



The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header @ 1

[List View](#)

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

Procurement Folder: 1733931

Procurement Type: Central Purchase Order

Vendor ID: 000000164419

Legal Name: AE WORKS LTD

Alias/DBA:

Total Bid: \$0.00

Response Date: 07/22/2025

Response Time: 11:18

Responded By User ID: aeworks

First Name: Carly

Last Name: Khanna

Email: carly@aeworks.com

Phone: 301-332-9780

SO Doc Code: CE01

SO Dept: 0603

SO Doc ID: ADJ2600000001

Published Date: 7/7/25

Close Date: 7/22/25

Close Time: 13:30

Status: Closed

Solicitation Description: EOJ- BUILDER Site Assessments & Facility Inspections 2025

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: 1733931
Solicitation Description: EOI- BUILDER Site Assessments & Facility Inspections 2025
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2025-07-22 13:30	SR 0603 ESR07222500000000363	1

VENDOR
000000164419
AE WORKS LTD

Solicitation Number: CEOI 0603 ADJ2600000001
Total Bid: 0
Response Date: 2025-07-22
Response Time: 11:18:23

Comments: On behalf of AE Works Ltd., a West Virginia certified SWAM Small Business, I am pleased to submit our proposal to be considered as a design and engineering partner to serve the West Virginia Army National Guard in BUILDER Site Assessments and Facility Inspections.
Our comprehensive team brings core expertise leading highly technical facility condition assessments for similar government agencies. AE Works has conducted facility condition assessments for more than 630 buildings totaling over 18.3 million gross square feet. Our team brings deep experience across a wide range of facility types, including training facilities, administrative spaces, utilities upgrades, and dormitories, delivering assessments that support data-driven decision-making and lifecycle cost planning.
More information on our team's experience and qualifications can be found in our attached proposal.

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

Signature X	FEIN#	DATE
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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- BUILDER Site Assessments & Facility Inspections 2025				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments: On behalf of AE Works Ltd., a West Virginia certified SWAM Small Business, I am pleased to submit our proposal to be considered as a design and engineering partner to serve the West Virginia Army National Guard in BUILDER Site Assessments and Facility Inspections. Our comprehensive team brings core expertise leading highly technical facility condition assessments for similar government agencies. AE Works has conducted facility condition assessments for more than 630 buildings totaling over 18.3 million gross square feet. Our team brings deep experience across a wide range of facility types, including training facilities, administrative spaces, utilities upgrades, and dormitories, delivering assessments that support data-driven decision-making and lifecycle cost planning. More information on our team's experience and qualifications can be found in our attached proposal.

Extended Description:

Provide professional engineering services for the BUILDER Sustainment Management System Implementation, including Site Assessments & Facility Inspections, for facilities throughout WV, per the attached documentation.



AE WORKS®

Making Building Projects a Better Value

COUNTY EMERGENCY
RESPONSE CENTER

THE STATE OF WEST VIRGINIA & WEST VIRGINIA ARMY NATIONAL GUARD

EOI- BUILDER Site Assessments & Facility Inspections 2025
Solicitation: CEOI 0603 ADJ2600000001

Prepared by: AE Works Ltd.

418 Beaver Street
Sewickley, PA 15143

aeworks.com

Due Date:
July 22, 2025



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West Virginia
Army National
Guard

EOI- BUILDER
Site
Assessments &
Facility
Inspections 2025

07.22.2025

State of West Virginia
West Virginia Army National Guard, Construction and Facilities
Management Office

Attn: Mr. David H Pauline

**RE: West Virginia Army National Guard, EOI- BUILDER Site
Assessments & Facility Inspections 2025
Solicitation No. CEOI 0603 ADJ2600000001**

Dear Mr. Pauline,

On behalf of AE Works Ltd., a *West Virginia certified SWAM Small Business*, I am pleased to submit our proposal to be considered as a design and engineering partner to serve the West Virginia Army National Guard in BUILDER Site Assessments and Facility Inspections.

Our comprehensive team brings core expertise leading highly technical facility condition assessments for similar government agencies. Team qualifications include:

- **Extensive Facility Conditions Assessment Experience:** AE Works has conducted facility condition assessments for more than 630 buildings totaling over 18.3 million gross square feet. Our team brings deep experience across a wide range of facility types, including training facilities, administrative spaces, utilities upgrades, and dormitories, delivering assessments that support data-driven decision-making and lifecycle cost planning.
- **Client Investment Strategies and Lifecycle Asset Planning:** AE Works frequently collects system-level data, assessed conditions and remaining useful life of various building infrastructure for projects, using the UniFormat basis. This data has supported client investment strategies.
- **A complete solution:** The AE Work team was formed to provide the West Virginia Army National guard with facility condition assessment expertise and a team adept at leading a range of studies and assessments. Our team includes:
 - A comprehensive resource network of planners, engineers, architects, project managers and specialized building consultants



West Virginia
Army National
Guard

EOI- BUILDER
Site
Assessments &
Facility
Inspections 2025

07.22.2025

with the expertise and capacity to successfully deliver your project.

- **Local West Virginia Experience:** Our team has worked throughout the state of West Virginia. We are familiar with the local construction climate and permitting requirements to support project delivery and accurate project estimates.
 - Local experience includes security upgrades for the West Virginia Lottery, which involved facility condition assessments for a multi-site upgrade, Laboratory upgrades for Moorefield Laboratory, and laboratory projects for CDC National Institute for Occupational Safety & Health.

We appreciate this opportunity to present our proposal and stand ready with an experienced team to successfully meet the needs of your project. Please do not hesitate to contact me at (814) 235-7373 or via email rick@aeworks.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Witt Jr."

Richard Witt, Jr., AIA
Executive Vice President, Client
Strategy & Engagement /
Chief Client Officer
rick@aeworks.com
Phone: 814.242.0489

A handwritten signature in blue ink, appearing to read "Tiffany Haile".

Tiffany Haile, AICP LEED AP
Principal, Planning + Project Services
Tiffany@aeworks.com
Phone: 412.287.7333



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: 1733931

Doc Description: EOI- BUILDER Site Assessments & Facility Inspections 2025

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2025-07-07	2025-07-22 13:30	CEOI 0603 ADJ2600000001	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: 000000164419

Vendor Name : AE Works

Address : 418 Beaver Street

Street :

City : Sewickley

State : PA

Country : United States

Zip : 15143

Principal Contact : Richard Witt, Jr., AIA

Vendor Contact Phone: (814) 235-7373

Extension:

FOR INFORMATION CONTACT THE BUYER

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

**Vendor
Signature X**

FEIN# 26-3588935

DATE July 22, 2025

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 services for the BUILDER Sustainment Management System Implementation for Phase 3 (2025), including Site Assessments & Facility Inspections, for facilities throughout WV, per the attached documentation.

INVOICE TO	SHIP TO
ADJUTANT GENERALS OFFICE 1707 COONSKIN DR CHARLESTON WV 25311 US	ADJUTANT GENERALS OFFICE 1707 COONSKIN DR CHARLESTON WV 25311 US

Line	Comm Ln Desc	Qty	Unit Issue
1	EOI- BUILDER Site Assessments & Facility Inspections 2025		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description:

Provide professional engineering services for the BUILDER Sustainment Management System Implementation, including Site Assessments & Facility Inspections, for facilities throughout WV, per the attached documentation.

SCHEDULE OF EVENTS

<u>Line</u>	<u>Event</u>	<u>Event Date</u>
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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.

(Printed Name and Title) _____

(Address) _____ Sewickley, PA 15143

(Phone Number) / (Fax Number) _____

(email address) _____

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through WV OASIS, I certify that: I have reviewed this Solicitation/Contract 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/Contract 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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

(Company) _____

(Signature of Authorized Representative) _____

(Printed Name and Title of Authorized Representative) (Date) _____

(Phone Number) (Fax Number) _____

(Email Address) _____

Search: Details

Legal Name:	AE WORKS LTD.
WV Company COA:	COA Number: C03239
	COA Status: Active
	COA Issue Date: 01/15/2008
	COA Expiration Date: 12/31/2025
Primary Address of Record:	418 BEAVER STREET SEWICKLEY, PA 15143
Engineer In Responsible Charge:	MICHAEL A. CHEROCK
	PE License Number: 017498
	PE License Status: Active
	PE License Expiration: 12/31/2024

This data was retrieved on 1/23/2024.



MARK D. SCOTT
CABINET SECRETARY

STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION

W. MICHAEL SHEETS
DIRECTOR

July 6, 2023

AE WORKS LTD
418 BEAVER STREET
SEWICKLY, PA 15143

JoAnn Rizzo:

This is to notify you that your Small, Women-, and Minority-Owned Businesses (SWAM) Certification Application has been approved based on your representations that the vendor named above meets the definition of a Small, Women-, and Minority-Owned Businesses as set forth in the *West Virginia Code of State Rules* 148-22-1 et seq. This certification becomes effective:

08/02/2023

And shall automatically expire without notice two years after the effective date unless revoked by the Purchasing Director or upon expiration pursuant to the *West Virginia Code of State Rules* 148-22-8. The type(s) of Small, Women-, and Minority-Owned Businesses (SWAM) Certification approved for your entity:

Small Business

At the end of your two-year certification period, if you wish to reapply, please complete a WV-1a form or apply for re-certification through the Vendor Self-Service portal at wvOASIS.gov. Complete renewal instructions, application forms, and a list of all SWAM-Certified entities are available online at www.state.wv.us/admin/purchase/VendorReg.html.

If you have questions, please contact the West Virginia Purchasing Division at 304-558-2311.

Sincerely,

A handwritten signature in blue ink, appearing to read "Angelina Villanueva".

