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## Header 1

[List View](#)

General Information [Contact](#) [Default Values](#) [Discount](#) [Document Information](#) [Clarification Request](#)

Procurement Folder: 854626

Procurement Type: Central Purchase Order

Vendor ID: 000000208495

Legal Name: ZDS LIMITED LIABILITY COMPANY

Alias/DBA:

Total Bid: \$0.00

Response Date: 03/29/2021

Response Time: 10:38

Responded By User ID: Zachwieja

First Name: Lauren

Last Name: Headley

Email: lauren.headley@zdsdesi

Phone: 304-755-0075

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2100000010

Published Date: 3/11/21

Close Date: 3/31/21

Close Time: 13:30

Status: Closed

Solicitation Description: EOI- Wheeling AASF2-Shower-  
Restroom Renovation Design 

Total of Header Attachments: 1

Total of All Attachments: 1





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

State of West Virginia  
Solicitation Response

**Proc Folder:** 854626  
**Solicitation Description:** EOI- Wheeling AASF2-Shower-Restroom Renovation Design  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2021-03-31 13:30	SR 0603 ESR03292100000006654	1

**VENDOR**  
000000208495  
ZDS LIMITED LIABILITY COMPANY

**Solicitation Number:** CEOI 0603 ADJ2100000010  
**Total Bid:** 0  
**Response Date:** 2021-03-29  
**Response Time:** 10:38:26  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
David H Pauline  
304-558-0067  
david.h.pauline@wv.gov

<b>Vendor</b>		
<b>Signature X</b>	<b>FEIN#</b>	<b>DATE</b>

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	EOI- Wheeling AASF2 Shower-Restroom Renovation Design				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:** Contract amount TBD.

**Extended Description:**

EOI- Wheeling AASF2 Shower-Restroom Renovation Design per the attached documentation.

# Expression of Interest to Provide Professional Engineering Design Services

## Wheeling AASF2 Shower-Restroom Renovations

**CEOI 0603 ADJ2100000010**

**March 31, 2021**



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



**DESIGN/CONSULTING SERVICES**

**[WWW.ZDSDESIGN.COM](http://WWW.ZDSDESIGN.COM)**

**MECHANICAL / ELECTRICAL / IAQ / ENERGY / COMMISSIONING**

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State of WV Centralized Expression of Interest

Designated Contact Form

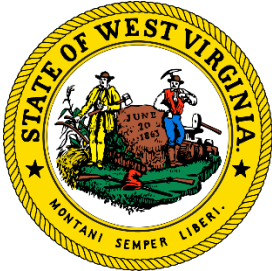
State of WV Purchasing Affidavit



# SECTION I.

**Executive Summary Letter  
Project Goals & Objectives**

March 31, 2021



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

Please accept our Expression of Interest to provide Professional Engineering Design Services for the **Wheeling AASF2 Shower Restroom Renovations**.

**ZDS Design/Consulting Services** was founded in 1994 and is in Scott Depot, WV. The project will be assigned to **ZDS'** principal-in-charge of planning/design who will follow the project from inception through design and has full authority to execute a binding contract on behalf of **ZDS**:

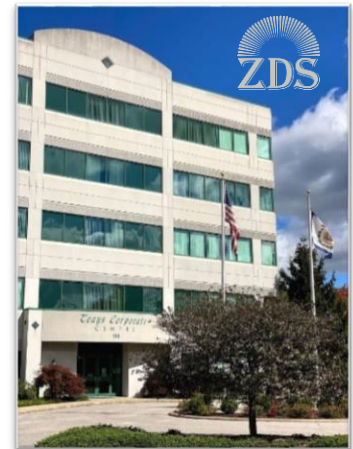
**Todd A. Zachwieja, PE, CEM, LEED AP – Principal, CEO**

**ZDS Design/Consulting Services**

135 Corporate Center Drive, Suite 532, Scott Depot, WV 25560

Office: 304-755-0075; Mobile: 304-545-4550

Todd.Zachwieja@ZDSDesign.com; www.ZDSDesign.com



The proposed **ZDS** Team will provide comprehensive Architectural and Engineering services for the proposed renovations. We are known as leaders in the region for renovations including successful projects with the WVARNG, State of West Virginia DHHR Hospitals, WVU, Ohio University, Marshall University, the West Virginia Capitol Complex and many others. We understand this Project's needs and have the personnel and experience to provide the necessary services. Each member of our Team brings unique strengths to the Project. Realizing the similarity of mission and the desire to serve West Virginia clients, we will be honored to work with you.



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

If chosen for this project we will team with WYK Associates, Inc. and utilize their services as necessary for any Architectural work involved in the development of the **Wheeling AASF2 Shower Restroom Renovations**. They have provided full service architectural and planning services for a wide variety of governmental, commercial, educational, religious, civic, and industrial clientele.

**ZDS** has a good working relationship with a local civil engineering firm that will assist, as requested by the Owner, with research and investigation of existing underground and above ground utilities as well as other infrastructure that may impact the proposed work. The civil engineers will work as a sub-consultant to **ZDS** and provide any necessary drawings and specifications to be incorporated into the Bid package.

Also included on our Team is a reputable environmental consultant that has extensive experience in identifying hazardous materials, such as mold and mildew, and will develop the methods for mitigation to be included in the Bid package drawings and specifications.

The **ZDS** Team has designed and coordinated upgrades for systems on many projects of all types and sizes. We have successfully phased construction activities and know we can coordinate any necessary phasing of the proposed work for the renovations at the AASF2 facility in Wheeling, WV. We will communicate closely with the client's personnel to assure that their needs are properly reviewed and addressed during the design phase of the Project.

The **ZDS** Team is recognized for specialties in Architectural, Civil, Environmental, Plumbing, HVAC, Electrical, IAQ, Energy Conservation and Commissioning services for Governmental, Commercial, Educational, and Health Care facilities. **ZDS** founder Todd Zachwieja specialized in energy conservation design and was involved in hundreds of millions of dollars in renovations, new construction, and Performance Contracting heavily involving MEP systems. Some projects include the \$43 million West Virginia Air National Guard Fuel Cell/Maintenance Hangars at the Yeager Airport in Charleston, Ohio University's Athens and Chillicothe campuses, and Harvard University's new LEED Gold Arboretum. We work in 24 states, but our home and corporate offices are in West Virginia.



**ZDS** is very active in keeping current with all applicable Codes, specifically with **ASHRAE** and energy efficiency standards. **ZDS** team members have held or currently hold officer positions in the West Virginia **ASHRAE** Chapter including Todd Zachwieja, serving as the past Chapter President.



We have registered professionals in all the required disciplines to effectively execute the requirements of your Project. We believe that our specialties in Planning, Design, Commissioning, and knowledge of the applicable Codes and Standards make us most qualified to work on your facilities. We continue to have an excellent working relationship with the West Virginia State Fire Marshal and other agencies within the State of West Virginia.

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## Project Goals & Objectives

Renovations to the existing facility systems on this Project may require upgrades in other infrastructure elements that must be taken into consideration during the design document preparation stage. We will perform field investigations to gather information on the existing systems, discuss concerns with onsite personnel, and review all available drawings and documentation that can be provided by the Owner.

**ZDS** offers 3D Scan-to-BIM that has proven to be extremely effective for renovation projects in capturing built conditions that commonly don't show on original construction drawings. This process was successfully used on the recent Pendleton County Schools' projects and the Dunbar Armory HVAC renovations. Evaluation of the information will assist us in preparing a list of recommendations, including preliminary budgetary construction costs, to discuss with the Owner's representatives for the purpose of establishing the scope of the Project and define needs to stay within the Owner's available funding.

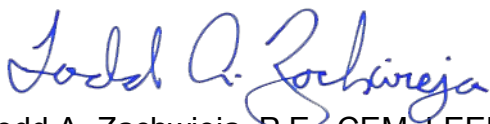
**ZDS'** hands on experience and operational knowledge of MEP systems, coupled with the capabilities of other members of our Team, will provide the expertise the WVArNG needs for a successful renovation and upgrade Project. We understand the necessity of implementing changes to the facilities that will comply with the most recent ADA standards and needed upgrades will be incorporated into the drawings and specifications. Current industry standards for ventilation in HVAC systems will be an important component of the Project and we have wide-ranging experience in making the appropriate provisions for this on many successful projects. Our proven experience in energy efficient renovations will bring options that improve comfort and provide long-term energy efficient solutions.

Different ideas for phasing of the construction will be discussed with the goal of minimizing disruptions to the daily operations of the facility. When scope has been determined, we will proceed with drawings and specifications to be reviewed with the Owner at 35%, 65%, 95% and ultimately at 100% for final Bid documents. The budgetary construction cost estimates will be updated at each review phase.

We have extensive experience preparing Bid documents in accordance with the State of West Virginia Purchasing requirements and will coordinate closely with the Purchasing personnel to assure that the Bid package complies with their standards. Our services will include assistance with Bidding and Negotiations as needed and Construction Administration throughout the construction period. The **ZDS** Team has designed and coordinated upgrades for many facilities of all types and sizes including successfully phased construction activities in governmental buildings, hospitals and schools while occupied. We have the personnel and experience to provide the best services for design and coordination of difficult construction upgrades that require phasing activities.

