER, MICHIGAN

- Training Center



## Julianne Rogozewicz

NCIDQ, LEED AP, LEED AP BD+C

Interior Designer

### YEARS OF EXPERIENCE

Total: 31

With Stantec: 4

### EDUCATION

Bachelor of Science, Concentration in Interior Design, La Roche College

### LICENSES/CERTIFICATIONS

LEED AP Interior Design + Construction, U.S. Green Building Council

LEED Accredited Professional, National Council for Interior Design Qualification

### MEMBERSHIPS

Member, Commercial Real Estate Women (CREW)

Professional Member, International Interior Design Association

\* denotes projects completed with other firms

Julianne has more than 30 years of interior design experience. Julianne will serve as the Interior Designer on the Camp Dawson project. She will be involved in all phases of the design process - from early programming and schematic design phases through construction administration. Julianne has conducted programming interviews, developed color concepts and graphics presentations, designed and detailed casework and millwork, coordinated the interior design with associated disciplines, developed specifications, generated signage schedules and details, and assisted in project administration.

Julianne has been responsible for movable furniture packages budgets, package/standards development, bid review, delivery coordination, pay application approvals, and closeout documentation. Her involvement ensures that the design intent of the building is carried through into the furnishings selected for Buildings 401 and 406.

### RELEVANT EXPERIENCE

#### Chagrin Falls Exempted Village Schools

CHAGRIN FALLS, OHIO

- Master Plan and Intermediate School

#### Confidential Fulfillment Centers, Various US Locations

Stantec is providing multi-disciplinary architectural, structural, mechanical, electrical, and plumbing engineering to design which could encompass warehouse, 60K SF office fitout, maintenance shop, shipping/receiving area, truck bays, and remote break and washroom facilities.

- Michigan – 3.7M SF
- Arkansas – 3.7M SF
- Texas, Georgia, Pennsylvania – 1M SF each

#### Confidential Office, Research, and Testing Facility, USA

Lead interior designer for schematic design of new 140,000 SF building with workplace, research and development, and industrial testing components.

#### Harris Williams – 1 Market, San Francisco, California

Lead interior designer/project manager for a 15,000 SF full floor tenant fit out.

#### PNC Playbook - 525 Fellowship, Mt. Laurel, New Jersey

Lead interior designer/project manager for 36,000 SF project that included both workplace and back office functions. Coordinated addition of loading dock and mailroom processing facilities as part of this project.

#### PNC Market Strategy – 100 Pine, San Francisco, California

Lead interior designer for the 14,000 SF full floor tenant fit out.

#### PNC Master Services Agreement for Design Services

Stantec is providing architecture, interior design, and engineering services for ongoing work for PNC across the country. The following are projects that Julianne has been responsible:

- PNC Playbook - Cherry Hill and Mt. Laurel, NJ
- PNC Market Strategy – 100 Pine, San Francisco, CA
- Harris Williams – 1 Market, San Francisco, CA



**Earl Wong**

PH, LEED AP

MEP Lead

**YEARS OF EXPERIENCE**

Total: 33

With Stantec: 3

**EDUCATION**

Bachelor of Science, Mechanical Engineering, University of Portland, Portland, Oregon

**LICENSES/CERTIFICATIONS**

Professional Engineer: PA, CO, GA

LEED Accredited Professional, Green Building Alliance

Earl has over 30 years of experience bringing a strong technical background in mechanical design, analysis, project management, construction review/inspection, commissioning, and quality assurance/quality control skills to Camp Dawson project. Earl has focused on designing engineering systems and project management on industrial, light industrial, commercial, institutional, educational and healthcare facilities.

Earl easily manages cross-functional teams and multi-disciplinary projects, and to deliver high quality documents and reports. He focuses on quality assurance/quality control reviews, his leadership provides guidance to evaluate and resolve issues in both design and construction. His broad technical background includes experience from conceptual to preliminary to final design documents, including cooling, heating and humidification load calculations, indoor air quality compliance, plumbing systems, fire protection systems, equipment sizing and selection, equipment, piping, and ductwork layouts, pneumatic and direct digital control systems, and life cycle costs analysis and energy modeling. Also with experience with feasibility evaluations of existing facility infrastructure and energy audits.