Angelina Villanueva
Vendor Registration Coordinator

ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

10/07/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners of PA, LLC 1301 Grandview Ave Suite 400 Pittsburgh, PA 15211	CONTACT NAME: Pamela Pelissero PHONE (A/C, No, Ext): - FAX (A/C, No): E-MAIL ADDRESS: pamela.pelissero@assuredpartners.com <table border="1"> <tr> <th data-bbox="812 420 1437 451">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1437 420 1580 451">NAIC #</th> </tr> <tr> <td data-bbox="812 451 1437 483">INSURER A : Marketing</td> <td data-bbox="1437 451 1580 483"></td> </tr> <tr> <td data-bbox="812 483 1437 514">INSURER B : Navigators Specialty Insurance Co</td> <td data-bbox="1437 483 1580 514">36056</td> </tr> <tr> <td data-bbox="812 514 1437 546">INSURER C : Westfield Specialty Insurance Company</td> <td data-bbox="1437 514 1580 546">16992</td> </tr> <tr> <td data-bbox="812 546 1437 577">INSURER D : Nutmeg Insurance Company</td> <td data-bbox="1437 546 1580 577">39608</td> </tr> <tr> <td data-bbox="812 577 1437 609">INSURER E :</td> <td data-bbox="1437 577 1580 609"></td> </tr> <tr> <td data-bbox="812 609 1437 640">INSURER F :</td> <td data-bbox="1437 609 1580 640"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Marketing		INSURER B : Navigators Specialty Insurance Co	36056	INSURER C : Westfield Specialty Insurance Company	16992	INSURER D : Nutmeg Insurance Company	39608	INSURER E :		INSURER F :	
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INSURER D : Nutmeg Insurance Company	39608														
INSURER E :															
INSURER F :															
INSURED AE Works, LTD 418 Beaver St. Sewickley, PA 15143															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			40SBAAU3AUT	10/05/2024	10/05/2025	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
D	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			40EUCCI5044	10/05/2024	10/05/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10000 WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			40SBAAU3AUT	10/05/2024	10/05/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.I. EACH ACCIDENT \$ E.I. DISEASE - EA EMPLOYEE \$ E.I. DISEASE - POLICY LIMIT \$
B	Pollution Liab.			MP22ECPZ0APRKIC	01/25/2024	01/25/2025	\$1,000,000
C	Professional Liab			ADP0000141	10/05/2024	10/05/2025	\$5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

AE Works, LTD

CERTIFICATE HOLDER**CANCELLATION**

AE Works, LTD
209 Sandusky Street
Pittsburgh, PA 15212-0000

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE





CERTIFICATE OF LIABILITY INSURANCE

Acct#: 2955553

DATE (MM/DD/YYYY)

08/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LOCKTON COMPANIES, LLC 3657 Briarpark Dr., Suite 700 Houston, TX 77042	CONTACT NAME: PHONE (A/C, No. Ext): 888-828-8365 FAX (A/C, No): E-MAIL ADDRESS: insperitycerts@locktonaffinity.com
INSURED AE WORKS LTD. 418 BEAVER ST SEWICKLEY, PA 15143-1502	INSURER(S) AFFORDING COVERAGE INSURER A: Indemnity Insurance Company of North America INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 43575

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	C72400288	10/01/2024	10/01/2025	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

AE WORKS LTD.
418 BEAVER ST
SEWICKLEY PA 15143

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



1. QUALIFICATIONS, EXPERIENCE, AND PAST PERFORMANCE

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Firm Introduction

AE Works is a teaming partner focused on unlocking the full potential of the built environment to deliver greater value for our Clients. Combining a broad set of building design and consulting specializations, we explore all aspects of the built environment from aesthetics and functionality to security and constructability.

AE Works has received local and regional awards for design, growth, and social impact. Most recently, the firm was listed on ENR's Top Mid Atlantic Design Firms and the Architecture 300 list, the list of the largest architecture firms in the country.

Today, nearly two decades since the founding of AE Works, 100+ professionals work collaboratively to support delivery of projects across the country for commercial, healthcare, higher education, and government clients.

The AE Works team brings deep expertise in facility condition assessments, reports for recommended upgrades, and planning and design of federal government facilities. Our projects range from designing new buildings and interior renovations to minor repairs, feasibility studies, and modernizing MEP systems. We have worked on architecturally led work campus-wide infrastructure upgrades, as well as central utility plant improvements.

Our deep understanding of the daily operations of federal facilities allows our teams to incorporate practical, effective solutions to meet West Virginia Army National Guard's mission now and in the future.

Below is a chart of highlighted, relevant FCA experience.

<div>  <h2>Our Experience Relevant to this FCA</h2> <p><i>AE Works has completed over 100 projects involving Facility Condition Assessments</i></p> </div>					
AE WORKS	FCA	CONDITION REPORT	MEP / UTILITIES	COST ESTIMATES	GOVERNMENT
Altoona VA, Legionella Prevention	✓	✓	✓	✓	✓
Altoona VA, Replace HVAC	✓	✓	✓	✓	✓
Altoona VA, Correct Deficiencies	✓	✓	✓	✓	✓
Bay Pines VA, EHRM Infrastructure	✓	✓	✓	✓	✓
CDC Campus Elec. Infrastructure	✓	✓	✓	✓	✓
Carnie Mellon Univ. FCA	✓	✓	✓	✓	✓
Duquesne Univ. FCA and CIP	✓	✓	✓	✓	



Staffing Plan

AE Works' team of experienced architects, engineers, planners and building professionals include personnel who have training, certifications, and licenses in all functional areas of facility condition assessments, planning, design, development, implementation, and management of building projects. Our team's relevant training and credentials is detailed below.

STAFFING PLAN

Our approach to executing Facility Condition Assessment (FCA) contracts begins with strategic planning and coordination. AE Works prioritizes thorough preparation to ensure efficient, accurate site visits that minimize disruption to day-to-day operations. We conduct detailed pre-site planning so that our team can make optimal use of time on site and avoid unnecessary burden on facility staff. Each site visit is guided by a structured plan that accounts for both the technical needs of the assessment and the practical realities of accessing and evaluating occupied facilities.

Prior to arrival on-site, our Project Manager and other key personnel will coordinate with designated West Virginia Army National Guard representatives to finalize the assessment schedule, confirm access requirements, and communicate expectations. This upfront coordination ensures that stakeholders understand the scope of our visit and that we have the logistical clarity needed to complete a comprehensive and efficient assessment.

Our team brings extensive experience in performing FCAs for large, geographically distributed portfolios—including large, federal campuses. We have successfully assessed building systems across a wide range of facility types, including offices, dormitories, dining facilities, maintenance facilities, and training spaces and utility structures. These experiences have honed our ability to evaluate both the visible and behind-the-scenes aspects of facility conditions, from envelope integrity to MEP system performance and code compliance.

Demonstrating our capacity, AE Works' Project Manager, Michael Carroll, PE LEED AP, has led FCA teams assessing hundreds of buildings totaling millions of square feet. We understand the critical nature of accurate system lifecycle evaluations, prioritization of deficiencies, and development of realistic capital planning projections.

We recognize that no two sites are the same, and we develop tailored FCA plans for each location. From determining access protocols to confirming who has the institutional knowledge of building systems, we ensure that every visit is carefully coordinated. This level of specificity not only facilitates a productive assessment but also reflects our respect for facility staff time and operational constraints.

In summary, AE Works brings a methodical, stakeholder-oriented approach to FCA execution. Our planning processes, experienced team, and adaptable methodology are key to delivering valuable facility insights with minimal disruption to your operations.

ADDITIONAL RESOURCES

AE Works and sub consultants have multiple experienced and registered professionals in each discipline to enable our capacity to meet the needs of this program guide update. The chart highlights the depth of our resource network. With a team of over 90+ professionals, our team has alternate staff members in every key role who will act as backups in case the primary staff are unavailable.

An organizational chart on the following page shows the AE Works team and our resource network.



Key Team Member Qualifications & Org. Chart

Combining a broad set of building design and consulting specializations, AE Works is an industry partner focused on unlocking the full potential of the built environment to deliver greater value for our clients. AE Works is a **full-service team lead by a WV-SWAM certified** and includes a network of over 95 professionals.

SPECIALIZED EXPERIENCE

Principal with over 20 years of planning, studies, and assessments for a range of project and client types.

Registered Professional Engineers – MEP engineers with government experience.

Project Manager that is a registered engineer with decades of VA and federal project experience.

LEED Accredited Professionals – over 40% of our team is LEED Accredited.

Registered Architects with depth of federal experience. Highly experienced with facility condition assessments

WEST VIRGINIA ARMY NATIONAL GUARD

PROJECT MANAGER

Michael Carroll, PE, DCEP
(AE Works)

AE Works Project Manager is directly responsible for project leadership and success and main day-to-day contact.

LEADERSHIP TEAM

Tiffany Haile, AICP LEED AP
Principal
(AE Works)

AE Works Leadership team, accountable for project success and overall client satisfaction.

ARCHITECTURE

Fred Santoro, RA, LEED AP
Senior Architect
(AE Works)

MEP ENGINEERING

Tony Cillo, PE
Mechanical Engineer / Plumbing Designer (AE Works)

Debbie Fang, PE
Electrical Engineer
(AE Works)

David Sperry, RCDD, CTS, PMP, RTPM
Telecom Engineer
(AE Works)

Santiago Wong-Valera
Plumbing Designer
(AE Works)

Additional Resources

Role	Resources	Role	Resources
Project Managers	7	Planners	1
Architects	22	Interior Designers	6
MEP Engineers	23	Cost Estimators	3



Tiffany Haile, AICP, LEED AP

Principal

Tiffany is a Certified Planner and experienced client leader with a strong record of guiding complex, multi-facility assessments for federal agencies. For this project, Tiffany brings a deep understanding of how to integrate stakeholder input and mission requirements into actionable planning outcomes. Her expertise spans infrastructure and facility evaluations across a range of federal and institutional settings, including training centers, administrative buildings, and support facilities. With a focus on aligning assessment findings with long-term capital planning and operational priorities, Tiffany ensures that project deliverables support both near-term decisions and long-range investment strategies.



Qualifications

YEARS EXPERIENCE

25

TIME WITH AE WORKS

10

EDUCATION

Bachelor of Architecture

REGISTRATIONS

AICP (exp. 03/2026); LEED AP (no expiration)

Relevant Experience

Duquesne University, Living Learning Centers' Facility Condition Assessment & Capital Improvement Plan, Pittsburgh, PA: Critical facility condition assessment and capital improvement planning for three buildings on the Duquesne University's campus encompassing over 492,000-SF. Managed comprehensive evaluations of architectural, structural, and MEP systems, identifying key improvements to enhance end user experience. Developed a strategic five-year capital improvement plan in collaboration with university stakeholders, aligning with budgetary and operational goals. Fee: \$215,000 *AE Works received "Very Good" evaluation ratings.*

Carnegie Mellon University, Facility Condition Assessment, Pittsburgh, PA: Comprehensive Facility Condition Assessment for a 290,000 SF building at Carnegie Mellon University, evaluating architectural, structural, MEP, and life safety systems to determine current conditions and compliance with building codes. Tiffany managed a multidisciplinary team and collaborated with university stakeholders to align the assessment with CMU's operational standards and future needs. Delivered a detailed FCA report that guides CMU's capital improvement planning, enhancing building functionality and ensuring long-term sustainability and compliance.

VA CFM, Analysis of Hospital Building System and Update of VAHBS Life Cycle Cost Analysis, Nationwide: The report highlights the use of interstitial space for improved operational performance. This project involves analyzing and updating the VAHBS Report and Life Cycle Cost Analysis in VA facilities across Denver, CO; Orlando, FL; and New Orleans, LA, some are with and some are without interstitial floors. The comprehensive analysis covers life cycle cost, design efficacy, operational efficiency, and factors such as access, clearance, and equipment usability. Cost: \$5.6M (est.)

VBA, Nation-wide Annual Workplace Evaluations, Nationwide: Annual nationwide workplace evaluations of 58 VBA offices in all 50 states including Puerto Rico and the District of Columbia to support Occupational Safety and Health program management goals. Size: 58 buildings; Cost: \$750k (Fee)



Michael Carroll, PE, DCEP

Project Manager

Michael, a Registered Professional Engineer, brings extensive experience conducting Facility Condition Assessments (FCAs) for local, state, and federal government agencies. He plays a key role in evaluating existing building systems and infrastructure to inform capital planning, maintenance strategies, and space utilization improvements. Michael collaborates closely with designers, contractors, and facility stakeholders to document deficiencies, prioritize repairs, and develop cost-effective, phased recommendations. His thorough assessments and keen attention to detail support reliable project planning, ensuring safe, efficient, and mission-aligned facilities.