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

Sincerely,



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



# SECTION II.

## Firm Overviews

# FIRM OVERVIEW

Founded in 1994, celebrating 26+ years!

**ZDS Design/Consulting Services** is a three-generation family owned MEP/Commissioning Engineering Firm located near Charleston, West Virginia. ZDS provides comprehensive professional services for Master Planning/Feasibility Studies, HVAC, Plumbing, Electrical, Indoor Environmental Quality, Energy Engineering, Forensic Engineering and Commissioning. ZDS has extensive proven high performance building design experience for commercial, governmental, educational facilities, and healthcare experience in 24 states across the country, the State of West Virginia, local government and Federal agencies. Specializing in renovation projects with **proven results of from 30% to over 50% reduction in energy/operating costs** earning Energy Star Certification and EPAAct qualified on government renovation projects!

- ♦ Mechanical
- ♦ Electrical
- ♦ Plumbing
- ♦ Forensic
- ♦ Energy
- ♦ Commissioning
- ♦ Indoor Environmental Quality (IAQ/IEQ)
- ♦ High Performance Sustainable Buildings

The ZDS team is made up of **seasoned professionals** who have dedicated their careers to engineering design excellence and quality. A strong foundation in Performance Contracting is incorporated into design and commissioning with an appreciation for the maintenance staff to be able to operate the systems over the life of the facility. We pride ourselves in having the most up to date state of the art technology to provide our clients the very best possible services. We offer **comprehensive** practical solutions to our clients with proven World Class results.



## COMPANY LEGAL NAME

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

## OFFICE LOCATION

**135 Corporate Center Drive / Suite 532  
Scott Depot, WV 25560**

## FOUNDERS

**Todd A. Zachwieja, P.E., C.E.O.**

**Lori L. Zachwieja, C.P.A., C.F.O.**

**Daniel H. Kim, Ph.D.**



**“Family Owned & Operated Engineering Firm  
providing Professional Design Services for over 26 years”**



# FIRM OVERVIEW



**ZDS** provides forensic engineering services for the Indoor Environmental Quality (IEQ) including “Indoor Air Quality (IAQ). These services include: strategic planning for renovation and new construction projects; technical research and writing; specialized applications software development; corporate and professional training programs; publications support and fulfillment; and site-specific engineering and scientific consultation. Todd Zachwieja, **ZDS** Principal, is contributing editor for the following publications:

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

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

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

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



# FIRM OVERVIEW



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

## Company Information

Identity · Project Philosophy · Project Management

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



## Our Identity

### Who we are

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

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

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

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

## Project Philosophy

### Our process at work

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

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

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

## Project Management

### How we create excellence

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

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

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

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

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



# FIRM OVERVIEW



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

## Company Information

Identity · Project Philosophy · Project Management

## Architecture

### Contact Information

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

304-624-6326

304-677-3373 Cell

304-623-9858 Fax

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

### Project Staff

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

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

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

### Summary

Established as a full service architecture firm in 1900, then named Edward J. Wood Architect, WYK Associates, Inc. has been located in Clarksburg for 120 years. Through innovative and thoughtful responses to the unique issues of each project, our goal is to create places that fit the needs and desires of those who use them.

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

### Relevant Project Experience:

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



West Virginia Folklife Center



Central Fire Station



Cirleville School



# **SECTION III.**

## **Description of Project Experience**

**Additional Project Experience Brochures**



# 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

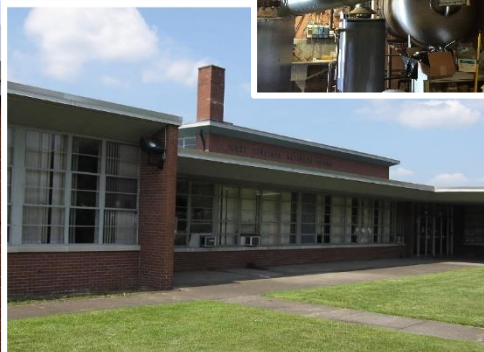
**Contact:** Lt. Co. Todd Justice, Deputy Director of Joint Operations: [anthony.t.justice.mil@mail.mil](mailto:anthony.t.justice.mil@mail.mil)



## 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 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 EPA Act.



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

**Contact:** SGM Kenny Goodson: [kenneth.c.goodson.mil@mail.mil](mailto:kenneth.c.goodson.mil@mail.mil)



Design/Consulting Services



# Engineering for State & Local Government Facilities



**ZDS** worked with the West Virginia Air National Guard on the Commissioning for their new Replacement Aircraft Maintenance Hangar and Shops plus a new Fuel Cell Hangar. This facility included a larger maintenance hangar, miscellaneous maintenance shops, central boiler plant and chiller plant. The project successfully achieved LEED Silver Certification with commissioning being an integral part of that certification.

***"ZDS's commissioning services were invaluable in helping us understand our facility and ensure the systems were installed as intended and optimized for long-term operating benefits. We would recommend them again!" - Captain Harry Netzer, WVANG Project Manager***

130th Airlift Wing at Yeager Airport,  
Phase I and Phase II  
Aircraft Maintenance Fuel Systems  
Hangars and Shops  
**Awarded LEED Silver Certification**

**Construction Costs:** \$43,000,000  
**Project Size:** 128,715 ft<sup>2</sup>





# Engineering for State & Local Government Facilities



**Governor's Mansion**

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

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



**Building #3**



**State Capitol**



**LEED Certified Candidate**



**Design/Consulting Services**



# Engineering for State & Local Government Facilities

Welcome Center and Rest Area



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

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

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

Mercer County Annex



Division of Culture and History

A 228,500 ft<sup>2</sup> Facility



Emergency Power Generator

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



Design/Consulting Services



# Engineering for State & Local Government Facilities

ZDS engineering project experience includes facilities registered as official Historic Buildings



Jackie Withrow State Hospital

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

Hopemont State Hospital



Mildred Mitchell-Bateman State Hospital

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



Design/Consulting Services



**Size:** 219,754 ft<sup>2</sup> plus 33,000 ft<sup>2</sup> Addition

**Date Complete:** 2017

**219,754 ft<sup>2</sup> Renovation plus 33,000 ft<sup>2</sup> New Construction**

**Prime for Engineering Master Planning, HVAC Renovations, Lighting Upgrades, Emergency Generator, Fire Protection, Electrical Renovations, Roof Replacement, Commissioning, 3D Scanning.**  
**Consultant for all MEP engineering through IKM, Inc. for the addition.**



MEP Engineering design and Commissioning services for both the HVAC/lighting/roof Renovation project retrofitting Hospital and the patient wing addition. Comprehensive MEP engineering and commissioning services for a central domestic hot water services, central boiler/chiller plant and 1.8 MW bi-fuel emergency generator system. VVW Pumping for heating, cooling and domestic hot water. Integrated DDC controls for central monitoring, troubleshooting and control including demand control ventilation and outside air measuring/monitoring. The HVAC system is also an integral part of the smoke control system. Lighting systems upgraded to LED and controlled to minimize energy. IAQ enhancements were incorporated into the high performance HVAC systems. Careful phasing, and the need to disrupt only small portions of the Hospital at a time, resulted in an extended construction period.

***“The **ZDS** staff are great planners and designers! They help us make the best decisions for the long term. We would recommend them to anyone!”***  
former Chief Operations Officer



***Renovations resulted in a 48% reduction in lighting and 28.8% reduction in energy for HVAC renovations over ASHRAE 90.1-2001 standards qualifying the project for EAct.***

<b>Construction Costs:</b>	Phase I HVAC Cost	\$ 1,403,000	Completed in 2011
	ARRA Funded Lighting Upgrade Costs	\$ 618,700	Completed in 2011
	Comprehensive Renovation Cost	\$30,000,000	Completed in 2017
	Addition Project Cost	\$13,500,000	Completed in 2014

## State of West Virginia Capitol Complex Charleston, WV

**Project Cost:** \$20,000,000

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

**Date Complete:** 2019 for latest project

**HVAC Renovations, Fire Protection,  
Electrical Renovations, Consultant for Performance Contracting**

**Client Reference:**

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

**Builder Reference:** Constellation Energy; Chuck Moeller  
(previously with Johnson Controls; (724) 584-3331



Numerous design and renovation projects for the WV State Capitol Complex including engineering planning, design, supervision, preparation of construction documents, specifications, construction administration, and commissioning of HVAC systems, sprinkler systems, plumbing systems, electrical power, lighting, fire alarm, security, technology and communications for many facilities on the WV Capitol Complex: **WV Division of Protective Services:** Engineering master planning & design for specific life safety issues involving homeland security, fire alarm, sprinklers, emergency power, CCTV, intercom, mass notification and “giant voice” system for all State facilities on the Capitol Complex under a 10-year open-end contract. **WV Division of Culture and History Library** renovations addressing long-term HVAC and IAQ problems including fire alarm and fire protection upgrades completed in 2011. Renovations conserved energy without sacrificing comfort or indoor air quality. **District Heating System:** As a consultant to Johnson Controls under a Performance Contracting program to provide master planning and design for the district heating system for the **WV Capitol Complex**. The project included the Master Planning, IAQ evaluation, energy analysis, code analysis and Mechanical design involving more than 1,900,000 ft<sup>2</sup> of facilities including the Capitol Building, Building’s #3, #4, #5, #6, #7, Holley Grove, Governor’s Mansion and the Cultural Center.