**RELEVANT EXPERIENCE**

**FedEx Ground**

RIALTO, CALIFORNIA

- Hub Expansion

**Smuckers**

MULTIPLE LOCATIONS

- Study Existing Facilities HVAC, Plumbing, and Fire Protection

**Tyson Foods**

MULTIPLE LOCATIONS

- Facility Assessments

**GAMESA / Fiberblade**

EBENSBURG, PENNSYLVANIA

- Study Existing HVAC Systems

**Fairfield County Service Center**

LANCASTER, OHIO

- Anchor Hocking Building Renovations

**Bremal Holdings Inc.**

KITCHENER, ONTARIO

- Building Renovation and Addition



**Michael Claypoole**  
PE  
Road / Traffic Control Specialist

**YEARS OF EXPERIENCE**

Total: 35  
With Stantec: 5

**EDUCATION**

Bachelor of Science, Electrical Engineering, Ohio University

**LICENSES/CERTIFICATIONS**

Professional Engineer: KY, CO, ME, MA, NH, FL

Michael has more than 35 years of experience as a senior engineer, a lighting designer, and a project manager. He has designed electrical systems for aviation fuel systems for the DOD and commercial clients, CNG systems for Waste Management, education, healthcare, commercial, and residential facilities.

Michael has designed aviation lighting systems for municipal and international airports, including taxiway, runway and apron lighting. He has designed municipal terminals, instrumentation for jet fueling systems and Glycol (Deicing Systems).

He has experience in power system analysis, PLC design, Security, voice and data systems, and CCTV Systems, Voice and Data systems and control and instrumentation applications.

**RELEVANT EXPERIENCE**

**Cornell University**

ITHACA, NEW YORK

- Schurman Hall Laboratory Renovations

**Capitol Dome Lighting\***

AUGUSTA, MAINE

- Lighting Design Team

**Capitol Dome Lighting\***

AUGUSTA, MAINE

- Lighting Design Team

**Presstek Corporation\***

HUDSON, NEW HAMPSHIRE

- Office and Manufacturing Facility

**Air National Guard\***

ATLANTA, GEORGIA

- Repairs to existing fueling facility Truck Fill and Receipt Areas.

**Wake Island Building 1553 and Related Projects\***

WAKE ISLAND, ATOL

- Update a 1950 vintage electrical system, to a state of the art design.

\* denotes projects completed with other firms



**Richard Gaines**  
PE  
Utility Location Engineer

**YEARS OF EXPERIENCE**

Total: 33  
With Stantec: 13

**EDUCATION**

Bachelor of Science/Civil Engineering,  
Fairmont State College, Fairmont, West  
Virginia

Associates/Mechanical Engineering,  
Fairmont State College, Fairmont, West  
Virginia

**LICENSES/CERTIFICATIONS**

Professional Engineer: VA and WV

**MEMBERSHIPS**

Member, American Society of Civil  
Engineers

Member, American Council of  
Engineering Companies

\* denotes projects completed with  
other firms

Richard has 33 years of experience in project management and civil engineering related to land development, water systems and treatment, and sanitary sewer collection and treatment, as well as oil and gas development projects. His design experience includes layout, grading, drainage, erosion control and permitting for road entrances, access roads, well pads, pits and impoundments for multiple well pads and developments. He is currently a senior civil engineer in charge of the Fairmont, West Virginia, office of Stantec.

**RELEVANT EXPERIENCE**

**Mon County Conservation District**

PRESTON COUNTY, WEST VIRGINIA

- Act of Nature Cheat River Stream Bank
- Ammo Depot Slip Remediation, Monongahela Conservation District
- Culvert Drainage Design, Monongahela Conservation District

**Tropicana Products, Inc. \***

GRADENTON, FLORIDA

- Tropicana Corporate Office Building
- Research and Development Building
- Juice Storage Facility
- Warehouse 19
- Railroad Siding Upgrades