Qualifications

YEARS EXPERIENCE

20 years

TIME WITH AE WORKS

5 years

EDUCATION

Bachelor of Architectural Engineering

REGISTRATIONS

Professional Engineer: **WV (24300, exp. 12/31/26)**, MD (54914, exp. 9/11/25), DC (PE922082 exp. 8/31/26), VA (0402045912, exp. 6/30/26), PA (PE090580, exp. 9/30/25), NY (103457, 9/30/25), OH (PE.85767, exp. 12/31/25), GA (PE047926, exp. 12/31/25); LEED Accredited Professional; Department of Energy Data Center Energy Practitioner (DCEP); OSHA 30-hour

Relevant Experience

VA CFM, Analysis of Hospital Building System (VAHBS) and Update of VAHBS Life Cycle Cost (LCC) Analysis, FL: The report highlights the use of interstitial space for improved operational performance. This project involves analyzing and updating the VAHBS Report and Life Cycle Cost Analysis in VA facilities across Denver, CO; Orlando, FL; and New Orleans, LA, some are with and some are without interstitial floors. The comprehensive analysis covers life cycle cost, design efficacy, operational efficiency, and factors such as access, clearance, and equipment usability. Cost: \$5.6M (est.)

Bay Pines VAMC Electronic Health Records Modernization (EHRM), Bay Pines, FL: Existing conditions field investigation, user interviews, and complete drawings, specifications and cost estimates to upgrade campus-wide infrastructure. This includes facility condition assessment and upgrade of facility fiber to (76) Tele/Comm and PBX/Telecom Demarcation and Data Center Rooms, install/upgrade of (8400) IT and electrical outlets, (175) 48 port patch panels. Renovation of existing Data Center, Power distribution and HVAC upgrades. Size: 1.5M-SF; Cost: \$30M

Newington VA Medical Center, New Energy Center, Newington, CT: AE Works provided full architecture and engineering design for a new Energy Center comprised of a boiler plant, chiller plant, combined heat and power plant, and all associated distribution components and controls. Following a study considering campus operations, the work will be phased to minimize disruptions to VA hospital operations.

Providence VA Medical Center, Campus-wide Site Security, Providence, RI: Facility assessment, planning, and design services to enhance the physical security and access control systems at the Providence VAMC campus, which spans 37 buildings and 500,000-GSF. The design will replace the existing Physical Access Control System (PACS), locks and hardware, and Camera Systems. Size: 500,000-GSF; Cost: \$10M (est.)



Fred Santoro, RA

Architect

Responsible for the architectural design effort throughout the duration of a project, Fred is adept at absorbing details to bring each project's vision to life capturing what's important to end users. Experience includes large scale facility condition assessments, design of a range building types, and feasibility studies / master plans to help clients make informed decisions that support their long-term vision.



Qualifications

YEARS EXPERIENCE

27

TIME WITH AE WORKS

8.5

EDUCATION

Master of Architecture

REGISTRATIONS

Registered Architect: PA
(RA404863, exp. 6/30/2027);
DE (S5-0008455, exp. 1/31/26);
LEED AP

Relevant Experience

Duquesne University, Living Learning Centers' Facility Condition Assessment & Capital Improvement Plan, Pittsburgh, PA: Critical facility condition assessment and capital improvement planning for three buildings on the Duquesne University's campus encompassing over 492,000-SF. Managed comprehensive evaluations of architectural, structural, and MEP systems, identifying key improvements to enhance end user experience. Developed a strategic five-year capital improvement plan in collaboration with university stakeholders, aligning with budgetary and operational goals. Fee: \$215,000. *AE Works received "Very Good" evaluation ratings.*

Confidential Project, Facility Condition Assessment, Pittsburgh, PA: Comprehensive Facility Condition Assessment for a 290,000 SF building, evaluating architectural, structural, MEP, and life safety systems to determine current conditions and compliance with building codes. Managed a multidisciplinary team and collaborated with stakeholders to align the assessment with the client's operational standards and future needs. Fee: \$48,000

San Francisco VA Health Care System, Facility Master Plan Phase One: Building 200 and 203, San Francisco, CA: Project involved extensive facility condition assessments, review of existing facility documentation and stakeholder meetings to support development of a plan that will address facility modifications, renovations and expansion to support the goals of the SFVAHCS and their needs. The plan will include blocking and stacking plans, schematic layouts, cost estimates. Size: 503,000-SF Cost: \$347M

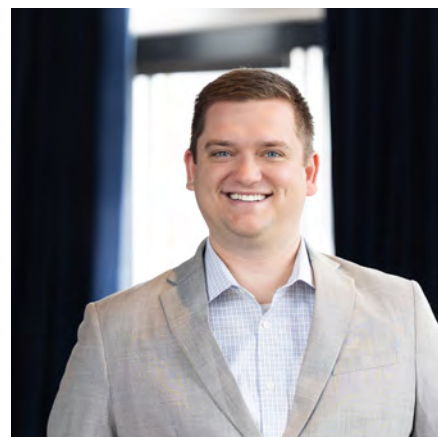
Bay Pines VAMC Electronic Health Records Modernization (EHRM), Bay Pines, FL: Existing conditions field investigation, user interviews, and complete drawings, specifications and cost estimates to upgrade campus-wide infrastructure. This includes facility condition assessment and upgrade of facility fiber to (76) Tele/Comm and PBX/Telecom Demarcation and Data Center Rooms, install/upgrade of (8400) IT and electrical outlets, (175) 48 port patch panels. Renovation of existing Data Center, Power distribution and HVAC upgrades. Size: 1.5M-SF; Cost: \$30M



Tony Cillo, PE

Mechanical Engineer

Tony is a Registered Professional Engineer with extensive experience leading and supporting Facility Condition Assessments for federal and secure environments. Tony brings deep technical expertise in architectural engineering and building system evaluations, including MEP systems, ensuring accurate recommendations. He has conducted assessments across a range of facility types, including training facilities, administrative spaces, dormitories, and critical utility infrastructure. Tony is highly proficient in using BIM to document existing conditions, identify deficiencies, and support long-term capital planning.



Qualifications

YEARS EXPERIENCE

7 years

TIME WITH AE WORKS

7 years

EDUCATION

Bachelor in Architectural Engineering (Mechanical Emphasis)

REGISTRATIONS

Professional Engineer: PA
(#PE093789, exp. 9/30/25)

Relevant Experience

Duquesne University, Living Learning Center Facility Condition Assessment & Capital Improvement Plan, Pittsburgh, PA: Managed comprehensive evaluations of architectural, structural, and MEP systems, identifying key improvements to enhance the student experience. Developed a strategic five-year capital improvement plan in collaboration with university stakeholders, aligning with budgetary and operational goals. Size: 3 buildings, 492,000-SF; Cost: \$215K (AE Works fee) `AE Works received "Very Good" evaluation ratings.

Carnegie Mellon University, Confidential Facility Condition Assessment, Pittsburgh, PA: Our multidisciplinary team collaborated with university stakeholders to align the assessment with CMU's operational standards and future needs. The team is developing a detailed FCA report that guides CMU's capital improvement planning, enhancing building functionality and ensuring long-term sustainability and compliance. Size: 290,000-SF

VA CFM, Analysis of Hospital Building System and Update of VAHBS Life Cycle Cost Analysis, FL: The report highlights the use of interstitial space for improved operational performance. This project involves analyzing and updating the VAHBS Report and Life Cycle Cost Analysis in VA facilities across Denver, CO; Orlando, FL; and New Orleans, LA, some are with and some are without interstitial floors. The comprehensive analysis covers life cycle cost, design efficacy, operational efficiency, and factors such as access, clearance, and equipment usability. Cost: \$5.6M (est.)

Bay Pines VAMC Electronic Health Records Modernization, Bay Pines, FL: Existing conditions field investigation, user interviews, and complete drawings, specifications and cost estimates to upgrade campus-wide infrastructure. This includes facility condition assessment and upgrade of facility fiber to (76) Tele/Comm and PBX/Telecom Demarcation and Data Center Rooms, install/upgrade of (8400) IT and electrical outlets, (175) 48 port patch panels. Renovation of existing Data Center, Power distribution and HVAC upgrades. Size: 1.5M-SF; Cost: \$30M



Debbie Fang, PE

Senior Electrical Engineer

As a senior Electrical Engineer, Debbie has 15+ years of managing mission-critical infrastructure projects. She leverages expertise in managing high-stakes projects to drive successful outcome in data centers and industrial facilities. Debbie brings extensive experience in evaluating and delivering reliable, high-quality electrical infrastructure as part of multi-disciplinary FCAs. She is skilled at identifying electrical system deficiencies, documenting existing conditions, and developing actionable recommendations that align with mission and operational needs.



Qualifications

YEARS EXPERIENCE

18 years

TIME WITH AE WORKS

1 years

EDUCATION

Master of Science

REGISTRATIONS

Professional Engineer: TN (114257, exp. 6/30/27); TX (143417, exp. 9/3/25); OSHA 10 Hour Safety Course

Relevant Experience

Moorefield Laboratory Facility, Moorefield, WV: Provided architectural and engineering services to evaluate existing HVAC, laboratory ventilation, electrical, roofing, and security/access systems. Assessed system conditions and developed recommendations for upgrades and renovations to improve facility performance, safety, and compliance.

VAPAHCS, Palo Alto Division, Utilities Infrastructure Planning, Palo Alto, CA: The report highlights the use of interstitial space for improved operational performance. This project involves analyzing and updating the VAHBS Report and Life Cycle Cost Analysis in VA facilities across Denver, CO; Orlando, FL; and New Orleans, LA, some are with and some are without interstitial floors. The comprehensive analysis covers life cycle cost, design efficacy, operational efficiency, and factors such as access, clearance, and equipment usability. Cost: \$5.6M (est.)

Charter National Data Center Continuous Availability Assessment, Various Sites: Conducted a facility-wide assessment of the power distribution system to evaluate capacity at each distribution level, system health, and operational challenges. This comprehensive analysis provided the owner with a detailed overview of their facility's performance and highlighted critical areas requiring replacement or upgrades. The findings enabled informed decision-making to enhance reliability, efficiency, and future scalability. Cost: \$170K (previous firm fee)*

Atlanta VA Medical Center, EHRM Modernization, Atlanta, GA: Existing conditions field investigation, user interviews, and complete drawings, specifications and cost estimates to upgrade leased facilities and campus-wide infrastructure to support the VA's EHRM. This includes upgrade of facility fiber to 96+ Tele/Comm and PBX/Telecom Demarcation and Data Center Rooms across 36 buildings (leased and owned). Size: 1.5M-SF; Cost: \$37M (est.)