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



***The Capitol Complex renovations are estimated to save nearly \$2,000,000 annually over the costs of operating the old systems.***



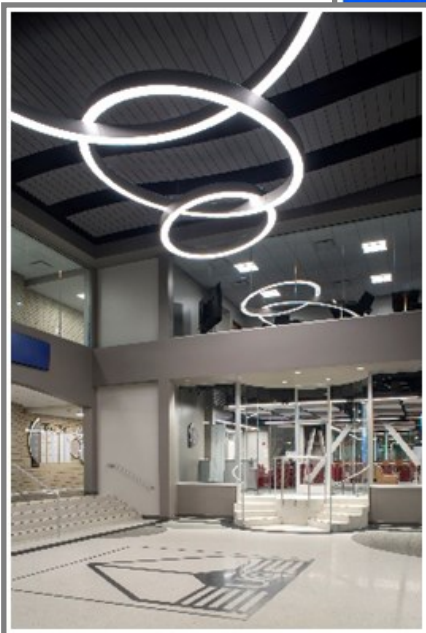
**Project Cost:** \$17,000,000, **Size:** 117,500 ft<sup>2</sup>, **Date Complete:** 2017

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

**Client Reference:** Gary Boyd, Director of Facilities; (304) 357-4871

The facility consists of classrooms, offices, flexible meeting areas and a large two-story Innovation Center space. Mechanical and Electrical work includes new chiller and boiler plants with pumps and accessories, HVAC air handling units, DDC Controls, new domestic and fire protection water services, new gas service, domestic water heating equipment, extensive plumbing fixtures/showers/lockers, new electrical service from the campus 12.5 kv distribution loop, switchgear, distribution and branch panel boards, and new state-of-the-art energy efficient LED lighting systems.

***Renovations resulted in over a 50% reduction in energy over ASHRAE 90.1-2007 standards.***





**The Prince Jonah Kūhiō Kalanianaʻole (PJKK)  
Federal Building and  
United States Courthouse  
Honolulu, Hawaii**



**130th Airlift Wing at Yeager Airport, Phase I  
and Phase II: Aircraft Maintenance Fuel  
Systems Hangars and Shops**

**Awarded a LEED Silver Certification for  
each of the two phases**

**“ZDS’s commissioning services were invaluable in helping us understand our facility and ensure the systems were installed as intended and optimized for long-term operating benefits. We would recommend them again!” - Captain Harry Netzer, WVANG Project Manager**



**Harvard University  
Arnold Arboretum Weld Hill  
Research and Administration Building**

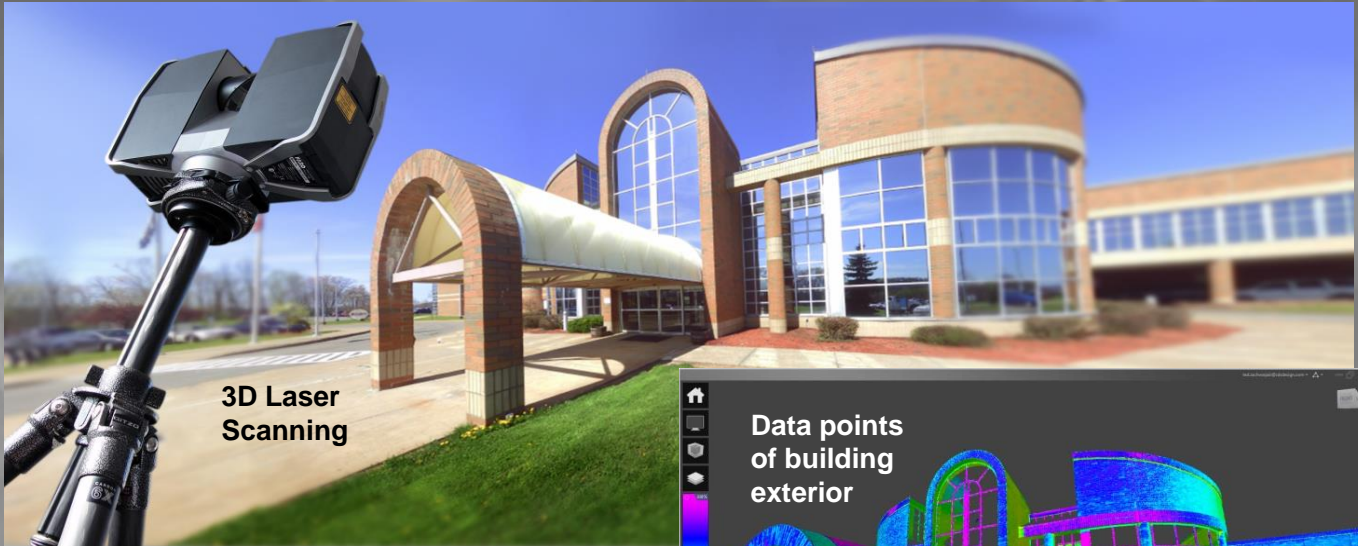
**LEED Gold Certified**

- CAMC General Division, Memorial Division & Women & Children’s Hospital
- General Motors (GM) of North America
- Maryland – Calvert County Indoor Aquatic Center
- Montgomery County Departments of Correction and Police
- Roane General Hospital, WV
- Ohio University – Chillicothe Campus, Stevenson Library and Bennett Hall
- Santa Ana Federal Building Renovations
- University of California, Davis School of Veterinary Medicine Instructional Facility
- Washington & Lee University
- William R. Sharpe Jr. Hospital
- WV Museum of Culture and Natural History
- WV State Capitol Complex
- WVU—Downtown Campus
- United Hospital Center



# BIM - 3D Digital Imaging

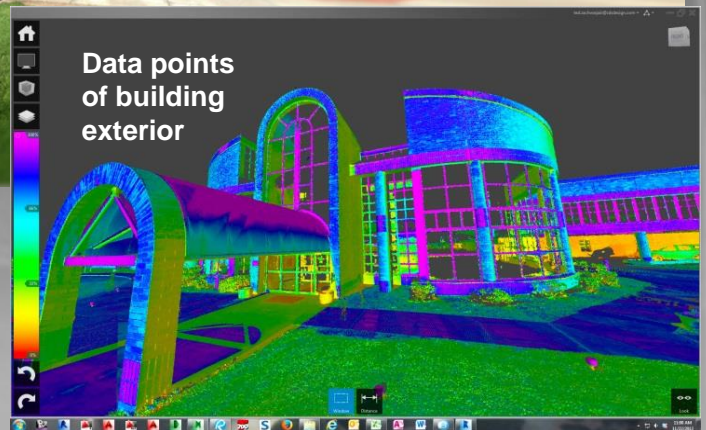
**Our 3D Laser Scanning Services helped William R. Sharpe, Jr. Hospital document existing conditions and integrate their 50-bed addition.**



## Why 3D Laser Scanning is better:

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

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



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

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

*former Chief Operations Officer*



## Web Share:

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





# BIM - 3D Digital Imaging

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

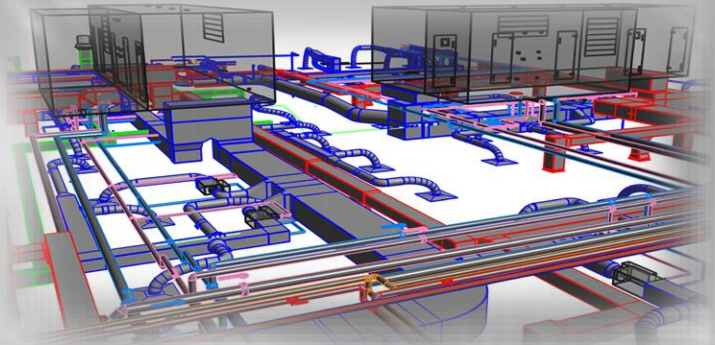
*DHHR*



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

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

*DHHR Director of  
Construction & Project Management*



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

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







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

# West Virginia Army National Guard Fixed Wing Training Site

North Central West Virginia Airport, Bridgeport, West Virginia

## A state of the art training facility

With Sponsorship from Senator Robert C. Byrd, the West Virginia National Guard established the state of the art personnel training facility totaling \$6.4 million in construction costs in 1996. Here students and instructor pilots from the fifty states and Guam train and certify on three different types of transport aircraft.

