

STATEMENT OF QUALIFICATIONS

Professional Architectural/Engineering Planning and Design Services New City Building

City of Dayton, KY

November 28, 2017



engineering | architecture | geospatial



engineering | architecture | geospatial

Statement of Qualifications

Professional Architectural/Engineering Planning & Design Services New City Building | City of Dayton, KY

Table of Contents

Transmittal Letter

Section 1.0 Firm Background & Overall Qualifications

Section 2.0 Key Project Staff

Section 3.0 Project Approach

Section 4.0 Relevant Experience

Section 5.0 References

Appendix A Resumes

Appendix B Project Descriptions

TRANSMITTAL LETTER



November 27, 2017

Mr. Michael Giffen
City Administrator
514 Sixth Avenue
Dayton, KY 41074

RE: Statement of Qualifications | Professional A/E Planning & Design Services for New City Building

Dear Mr. Giffen and Evaluation Committee Members:

GRW values the opportunity to submit our qualifications for architectural design for Dayton's proposed New City Building project. It's an exciting project to look forward to and we would like to work with you on it. We believe our Lexington-based GRW team is ideally suited, capable, and committed to helping the City complete its project.

We are familiar with the initial needs of your project based on our review of your Request for Qualifications, as well as research related to the site and the projects going on in your community. As we outline our qualifications and experience, we are mindful that your successful new building project will involve several key elements.

- Good teaming and thoughtful partnering (*Sections 2.0, 3.0*).
- Knowledge and experience with the design of similar facilities (*Section 4.0, Appendix B*).
- Proven ability to work closely with you to meet your goals for cost and schedule (*Sections 3.0, 5.0*)
- Passion to deliver a facility you can be proud of and that meets all your needs.

We Have the Talent and Capacity: GRW is a full-service architectural, engineering, and geospatial firm. Among our more than 200 employees are architectural professionals; electrical, mechanical, civil/site and structural engineers, and technicians. Close collaboration among our in-house multidisciplinary project teams results in a superior set of bid plans and specifications for your project.

We Are Committed to Building Relationship with You Based on Trust: By choosing GRW for your professional services, you are choosing a company that delivers on our promises. You can expect our full attention starting on day one, and extending to the day of project completion and beyond. Delivering projects that meet our clients' goals – honestly, reliably, and efficiently, time after time – is the reason why GRW has achieved a 90% rate of repeat business.

We look forward to the next step in your selection process and welcome the opportunity to meet you in person to present for our additional ideas toward the successful completion of your project.

Respectfully submitted,

Aaron Nickerson, AIA, CID, LEED Green Associate
GRW Architect / Project Manager
anickerson@grwinc.com

Authorized Representative

Mr. Aaron Nickerson
GRW Architect / Project Manager
anickerson@grwinc.com
859-223-3999

Office Location

Lexington, KY

SECTION 1.0 | **Firm Background &
Overall Qualifications**

1.0 Firm Background & Overall Qualifications

GRW is a Kentucky-owned, Kentucky-based multidiscipline architectural, engineering, and planning firm with more than 50 years of experience. We are recognized nationally as a top A/E design firm.

Our experienced, customer-focused team delivers award-winning, highly functional projects. *Building Design and Construction's Giants 300* report ranks GRW among the nation's top firms in design and construction.

By selecting GRW, the City of Dayton will be working with a full-service firm with knowledgeable team members who regularly provide architectural, engineering, and geospatial services in Kentucky and throughout the region.



GRW Knows Kentucky

When it comes to navigating the ins-and-outs of working with Commonwealth of Kentucky regulatory entities, GRW will lead the way. Since our founding in 1964, a substantial portion – approximately 70% – of our work has been completed for clients in Kentucky. Our team members are well versed in the applicable codes and regulatory requirements for the projects we design across the Commonwealth.

Firm's Philosophy: Building a Trust Relationship

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



Edmonton City Hall, Edmonton, KY



Frankfort Plant Board Administration Building, Frankfort, KY



Del Rio Police Station, Del Rio, TX

GRW's In-House Building Design Services

Your GRW team includes a full-service building design studio, with architectural professionals supported by an in-house team of electrical, mechanical, structural and civil/site engineers and technicians – as well as surveyors and geospatial professionals offering LiDAR, GIS, and aerial mapping/imagery.

Our architectural division has led numerous facility renovations and expansions, as well as new facility construction for federal, local and state governments, and commercial markets.

We can complete all project phases, from initial concept design through construction administration and inspection, using our in-house professional staff.

GRW delivers designs that maximize the potential of the site, and integrate the architectural and engineered features of the building in relation to its environment.