**Indicates experience prior to AE Works*



David Sperry, RCDD, CTS, PMP, RTPM

Senior Low Voltage Systems Engineer

David is a structured cabling subject matter expert with over 35 years of practical experience managing infrastructure projects supporting information technology systems in diverse and complex environments. Projects include large-scale federal utilities upgrades, site-wide assessments, and campus-wide infrastructure improvements.



Qualifications

YEARS EXPERIENCE

38 years

TIME WITH AE WORKS

2 years

EDUCATION

Business Administration AA&S

REGISTRATIONS

Registered Communications Distribution Designer (#138585, exp. 12/31/27); Certified Technology Specialist (CTS #1328113, exp:06/30/26), Project Management Professional (#1438754, exp:6/30/26); Registered Telecomm Project Manager (#138585, exp:12/31/27); Department of Homeland Security - Public Trust Clearance; Department of Defense - Secret Clearance (inactive)

Relevant Experience

West Virginia Lottery Security Enhancements, Charleston, WV: Multi-site assessment and physical security improvements across five separate buildings to modernize the existing system into a fully integrated security system. After extensive site assessments, AE Works security solution replaces door locks, security cameras, fire alarm, call boxes, panic buttons, a mass notification mechanism, and motion sensors. Cost: \$1.5M (est.)

Bay Pines VAMC Electronic Health Records Modernization (EHRM), Bay Pines, FL: Existing conditions field investigation, user interviews, and complete drawings, specifications and cost estimates to upgrade campus-wide infrastructure. This includes facility condition assessment and upgrade of facility fiber to (76) Tele/Comm and PBX/Telecom Demarcation and Data Center Rooms, install/upgrade of (8400) IT and electrical outlets, (175) 48 port patch panels. Renovation of existing Data Center, Power distribution and HVAC upgrades. Size: 1.5M-SF; Cost: \$30M

Providence VA Medical Center, Campus-wide Site Security, Providence, RI: Facility assessment, planning, and design services to enhance the physical security and access control systems at the Providence VAMC campus, which spans 37 buildings and 500,000-GSF. The design will replace the existing Physical Access Control System (PACS), locks and hardware, and Camera Systems. Size: 500,000-GSF; Cost: \$10M (est.)



Santiago Wong Valera

Plumbing Designer

With over 47 years of experience in plumbing design, Santiago brings deep industry knowledge and proven expertise in delivering efficient, code-compliant plumbing systems across a diverse range of building types. His extensive career includes design and coordination for a range of government projects including site and building assessments. Santiago has consistently contributed to the successful completion of complex projects, ensuring functionality, sustainability, and client satisfaction.



Qualifications

YEARS EXPERIENCE

47

TIME WITH AE WORKS

1

EDUCATION

Bachelor of Science - Industrial Engineering

Relevant Experience

National Memorial Cemetery at Quantico, Quantico, VA: Plumbing design for the comprehensive 25-acre expansion that will 10,600 new gravesites, a 1,900-niche columbarium, upgraded infrastructure, new and renovated facilities, and sitewide improvements—all designed to support the campuses mission for the next 15 years and meet LEED Silver standards.

Howard University, Building 6 and 7 – Walter Reed Campus, Washington, DC: Conducted a detailed site assessment and existing conditions survey to inform plumbing system design for the renovation of Buildings 6 and 7. Evaluated infrastructure deficiencies, coordinated with architectural teams, and incorporated FCA principles to ensure reliable long-term system performance aligned with institutional goals.

Coppin State University, New Building Plumbing System – Baltimore, MD: Performed pre-design site evaluation and coordinated with multidisciplinary teams to develop a code-compliant plumbing system for a new campus building. Informed design decisions with lifecycle considerations and system durability drawn from prior FCA insights in academic settings.

Towson University, Pool Study – Baltimore, MD: Led plumbing infrastructure analysis as part of a condition assessment and feasibility study for the pool renovation. Identified system deficiencies, evaluated code compliance, and provided recommendations aligned with university capital planning efforts and FCA methodologies.

Duquesne University, Power Center – Dunkin Donuts Addition, Pittsburgh, PA: Provided plumbing system assessment and design services for the integration of a new Dunkin Donuts into the existing Power Center. Reviewed existing utilities, assessed capacity and code compliance, and ensured minimal disruption to existing campus infrastructure during implementation—applying an FCA-informed approach to infrastructure compatibility.

**Indicates experience prior to AE Works*



Carnegie Mellon University (CMU), Confidential Facility Condition Assessment

Pittsburgh, PA

Contract No. B0013627



AE Works has been engaged by Carnegie Mellon University's Campus Design and Facility Development (CMU CDFD) to perform a comprehensive Facility Condition Assessment (FCA) for a 290,000 square foot building. This initiative is aimed at assessing the current condition and life expectancy of the building's systems and infrastructure, as well as ensuring compliance with current building codes and university standards.

Approach: Our project commenced with a thorough review of all existing documentation and drawings to understand the building's architectural, structural, and system layouts. This was followed by a detailed on-site kick-off meeting with key stakeholders from CMU, including representatives from facilities management, environmental health and safety, and campus security, to align project objectives and confirm roles. During the site visit, we conducted evaluations across multiple domains: fire and life safety systems, building façade and roof, architectural finishes, structural components, and MEP systems. We also performed a preliminary zoning review to ensure compliance with local codes. Each phase of our assessment involved close collaboration with CMU departments to integrate their input and ensure that the solutions proposed meet both operational needs and CMU standards.

Impact: The FCA conducted by AE Works provided CMU with critical insights into the condition of their facility, highlighting necessary maintenance and potential improvements. Our recommendations are aimed at enhancing the functionality and safety of the building, thus supporting CMU's mission of providing top-tier educational and research facilities. The FCA report serves as a strategic tool for CMU, guiding future capital planning and investment decisions to optimize building performance and

KEY FEATURES

- Facility Condition Assessment
- Comprehensive review of existing building documentation
- Integration of client-specific standards and operational requirements
- On-site, multi-disciplinary evaluations
- 290,000-SF assessed

TOTAL PROJECT VALUE

AE Works Fee:
\$48K (AE Works fee)

AE Works' Percent of Contract:
86%

PERIOD OF PERFORMANCE

Design: January 2024 - March 2024

compliance. Through our diligent assessment and collaborative approach, AE Works has laid the groundwork for sustainable, efficient, and compliant campus development.

Project Goals

- Evaluate the overall condition and performance of a 290,000 SF CMU facility.
- Identify maintenance needs and improvement opportunities to ensure long-term usability and compliance.
- Support CMU's strategic capital planning and campus development goals.
- Enhance safety, functionality, and efficiency of the building systems and infrastructure.
- Align facility conditions with CMU standards and current building/zoning codes.

Project Objectives

- Conduct a comprehensive Facility Condition Assessment (FCA), including architectural, structural, and MEP system evaluations.
- Review and analyze existing building documentation and drawings to inform the assessment.
- Engage with CMU stakeholders (Facilities, EH&S, Security) to ensure alignment on project scope and deliverables.
- Inspect critical building components such as fire/life safety systems, façade, roof, finishes, and structural systems.
- Perform a preliminary zoning review to assess compliance with local and university codes.
- Deliver a detailed FCA report with actionable recommendations to guide maintenance, upgrades, and capital investments.

PROJECT TEAM

Tiffany Haile, AICP LEED AP -
Project Manager

Fred Santoro, RA - Architect

Tony Cillo, PE - Mechanical Engineer

REFERENCE

Chris Conroy
cconroy@andrew.cmu.edu



Duquesne University, Living Learning Center Facility

Pittsburgh, PA

Contract No. DU230479



AE Works collaborated with Duquesne University to conduct a comprehensive Facility Condition Assessment (FCA) and develop a Capital Improvement Plan (CIP) for the University's Living Learning Centers (LLC). This project targeted three key buildings that form an essential part of the student residential experience on campus, spanning a combined area of approximately 492,000 square feet.

APPROACH: Our approach began with an in-depth site visit to gather baseline data and understand the current conditions of the facilities. Following this, our multidisciplinary team engaged in a series of assessments covering building envelopes, architectural finishes, mechanical, electrical, and plumbing systems, as well as fire and life-safety systems. We conducted thorough evaluations to determine the physical condition, code compliance, and functionality of existing systems. These assessments were crucial for identifying necessary maintenance, repairs, and upgrades. Collaborative meetings with university stakeholders were integral to aligning the project goals with the university's vision and operational needs.

IMPACT: The completion of the FCA provided Duquesne University with detailed insights into the current condition of the LLC facilities and a clear set of prioritized actions for future improvements along with detailed cost estimates. The subsequent CIP we developed outlines a strategic roadmap for the next five years, ensuring the buildings not only meet current standards but are also prepared for future needs. This plan facilitates effective budget allocation and scheduling, enhancing the LLCs functionality. Our work supports Duquesne University's commitment to providing a high-quality living and learning environment, crucial for student success and satisfaction.

KEY FEATURES

- 492,000-SF assessed
- Facility Conditions Assessment
- Capital Planning Integration
- Code Compliance and Lifecycle Evaluation
- Stakeholder Collaboration for Aligned Outcomes

TOTAL PROJECT VALUE

AE Works Fee:
\$215K (AE Works fee)

AE Works' Percent of Contract:
85%

PERIOD OF PERFORMANCE

Design: 2024 - July 2025

PROJECT GOALS

- **Assess Current Facility Conditions:** Provide a comprehensive understanding of the existing conditions of the three Living Learning Centers to inform future planning.
- **Support Strategic Capital Planning:** Deliver a prioritized, actionable Capital Improvement Plan that aligns with Duquesne University's mission and long-term operational goals.
- **Promote Long-Term Sustainability:** Identify building deficiencies and opportunities for system upgrades to enhance building performance and extend asset life.
- **Facilitate Informed Decision-Making:** Equip university leadership with data-driven insights to support budgeting, resource allocation, and scheduling over a five-year horizon.

Project Objectives

- **Conduct Comprehensive Facility Condition Assessments** of all architectural, structural, MEP (mechanical, electrical, plumbing), and life-safety systems across approximately 492,000 SF of student housing.
- **Evaluate Code Compliance, Functionality, and Physical Integrity** of critical building systems through detailed inspections and technical analysis.
- **Document and Prioritize Maintenance and Capital Needs** based on current conditions, risk, urgency, and lifecycle status of systems
- **Engage University Stakeholders** through collaborative meetings to align assessment findings with institutional priorities and future needs.
- **Develop a Five-Year Capital Improvement Plan** that outlines short- and long-term investments needed to maintain and enhance the facilities.
- **Support Budgeting and Planning Efforts** by providing cost estimates, timelines, and project phasing recommendations for identified improvements.