**WVDOH District 6 Headquarters**

MOUNDSVILLE, WEST VIRGINIA

- Backup Generator State Project #N081-BLD/GR-0.00 |

**Technology Management of West Virginia Corporation**

PLEASANT VALLEY, WEST VIRGINIA

- VIP Park II

**Dish Network**

FAIRMONT AND GREENBANK, WEST VIRGINIA

- Site Planning and Engineering Design

**West Virginia DoT, U.S. 35/I-64 I/C – Nitro I/C, (Utility Coordinator)**

PUTNAM COUNTY, WEST VIRGINIA

**West Virginia DoT, I-64 Merritt's Creek (Utility Coordinator)**

CABELL COUNTY, WEST VIRGINIA

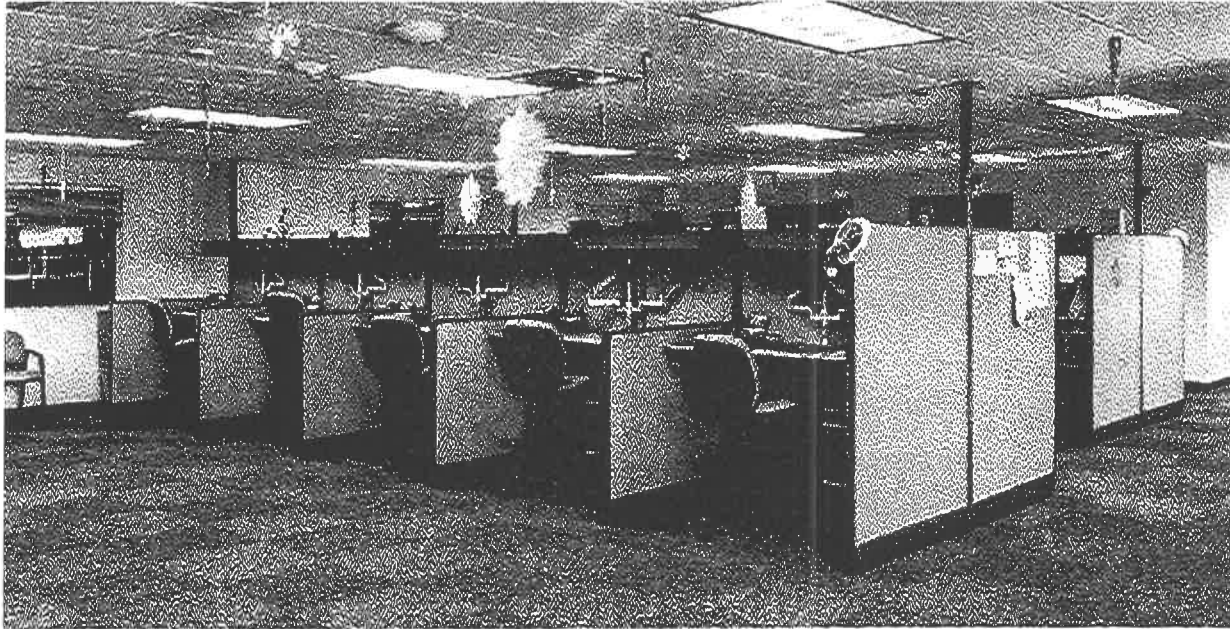
- Design Build Pursuit

**West Virginia Department of Transportation, (Utility Coordinator)**

OHIO COUNTY, WEST VIRGINIA

- I-70 Bridges

**RELEVANT EXPERIENCE**



CENTRAL NATIONAL (60) TESMAN INC. RESTACKING AND RENOVATION PROJECT, HARRISON, NEW YORK

Stantec's relevant project experience includes a long list of research new projects, as well as renovations, MEP modifications and equipment upgrades for a wide variety of clients across North America.

Below is a small list of institutions for whom our commercial studio has designed or renovated workspace for includes:

- Marriott International, Multiple Projects Worldwide, Through a long-standing relationship with Marriott International, Stantec has been providing architectural, interior design, and workplace strategy services for Marriott Sales and Customer Care Facilities worldwide.
- Google, Inc., Multiple Projects Nationwide, Stantec has worked closely with Google for several years on the design of their offices on various locations throughout the United States. Below we have highlighted two notable projects.
  - Government Affairs Office, 54,000 SF, Washington, DC
  - Regional Office, 365,000 SF, Chicago, IL
- ARCADIS MSA Multiple Projects Nationwide, ARCADIS selected Stantec to provide planning and

design services for their facilities nationwide. The projects range in size from 2,500 SF to 70,000 SF.

- Wintrust Financial Corporation, Multiple Projects, Chicago, Illinois, Over the past several years, Stantec has partnered with Wintrust Financial Corporation on various projects of significant scope and organizational importance. To date, four projects totaling 350,000 SF and more than \$36 million in construction have been completed by Stantec. Of significant importance was the design of Wintrust's new headquarters in Rosemont, IL.

The closer we are to our clients, the more successful we are at building strong working relationships.

Through technology and effective communication, our teams can provide services from different geographic locations across our company coordinated through our Core Leadership Team. This means we can bring the right mix of skills to any project challenge, whether technical, deadline, budget, or stakeholder driven.

Our combined knowledge forms the basis of the solutions we deliver to clients. Because of our demonstrated successful teamwork, we are a recognized award-winning industry leader.





PITTSBURGH, PENNSYLVANIA

## Allegheny Building, Renovation of Building Lobby and Façade

Stantec provided architectural design services for the renovation of the Allegheny Building's lobby and façade. As an aging building it had become harder and harder to attract and retaining tenants that align with the direction the owners wanted to take the building. Not only was the aesthetic of the building address, our team addresses the concerns of safety. The lobby received a new sprinkler system and the building's egress was redesigned to provide unobstructed, protected paths allowing safe egress from the building in the event of an emergency. As a result of the renovation the lobby's usable floor space was increased, this has given way to an area for vendors, increasing the rentable square feet.