A sample of the building design services GRW regularly provides:

Architecture

- Programming
- Planning
- Space Utilization Studies
- Building Design
- Sustainable Design
- Life Safety
- ADA Compliance Studies
- Construction Administration
- Cost Estimating

Mechanical

- HVAC and Plumbing
- Energy Management Systems
- Energy Audits
- Fire Protection
- Air Pollution Control

Civil / Landscape Architecture

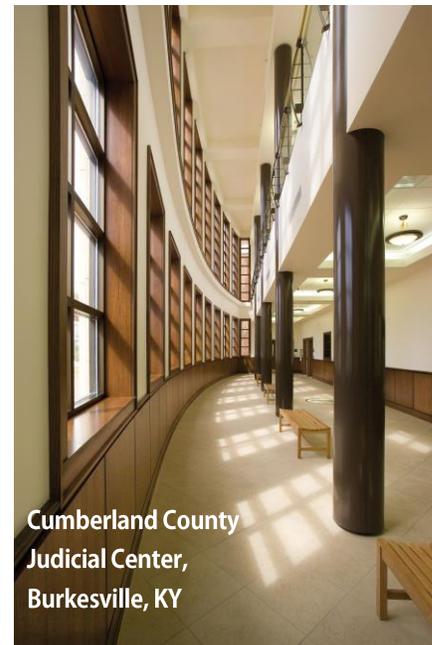
- Site Development
- Parking and Roads
- Storm Drainage

Electrical

- Lighting (Exterior, Interior)
- Computer Networking/Design
- Communications & CATV
- Fire Alarm
- Security Systems

Structural

- Building Structures
- Foundations



Cumberland County
Judicial Center,
Burkesville, KY

Attention to Cost

As public officials, you are accountable to the public for the expenditure of public monies. The GRW team understands your obligation and stands prepared to help deliver a project that is cost-effective and that represents an efficient and appropriate use of public funds. Throughout the design process, budget and costs are on the table and in discussion at every design meeting. GRW takes particular pride in the quality of our design and specification documents.

Our attention to detail is reflected in the very low change order ratio and the close estimate to bid ratio that our clients enjoy. The average low bid on our projects is within 5% of our estimate and the spread of bids is generally less than 15%. This indicates that our plans are clear, easy to understand and leave no doubt in bidder's minds as to the intent of the contract documents.

Experience with Government Agencies

GRW brings a 50-plus-year history of delivering a wide range of projects to federal, state and local government agencies. Our experience includes facility renovations and expansions, as well as new facility construction for:

- City Halls
- Utilities Offices
- Extension Offices
- Courts Facilities
- Detention Centers
- Fire and Police Stations
- Health Departments
- Senior Centers
- Community & Visitors Centers
- Libraries
- Streetscape, Park & Recreation Facilities

A few of GRW's government clients in Kentucky include:

- Frankfort Plant Board
- Corbin Utilities
- City of Nicholasville
- Lexington-Fayette Urban County Government
- Jessamine County
- Harlan County Fiscal Court
- Murray State University
- Nicholas County Fiscal Court
- City of Harlan
- Northern Kentucky Area Development District
- Robertson County Fiscal Court
- City of Hodgenville
- University of Kentucky
- Cumberland County Fiscal Court
- Commonwealth of Kentucky
- City of Versailles
- Monroe County Fiscal Court
- Oldham County Water District
- Pulaski County Schools