PROJECT TEAM:

Tiffany Haile, AICP, LEED AP -
Project Manager

Fred Santoro, RA - Architect

Tony Cillo, PE - Mechanical
Engineer/Plumbing Designer

REFERENCE

Christopher Collins

412.396.5836

collinsc559@duq.edu



CLIENT FEEDBACK

"Overall, I think the condition assessment provided was comprehensive and focused on the appropriate areas of interest. Our full project with AE Works includes other elements that are still in progress, but the FCA provided a good baseline for the future phases, so in that it accomplished what we needed it to. They were very communicative and flexible throughout and completed the work on time and on budget." - Christopher Collins, Duquesne University

The complete Past Performance Questionnaire follows this page.

FSS Past Performance Questionnaire

1. NAME OF FIRM/AGENCY PROVIDING FEEDBACK: _____

PROJECT NAME: _____

PERIOD OF PERFORMANCE: _____ CONTRACT TYPE (if applicable): _____

CONTRACT AWARD DATE: _____ CONTRACT COMPLETION DATE: _____

AWARDED VALUE: _____ CURRENT CONTRACT DOLLAR VALUE: _____

2. NAME OF ASSESSING OFFICIAL: _____

EMAIL: _____ PHONE NUMBER: _____

ASSOCIATION WITH FIRM BEING RATED (including role): _____

CONTRACT OR ORDER NUMBER (if applicable): _____

3. ASSESS THE FOLLOWING AREAS: (Check the appropriate box for each assessment category)

Client Rating

Assessment Categories	Unsatisfactory	Marginal	Satisfactory	Very Good	Exceptional	N/A
a. QUALITY OF PRODUCT OR SERVICE						
b. SCHEDULE						
c. COST CONTROL						
d. BUSINESS RELATIONS						
e. MANAGEMENT OF KEY PERSONNEL						
f. RELIABILITY						
g. CUSTOMER SUPPORT						
h. OVERALL PERFORMANCE						
i. OTHER AREAS:						
(1)						
(2)						

4 ADDITIONAL COMMENTS:



VA CFM, Analysis of Hospital Building System and Update of VAHBS Life Cycle Cost Analysis

Various Locations - 3 states

Contract No. 36C10F18D3327 | 36C10F23F0043



Orlando VA Medical Center

The VA requires that new hospital buildings provide for continuing adaptability throughout their structural life. This concept is defined in the VA Hospital Building System (VAHBS) Research Study Report, originally completed in 1972. The VA HBS uses interstitial space as a means of increasing operational performance. The original HBS Development Study concluded that the operational savings, over the life of the building, is enough to pay for 16% of additional first cost.

APPROACH: This project entails analysis the of the most recent VAHBS report and update of the VAHBS Life Cycle Cost Analysis across various VA facility locations in Denver, CO; Orlando, FL; New Orleans, LA; and five VA facilities where the VAHBS (including interstitial floors) has been used, and five VA facilities designed without VAHBS (without interstitial floors). AE Works will lead a team to complete a comprehensive facility assessment, analysis, and report development work.

This comprehensive analysis will include assessing life cycle cost, design and construction efficacy, operational efficiency, impact on clinical services, and more. The analysis will encompass an array of factors, covering not only design and construction aspects, but also operational and maintenance considerations. This incorporates features such as access and egress, clearance, mechanical room placements, elevator accessibility, sprinkler systems, equipment usability, and more.

Our team conducted interviews with VA personnel to understand impact of interstitial space and synthesize conclusions on their effect on operational performance across quantitative and qualitative insights. All evaluations will

KEY FEATURES

- Comparative Facility Assessments
- Multi-location facility assessment and study (13 facilities (VA facilities in Denver, CO, Orlando, FL, New Orleans, LA, and 5 VA facilities
- Life Cycle Cost Analysis (LCCA)
- Code and Standards Compliance Review
- System and Infrastructure Assessment

TOTAL PROJECT VALUE

AE Works Fee:

\$5.6M (AE Works fee)

AE Works' Percent of Contract:
53%

PERIOD OF PERFORMANCE

Design: 2023 - 2025 (est.)

were grounded in current relevant codes and industry standards.

IMPACT: Based on the findings of our site visits, modular construction analysis, stakeholder interviews, and LCCA, our team developed recommendations and identified impacts to VA design standards, including items such as building systems and operational aspects. Our team presented our findings and recommendations to the VA for use in updating the VAHBS Research Study Report.

PROJECT GOALS

- **Evaluate the condition and performance of VA Hospital Building System (VAHBS) components**, with particular focus on interstitial space, to determine their impact on long-term adaptability, maintenance access, and infrastructure renewal.
- **Support data-driven decision-making** by identifying deficiencies, lifecycle costs, and modernization priorities through comprehensive facility assessments and benchmarking against current VA healthcare operational requirements.
- **Enhance the VAHBS Research Study Report** with current facility condition data, updated space utilization analyses, and insights from recent construction and renovation projects to reflect evolving healthcare delivery models.
- **Inform future VA capital planning, design standards, and renovation strategies** by quantifying the functional, operational, and economic benefits—as well as the limitations—of interstitial space and other adaptable design features across the VA portfolio.

PROJECT OBJECTIVES

- **Analyze and compare facility performance** at five VA hospitals with interstitial floors and five without, across factors like life cycle cost, operational efficiency, and clinical impact.
- **Conduct comprehensive facility assessments** in multiple locations (Denver, Orlando, New Orleans, etc.) to gather a diverse data set.
- **Evaluate the effectiveness of interstitial space** in improving access, maintenance, and system performance through on-site observations and staff interviews.
- **Ensure assessments align with current codes and standards**, incorporating considerations such as mechanical room layout, egress, elevator access, and sprinkler systems.
- **Synthesize qualitative and quantitative insights** from interviews and site assessments to support design recommendations.
- **Develop a final report and presentation** outlining findings, life cycle cost analysis, and suggested updates to the VAHBS for VA leadership consideration.

PROJECT TEAM:

Tiffany Haile, AICP, LEED AP -
Project Manager

Michael Carroll, PE DCEP -
Mechanical Engineer

Tony Cillo, PE - Mechanical
Engineer/Plumbing Designer

REFERENCE

Carla Maria, Contracting Officer
carla.maria@va.gov |
202.876.6511





VBA, Nation-wide Annual Workplace Evaluations

Nationwide, Nationwide

Contract No. 36C10E18D0013; Delivery Order No. 36C10E20N0051



The workplace landscape is constantly evolving with new safety requirements, security concerns, and operational challenges. AE Works was tasked with supporting the Veterans Benefits Administration (VBA) in ensuring workplace safety across all its offices nationwide, totaling 58 sites.

APPROACH: AE Works devised a comprehensive plan to ensure consistency and efficiency in the inspection process. We implemented a travel cluster plan to optimize team inspections and fostered uniformity by conducting initial inspections collaboratively. Through thorough discussions with VBA safety managers, stakeholders, and verification inspections, we established clear evaluation criteria. Our approach emphasized collaboration with Collateral Duty Safety Officers (CDSOs) to ensure compliance with Occupational Safety and Health Administration (OSHA) standards and directives. Additionally, our team conducted trainings for VBA staff on best practices and standards related to workplace safety.

IMPACT: Following each on-site evaluation, AE Works provided comprehensive action plans and recommendations for corrective measures. Our reports, presented to VBA leadership, highlighted trends and proposed actions to support VBA's occupational safety and health goals. Notably, our expertise in OSHA standards facilitated thorough assessments across various domains, including life safety, electrical safety, general work environment, personal protective equipment, lockout/tagout, medical services, and hazard communication programs. We conducted project closeout meetings to ensure alignment of findings and solutions with VBA's objectives, thereby enhancing workplace safety across all evaluated sites. Through our efforts, we contributed to fostering a culture of safety within VBA offices nationwide.

KEY FEATURES

- Nationwide multi-site assessments
- Collaborative stakeholder engagement
- Evaluations in all 50 states including Puerto Rico and the District of Columbia

TOTAL PROJECT VALUE

AE Works Fee:
\$749,979.08

AE Works' Percent of Contract:
75%

PERIOD OF PERFORMANCE

Design: 2020 - Multi-year contract

PROJECT GOALS

- **Enhance Workplace Safety Across All VBA Sites:** Improve the safety, security, and operational efficiency of 58 VBA offices nationwide in alignment with OSHA standards.
- **Standardize the Safety Inspection Process:** Develop a consistent and repeatable method for evaluating and addressing safety concerns across diverse office environments.
- **Support a Culture of Safety within VBA:** Foster long-term safety awareness and compliance by engaging stakeholders and building internal capacity through training and collaboration.

PROJECT OBJECTIVES

- **Conduct Comprehensive On-Site Safety Evaluations:** Perform inspections at 58 VBA sites using a collaborative, criteria-based approach to assess compliance with OSHA and other relevant standards.
- **Implement a Travel Cluster Plan for Efficiency:** Optimize scheduling and resources by organizing site visits into geographic clusters for streamlined project execution.
- **Collaborate with Collateral Duty Safety Officers and Stakeholders:** Partner closely with CDSOs and VBA safety managers to ensure alignment with internal safety protocols and federal regulations.
- **Develop and Deliver Actionable Report:** Provide detailed reports with findings, trends, and tailored corrective action plans to VBA leadership for each site.
- **Train VBA Personnel on Safety Best Practices:** Equip VBA staff with knowledge and tools to maintain and improve safety standards through targeted training sessions.
- **Facilitate Effective Project Closeout:** Hold closeout meetings to verify alignment of safety recommendations with VBA's strategic goals and ensure understanding of next steps.

PROJECT TEAM

Tiffany Haile, AICP LEED AP - Planner

REFERENCE

Saundra Jackson, Safety and Occupational Health Manager, 202.461.5232

CLIENT FEEDBACK

"AE Works continues to perform above expectation with regard to their management style and collaboration with Government program officials. During the COVID-19 crisis, AE Works has been exceptional in their flexibility in performance of site surveys and inspection of VBA facilities across the nation. Their ability to find a way to get it done has been noteworthy." - Saundra Jackson, Safety & Occupational Health Manager, Veterans Benefits Administration



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AND 42.1503

FOR OFFICIAL USE ONLY

CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)

INCOMPLETE-RATED

Architect-Engineer

Name/Address of Contractor:

Vendor Name: AE WORKS LTD

Division Name:

Street: 418 BEAVER ST

City: SEWICKLEY

State: PA Zip: 151431502

Country: USA

CAGE Code:

Unique Entity ID: S4QMN9YLJ866

Product/Service Code: C1AA Principal NAICS Code: 541330

Evaluation Type: Final

Contract Percent Complete: 100

Period of Performance Being Assessed: 02/01/2023 - 03/29/2024

Contract Number: 36C10E18D0013 36C10E23N0011 **Business Sector & Sub-**

Sector: Architect-Engineer

Contracting Office: VBA FIELD CONTRACTING (36C10E) **Contracting Officer:** TIFFANY

GARFIELD Phone Number: 813-614-6129

Location of Work:

Date Signed: 02/07/2023 **Period of Performance Start Date:** 02/01/2023

Est. Ultimate Completion Date/Last Date to Order: 12/31/2023 **Estimated/Actual Completion Date:** 03/29/2024

Funding Office ID: 36B317

Base and All Options Value : \$904,277 **Action Obligation:** \$904,277

Complexity: Medium **Termination Type:** None

Extent Competed: Full and Open Competition after Exclusion of Sources **Type of**

Contract: Firm Fixed Price

Key Subcontractors and Effort Performed:

Unique Entity ID:

Effort:

Unique Entity ID:

Effort:

Unique Entity ID:

Effort:

Project Number:

Project Title:

Annual Workplace Evaluation (AWE)

Contract Effort Description:

Annual Workplace Evaluation (AWE)

Small Business Subcontracting:

Does this contract include a subcontracting plan? No

Date of last Individual Subcontracting Report (ISR) / Summary Subcontracting Report (SSR): N/A

Evaluation Areas Past Rating Rating

Quality: N/A Very Good

Schedule: N/A Satisfactory

Cost Control: N/A Satisfactory

Client Rating

FOR OFFICIAL USE ONLY / SOURCE SELECTION INFORMATION - SEE FAR 2.101, 3.104, AND 42.1503

Management: N/A Very Good
 Small Business Subcontracting: N/A N/A
 Regulatory Compliance: N/A Satisfactory
 Other Areas:
 (1) : N/A
 (2) : N/A
 (3) : N/A

Client Rating

Variance (Contract to Date):
 Current Cost Variance (%): Variance at Completion (%):
 Current Schedule Variance (%):

Assessing Official Comments:

QUALITY: Performance meets contractual requirements and exceeds some to the Government's benefit. The contractual performance of the element or sub-element being evaluated was accomplished with some minor problems for which corrective actions taken by the Contractor were effective.