Stantec started by removing the remnants of years of multiple renovations and modifications that divided the space and overall reduced the volume space, making for a dark and uninviting space. We redesigned lobby to maximize the volume of space. To do so mechanical, lighting and life safety systems were redesigned. The ceilings were returned to their original height and the windows that had been reduced to allow for the lower ceilings were removed. New windows that fit the original architecture of the space were installed opening the space to the outside allowing it to be flooded with natural light. In addition to the new windows our

team addressed the façade, redesigning the entrance doors to including a handicap accessible entrance and new exterior clock was installed, were once plywood had been used after the original clock failed. With the improvement to the lobby and the exterior façade the building has a new presents on the street.

Window and Door Replacement

HVAC Upgrade / Replacement

Interior Renovation



RIALTO, CALIFORNIA

## FedEx Ground, Rialto Hub Expansion

Due diligence services included site survey and investigation. Design services included a 100,000 SF addition (loading and unloading) to an existing 400,000 SF distribution facility and a three-story office addition. The architecture and engineering scope also included an expansion to an existing maintenance garage; a new stand-alone security/office building; and alterations to the existing parking lots.

Working collaboratively with the client, and using their interior design guidelines and FF&E requirements, The project included a three-story office space that was comprised of approximately 16,000 SF, the workplace component included; offices, conference rooms, training area, bathrooms, vending, and break room.

Our engineering team was responsible for upgrading the structural, electrical, low voltage, and mechanical systems of the existing building. The drop off and pick up docks along with the support spaces in the Hub were also redesigned along with additional parking areas and site circulation paths. Parking design focused on safety for both vehicles and pedestrians.

Stantec coordinated directly with the power company to provide new electrical feeds for the additional loads required by the new construction and integrated their design with the existing fuel cell system and roof mounted solar system.

Humidity controls were an important aspect of the design necessary for maintaining proper operation of the offices and control rooms.

The Stantec team assisted with permitting for all new buildings including meeting with all Authorities Having Jurisdiction and diligently tracking the process. Once construction began, Stantec worked closely with the contractor to deliver a finished product on budget and on schedule. Our team aided the client through bidding and negotiation by answering RFIs and reviewing the final submissions. Through construction, Stantec's team reviewed and approved all submittals and RFIs and performed regular site visits.