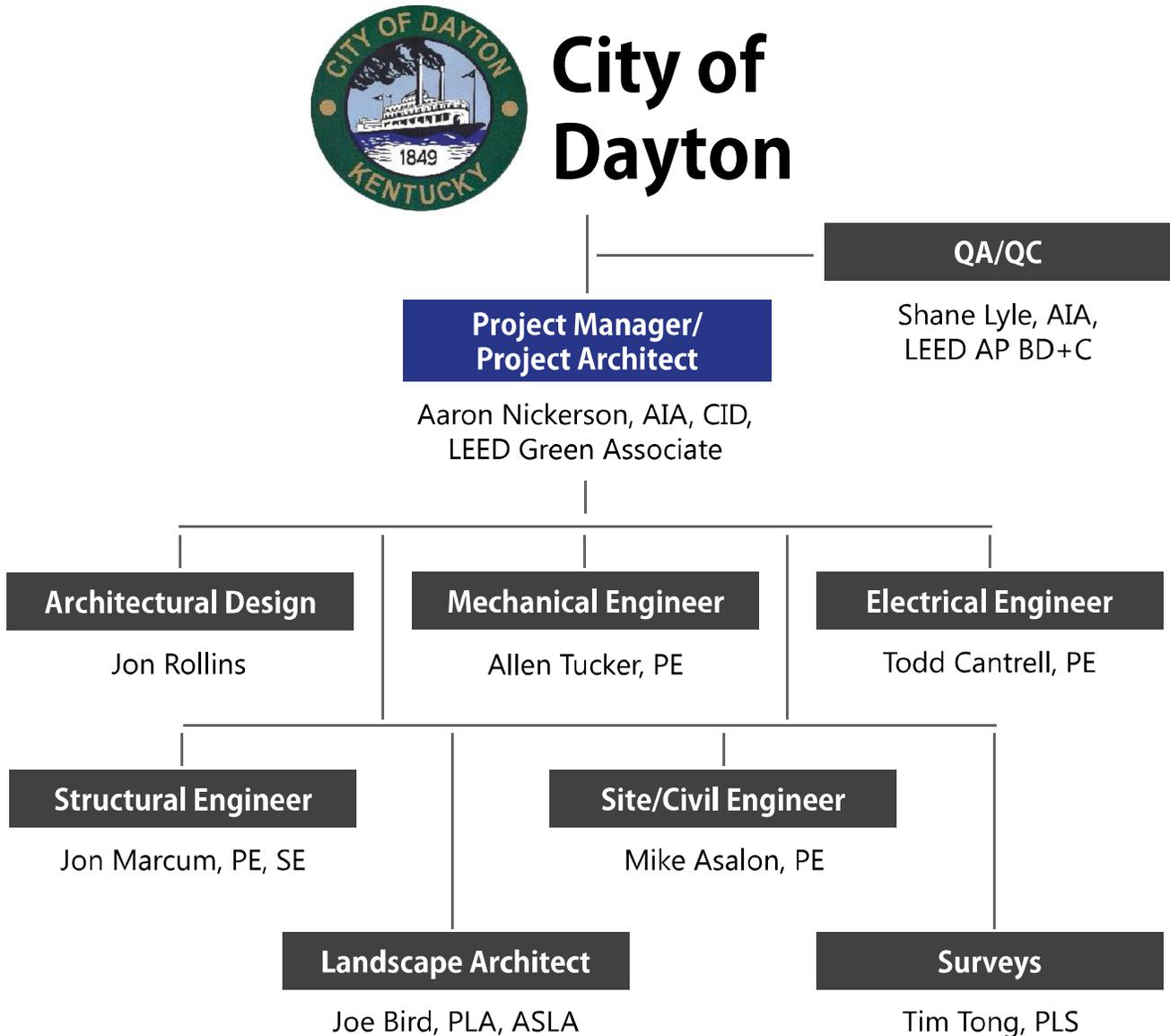


SECTION 2.0 | Key Project Staff

2.0 Key Project Staff

Our goal is to provide the City with supportive ideas and effective building design delivered by the right mix of staff. GRW has drawn upon the talents of our architectural design professionals and engineers to provide you with a team capable of addressing your project's needs.

The organizational chart below lists our key personnel and their assigned roles for your project. Introductions to each professional and their responsibilities are provided in this section. Resumes for each team member are provided in **Appendix A**.



Introduction to the Project Architect & Team Member Roles



Aaron Nickerson, as Project Manager (PM), will lead the GRW team through all phases. He recently led the design for the Frankfort Plant Board's new three-level, 46,000 SF administration building and the 6,725 SF telecommunications building. The GRW team members assigned to your project have worked with Aaron on many successful projects providing programming, planning, design, and construction phase services.

Aaron has 11 years of experience and earned his bachelor's and master's degrees at the University of Kentucky.

One of Aaron's most recent projects was the new administration building for the Frankfort Plant Board, Frankfort's primary municipal utility responsible for providing electric, water, cable TV, internet, and security services to the city and area. We believe the comments shared by

Sharmista Dutta, the Plant Board's project manager reflect Aaron's strengths and mindset all assignments he undertakes.

"I wanted to take this opportunity to thank you [Shane Lyle] and Aaron for the work you have provided for FPB's administration building, as well as provide a few comments about Aaron. From the beginning, Aaron has been attentive and took the time to gain a good understanding of how our business functions. With this knowledge, he developed a design for the building that will truly suit the needs of our company. As the project has progressed, Aaron has responded immediately to every question and issue, as well as making the appropriate revisions when necessary. He

has been readily available throughout the project and continues to work to keep the project within budget and on schedule.

Considering this is my first building project, he has been extremely helpful in explaining the general construction process to me. I know that I will always receive a well thought out and immediate response to any questions that I have, and I am fortunate to be working with GRW. Aaron, along with the rest of the GRW project team, has been helpful and responsive throughout the design and construction phases.

I am also aware of the interaction between him and the general contractor. I know Aaron places great emphasis on ensuring the project is constructed as specified and allows no short cuts. He is an advocate for the owner; and FPB is assured that Aaron and the GRW team will not overlook any details in order to deliver a high quality project.