A wide hangar and an innovative hangar door system allow quick access to any one of five airplanes without disturbing other aircraft. Each aircraft has a dedicated manufacturer's support and maintenance team with their own work space. The two story masonry annex accommodates administration staff, instructor pilots, and instruction/simulator rooms.

The hangar proper is a steel frame structure with a clear span of the entire 210 foot hangar width. A prefinished insulated metal wall system with translucent thermal panels provides glare-free natural light with little or no maintenance. This was a part of the project's energy cost containment plan. This project also features 30' Tall Vertical Lift Doors.



### Project Facts

Size: 37,000 sq ft

Completed: 1996

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





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

## Robinson Grand Performing Arts Center Restoration / Renovation

Clarksburg, West Virginia

### Historic property brought back to life!

#### Local theatre to revive downtown

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

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

The project was ultimately awarded \$6.5 million in state and federal historic and new market tax credits. Other awards the Robinson Grand received include the 2018 Excellence in Construction Award from the Associated Builders and Contractors, Inc. West Virginia Chapter. The project was completed in October of 2018.



#### Awards:

2018 Project of the Year by the Exponent Telegram  
WV Municipal League All Star Community Award  
WV Contractors Association Award (March-Westin)  
(2) AIAWV Awards

2019 Community Affordable Housing Equity Corp  
(CAHEC) Outstanding Community Impact Award  
2019 Historic Preservation Award for Downtown  
Preservation





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

# Robinson Grand Performing Arts Center Restoration / Renovation

Clarksburg, West Virginia



Original Lobby



New Lobby



Original Second Floor Lobby



New Second Floor Lobby and Bar



Original Ballroom



New Ballroom

## Project Facts

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

## Project Partners

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



**Winner of Two AIA WV 2019  
Design Awards**



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

## Frank & Jane Gabor WV Folklife Center

Fairmont State University, Fairmont, West Virginia

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

### The Folklife Center - A Success Story

#### Living history carefully updated

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

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

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

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

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







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

## VA Pool Bathhouse Renovation

Clarksburg, West Virginia



### VA Bathhouse

The interior of the existing bathhouse was renovated to bring the premises up to code, include accessibility upgrades, and to reuse as much of the existing mechanical systems as possible, improving on what was already there.

The scope of the project included adding handicap stalls and proper ADA sizing of bathrooms, installation of a new ventilation system, new room finishes, and modifications to the existing mechanical, electrical, plumbing, lighting, and other specialty systems.

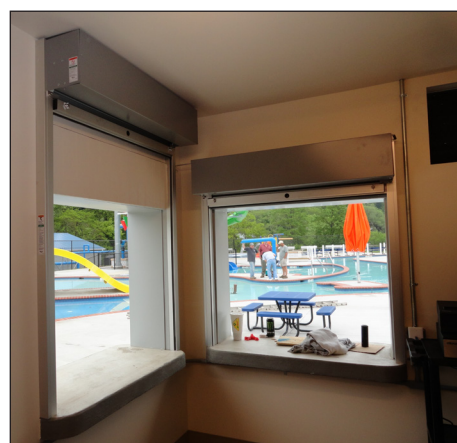


#### Project Facts

Completed: 2013

Size: 8,400 s.f.

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





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

## United Hospital Center - Enclosed Entrance Bridge

Bridgeport, West Virginia

### Covered Bridge

WYK was hired to enclose the main entry bridge to the hospital to protect visitors and patients from the elements.

New high performance glazing systems were installed along the bridge, as well as automatic entry sliding doors at either end. The floor of the bridge is finished with terrazzo to match the existing floors in the hospital. HVAC units were installed in a new suspended metal ceiling to keep the space comfortable year round.



#### Project Facts

Size: Approx. 780 S.F.

Completed: 2017

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





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

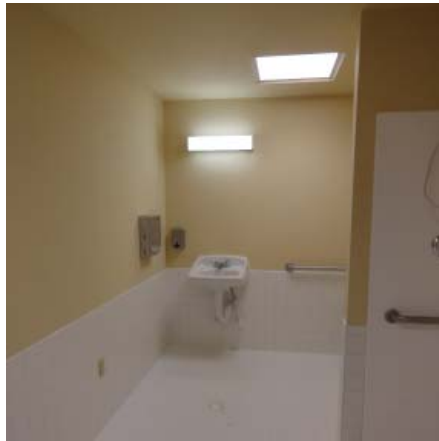
## United Summit Center Day Reporting

Clarksburg, West Virginia

### Instructional Space

In 2012, The United Summit Center decided to reorganize some of their facility functions. Originally occupying one half of an existing pre-engineered metal building with the The Day Treatment and Sabilization Unit, the Day Reporting Center found a new location in another pre-engineered building where it would have the building to itself. The new location is a 40 feet by 60 feet metal storage facility. The design included three instructional rooms, two offices, a kitchen, three restrooms, one of which has a shower and plenty of mechanical space.

Features of this renovation are low maintenance, energy efficient lighting throughout, low flow plumbing fixtures, Low maintenance flooring materials, and a calming color palette to be enjoyed by employees and patients alike.



#### Project Facts

Size: 2,400 sq ft

Completed: 2012

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



# SECTION IV.

## Proposed Team Staffing Plan

Team Certifications

Team Resumes

# Wheeling AASF2 Shower Restroom Renovations



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



Management Team



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



**Jim Watters**  
Associate, MEP Design  
Cost Estimating/Construction Admin



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

**James Swiger, AIA, NCARB**  
Principal, Project Architect

**Stephen Kelley, Assoc. AIA**  
Senior Project Manager

**Canon Fancher, Assoc. AIA**  
Project Designer



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



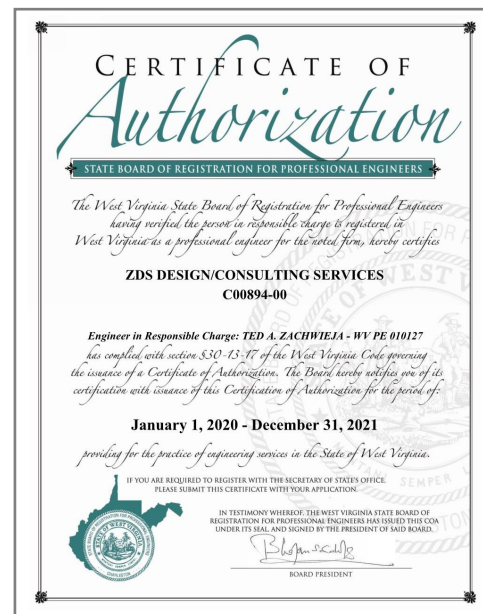
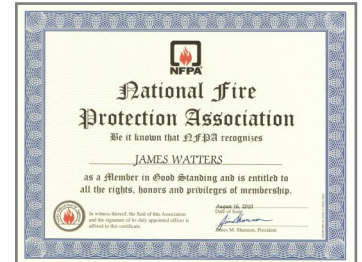
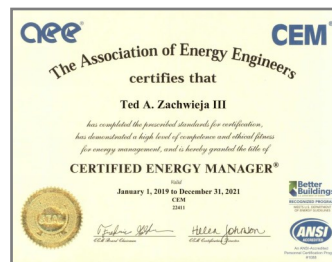
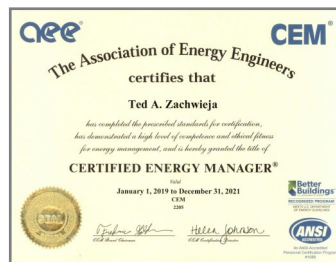
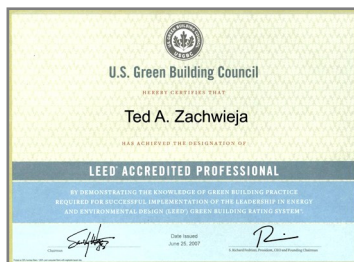
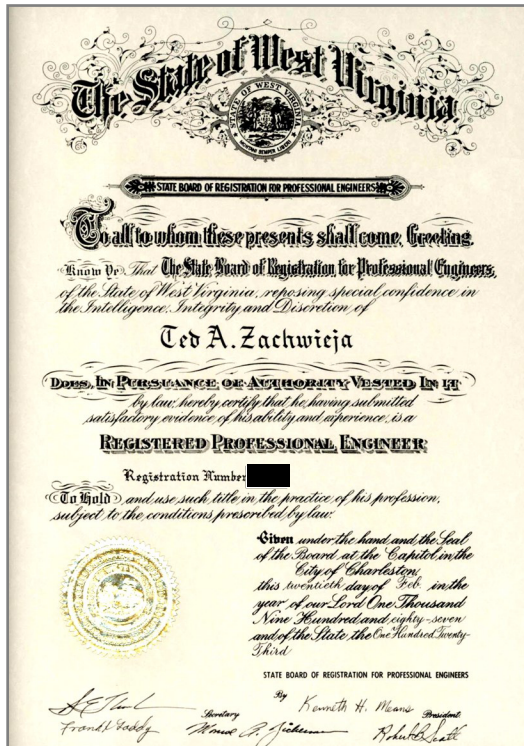
**Meher Meka, MSEE, EI**  
**ZDS** MEP Designer