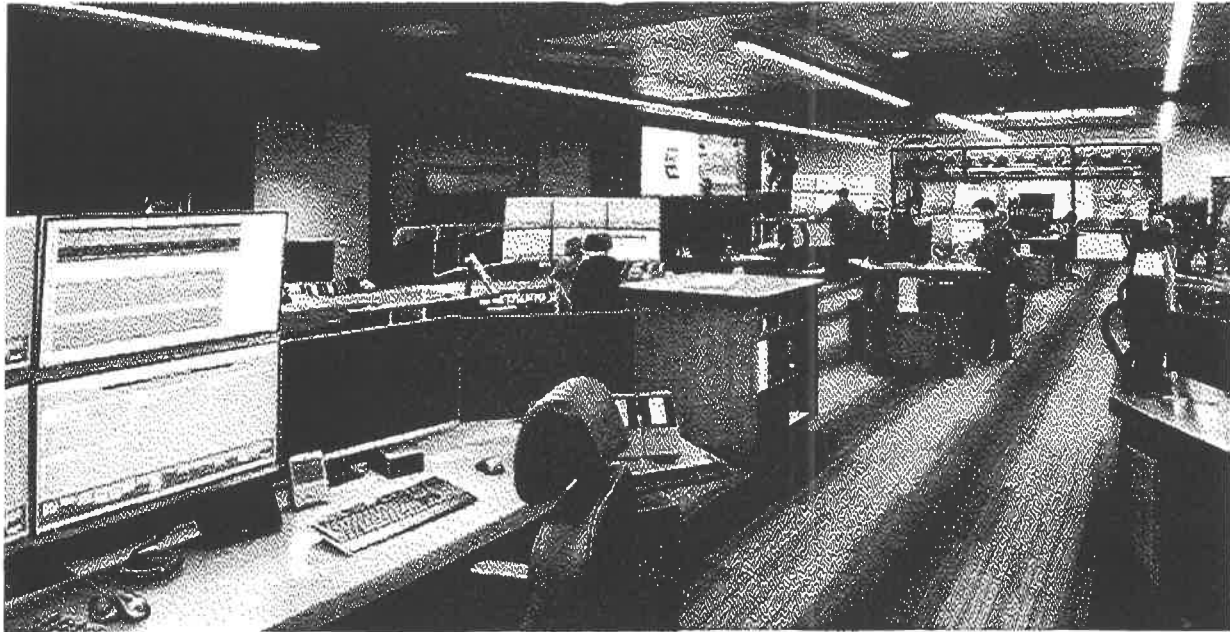
Window and Door Replacement

HVAC Upgrade / Replacement

Interior Renovation

Construction Cost \$27M

Completed 2018



CANDORSBURG, PENNSYLVANIA

# Equitrans Gas Control Room

To address the segregation of Equitrans from EQT Midstream, Stantec's team worked with the Equitrans team to create a look and feel of their training and conference space that respects the EQT while supporting Equitrans mission.

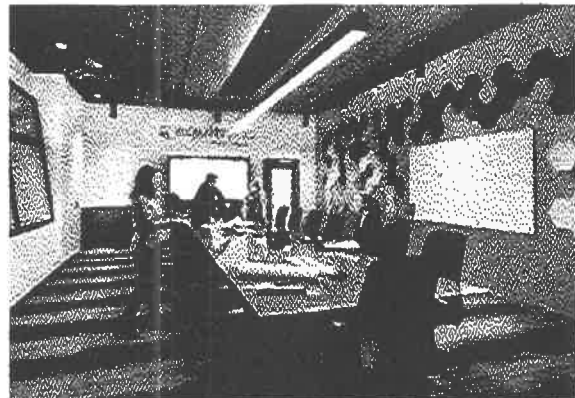
This was a partial floor renovation of an existing EQT office. The 5,000-square-foot renovation was comprised of a high-tech Gas Control Room, a War Room with view into the Gas Control, training rooms as well as support staff offices and break room. The design concept was to create a neutral modern industrial space with high exposed ceilings while keeping the space functional for acoustics and durability due to the space being occupied 24/7. Once the company developed their branding colors, they were introduced through-out the space in entry's signage/lighting focal point to give the space an identity. The project came in on budget from the original estimate of 3.3 million dollars, with majority of it spent on special AV, and technology requirements and custom workstations.

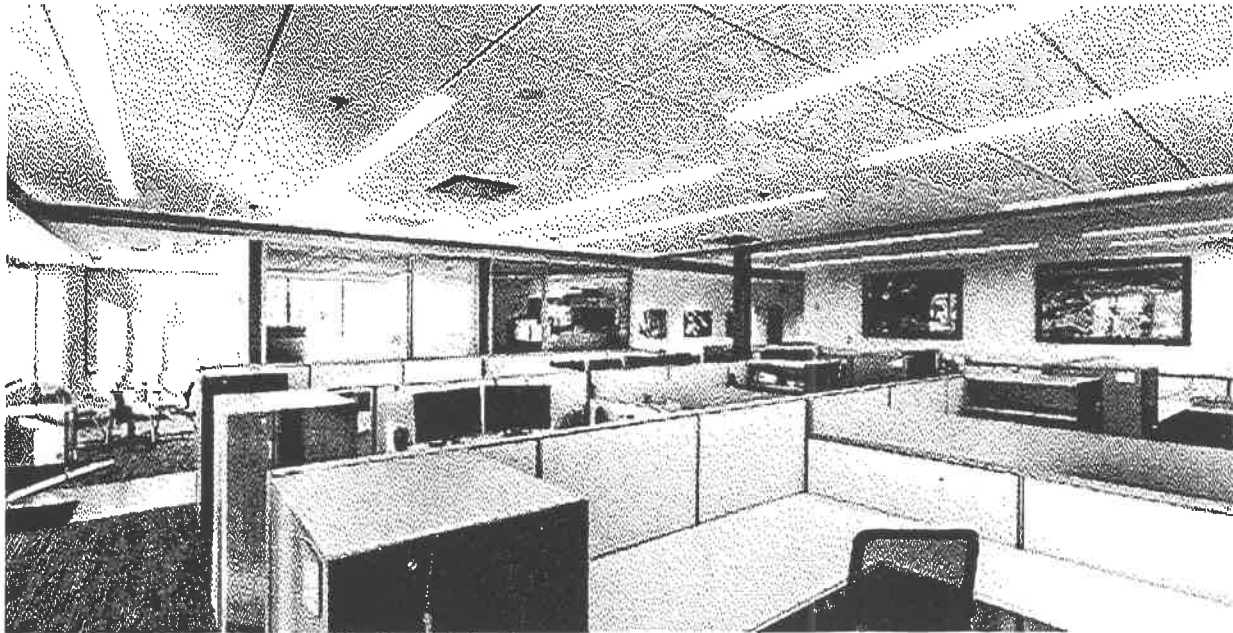
HVAC Upgrade / Replacement

Interior Renovation

Construction Cost \$3.3M

Completed 2018





LUXURIOUS RENOVATION

# Stantec, Lexington office Renovation

Our Stantec Pittsburgh and Butler offices provided Architectural, Interior Design and MEP Design services for a new tenant fit out of a build to suite office building in Lexington KY.