SCHEDULE: Performance meets contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the Contractor appear, or were, satisfactory.

COST CONTROL: Performance meets contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the Contractor appear, or were, satisfactory.

MANAGEMENT: Performance meets contractual requirements and exceeds some to the Government's benefit. The contractual performance of the element or sub-element being evaluated was accomplished with some minor problems for which corrective actions taken by the Contractor were effective.

REGULATORY COMPLIANCE: Performance meets contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the Contractor appear, or were, satisfactory.

RECOMMENDATION:

Given what I know today about the contractor's ability to perform in accordance with this contract or order's most significant requirements, I would recommend them for similar requirements in the future.

Name and Title of Assessing Official:

Name: TIFFANY GARFIELD
 Title: Contract Specialist
 Organization: Department of Veterans Affairs
 Phone Number: 813-614-6129 Email Address: tiffany.garfield@va.gov
 Date: 05/28/2024

Contractor Comments:

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AND 42.1503

Name and Title of Contractor Representative:

Name:

Title:

Phone Number: Email Address:

Date:

Review by Reviewing Official:

Name and Title of Reviewing Official:

Name:

Title:

Organization:

Phone Number: Email Address:

Date:



VA CFM, Department of Veteran Affairs Facade Inspection (VISNs 1,2,3,4)

Various, USA

Contract No. 36C10F18D3327 36C10F20N0019



Bath, NY VAMC: Building 76

Since the average age of a VA-owned building is greater than 50 years, the Department of Veterans Affairs has established a recurring inspection program to assess building facades for structural problems. The VA Façade Inspection Program program is a result of the recommendation from the VA Secretary's Structural Advisory Committee to protect the safety of medical center patients, staff and visitors from lethal hazards caused by façade failures. All VA owned buildings with any façade(s) taller than 80 ft. above adjacent finished grade and older than 30 years without any intervening façade renovation work, will be studied, unless deficiencies from the previous façade studies were recently repaired.

APPROACH: Using a range of hands-on and technology investigative techniques, this project involved facade inspections, including exterior walls and roofs, on 6 VAMC campuses for several critical buildings in 4 states. Investigations included close-up assessments, remote drone technology; and also infrared imaging to detect variations in temperature within materials.

Over 1.1M-SF buildings were assessed by the AE Works team:

- Bath, NY VAMC: Building 76, circa 1936, 6-stories, 31,000-SF
- Brockton, MA VAMC: Building 3, circa 1955, 7-story, 191,666-SF
- Clarksburg, WV VAMC: Building 1, circa 1947, 9-stories, 208,199-SF
- St. Albans, NY VAMC
- West Roxbury, MA VAMC: Building 1, circa 1945, 7-stories, 200,495-SF
- Wilkes-Barre, PA VAMC: Building 1, circa 1950, 14 stories, 498,533-SF

IMPACT: Following on-site assessments, reports detailing deficiencies, which were documented in a prioritized grading system, were completed and submitted to the VA along with Rough Order of Magnitude Estimates.

KEY FEATURES

- Federal IDIQ contract task order
- Multi-building project
- Façade Assessment, over 1.1M-SF assessed,
- Use of drone technology
- Exterior Renovation
- Project progress throughout COVID-19 pandemic using technology and virtual collaboration

TOTAL PROJECT VALUE

AE Works Fee:
\$692K (AE Works fee)

AE Works' Percent of Contract:
63.39%

PERIOD OF PERFORMANCE

Design: 2020 - 2021



PROJECT GOALS

- **Enhance Life Safety:** Protect patients, staff, and visitors from potential harm caused by façade failures.
- **Support VA's Long-Term Infrastructure Resilience:** Address the aging condition of VA-owned buildings through proactive evaluation and maintenance planning.
- **Comply with VA Structural Safety Mandates:** Fulfill the requirements of the VA Secretary's Structural Advisory Committee and the VA Façade Inspection Program.

PROJECT OBJECTIVES

- **Conduct Comprehensive Façade Inspections:** Evaluate the condition of exterior walls and roofs on key VA Medical Center (VAMC) buildings using hands-on and advanced technology techniques.
- **Utilize Innovative Inspection Methods:** Incorporate drone assessments and infrared imaging to identify hidden defects and thermal anomalies.
- **Assess Buildings Meeting Specific Criteria:** Inspect buildings over 80 ft. tall and older than 30 years without recent façade renovation.
- **Document and Prioritize Deficiencies:** Provide detailed reports with a graded system of deficiencies and corresponding Rough Order of Magnitude (ROM) cost estimates.
- **Cover Multiple Facilities Across States:** Complete assessments on over 1.1 million square feet of buildings across six VAMC campuses in four states.

REFERENCE

John H Ezell, Contracting Officer,
John.Ezell@va.gov

AE Works received
all "Very Good" and
"Satisfactory" ratings.



Bay Pines VAMC Electronic Health Records Modernization (EHRM)

Bay Pines, FL

Contract No. 36C77622C0019



AE Works conducted a Facility Condition Assessment (FCA) and infrastructure upgrade planning effort across the 1.5 million-square-foot Bay Pines VA campus, spanning 28 buildings. The assessment focused on evaluating fiberoptic networks, data center capabilities, power distribution, HVAC systems, and physical security to support the VA's Electronic Health Record Modernization (EHRM) initiative.

Key Tasks Included:

- Comprehensive field investigation of existing fiber, telecommunications, and MEP infrastructure.
- Survey of manholes and duct banks to assess fiber distribution and capacity.
- Assessment and redesign of Telecommunication Rooms.
- Upgrade of 8,400+ Work Area Outlets.
- Installation and upgrade of 175+ 48-port patch panels to support increased data capacity.
- Assessment and upgrades of power distribution and HVAC systems.
- Hazardous materials remediation and abatement.

Project Scale and Complexity:

- Infrastructure assessment and upgrade planning across 28 buildings.
- Integration of new fiber networks, power systems, and security measures.
- Design considerations for hurricane resistance, flood risk mitigation, and corrosion resistance due to coastal location.

KEY FEATURES

- VA EHRM campus-wide infrastructure design upgrade (1.55M-SF and 28 buildings)
- Facility Condition Assessment
- Multi-building project
- Asbestos Abatement
- 1,550,000 SF total

TOTAL PROJECT VALUE

Est Construction Cost:
\$30M (est.)

AE Works Fee:
\$3.24M (AE Works fee)

AE Works' Percent of Contract:
89%

PERIOD OF PERFORMANCE

Design: 2022 - 2024

PROJECT GOALS:

- **Identify and Prioritize Facility Deficiencies Across 28 Buildings:** Provide a comprehensive evaluation of critical infrastructure systems to inform short- and long-term upgrade strategies for continuity of care and operational efficiency.
- **Facilitate Data-Driven Capital Planning:** Deliver assessment findings in a structured format to support VA decision-making on facility investments, lifecycle planning, and phased project implementation.

PROJECT OBJECTIVES:

- **Conduct a Detailed FCA of Fiberoptic, Power, HVAC, and Security Systems:** Perform field investigations and condition assessments for existing telecommunications, electrical, mechanical, and security systems across 1.5 million square feet.
- **Evaluate and Map Fiber Distribution Networks:** Survey existing manholes and duct banks to assess current fiber capacity and plan for future distribution requirements.
- **Assess and Redesign Telecommunications Infrastructure:** Inspect and redesign Telecommunication Rooms and associated systems, including installation or upgrade of 8,400+ Work Area Outlets and 175+ patch panels.
- **Assess and Plan HVAC and Power System Upgrades:** Identify deficiencies and recommend system upgrades to improve efficiency, reliability, and capacity to support expanded data and IT loads.
- **Address Environmental and Health Hazards:** Identify hazardous materials during assessments and develop abatement strategies to ensure safe implementation of infrastructure upgrades.
- **Incorporate Environmental Risk Mitigation in Design Solutions:** Integrate resilience strategies (e.g., hurricane resistance, flood mitigation, and corrosion-resistant materials) into upgrade plans.

PROJECT TEAM:

Tiffany Haile, AICP, LEED AP -
Project Manager

Michael Carroll, PE DCEP -
Mechanical Engineer

Tony Cillo, PE - Mechanical
Engineer/Plumbing Designer

REFERENCE

Kenneth Farrell, Sr., COR
kenneth.farrellsr@va.gov |
727.398.6661 ext. 10509

AE Works received
all "Very Good" and
"Satisfactory" ratings.



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AND 42.1503

FOR OFFICIAL USE ONLY

CONTRACTOR PERFORMANCE ASSESSMENT REPORT (CPAR)

Architect-Engineer

Name/Address of Contractor:

Vendor Name: AE WORKS LTD.

Division Name:

Street: 418 BEAVER ST

City: SEWICKLEY

State: PA Zip: 151431502

Country: USA

CAGE Code:

Unique Entity ID: S4QMN9YLJ866

Product/Service Code: C1DA Principal NAICS Code: 541330

Evaluation Type: Interim

Contract Percent Complete:

Period of Performance Being Assessed: 01/27/2022 - 01/26/2023

Contract Number: 36C77622C0019 **Business Sector & Sub-Sector:** Architect-Engineer

Contracting Office: PCAC HEALTH INFORMATION (36C776) **Contracting Officer:** SEAN

KAMINSKI Phone Number: (216) 701-7550

Location of Work:

Bay Pines VA Medical Center

Date Signed: 01/27/2022 **Period of Performance Start Date:** 01/27/2022

Est. Ultimate Completion Date/Last Date to Order: 11/18/2022 **Estimated/Actual Completion Date:** 11/06/2023

Funding Office ID: 36C776

Base and All Options Value : \$3,453,944 **Action Obligation:** \$2,941,364

Complexity: Medium **Termination Type:** None

Extent Competed: Full and Open Competition after Exclusion of Sources **Type of**

Contract: Firm Fixed Price

Key Subcontractors and Effort Performed:

Unique Entity ID:

Effort:

Unique Entity ID:

Effort:

Unique Entity ID:

Effort:

Project Number:

Project Title:

EHRM Infrastructure Upgrades Design project at the Bay Pines VA Medical Center (VAMC) in Bay Pines, Florida.