**Billy Smith, BSME**  
**ZDS** MEP Designer



# TEAM CERTIFICATIONS



# 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.

## GOVERNMENT/HISTORIC/COMMERCIAL PROJECT EXPERIENCE

- Bank One
- Bayer Material Science
- Calvert County Aquatic Center, MD
- Charleston Area Medical Center
- Cass Scenic Railroad Clubhouse, WVDNR
- Coal Heritage Discovery Center
- Culture Center, HVAC & Fire Protection, WV State Capitol Complex
- General Motors Corp. Re-commissioning
- Hopemont Hospital, WVDHHR
- Jackie Withrow Hospital, WVDHHR
- Jackson County Courthouse Annex
- Kanawha County Commission: 120,000 sf Judicial Annex additions/renovations
- Kanawha County Courthouse
- Kanawha County Metro 911
- Kanawha County Public Library
- Kanawha County Schools
- Kohl's
- Laidley Towers
- Marshall University
- Mercer County Courthouse Annex
- Olin Corporation
- Phillip Morris USA
- Public Service Commission of WV
- Redmond House, WVDOT
- Rhone-Poulenc
- Robinson Grand Performing Arts Theatre
- Santa Anna Federal Building, CA
- St. Patrick's Church
- Tyler County Courthouse
- Tyler County Schools
- Toyota Motor Manufacturer, WV Inc.
- Union Carbide/DOW
- United Center
- University of Charleston Innovation Ctr
- William R. Sharpe, Jr. Hospital, WVDHHR
- Word Trade Center, MD
- WV Air National Guard including Cx \$45M Fuel Cell/ Maintenance Hangars at Yeager Airport – **LEED Silver Certified**
- WV Army National Guard
- WV Capitol Complex Central Heating Plant
- WV Children's Home, WVDHHR
- WV Department of Transportation/DOH
- WV Division of Protective Services
- WV Higher Education Authority
- WV General Services Division
- WV State Capitol Complex renovations
- WVU Stewart Hall & Wise Library
- Yeager Airport



## PROFESSIONAL REGISTRATIONS

Professional Engineer:

Florida  
Georgia  
Kentucky  
Maryland  
North Carolina  
Ohio  
Pennsylvania  
South Carolina  
Virginia 0401  
West Virginia

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  
USGBC No. 10083891

## 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.



## PROFESSIONAL AND COMMUNITY AFFILIATIONS

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

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

Recognized by the International Who's Who of Professionals

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

Recognized by AEE nationally in 2007 as a Legend in Energy

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

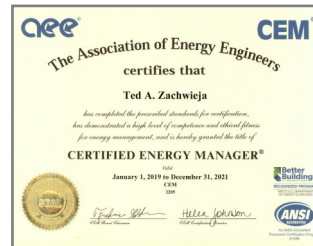
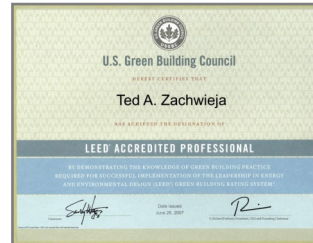
Charter Life Member of the Association of Energy Engineers

Professional Affiliate Member of the American Institute of Architecture

Associate Member West Virginia Society for Healthcare Engineering

Member of the International Code Council

Member of the National Society of Professional Engineers



## OTHER RECOGNITIONS

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

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

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

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

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

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

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

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

LEED Gold Certified Harvard Arboretum, Boston, MA

First ASHRAE bEQ certified building in West Virginia, 2015



# Ted Zachwieja III, 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.

## GOVERNMENT/HISTORIC/COMMERCIAL PROJECT EXPERIENCE

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



## PROFESSIONAL REGISTRATIONS

Professional Engineer:

Florida  
West Virginia

Certified Energy Manager (C.E.M.)

National Certificate

No. [REDACTED]



## 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



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.

## GOVERNMENT/HISTORIC/COMMERCIAL PROJECT EXPERIENCE

- Bluefield Area Transit Authority Administration and Maintenance Facility
- Kentucky Judicial Center, Boyd County
- Coal Heritage Highway Authority
- Chase Towers (formally Charleston National Bank)
- Culture Center Fire Alarm/Sprinklers, WV State Capitol Complex
- Department of Transportation Rest Area prototype
- Department of Transportation Welcome Center prototype
- Fenway Park Lightning Protection/ Grounding Study, Boston
- Glenville State College
- Hopemont Hospital, WVDHHR
- I-70 Welcome Center
- Jackie Withrow Hospital, WVDHHR
- Jackson County Libraries Renovations
- Kanawha County Commission Judicial Annex Renovations
- Laidley Towers
- Meadowbrook Rest Areas
- Morgantown Welcome Center
- Redmond House, WVDOT
- Rhone-Poulenc New Admin. offices
- Robinson Grand Performing Arts Theatre
- Sacred Heart Pavilion and Daycare Ctr
- St. Patrick's Church
- Shawnee Park Clubhouse
- Stonewall Jackson Marina Renovations
- Tucker County Board Office Boiler Retrofit
- Tucker County Courthouse
- Tyler County Courthouse
- University of Charleston Innovation Ctr
- William R. Sharpe, Jr. Hospital, WVDHHR
- World Trade Center, MD
- WV Air National Guard including Cx \$45M Fuel Cell/ Maintenance Hangars at Yeager Airport – **LEED Silver Certified**
- WV Children's Home, WVDHHR
- WV Department of Military Affairs, Public Safety Maintenance Facility, Eleanor
- WV Department of Transportation Burnsville Rest Area and Domestic Water Pumping Station—**AIA Merit Award Recipient**
- WV State Capitol Complex Renovations to Buildings 1, 3, 4, 5 & 7
- White Sulphur Springs Welcome Center

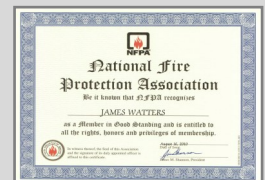


## PROFESSIONAL AFFILIATIONS

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

Past 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 (IEEE)

## OTHER RECOGNITIONS

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



Vineel is a graduate Mechanical Engineer with a Masters Degree in Mechanical Engineering and nearly 5 years experience in HVAC & Refrigeration. Technically sophisticated engineering professional with solid history of effective integration, qualification and deployment of HVAC systems. Significant experience in designing, commissioning and implementing efficient HVAC systems for various commercial, healthcare and educational facilities.

Vineel is knowledgeable on HVAC systems, Heat Transfer, Refrigeration and Thermodynamic specializing in HVAC heating and cooling load calculations, Psychrometric and hydronic analyses and Energy modeling. He has applied that foundation in the manufacturing industry and the commercial industry. Vineel has a comprehensive knowledge of mechanical principles and drafting techniques.

He is experienced hands-on in designing Variable Refrigerant Flow systems, Steam Systems, hydronic systems, Geothermal systems and Building Automation System. He is also proficient in Revit, AutoCAD, IESVE, Navisworks, and Autodesk Recap. Vineel is experienced in utilizing point clouds in the development of Scan to Building Information Modeling (BIM) and performing 3D scanning. Vineel is well-versed in technical specification writings and development of construction drawings. He has hands-on experience in performing Functional Performance Testing in leading Commissioning projects.

## **PROJECT EXPERIENCE**

- New Bluefield Elementary School Commissioning
- Clay County High School Commissioning
- North Fork Elementary School HVAC/Roof Renovations, 3D Scanning, Scan-to-BIM and Commissioning
- Pendleton County Middle/High School HVAC/Roof Renovations, 3D Scanning, Scan-to-BIM and Commissioning
- New 911 Center high performance “Net Zero” facility and Commissioning
- Tyler County Courthouse Additions/Renovations and Commissioning
- Riverside High School HVAC/Lighting Renovations
- Roane General Hospital Commissioning
- Kanawha County Judicial Building Renovations & Commissioning
- New Clendenin Elementary School Commissioning
- Marshall University—Jomie Jazz HVAC Renovations
- Veteran Administration Clarksburg Hospital Mechanical BIM
- Veteran Administration Huntington Hospital Mechanical-Electrical BIM
- WV Capitol Complex Campus Heating System Renovations Buildings #1, #3, #4, #5 and #7 over multiple phases



## **PROFESSIONAL REGISTRATIONS**

Engineer Intern:  
Indiana [REDACTED]

## **EDUCATION**

VIT University  
Bachelor of Science  
in Mechanical Engineering

Southern Illinois University Edwardsville  
Master of Science  
in Mechanical Engineering

University of Cumberland  
Working on PhD in Project Management

## **AWARDS AND RECOGNITIONS**

Certified by ASHRAE in  
HVAC Design Essentials & Applications

Certified Engineer in Training (E.I.T)  
Fundamentals of Engineering (F.E)



Meher is a graduate Electrical Engineer with a Masters Degree in Electrical Engineering and nearly 5 years of experience in Power Distribution & Protection, Lighting design, Lightning protection, Fire Alarm, Communications and Schematics. He also is experienced in plumbing design for educational, commercial and governmental facilities.