Thank you again for your time and dedication to our project."

Sharmista Dutta, PE,
Water Engineer,
Frankfort Plant Board

Additional recent examples of Aaron's leadership capabilities are the programming and master planning guidance he's provide for the City of Nicholasville and for Hardin County Water District No. 2.

In Nicholasville, Aaron led the completion of a comprehensive master report to address the City's current and future facility needs. It includes a programming study for a new city hall building.

For Hardin County, Aaron led the completion of an Office Building Facilities Assessment, as well as a master plan for the municipal utility's new administration building.



Shane Lyle, as QA/QC, will review and advise on the project documents, design, and

budgetary costs.



Jon Rollins, architectural designer, will work closely with Aaron as planning and design gets

underway on your project. Jon and Aaron have worked together on several similar projects including the recently completed Frankfort Plant Board (FPB) Administration Building and Telecommunications Headend Facility.



Allen Tucker will lead the team's mechanical engineering services. Allen also worked

with Aaron on the Frankfort Plant Board new buildings, City of Nicholasville City Hall and Hardin County Water District No. 2 Master Plan as well as the Corbin (KY) City Utilities offices, and other similar buildings.



Todd Cantrell will lead the team's electrical engineering services. Todd also worked

with Aaron on the Frankfort Plant Board's new buildings, City of Nicholasville City Hall and Hardin County Water District No. 2 Master Plan. He has provided electrical engineering services for numerous, similarly sized educational building projects, giving him a strong background in video- and audio-related system design.



Mike Asalon brings recent experience in Dayton to the team. He will lead the team's site/civil

engineering services. Mike has served as Project Engineer, completing field surveys, site plan, grading and drainage plans, and erosion control on many projects including the Frankfort Plant Board new buildings, City of Nicholasville City Hall and Hardin County Water District No. 2 Master Plan.



Jon Marcum is a highly qualified and experienced member of the team. As GRW's lead structural

engineer, he plays a key role in most every GRW building project, including serving as structural engineer for the Frankfort Plant Board's telecommunication building renovation work and City of Nicholasville and Hardin County Water District No. 2 programming and master plans.



Joe Bird brings his strong landscape architectural design skills to the GRW team. Joe is focused

and knowledgeable and has recent experience working with Aaron on the Frankfort Plant Board new buildings and numerous other projects with most members of this GRW team.



Tim Tong is an experienced, licensed professional surveyor available to meet your

surveying needs. He regularly supports GRW's clients and project teams as survey manager and is capable of performing a variety of survey types. He most recently worked with Aaron on the FPB's Telecommunications Headend Facility, which presented several site challenges.

SECTION 3.0 | Project Approach

3.0 Project Approach

Design Process

The ultimate measure of success of any project we work on is how well the completed product meets your needs and aspirations. To this end, our project team is committed to establishing an inclusive, methodical and logical approach to the programming, design, and construction administration process. Our objective: providing a positive and successful project for the City and Community of Dayton.

The facility design will be one that looks to the City and Community's future, with the goal being to establish your new facility as a vibrant and comfortable home for your City operations for years to come.

To achieve these goals, we propose to:

- Meet with representatives from the City of Dayton, as needed to insure that programming and design goals are fully understood and addressed
- Design in a manner that looks to both current and future needs of the City
- Develop a design using materials, details and style that is aesthetically pleasing and compatible to the surrounding City block
- Use materials and details that are attractive and functional, and which give proper consideration to minimizing long-term building maintenance
- Maintain an interactive and collaborative process through all phases of design and construction with the City and Community

Mr. Aaron Nickerson, our Project Manager, will have primary responsibility for coordinating the work of each team member. To accomplish this, he will schedule regular project team meetings during each phase of the design and construction process to discuss coordination issues. As a partner of the firm, your assigned Project Manager is able to allocate internal staff as necessary to produce this project on your desired schedule. Internal Design Team meetings will be conducted regularly throughout each project, to review project issues, and to insure compliance with projects goals and deadlines. The Project Manager runs these meetings, and as a result of feedback received, he can make additional staff assignments, or arrange other Firm resources as needed to help meet the goals for your project.

The typical project, once authorized by the Owner, will include the Project Manager, along with all the necessary supporting Project Design Team members.

Six Key Phases

The phases of this project are proposed to include:

1. **Programming**
2. **Schematic Design**
3. **Design Development**
4. **Construction Documents**
5. **Bidding / Negotiation**
6. **Construction Administration**

A narrative overview of these phases are described as follows. A detailed diagram along with estimated milestones/schedule is provided in this section as well.