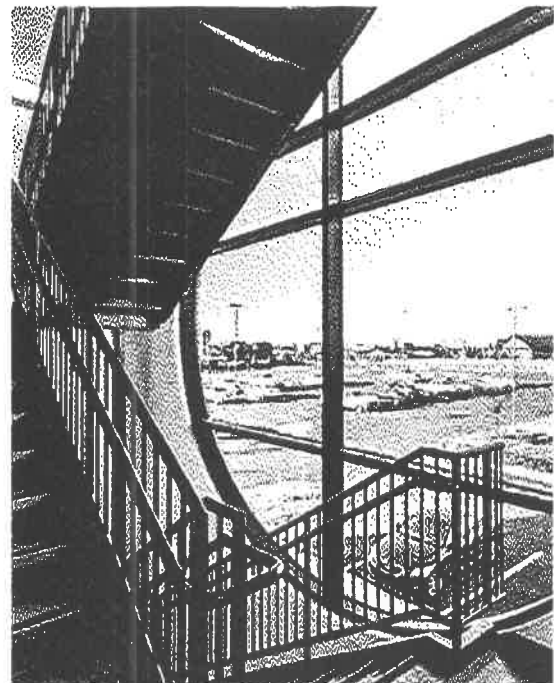
The goal of the project was to combine multiple offices sites, and geotechnical lab, into one new facility. The fit out project design team was engaged to coordinate with the Design Builder during the design and construction of the core and shell of the building. Project goals were set around creating an open, flexible environment that allowed light to flow throughout the space. Ample meeting space and open work environments have been introduced in the space.

HVAC Upgrade / Replacement

Interior Renovation

Construction Cost \$3.4M

Completed 2019





CHAGRIN FALLS, OHIO

## Chagrin Falls Intermediate School Renovation & Reconstruction

In 1885 the first school building was constructed on the same site as the current Chagrin Falls Intermediate School. Since then, three additional buildings make up what is now the new home for 400 students in fourth through six grades.

The 89,000 SF facility welcomes not only students to a vibrant learning environment but the entire community, serving as a Center for Community Arts after school. The older building exterior shells were restored as close to their original condition as practical to pay homage to Chagrin Falls rich history, while updating the interiors to the latest in technology, sustainability, and design. This project was a tremendous opportunity to bridge past and future, improve the efficiency of the school while preserving the historic fabric of the community.

The new three-story classroom wing is sandwiched between the 1914 and 1940 buildings. It has six classrooms on each floor along the exterior of the addition. Visibility into the classrooms is provided by a half-height glass corridor. The Learning Commons area is a collaboration space on each floor, separated from the corridor by student lockers and doubles as a library.

The Auditorium was originally built as part of the Public Works Administration. The current space retains its historic styling, but with modern form and function. The auditorium has 460 seats, a renovated stage, new lighting, sound and projection systems, and restored plaster walls and ceiling. The new Cafeteria was the exterior entry of the 1940 Auditorium lobby, which has preserved the original stone archways as a historic element.

Lighting is one area where sustainable features were incorporated into the school called Daylight Harvesting—lights are programmed to turn on to 50% of their capacity, allowing daylight to provide the rest.