He leads solar power applications including WV's first net zero 911 Center involving aggregate net metering where the additional solar power generated at a new 911 Center is credited towards the County's Courthouse. Knowledgeable in High performance building design.



## PERSONAL PROJECT EXPERIENCE

- CEA office
- Blennerhassett Island Dock Study
- Coney Island Hot Dogs Central Kitchen
- C.R. Hipp Industrial Warehouse
- Eucalyptus Wellness Company
- Ed Harleys Private Garage
- High Wire Distillery
- Kanawha County Judicial Bldg.
- Jones Trading Upfit office space
- Kimley Horne Charleston Buildout
- HSGS Solar Office Space
- IX Artistry Salon
- JW Aluminum upfit office space
- J McLaughlin Upfit Retail Outlet
- Maple Street Office Building
- North Fork Elementary Retrofit
- Northwood Middle School
- River Oaks Storage
- Riverside High School Renovations
- Orange Theory Fitness, Acworth
- Orange Theory Fitness, Milton GA
- Pack Rat Storage Bees Ferry road
- Pendleton County Middle/High School Renovations
- Sherwin Williams
- South State Bank Renovations
- Steel City Pizza Cranes
- Stella Nova Cigar Factory
- Trimnal Mayers Law office
- Tyler County 911 Center
- Tyler County Courthouse Retrofit
- VA Hospital - Clarksburg
- VA Hospital - Huntington
- WV Capitol Complex Renovations Bldg. #1, #3, #4, #5 and #7
- Airforce Base Clinic
- Canadian Consulate office
- JBL Harman office space
- HP Office Space

## PROFESSIONAL REGISTRATIONS

Engineer in Training (E.I.T)  
Fundamentals of Engineering (F.E)

## EDUCATION

Bachelor of Technology, Electrical and  
Electronics Engineering

UNC Charlotte  
Master of Science  
Electrical & Computer Engineering

Billy provides design, bidding, construction administration and Commissioning support for mechanical, plumbing, fire protection and electrical systems. His experience encompasses a broad range of Projects including, but not limited to Commercial, Government, Healthcare, Educational and Industrial facilities. Billy also has experience designing multiple building HVAC systems intended to meet high performance criteria, including one that will achieve net zero energy consumption. Knowledgeable with ASHRAE codes and Standards.

Experience includes 3D Scanning, high definition reality capture and Scan-to-BIM which is invaluable for renovation projects and to assist in the development of "Built" conditions in 3D space for Revit. Proficient in Revit, HVAC load programs and air side HVAC equipment selection. Experience in steam heating and distribution systems, hydronic piping/pumping, geothermal, commissioning, custom air handling unit design and HVAC equipment selection and specifications.

Billy is an active ASHRAE professional society member, serving on committee chairs for the WV ASHRAE Chapter. He regularly participates in chapter activities and works to maintain an active continuing education towards today's standards, codes, and technology.



## **EDUCATION**

West Virginia University  
Bachelor of Science  
in Mechanical Engineering

## **PROJECT EXPERIENCE**

- North Fork Elementary HVAC/Roof Renovations, Commissioning and 3D Scan-to-BIM
- Pendleton County Middle/High School HVAC/Roof Renovations, Commissioning and 3D Scan-to-BIM
- Historical Tyler County Courthouse Additions/Renovations
- New Tyler County 911 Center, projected Net Zero high performance facility
- WV Capitol Complex Campus Heating System Renovations for Buildings #1, #3, #4, #5 and #7 over multiple phases
- Marshall University, Jomie Jazz Center HVAC Renovations and 3D Scan-to-BIM
- Riverside High School HVAC Renovations including geothermal closed loop HVAC system designed to reduce HVAC Energy by 50% over previous system
- Kanawha County Judicial Building HVAC Renovations, Commissioning, 3D scanning
- Veteran Administration Clarksburg Hospital Mechanical-Electrical BIM

## **RECOGNITIONS**

WVU Valedictorian Scholarship  
Promise Scholarship  
WVU Honors Program  
Presidential Scholarship  
WV Engineering,  
Science & Tech. Scholarship  
WVU Deans list:  
Fall 2016, Fall 2017, Spring 2018





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

## Team Profiles

### James Swiger

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



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

#### President/Principal-In-Charge

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

304-624-6326 Office

304-677-3373 Cell

304-623-9858 Fax

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

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

#### Memberships

WV AIA Board of Directors  
2007 - 2009



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

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

#### EDUCATION

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

#### ARCHITECTURAL REGISTRATION

West Virginia  
Pennsylvania  
Ohio  
Maryland  
Kentucky  
National Council of Architects ( )

#### HONORS AND AWARDS

2019 "Sharp Shooter" WV Executive Magazine

2019 AIA-WV Honor Award for Excellence in Architecture - Historic Preservation / AIA-WV Craftsmanship Award for Excellence in Architectural Detail and Craftsmanship; Robinson Grand PAC, Clarksburg, WV

2015 Clarksburg Uptown Business Member of the Year

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

2015 Harrison County Chamber of Commerce Education Committee Chair

2015 "Young Gun" WV Executive Magazine

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

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

Energy Star Certification, Elkins Middle School, Elkins, WV

2010-11 Cambridge Who's Who Member

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

2008 Volunteer of the Year - Harrison County Chamber of Commerce

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

2008 Strathmore's Who's Who Worldwide Recipient

2008 AIA-WV Merit Award for Achievement in Architecture; West Pike Street Parking Facility, Clarksburg, WV (Co-Design Architect)

#### PROFESSIONAL AFFILIATIONS

American Institute of Architects

AIA - West Virginia

National Council of Architectural Registration Boards

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

USGBC-WV Chapter

League of Historic American Theatres

National Trust for Historic Preservation

NFPA - National Fire Protection Agency

ASHE - Associate Member of National Society for Healthcare Engineering

WVSHE - Associate Member of West Virginia Society for Healthcare Engineering

Affiliate Member of Builders Supply Association of West Virginia

#### CIVIC AFFILIATIONS

Health Access, Inc. - Board of Directors

Bi-County Nutrition, Inc. - Board Member

Clarksburg Uptown - President / Board of Directors

Bi-County Nutrition, Inc. - Board Member

Salem University - Advisory Committee to the School of Business

Central WV Corvette Club Member

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

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

Kiwanis Club of Clarksburg 2008/2009 President

Kiwanis Division 3  
2009/2010 Lieutenant Governor

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

Salem Area Chamber of Commerce - Past Board Member

West Virginia Kiwanis District - District 3 - Past Lieutenant Governor

Harrison County Chamber of Commerce - Past Education Committee Chair

Salem Elementary School Nature/Fitness Trail - Project Manager



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

## Team Profiles

Stephen Kelley



### Stephen M. Kelley Associate AIA

Senior Project Manager

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

304-624-6326

304-623-9858 Fax

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

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

### Associated Memberships



The American Institute of Architects



While in college, Stephen worked two years for a construction company that focused mainly on roofing and masonry work of historic homes and buildings in the Philadelphia area. After graduation he took that experience and applied it to several projects at another local architecture firm, all the while completing his profession's required Intern Development Program. He served as Senior Project Manager for the award winning Robinson Grand Performing Arts Center and numerous healthcare projects for UHC and WVU Medicine. Stephen's 20 years of experience has ranged from small house additions to multi-million dollar complex construction projects.

Stephen has gained broad experience in both the private and public sectors of the construction/design industry. He has been either the Project Designer or Project Manager in a range of projects totaling over \$35 million in value.

### EDUCATION

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

### PROFESSIONAL AFFILIATIONS

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

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

### CIVIC AFFILIATIONS

Salem Area Chamber of Commerce -  
Past Board Member

Harrison County Development  
Authority - Past Board Member

Fort New Salem Foundation -  
Current Board Member

Sperry-Davis VFW Post 9151  
Quartermaster 2008 - 2020  
Post Commander 2020 - Present

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

Sigma Mu Fraternity Alumni,  
Mu Pi Chapter

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





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

## Team Profiles

### Canon Fancher

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



**Canon T. Fancher**  
**Associate AIA**  
**LEED Green Associate**  
Designer / BIM Coordinator

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

304-624-6326

304-623-9858 Fax

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

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

### Associate Memberships



Canon began his career at WYK Associates, Inc. in 2016. His background includes earning a Bachelor's of Science in Architecture with a minor in general business and a Masters in Architecture from Fairmont State University and he is equipped to aid in all areas of a project, from design through completion, including client relations, schematic design, project visualization, design development, construction documents and specifications, bidding phases and construction administration. Canon also heads up the firm's residential design department, where he has worked on small additions to homes exceeding \$1.5 Million in construction.