Contract Effort Description:

A-E has executed the contract to the original schedule and milestones without delays. A-E prepared for additional; field investigations for (16) relocated TR locations, (2) new fisher house buildings, and duct banking for (3) new future buildings. Periods of delay may occur during the modification contract process in scheduled in FY 23.

Small Business Subcontracting:

Does this contract include a subcontracting plan? No

Date of last Individual Subcontracting Report (ISR) / Summary Subcontracting Report (SSR): N/A

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Evaluation Areas Past Rating Rating

Quality: N/A Very Good
 Schedule: N/A Satisfactory
 Cost Control: N/A N/A
 Management: N/A Very Good
 Small Business Subcontracting: N/A N/A
 Regulatory Compliance: N/A Satisfactory
 Other Areas:
 (1) : N/A
 (2) : N/A
 (3) : N/A

Client Rating

Variance (Contract to Date):

Current Cost Variance (%): Variance at Completion (%):

Current Schedule Variance (%):

Assessing Official Comments:

QUALITY: Performance meets contractual requirements and exceeds some to the Government's benefit. The contractual performance of the element or sub-element being evaluated was accomplished with some minor problems for which corrective actions taken by the Contractor were effective. A-E has provided a higher level of product or service. The A-E had to over come obstacles with obtaining supporting information from the station (i.e.: available as-builts, documents, and TR location approvals). A-E executed extra efforts to plan for (16) relocated TR locations and verify site conditions.

SCHEDULE: The contractors performance met contractual requirements and was satisfactory. No problems were noted.

MANAGEMENT: Performance meets contractual requirements and exceeds some to the Government's benefit. The contractual performance of the element or sub-element being evaluated was accomplished with some minor problems for which corrective actions taken by the Contractor were effective. CORs observations of the A-Es Management (PM) has always been Very Good. The PM has been on target with scheduling activities for investigative teams resulting in fulfilled data collection for design development. PM & COR would communicate frequently during normal and off duty hours to arrange site visit and address needs of the project.

REGULATORY COMPLIANCE: The contractors performance met contractual requirements and was satisfactory. No problems were noted.

ADDITIONAL/OTHER: The contractors performance met contractual requirements and was satisfactory. No problems were noted.

RECOMMENDATION:

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Given what I know today about the contractor's ability to perform in accordance with this contract or order's most significant requirements, I would recommend them for similar requirements in the future.

Name and Title of Assessing Official:

Name: SEAN KAMINSKI

Title: Contracting Officer

Organization: Program Contracting Activity Central

Phone Number: 216-701-7550 Email Address: sean.kaminski@va.gov

Date: 07/25/2023

Contractor Comments:

ADDITIONAL/OTHER: Thank you for this evaluation. AE Works has enjoyed and continues to appreciate

every opportunity to work with the VA. We look forward to continuing to provide our services and supporting the VAs mission!

CONCURRENCE: I concur with this evaluation.

Name and Title of Contractor Representative:

Name: RICHARD WITT

Title: Chief Client Officer, Sr. VP

Phone Number: 412-287-7333 Email Address: rick@ae-works.com

Date: 09/18/2023

Review by Reviewing Official:

Review by Reviewing Official not required.

Name and Title of Reviewing Official:

Name:

Title:

Organization:

Phone Number: Email Address:

Date:



West Virginia Lottery Security Enhancements

Charleston, WV

Contract No. 0705 0705 LOT0700000001 1



AE Works embarked on a comprehensive project to modernize the physical security systems across five separate buildings within the WV Lottery facilities. The goal was to replace outdated components such as door locks, security cameras, fire alarms, call boxes, panic buttons, a mass notification system, and motion sensors with a fully integrated security system.

Approach: To tackle the challenge of varying systems across different locations, AE Works initiated the project by conducting thorough on-site surveys. These surveys involved not only the physical inspection of facilities but also engaging with the daily users of the spaces to understand their movements and interactions with existing security measures. This user-centric feedback was crucial in identifying operational inefficiencies and potential security vulnerabilities.

Following the surveys, our team engaged in detailed discussions with WV Lottery management and project leaders to present our findings and explore potential solutions. This collaborative approach allowed us to refine our strategy and proceed with well-informed design choices. Our process included extensive market research to select the most suitable technologies and vendors, ensuring that the chosen solutions were supported by reputable service providers with reliable local support capabilities.

Impact: The outcome of AE Works' design solution is a state-of-the-art, integrated security system that not only enhances the safety and security of the WV Lottery facilities but also addresses the specific operational needs of the organization. The new system simplifies security management, reduces vulnerabilities, and improves overall employee safety. By integrating

KEY FEATURES

- Local WV project
- Facility condition assessment of 5 buildings to support design
- Physical security system upgrade of critical state offices
- Comprehensive solution: door locks, security cameras, fire alarm, call boxes, panic buttons, a mass notification mechanism, and motion sensors
- Multi-location (5) system upgrade
- 287,132-SF

TOTAL PROJECT VALUE

Est Construction Cost:
\$1.5M (est.)

AE Works Fee:
\$218K

AE Works' Percent of Contract:
99%

PERIOD OF PERFORMANCE

Design: 2022 - 2023

cutting-edge technology and user-focused design, AE Works has delivered a solution that significantly boosts the operational integrity and security of the WV Lottery's assets, ensuring their protection against potential threats.

PROJECT GOALS

- Modernize and standardize physical security systems across all WV Lottery facilities.
- Enhance the safety and security of personnel, assets, and operations
- Eliminate vulnerabilities created by outdated or fragmented systems.
- Improve operational efficiency through integrated, user-informed security design.
- Ensure long-term support and reliability through vetted technologies and vendors.

PROJECT OBJECTIVES

- Conduct thorough on-site assessments of existing security infrastructure at all five facilities.
- Gather user feedback to identify operational inefficiencies and security concerns.
- Collaborate with WV Lottery leadership to align solutions with organizational needs and goals.
- Design and implement an integrated security system incorporating:
 - Door locks
 - Security cameras
 - Fire alarms
 - Call boxes
 - Panic buttons
 - Mass notification system
 - Motion sensors
- Perform market research to select high-performing, locally supported security technologies.
- Streamline security management processes with centralized, easy-to-use system architecture.
- Deliver a future-ready, scalable system that meets current demands and anticipates emerging threats.

PROJECT TEAM

David Sperry, RCDD - Telecom

REFERENCE

Jodi Hash, Procurement Division
JHash@wvlottery.com

References

**West Virginia Lottery Security Enhancements
Charleston, WV**

**Jodi Hash, Procurement Division
JHash@wvlottery.com**

**VA CFM, Department of Veteran Affairs Facade
Inspection (VISNs 1,2,3,4)**

**John H Ezell, Contracting Officer,
John.Ezell@va.gov**

**Carnegie Mellon University (CMU), Confidential
Facility Condition Assessment
Pittsburgh, PA**

**Chris Conroy
cconroy@andrew.cmu.edu**

**Duquesne University, Living Learning Center
Facility
Pittsburgh, PA**

**Christopher Collins
412.396.5836 | collinsc559@duq.edu**

**VA CFM, Analysis of Hospital Building System
and Update of VAHBS Life Cycle Cost Analysis
CO, FL, LA**

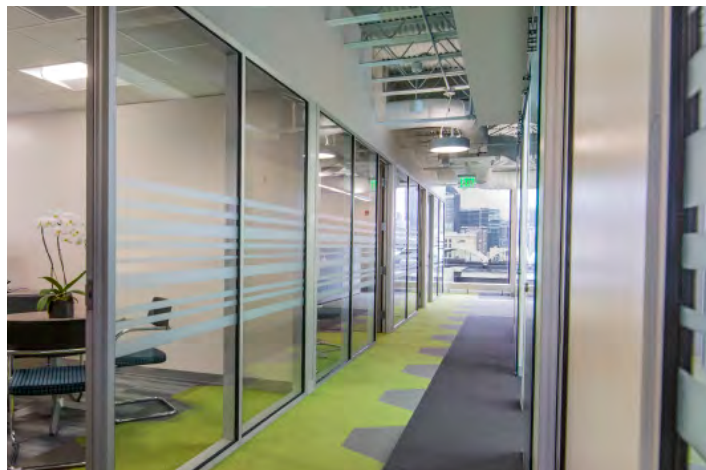
**Carla Maria, Contracting Officer
carla.maria@va.gov | 202.876.6511**

**VBA, Nation-wide Annual Workplace Evaluations
Nationwide, Nationwide**

**Saundra Jackson, Safety and
Occupational Health Manager,
202.461.5232**

**Bay Pines VAMC Electronic Health Records
Modernization (EHRM)
Bay Pines, FL**

**Kenneth Farrell, Sr., COR
kenneth.farrellsr@va.gov | 727.398.6661**



“AE Works continues to perform above expectation with regard to their management style and collaboration with Government program officials. During the COVID-19 crisis, AE Works has been exceptional in their flexibility in performance of site surveys and inspection of VBA facilities across the nation. Their ability to find a way to get it done has been noteworthy.”

Veterans Benefits Administration, Nationwide
Annual Workplace Safety + Security Evaluations

*AE Works received all “Very Good” and
“Satisfactory” client ratings.*



2. GOALS & OBJECTIVES

ANTICIPATED CONCEPTS 45

METHODS OF APPROACH 46



Goals and Objectives: Anticipated Concepts and Methods of Approach

Approach to Goals, Objectives, and Methods of Execution

At AE Works, our approach to facility asset inventories and site inspections begins with a deep technical understanding of building systems, operational needs, and life-cycle investment strategies. With more than 25 million square feet of facility assessments completed nationwide—including for federal, state and local government, and higher education clients—we are uniquely positioned to implement BUILDER™ Sustainment Management System (SMS) services that are accurate, efficient, and strategically aligned with the West Virginia Army National Guard, Construction and Facilities Management Office's goals.

Understanding the Project

This effort represents Phase 3 of the BUILDER™ SMS program for the West Virginia Army National Guard (WVARNG). AE Works will complete building inventories, baseline condition assessments, and data integration in compliance with USACE-ERDC-CERL BUILDER™ SMS manuals and guidance.