1. **Programming**

The initial phase consists of programming required building spaces and amenities, assessing site options, procuring a site survey, procuring geotechnical reports and developing/confirming the initial project budget. This phase's deliverable: Develop and outline the goals, needs, and budget moving forward into design.

GRW's in-house A/E design studio (architectural and engineering staff), and in-house surveying team, are well-equipped to perform this scope.

During the site assessment process, the design team will identify anomalies that might affect the successful development of the site and proposed building. Using existing documentation (if any) and field-

measurements, the design team will prepare digital drawings of the existing conditions, to the extent necessary for understanding the project.

2. Schematic Design

In the schematic design phase, the design team will conduct an initial kickoff meeting with you to review and confirm the programming developed for your facility, and to discuss your overall goals for the design. Documents are created to the 15% to 30% complete level, and cost estimates prepared to validate your estimated cost to construct budget. During this process, we will meet with you to review the progress of the work and discuss design issues. The final schematic design documents will consist of drawings, a preliminary cost estimate, and a listing of proposed specification sections to be provided. Review comments from your staff are implemented and disposition recorded.

3. Design Development

During design development, the design team will take the project design to approximately 50% to 60%, and as more details are shown on the documents, internal review will become more focused on code issues and fitness of use. The deliverables are drawings, edited specifications, and an updated cost estimate.

Equipment cut-sheets, as well as detailed calculations for equipment, will be provided as necessary to make the design direction clear to you and your staff. Documents will be reviewed and studied for conflicts. This review helps ensure that all systems and components have been defined, that the project complies with building codes and regulations, and that adequate information has been provided for a more complete estimate of construction cost. Again, your review comments shared, comments are implemented, and disposition recorded.

4. Construction Documents

After design development documents accepted and authorization is provided to proceed to construction documents, the design team will complete the design for all disciplines. At this phase the drawings and specifications are reviewed for completion and clarity.

The construction documents consist of the final drawings, final estimated cost to construct estimate, final specifications, and final design calculations.

Prior final completion and submission for bidding, a final meeting with you is recommended. The agenda will be to go over the design documents one last time, to be sure they fully integrate your programming goals. It is also a time to be sure, in a face-to-face meeting, that everyone agrees with information shown on the documents. If the outcome of that meeting is accepted, we move to the bidding process.

5. Bidding / Negotiating

After all parties have accepted the construction documents, GRW will submit for plan approval to the AHJ if desired prior to releasing the documents for bid. Following approval GRW will aid in developing the bid documents, project manual, and compilation of the construction documents for bid. GRW also will aid in the release of bid documents, announcement, listing of the documents on plan rooms, and tracking of bidders.

Prior to the bid opening, we will hold a pre-bid meeting with you to review the site, conditions, and construction documents with prospective bidders. Following, GRW will attend the bid opening defined by the owner and aid contract development.

6. Construction Administration

Following project Award to the successful general contractor, GRW anticipates providing CA services including:

- Progress Meetings / Site Visits (Monthly / Bi-Monthly)
- Review Progress Payment Applications
- Review and Provide RFI's, ASI's, Change Orders, Substitution requests
- Review Shop Drawings
- Substantial Completion Inspections
- Project Closeout / Owner Occupancy Documentation
- Record Documents

In-House Capacity and Services

GRW offers you access to a full-service building design studio of 40 plus, with architectural professionals supported by a full service in-house A/E team. Services including architecture, structural, civil, landscape architecture, mechanical, plumbing, electrical, and surveying will be provided for your project.

GRW's in-house design team gives us the ability to successfully plan, design and deliver large, complex projects, as easily as smaller projects. By delivering these services with complete integration, we can help expedite design schedules, and provide a high level of overall cohesiveness.

The design team (Section 2.0) assembled to perform your scope of work is coming off of numerous

projects that directly relate your yours, including the Frankfort Plant Boards facilities, City of Nicholasville City Hall programming, Hardin County Water District No. 2. Planning and more shown in **Section 4.0**. The team is ready and prepared to **dive into your project with** the required attention and dedication to provide a successful project for the City and Community.

All key personnel listed in this proposal are **immediately** available for this project and are prepared to commit the time, **attention**, and resources required for successful completion of our services in a timely manner, ultimately providing a successful project for the City and Community of Dayton.

Scheduling – Budget – Document Management

Schedule management is a high priority to any successful project. The Architect shall defined and identify the project schedule and schedule milestones based on owner input and the approved design phases, starting with programming. The schedule will be regularly viewed for conformance and revisited during project changes during Design – Bidding – Construction. This schedule will be maintained and made available to the City to maintain and track your goals. See included **Design Delivery Schedule**.