Having grown up in north central West Virginia, Canon understands the needs and desires of small communities, and has a desire to infuse modern, contextually sensitive, and sustainable designs into the projects he works on. Knowing the importance of communication and coordination throughout a project, Canon always aims to develop positive client and consultant relationships in order to create a cohesive working environment. In all phases of a project. Whether it be conceptual and schematic design, inquiries and exploration of design possibilities, conceptual visualization, drafting and Building Information Modeling utilization, 3D modeling, creation of specifications, construction administration or project support for other staff, Canon will work to meet the highest standard of production quality.

### EDUCATION

Bachelor of Science in Architecture  
with a Minor in General Business - 2016  
Fairmont State University

Masters of Architecture - 2020  
Fairmont State University

### PROFESSIONAL AFFILIATIONS

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

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

National Council of Architectural Registration Boards (NCARB)

USGBC - LEED Green Associate

### VOLUNTEER EXPERIENCE & AFFILIATIONS

United Way "Day of Action" - Annual Volunteer

# SECTION V.

## References

### Client Testimonial Letters



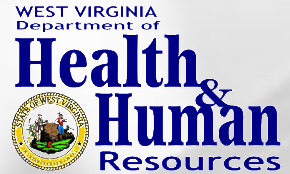
# REFERENCES



**ZDS** has worked on hundreds of projects in West Virginia including many with Governmental agencies.

We encourage you to call the references listed below:

1. **Greg Nicholson**, Retired Chief Operations Officer, WV DHHR: (304) 552-0101; many projects with WVDHHR as well as William R. Sharpe Jr. Hospital additions, renovations and commissioning.
2. **Ron Adkins**, Construction Manager, WV Air National Guard & WVDHHR: (304) 957-0205, or (304) 634-9379; former Project Manager for WVANG and current Construction Mgr. for many projects with WV DHHR as well as William R. Sharpe Jr. Hospital additions, renovations and commissioning.
3. **Gary Boyd**, Director of Facility Services, University of Charleston & WVU: (304) 357-4871, garyboyd@ucwv.edu; worked on projects at both WVU and University of Charleston involving MEP systems since 1990's.
4. **Amanda Washington**, Executive Director of Facilities Operation, Monongalia County Schools: (304) 291-9210, or (304) 276-2373, amanda.washington@k12.wv.us; for projects with Kanawha County Schools.
5. **Amanda Kimble**, Director of Child Nutrition and Support Services, Tyler County Schools: (304) 758-2145, akimble@k12.wv.us; for renovations to Tyler Consolidated Middle/High School.





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

## References

WYK Associates, Inc.

---

Ryan Tolley  
Executive Director  
Robinson Grand PAC - City of Clarksburg  
444 West Pike Street  
Clarksburg, WV 26301  
304-624-1500

Eric Vincent  
President, Tyler County Commission  
121 Main Street  
Middlebourne, WV 26149  
304-758-2102

Martin Howe, ICMA - CM  
(Former, City Manager - Clarksburg, WV)  
President - Community Development Corporation - MVB Bank  
51 Donahue Avenue, Suite 115  
Morgantown, WV 26505  
304-292-9350

James A. Harris  
(Former, County Administrator of Harrison County)  
Executive Director - Health Access, Inc.  
489 Washington Avenue  
Clarksburg, WV 26301  
304-622-2708

Dr. Judy P. Byers  
Director of Folklife Center  
Fairmont State University  
1201 Locust Avenue  
Fairmont, WV 26554  
304-367-4861

Brad Leslie  
Chief Engineer  
WV Department of Natural Resources  
324 4th Avenue  
S Charleston, WV 25303  
304-558-2764

Robert Titchenal  
West Virginia Fruit & Berry  
3927 Brushy Fork Road  
Bridgeport, WV 26330  
304-842-8945

Adam Rowh, Financial Advisor  
Northwestern Mutual  
229 West Main Street #600  
Clarksburg, WV 26301  
304-624-5400

Tom Whaling  
President & CEO  
West Union Bank  
320 Emily Drive  
Clarksburg, WV 26301  
304-873-2361

Dr. Jeffrey Browning, DDS  
Total Dental  
1219 Johnson Avenue Suite 201  
Bridgeport, WV 26330  
304-842-7591

Patrick Ford  
Executive Director  
Marion County Industrial Foundation  
223 N Spalding Avenue #300  
Lebanon, KY 40033  
270-692-6002

Reta Griffith  
(Former, Pocahontas County Commissioner)  
Advocate, Family Refuge Center  
213 Coleman Drive Suite B  
Lewisburg, WV 24901  
304-645-6334

Dr. C. Eric Kirkland, Ph. D, PMP  
Executive Vice-President  
Salem International University  
223 West Main Street  
Salem, WV 26426  
304-782-5011

Geoff Marshall, CHFM, CHC  
Vice-President of Support Services  
United Hospital Center  
327 Medical Park Drive  
Bridgeport, WV 26330  
681-342-1220

Gary W. Nickerson  
Steptoe & Johnson, PLLC  
400 White Oaks Blvd.  
Bridgeport, WV 26330  
304-933-8163

Beau Henderson  
President, City Construction Company  
284 Factory Street  
Clarksburg, WV 26301  
304-623-2573





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

## WYK Repeat Clientele

WYK Associates, Inc.

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Amos Carvelli Funeral Home  
ARC of Harrison County  
Barbour County Board of Education  
Barbour County Commission  
Citizens' National Bank of Elkins  
City Neon  
City of Bridgeport  
City of Clarksburg  
City of Salem  
Corhart Refractories  
Daisy Development  
Diamond Development  
Dominion Exploration and Production  
Fairmont State University  
Fellowship Bible Church  
Greathouse Funeral Home  
Harrison County Board of Education  
Harrison County Bank  
Harrison County Commission  
Harrison County Courthouse  
Harrison County Senior Citizens  
Harrison County YMCA  
Health Access  
Kappa Sigma Pi  
Lewis County Board of Education  
Louis A. Johnson V.A. Medical Center - Clarksburg  
MVB Bank  
North Central West Virginia Airport  
Pocahontas County Commission  
Quiet Dell United Methodist Church  
Stockmeier Urethanes  
Arnett Carbis Toothman, LLP (formerly Toothman & Rice)  
Town of Addison (Webster Springs)  
United Hospital Center  
United Summit Center  
Vienna Public Library  
Webster County EDA  
West Union Bank  
World Vision

## *Tyler County Schools*

P.O. Box 25  
Middlebourne, WV 26149  
(304) 758-2145  
Fax (304) 758-4566

A. Shane Highley, Superintendent

Linda Hoover, President  
Katrina Byers, Vice-President  
Dave Roberts, Member  
Larry Thomas, Member  
P.J. Wells, Member

February 4, 2020

To Whom It May Concern:

This letter is to recognize the outstanding performance of ZDS Design/Consulting Services regarding their team and services rendered to Tyler County Schools. ZDS worked with Tyler County Schools on the Tyler Consolidated Middle/High School HVAC Equipment Replacement Project.

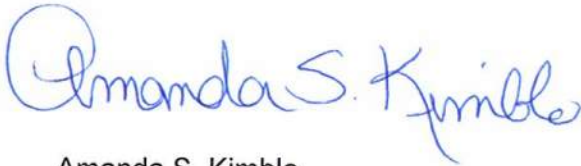
ZDS Design/Consulting Services are to be commended for their patience, diligence, and HVAC engineering expertise with our recent project. The project was complicated with funding and scheduling issues, and ZDS was able to overcome these hurdles and deliver a construction project that had very little issues. Their knowledge of the building systems and project construction administration were key.

From initial project planning, design development, bidding, construction administration, and closeout, ZDS was beside Tyler County Schools to provide any necessary support needed to make this project successful. Their professional team worked closely with our staff to ensure the design accommodated all of the needs for our students and staff.

It has been a pleasure working with the staff at ZDS. I wholeheartedly recommend ZDS Design/Consulting Services for projects similar to the scope of this one.

Please feel free to contact me if you may have any questions or comments.

Sincerely,



Amanda S. Kimble  
Director of Support Services and Facilities  
Email - [akimble@k12.wv.us](mailto:akimble@k12.wv.us) Office - # 304-758-2145





**Michael Pickens**

172 Oak Street

Dunbar, WV 25064

(304) 400-9993

**RE: ZDS Design/Consulting Services**

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "m pickens". The signature is stylized and fluid.

Michael E. Pickens



**ELSWICK & ASSOCIATES, LLC**

To Whom It May Concern:

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

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

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

513 Havana Dr.  
Charleston, WV 25311  
304.542.8877



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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bill Elswick', with a stylized flourish extending to the right.

Bill Elswick, MBA, CEO

# Boyd, Gary MA, CFP

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

To Whom It May Concern

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Gary L. Boyd". The signature is fluid and cursive, with the first name "Gary" being the most prominent part.

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





**Reference Letter**

To Whom it May Concern,

The Robinson Grand Performing Arts Center is a historic performance and event facility, with roots dating back to initial construction in 1913. For over 100 years, our facility has provided the North Central West Virginia region with arts and entertainment events, along with facility rentals for social gatherings of all types. Throughout the 1980s, 1990s, and early 2000s, the Robinson Grand experienced a decline in business activity and upkeep, which ultimately led to its permanent closure in 2004.