OUR ANTICIPATED METHODS AND CONCEPTS

1. Building Component Inventory & Visual Inspections.

AE Works will inventory building components and perform baseline visual inspections for selected WVARNG facilities using the most current BUILDER™ methodology. Our experienced assessors—including registered architects and engineers—conduct phased site visits to streamline data capture and minimize disruptions. These inspections will:

- Identify the current condition of building systems
- Estimate remaining useful life
- Document component-level deficiencies

- Capture photos and attribute data aligned with BUILDER™ protocols

We leverage digital tools, including tablets and integrated apps, for real-time data collection and accurate upload into the BUILDER™ database.

2. BUILDER™ SMS Data Population

Our team will populate system inventory data directly into the latest version of BUILDER™ SMS, ensuring compliance with federal lifecycle asset management requirements. We have experience working with UniFormat-based tools and within structured data environments and aligning our QA/QC process with USACE and WVARNG CFMO expectations for accuracy, completeness, and audit-readiness.

3. Power BI Dashboard Development

AE Works will design and deliver a user-customizable Power BI dashboard that enables actionable insights and strategic decision-making. The dashboard will:

- Integrate with BUILDER™, PRIDE, and ePRISMS
- Allow user-specific views of condition metrics and investment priorities
- Support filtering by site, component, or funding year
- Provide export-ready visuals for reporting
- We will provide a dashboard that is intuitive, secure, and scalable to future program phases.

4. Efficient Project Management & Delivery

We understand that this project involves multiple tasks, stakeholders, and facilities across the state. Our approach includes:

- A clearly defined work action plan and execution schedule to coordinate site visits at the start of the project, and coordinated if access or schedule



changes arise to minimize impact to ongoing operations

- Monthly progress tracking and regular client check-ins
- Integrated QC checks by peer technical professionals before data submission
- Rapid and accurate entry of inspections into BUILDER™ SMS

We will also prepare all deliverables according to the submission schedule, including summary reports and integration documentation.

WHY AE WORKS

AE Works brings a seasoned team that has performed large-scale facility assessments and implemented data-driven systems for capital planning. Our extensive renovation expertise gives us deep experience and knowledge of existing conditions and building performance. Our past work with federal and military clients ensures that we understand mission readiness, security clearance procedures, and the importance of operational continuity.

With our technical depth, BUILDER™ knowledge, and track record of translating field data into strategic decisions, AE Works is well-prepared to deliver a successful Phase 3 implementation that empowers the WVARNG to plan confidently for the future.

Smart Scheduling, Minimal Disruption.

Our team collaborates closely with facility operators and stakeholders to schedule assessments that minimize disruption—often performing surveys during off-hours to keep operations uninterrupted.

Tech-Enabled Accuracy. Equipped with digital scanning, mobile data collection tools, our team documents conditions comprehensively and efficiently.



Newington VA Medical Center, New Energy Center Facility Condition Assessment & Renovation

Received all “Exceptional” CPARS ratings.

“Demonstrated the knowledge and competency to foster a productive relationship. Multiple site visits, round table discussions and requests for documents occurred to provide an inclusive discourse.”
Jodi Ruggiero, Contracting Officer

Facility Condition Assessments By the Numbers

630

Number of
Buildings Assessed

200+

Facility Condition
Assessment Projects

25M+

Square Feet Assessed

A photograph of an industrial facility, likely a power plant or refinery, featuring a complex network of white pipes and machinery. The pipes are labeled with yellow and black hazard stripes and text such as "ATOMIZING STEAM" and "NATURAL GAS". In the foreground, there are large grey electrical control cabinets with various gauges and switches. The background shows more industrial structures and a concrete floor.

3. PROPOSED PROJECT MANAGEMENT - QUALITY & COST CONTROL PLANS

PROJECT MANAGEMENT PLAN49-50

QUALITY CONTROL PLAN51-52

Project Management and Quality Control

As a full-service A/E team, we are accustomed to providing multidiscipline assessment efforts on a broad range of projects, simultaneously. Through years of experience leading federal projects, we are able to effectively allocate our professional staff resources. All these factors support our team's ability to successfully execute projects in a timely, cost effective manner. AE Works will maintain overall responsibility for the maintenance of the contract, QA/QC, and the performance of the entire team, including sub-consultants. A "Kick-off Meeting" with the Owner, Key Stakeholders and the Design Team will set the tone for the project, establish schedule, and confirm the scope.

This approach includes these key activities:

- Development of lines of communication.
- Identification of team members and their roles.
- Tie down the hierarchy of decision-making.
- Determination of how project processes will be successfully weaved into the overall project.
- Establishment of a Risk Register that will be updated throughout the project.



THE COORDINATION OF DISCIPLINES:

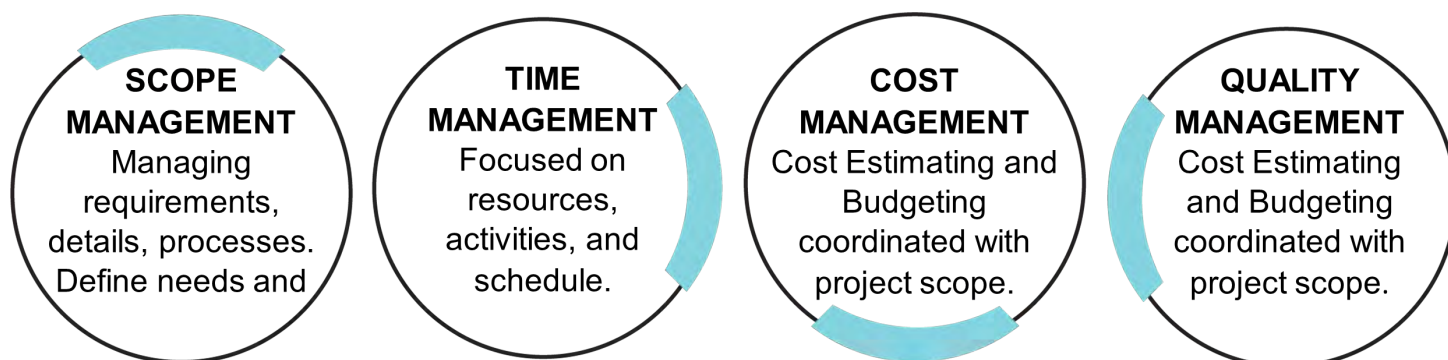
AE Works ensures seamless coordination among A/E disciplines through regular team communications, shared project schedules, and recurring meetings.. Our team, including subconsultants, is trained in using BIM, 360-degree cameras, Plangrid, Procure, and Bluebeam Studio Sessions.

DESIGN QUALITY MANAGEMENT/CONTROL PROCEDURES:

We will develop a Project-Specific QA/QC Plan for this project that each team member contributes to developing. This plan outlines expectations and QA/QC activities such as milestone reviews as well as budget and schedule controls, complete with constant monitoring with prompts for any deviation.



PROJECT CONTROLS



PROJECT MANAGEMENT FOCUS ON QA/QC:

Our Project Manager oversees our QA/QC process. AE Works' Project Managers, like Michael Carroll, PE, are dedicated solely to project management rather than dual roles in design or engineering. Michael Carroll brings nearly 20 years of experience, including over five (5) at AE Works, in project management and mechanical design for federal clients. Having led diverse projects ranging from \$5M to over \$90M+, Michael has the expertise with the facility conditions assessments life cycle to ensure effective project leadership, even under demanding schedules.

AE Works Project Control Considerations

- Understanding who stakeholders are and making sure that they are included early.
- Facilitating an interactive project process, working collaboratively with stakeholders to define goals and expectations.
- Bottom-up data gathering process layered on top of a top-down decision making process.
- Making budget a priority - being vigilant about design costs and final construction costs.
- Providing alternative solutions to help the team better determine the "Best Value" solution.

"The contractor's use of imagery, thermal captures and analysis in their reports was a benefit to the Government...fully capturing potential issues at facilities and documenting for understanding and potential action."

John H Ezell, Contracting Officer

VA CFM, Department of Veteran Affairs Facade Inspection (VISNs 1,2,3,4)

AE Works received **"Very Good"** evaluation ratings.



AE Works' Quality Control Plan

Leadership...Craftsmanship...Integrity...The core values of AE Works. AE Works' President Michael Cherock, PE started AE Works focused on those exact values instilled upon him during his time in the Navy. Those exact values are the foundation of AE Works' Quality Assurance / Quality Control (QA/QC) Plan. With a full-service offering, AE Works believes that different perspectives, ideas and feedback enhance the design process. In this collaborative framework and connected with our core values, QA/QC processes are essential to our design process.

We develop a Project-Specific QA/QC Plan for each project that each team member contributes to developing. This plan outlines expectations and QA/QC activities such as milestone reviews and budget and schedule controls, complete with constant monitoring with prompts for any deviation.

PROJECT MANAGEMENT

We view Project Management as a dedicated and specific technical discipline. Our Project Manager is responsible for administering and managing our QA/QC process outlined below:

QUALITY MANAGEMENT PROGRAM

AE Works defines Quality Control, as activities performed by the Project Team to produce a document that meets the accepted Professional Standard of Care required by that practice. The Standard of Care and the level of quality of services of each discipline are the responsibility of AE Works' professionals with working knowledge in their disciplines. AE Works' designers, architects and engineers maintain engagement with professional associations specific to their disciplines by attending conferences, workshops and on-line seminars to earn continuing education credits and stay up to date on changes to standards.

AE WORKS TOOLS, PROCESSES & TECHNOLOGIES TO SUPPORT QA/QC

- Regular Communications, Meetings
- Shared communications - Procore
- Detailed work plan, constant updates
- Multi-Disciplinary Peer Reviews by "fresh set of eyes"
- Staff Training – Avg. 40-Hours of CEUs firm-wide
- Internal charrettes, interactive design reviews
- BIM Technology
- Project Services Team with Construction Backgrounds = "in the field" perspective on phasing, constructability, cost, and biddability giving the most accurate site assessments needed



DOCUMENT REVIEW

To further support QC, we have a detailed document checklist to ensure that the right people review the documents for the right items. We use Bluebeam Studio for live QA/QC interactive sessions. This tool can be used by AE Works, client and team, allowing all parties to see and respond to comments – and house all the information in one place.

QUALITY ASSURANCE

AE Works defines Quality Assurance as the organized system of actions taken by project-independent individuals (not part of the Project Team) Peer Reviewers to verify that quality control is effectively exercised by confirming objectively that the deliverable meets the professional standard of care for each discipline. This independent review provides assurance that the deliverable will satisfy the given requirements for quality by applying a fresh set of eyes. For each task, Peer Reviewers will be selected for their backgrounds and recognized familiarity with required professional standard of care for their disciplines.

In addition to these reviews, to better enable the determining whether a project is biddable and buildable, AE Works has an in-house Project Services Group with staff that offer backgrounds in construction management, facility management and maintenance as well as providing owner's representative services to support our QA/QC with an "in the field" perspective on phasing, constructability, cost, and biddability.

“Demonstrated the knowledge and competency to foster a productive relationship. Multiple site visits, round table discussions and requests for documents occurred to provide an inclusive discourse.”

Jodi Ruggiero, Contracting Officer

Newington VA Medical Center, New Energy Center Facility Condition Assessment & Renovation
AE Works received **“Exceptional”** evaluation ratings.