The **Budget** for the project will be closely observed and maintained through multiple design phase estimates (programing, schematic,

design development, and Construction documents) which will be included in the design schedule. At each phase the Architect will review the developed project scope and budgetary estimate with the Owner. If changes in project cost and / or scope occur, options will be clearly defined and reviewed prior to moving forward. This allows for all parties to be involved and understanding of the projects direction and options.

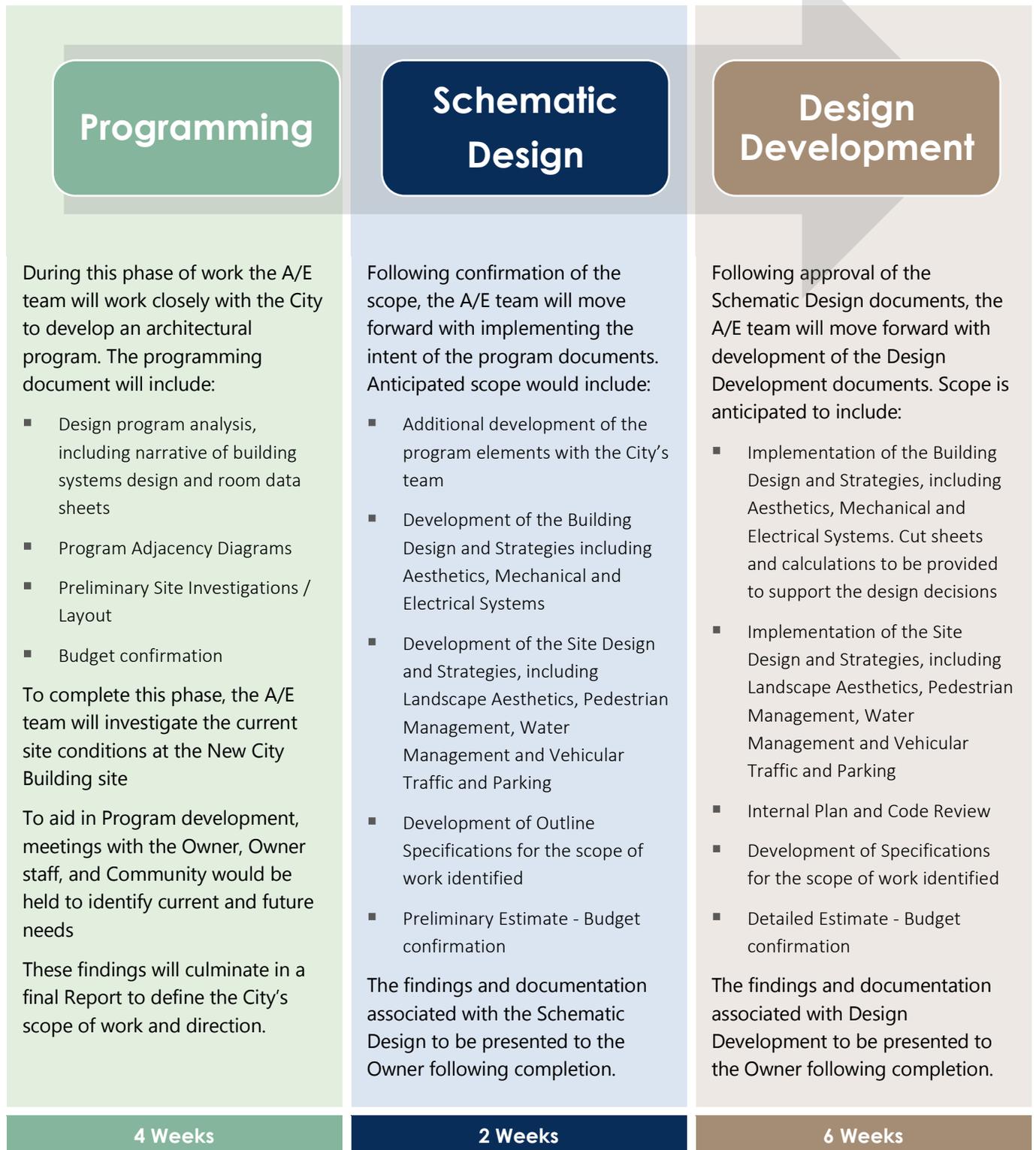
GRW uses **Newforma® Project Center** to manage all project related documents. Tracking of Schedule, Budget, construction RFI's, ASI's, CO's, contractor Payment Applications, A/E field



reports, and inspections are maintained and tracked within this software, centralizing the document management. This becomes extremely beneficial to the Owner and Architect to monitor and control the flow of information related to a project. Information is tracked through "Info Exchange," which allows sharing of project information through a controlled portal, by the project team.