Window and Door Replacement

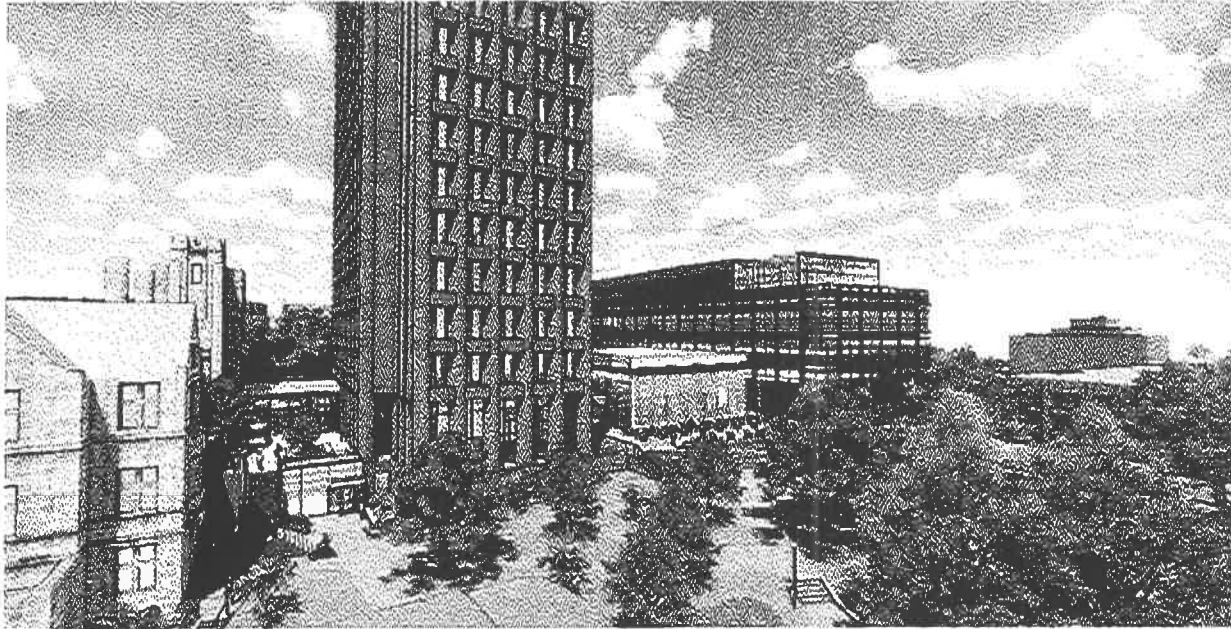
HVAC Upgrade / Replacement

Interior Renovation

Construction Cost \$29M

Completed 2019





NEW HAVEN, CONNECTICUT

# Yale University, Kline Tower Renovation

The existing 14-story Tower is located at the center of Yale University's science campus. Designed by Philip Johnson and completed in 1965 the ~200,000 GSF complex consists of a vertical tower of biology labs and a horizontal, underground Concourse level with library and support spaces. The biology labs will move to the new Yale Science Building, slated to be complete by Fall 2019. The vacated tower will subsequently begin a comprehensive infrastructure renovation in Spring 2020 with the aim of converting the building into multi-departmental office use for computational sciences, including administrative and 2nd floor classroom uses.

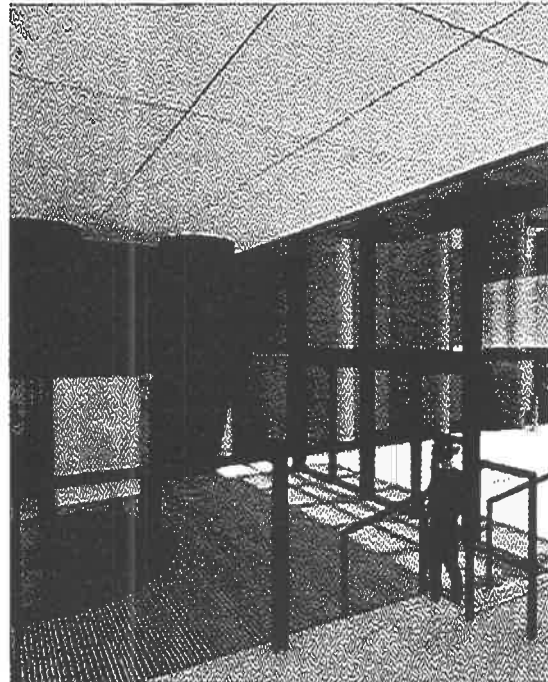
Window and Door Replacement

HVAC Upgrade / Replacement

Interior Renovation

Cost In Progress

In Construction





UNIVERSITY PARK, PENNSYLVANIA

## The Pennsylvania State University Whitmore Lab Renovation

Renovations to the Whitmore Laboratory created state-of-the-art science facilities. Stantec's architectural and engineering team was charged with developing a program that supported a flexible laboratory environment. The facility received infrastructure upgrades while the existing facilities remained partially occupied.

Whitmore houses chemistry and organic chemistry labs serving nearly 7,000 students annually. Built in 1953, Whitmore lacked both the space and instrumentation to meet the needs of its current students. There were, for example, no fume hoods in the first-floor teaching labs.

The number of chemistry labs were increased from 8 to 10 on the first floor. This was done by expanding lab space into the building wings that was previously used as office space.

The original HVAC system was completely replaced with a new variable air volume (VAV) system with manifolded exhausts ducted to a heat recovery system.

The new air handlers were located in the basement and served by campus chilled water and hot water. The original gravity duct shafts were used for supply air up to the labs and for exhaust air up to the rooftop exhaust fans.