For many years our regional community and the City of Clarksburg had dreams of how this facility could be renovated, preserved, and functionally brought into the 21<sup>st</sup> century. Those dreams became a reality in 2014, when the City of Clarksburg purchased the facility and partnered with WYK Associates, Inc. in the consulting, planning, and ultimate renovation/construction over the following years.

WYK's outstanding team, under the direction of James Swiger, led our renovation/construction effort through meticulous historical research, numerous site surveys, and a turn-key plan that involved expert consultants. Work began on the facility in early 2017 and was completed by our Grand Opening on October 20, 2018. We have now been in full operation for just over a year and couldn't be more pleased with the outcome of this project.

WYK's scope involved a myriad of aspects and requirements, which provided functionality for the facility, but also allowed our project to receive New Market and Historical tax credits. These items included restoration and preservation of the historical structures, as well as the design of new buildings to seamlessly integrate into our existing facility and complete ADA accessibility. Additionally, mechanical, fire, audio/visual, and automation systems were completely updated. James and his team were here every step of the way, even going above and beyond their contractual obligations to ensure the best design and implementation.



The Robinson Grand was met with much excitement and awe from the regional community upon completion. In addition, the project has received numerous awards. Most recently it won the following:

- 2019 Preservation Alliance of WV Downtown Preservation Award
- 2019 AIAWV Honor Award for Excellence in Architecture & Historic Preservation
- 2019 AIAWV Craftsmanship Award for Excellence in Architectural Detail & Craftsmanship for the brick sculptures in the new West Addition facade
- 2018 Associated Builders and Contractors, Inc. WV Chapter award for Excellence in Construction for Historical Renovation
- 2019 Outstanding Community Impact Award for The Community Affordable Housing Equity Corp. (CAHEC)

I would highly recommend the services of WYK Associates, Inc. for your next project. They are not only skilled and professional, but also provide a personal service that is hard to find at many larger firms. My contact information is listed on the footer below. Please don't hesitate to reach-out to me directly for further information on our beautiful facility or how WYK played an instrumental role in our re-birth.

Sincerely,

Ryan W. Tolley  
Executive Director  
Robinson Grand Performing Arts Center





OFFICE OF  
CITY MANAGER

Reference Letter

## CITY OF CLARKSBURG

WEST VIRGINIA

November 7, 2016

James Swiger, President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Ave.  
Clarksburg, WV 26301

Re: Letter of Appreciation


Dear James:

It is with great pleasure that I am writing this letter of recommendation and appreciation for James Swiger and the entire team at WYK Associates, Inc. I have thoroughly enjoyed working with Mr. Swiger and his staff. James and his team are courteous and professional and have been dedicated to even the smallest of details for each project they have completed for the City of Clarksburg. Additionally, they have ensured the projects were always on time.

Over the years, James and the staff at WYK Associates, Inc. have completed multiple projects for the City of Clarksburg including a Police Sub-Station in Laurel Lanes, three (3) Fire Stations in Clarksburg which include the Central Fire Station in downtown, and two (2) sub-stations; the East End and North View Stations, as well as designing the Jackson Square Parking Facility. Jackson Square is used for downtown parking with an outdoor venue utilized for outside events. Everything from farmers' markets, wedding receptions, holiday events and festivals like the West Virginia Italian Heritage Festival's Pasta Cook-Off. I am proud to share that WYK was awarded the AIA West Virginia Merit Award for Achievement in Architecture for this project.

I personally look forward to working with WYK Associates, Inc. again and would highly recommend them to other local governments for use on their projects.

Sincerely,

  
Martin Howe, ICMA-CM  
City Manager

July 16, 2015

**Reference Letter**

Mr. James B. Swiger  
President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

Dear James,

Please consider this letter my recommendation of you and the staff at WYK Associates based on the projects completed for United Hospital Center. UHC was pleased to work with WYK on a variety of projects at our hospital facilities and we were impressed with your level of skill, professionalism, and commitment to quality. The staff at WYK exhibits a high-level of expertise in their field and was attentive to the needs of the hospital and our objectives.

United Hospital Center hired WYK Associates, Inc. to redesign two existing physician office suites in our multi-tenant facility and the jobs included a complete demolition of the existing offices. In addition to the multi-tenant building, WYK also renovated United Hospital Center's Cardiac Rehabilitation Center, Physical Therapy Suite, and Sleep Center.

I am confident that the work completed by WYK Associates, Inc. at United Hospital Center will be instrumental in better serving our patients and community and we are pleased with the results. I would be happy to recommend WYK and express my pleasure in working with the firm on the various projects at United Hospital Center. I would also welcome the opportunity to work with WYK Associates, Inc. again in the future.

Sincerely,



Geoff Marshall  
VP Support Services



# SECTION VI.

## Attachments

**State of WV Centralized Expression of Interest**

**Designated Contact Form**

**State of WV Purchasing Affidavit**



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

State of West Virginia  
Centralized Expression of Interest  
Architect/Engr

**Proc Folder:** 854626 **Reason for Modification:**

**Doc Description:** EOI- Wheeling AASF2-Shower-Restroom Renovation Design

**Proc Type:** Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2021-03-11	2021-03-31 13:30	CEOI 0603 ADJ2100000010	1

**BID RECEIVING LOCATION**

BID CLERK  
DEPARTMENT OF ADMINISTRATION  
PURCHASING DIVISION  
2019 WASHINGTON ST E  
CHARLESTON WV 25305  
US

**VENDOR**

**Vendor Customer Code:** 000000208495

**Vendor Name :**



**Address :**

**Street :** 135 Corporate Center Drive, Suite 532

**City :** Scott Depot

**State :** West Virginia

**Country :** USA

**Zip :** 25560

**Principal Contact :** Todd A. Zachwieja

**Vendor Contact Phone:** 304-755-0075

**Extension:** 1001

**FOR INFORMATION CONTACT THE BUYER**

David H Pauline  
304-558-0067  
david.h.pauline@wv.gov

**Vendor  
Signature X**

**FEIN#**

550735995

**DATE**

03/31/2021

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



**ADDITIONAL INFORMATION**

The West Virginia Purchasing Division, for the agency, the West Virginia Army National Guard, Construction and Facilities Management Office, is soliciting Expressions of Interest from qualified firms to provide professional engineering design services for the Wheeling AASF2 Shower-Restroom Renovation at the Wheeling Army Aviation Support Facility #2, located in, Wheeling, WV, per the attached documentation.

INVOICE TO	SHIP TO
ADJUTANT GENERALS OFFICE 1707 COONSKIN DR  CHARLESTON WV 25311 US	WHEELING AASF 2 538 GIRTYS POINT RD  WHEELING WV 26003 US

Line	Comm Ln Desc	Qty	Unit Issue
1	EOI- Wheeling AASF2 Shower-Restroom Renovation Design		

Comm Code	Manufacturer	Specification	Model #
81101508			

**Extended Description:**

EOI- Wheeling AASF2 Shower-Restroom Renovation Design per the attached documentation.

**SCHEDULE OF EVENTS**

<u>Line</u>	<u>Event</u>	<u>Event Date</u>
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	Document Phase	Document Description	Page 3
ADJ2100000010	Final	EOI- Wheeling AASF2-Shower- Restroom Renovation Design	

**ADDITIONAL TERMS AND CONDITIONS**

See attached document(s) for additional Terms and Conditions



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

ZDS Design/Consulting Services

(Name, Title)

Todd A. Zachwieja, Principal/CEO

(Printed Name and Title)

135 Corporate Center Drive, Suite 532, Scott Depot, WV 25560

(Address)

(304)755-0075 / (304)755-0076

(Phone Number) / (Fax Number)

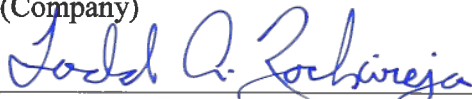
todd.zachwieja@zdsdesign.com

(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

ZDS Design/Consulting Services

(Company)



(Authorized Signature) (Representative Name, Title)

Todd A. Zachwieja, Principal/CEO

(Printed Name and Title of Authorized Representative)

03/31/2021

(Date)

(304)755-0075 / (304)755-0076

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

## PURCHASING AFFIDAVIT

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

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

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

### DEFINITIONS:

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

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

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

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (*W. Va. Code §61-5-3*) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

### WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: ZDS Design/Consulting Services

Authorized Signature: *Todd Q. Zochiraja* Date: 03/31/2021

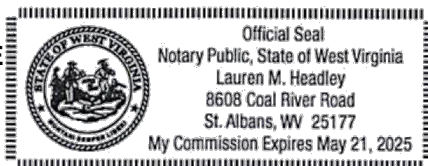
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 31<sup>st</sup> day of March, 2021.

My Commission expires May 21, 2025.

AFFIX SEAL HERE



NOTARY PUBLIC

*Lauren M. Headley*

*Purchasing Affidavit (Revised 01/19/2018)*