City of Dayton - New City Building

Proposed Project Delivery Schedule



← Design Delivery Duration →

Proposed Project Delivery Schedule (continued)



← **Design Delivery Duration** →

** Proposed Schedule Does Not Include Owner Review Periods*

SECTION 4.0 | Relevant Experience

4.0 Relevant Experience

This section contains an overview of GRW’s experience with projects similar to your New City Building. Several of the brief description in this section are supplemented by one-page project profiles included in **Appendix B**. The matrix below illustrates our team’s experience working together on a few of the projects in Appendix B. References for many of these projects are provided in **Section 5.0**.

Key Team Members	Nicholasville City Hall Programming Study & Fire/Police Building Needs Assessment	Frankfort Plant Board Administration Building	Hardin County Water District No. 2 Office Building Facilities Assessment & Administration Building Master Plan	Frankfort Plant Board Telecommunications Headend Facility	Nicholasville Municipal Utilities Building Renovation	Jessamine County Courthouse Architectural and Structural Assessment
Aaron Nickerson PM	✓	✓	✓	✓	✓	✓
Shane Lyle QA/QC	✓	✓	✓	✓	✓	✓
Jon Rollins AD		✓	✓	✓		
Allen Tucker ME	✓	✓	✓	✓	✓	✓
Todd Cantrell EE	✓	✓	✓	✓	✓	✓
Mike Asalon SC	✓	✓	✓	✓	✓	
Joe Bird LA		✓	✓	✓		
Jon Marcum SE	✓		✓	✓		
Tim Tong Surveyor	Tim regularly provides survey geospatial services for GRW’s projects, including Frankfort’s Telecommunications Headend Facility.					

Key (Roles):

PM = Project Manager

ME = Mechanical Engineer

LA = Landscape Architect

QA/QC = Quality Assurance/Quality Control

EE = Electrical Engineer

SC = Site/Civil Engineer

AD = Architectural Designer

SE = Structural Engineer



Frankfort Plant Board Administration Building, Frankfort, KY

Nicholasville City Hall Programming Study and Fire/Police Building Needs Assessment, Nicholasville, KY –

Includes programming study for new city hall building, as well as needs assessments for renovation of existing fire/police building on North Main Street, renovation of existing Nicholasville City Hall for police use, and new satellite fire station (*more details Appendix B*).

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

Hardin County Water District No. 2 Administration Building Master Plan, Elizabethtown, KY –

Prepared master plan for recently purchased 23-acre site across road from existing district offices. Included working with District to determine feasibility of relocating operations to new site, and to develop transition/relocation plan if appropriate (*more details Appendix B*).

Nicholasville Municipal Utilities Building Renovation, Nicholasville, KY – Renovation of 5,600 SF building including reorganization of building's lobby and customer service functions, four new customer service stations, accessibility upgrades material finishes upgrades, new exterior building access, and new lobby lighting, power and data/communication (*more details Appendix B*).

Corbin Utilities Office and Warehouse Buildings Reuse/Renovation, Corbin, KY –

Design for building renovation on site of former automobile dealership, involving exterior site work, exterior and interior finishes, and demolition and replacement of existing mechanical and electrical systems. Initial work in a 30,500 SF building provides a spacious public lobby, cashier's counter for walk-in customers, offices, employee shower and locker room facilities, two drive-thru bays for customer convenience, secure parking for employees, as well as storage and maintenance space for utility vehicles. Project includes hydronic geothermal system, direct digital control (DDC) system, high-efficiency plumbing, lighting, and lighting controls (*more details Appendix B*).



Corbin Utilities Office and Warehouse Buildings Reuse/Renovation, Corbin, KY

Jessamine County Courthouse Architectural and Structural Assessment, Nicholasville, KY –

Study and assessment report outlining architectural and structural conditions / deficiencies of courthouse (c 1878).

Munfordville City Hall Renovation, Munfordville, KY –

Design for renovation of the existing 8,920 SF historic City Hall located on Main Street severely damaged by a tornado, presenting an opportunity to reconfigure the floor plan for improved space utilization and ADA compliance. Spaces provided Mayor's office, City Council chambers, City Clerk's office, Police Department, Water & Sewer Department offices and garage area, public lobby and service counter for bill payment.

Northern Kentucky Area Development District Office Addition, Florence, KY –

Approximate 4,500 SF addition at rear of existing 13,524 SF facility. Includes new private offices, office cubicle area, support spaces, and break room, as well as separate exterior entrance, private work spaces for six employees, computer/printer area for client use, private one-on-one consultation room, restrooms, and electronic-controlled access for employees to main facility for workforce development staff relocating to building. Existing parking lot was reconstructed to correct drainage issues (*more details Appendix B*).