The size of the ventilation system was reduced through the

use of high-performance fume hoods. These hoods have a face velocity of 60-70 fpm instead of the traditional 100 fpm. This reduced the size of the air handlers, ductwork and exhaust fans.

Stantec provided all of the architectural and engineering services for the project, including design and construction administration. Stantec attended bi-weekly construction phase meetings, and also participated in special collaboration meetings with the owner, construction manager, contractors and the design team to review progress, performance, and any open items that need to be discussed.

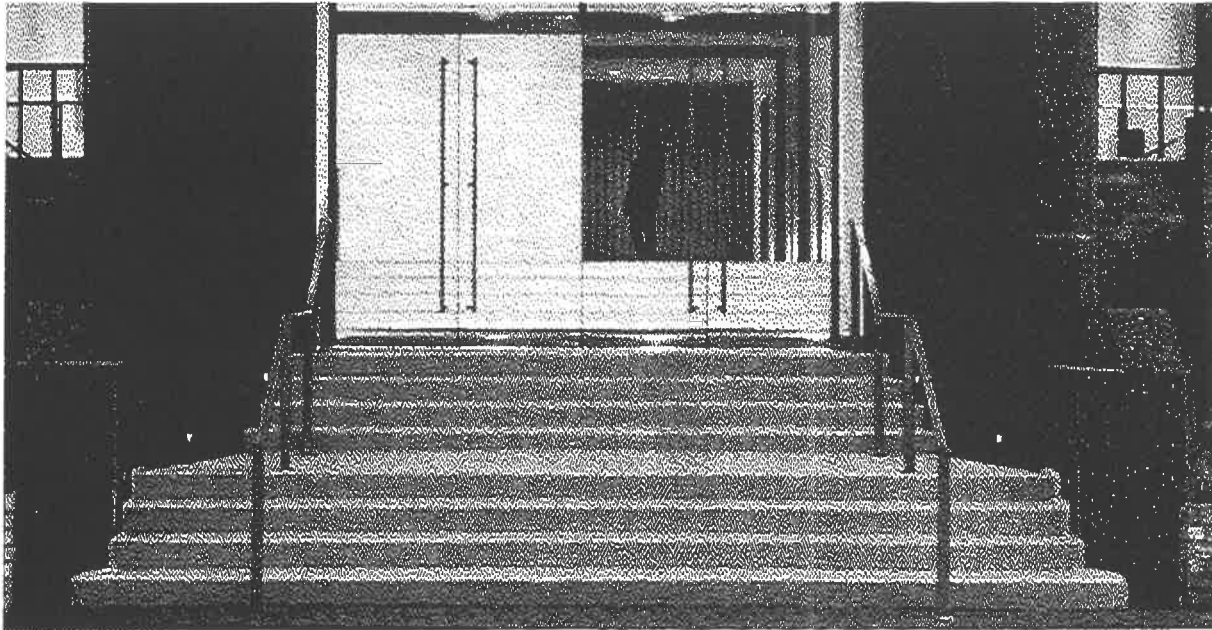
Window and Door Replacement

HVAC Upgrade / Replacement

Interior Renovation

Construction Cost \$32.9M

Completed 2016



ARLINGTON, VIRGINIA

## 1911 North Fort Myer Drive

Prominently located in the Rosslyn neighborhood of Arlington, Virginia, Stantec repositioned this 12-story office and retail building to improve the tenant and visitor experience while raising the building's value for the owner.

Located at the foot of Key Bridge, the building offers tenants tremendous views of downtown Washington, DC. The scope of the project involved renovations to the building's common areas with the intention of retaining existing tenants, upgrading the classification of the building from a Class B to a Class A, adding tenant amenities, and complementing planned new buildings that will comprise the adjacent redevelopment on this block for the same owners. To create a more lively street front presence, the building's entrance on Fort Myer Drive was upgraded with new exterior structural glazing and frameless doors. The interior entrance area was upgraded to new marble tile, and a graphic wall in the main building corridor features a new building logo. The existing storefront was upgraded throughout the concourse area, with new tenant signage and a new seating area provided as well. A fitness center provides tenants with an accessible

workout space that includes men's and women's locker rooms.

Window and Door Replacement

HVAC Upgrade / Replacement

Interior Renovation

Construction Cost \$26M

Completed 2015



**APPENDIX A - ADDENDUM  
ACKNOWLEDGMENT FORM**

**ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:**

**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 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.

Stantec  
Company \_\_\_\_\_  
*J. EA*

Authorized Signature \_\_\_\_\_

April 15, 2020  
Date \_\_\_\_\_

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



Design with  
community in mind