Harlan County Justice Center, Harlan, KY – Design for a new, \$6.3 million, 31,500 SF, three-story judicial courts facility providing circuit court clerk offices, district courtroom (150 seats), district judge's chambers, circuit courtroom (150 seats), circuit judge's chambers, grand jury facilities, related support facilities, improved defendant loading and unloading security, and extensive computer networking systems.

Comprehend Medical Office Building, Maysville, KY – Design services for new medical office building of approximately 26,000 to 28,000 square feet.

Harlan Fire Station #1, Harlan, KY – Design of new 6,700 SF facility which included four truck bays along with offices, day room, watch room, sleeping quarters, and support spaces.



Cumberland County Justice Center, Burkesville, KY

Edmonton New City Hall, Edmonton, KY – Design services for one-story 5,000 SF new city hall with office space for mayor/staff and public utilities; interior walk-up utility payment area; exterior drive-thru payment window; and city council meeting room with seating for 40 persons. Meeting room has indirect lighting system and sound system; entire facility is pre-wired for telephone and data network systems. Brick veneer façade is accented with cast stone masonry quoins, window headers, keystones, and window sills.

Danville City Fire Station #2, Danville, KY – Design for a new 5,900-SF fire house with 2 truck bays, offices, day room, watch room, sleeping quarters and support spaces, constructed 7% below design estimate.

Jackson City Hall Renovation and Addition, Jackson, KY – Design for reconfiguration, addition to and renovation of the existing city hall providing 7,200 SF of renovated space and a 1,000 SF addition, encompassing new council chambers, city police offices with evidence vault, installation of a new built-up roof over the existing building, ADA upgrades, new elevator, bullet-proof glazing in the police station portion of the building, general interior finish upgrades, exterior facade improvements which included pressure washing and sealing the existing brick and stone masonry, and complete HVAC and electrical upgrades.

Cumberland County Justice Center, Burkesville, KY – Design of new \$4.1 million, 24,270 SF, two-story courts facility which includes two courtrooms, judge's chambers and secretarial areas, circuit court clerk's offices, conference and reference spaces, substantial public lobby spaces, and related support spaces. The building is segregated as required for judges' circulation, public circulation, and secure areas.

Four Roses Office Building, Lawrenceburg, KY – Design services for approximately \$1.2 million, 9,000 SF office building design/build project. Style respects existing Spanish Mission style distillery building at Four Roses Distillery including articulated roofs, gable parapets and decorated stucco.

SECTION 5.0 | References

5.0 References

Frankfort Plant Board | Administration Building

Frankfort, KY

- Sharmista Dutta, PE, Project Manager
(502) 352-4407 | sdutta@fewpb.com
- Herbbie Bannister, General Manager (Retired)
hbannister@fewpb.com

FPB | Telecommunications Headend Facility

Frankfort, KY

- Adam Hellard, Security / Broadband Tech. Mngr.
(502) 352-4325 | ahellard@fewpb.com
- Herbbie Bannister, General Manager (Retired)
hbannister@fewpb.com

City of Nicholasville | New City Hall

Programming / Feasibility Study

Nicholasville, KY

Bob Amato, PE, Public Utilities Director
(859) 885-1121 | bob.amato@nicholasville.org

Corbin City Utilities Commission

Renovation/Reuse Project for Utilities Headquarters

Corbin, KY

Ron Herd, PE, General Manager
(606) 528-4026 Ext.100
ron.herd@corbinutilities.com

Jessamine County | County Courthouse

Architectural / Structural Assessment

Nicholasville, KY

David West, Judge Executive
(859) 885-4500
dwest@jessamineco.com



APPENDIX A | Resumes

Aaron Nickerson, AIA, LEED Green Asc. | Project Manager/Architect

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 11

Total: 12

EDUCATION

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

Master of Architecture, 2007, University of Kentucky

REGISTRATION

Registered Architect: KY, TN, IN, WV, FL, NY

National Council of Architectural Registration Boards (NCARB) Certification

LEED Green Associate

Certified Interior Designer: Kentucky

PROFESSIONAL AFFILIATIONS AND TRAINING

American Institute of Architects (AIA)

U.S. Green Building Council (USGBC)

Society of American Military Engineers (SAME)

Aaron is experienced with the full range of architectural services, including programming, estimating, schematic design, design development, code research, construction documents, bidding, and construction administration. He provides project management for complex building projects; experience includes municipal / city buildings, jails / prisons, and planning studies.

RELEVANT PROJECT EXPERIENCE

Nicholasville City Hall Programming Study and Fire/Police Building Needs Assessment, Nicholasville, KY – Project Manager / Architect.

Includes a programming study for a New 32,000 SF City Hall building, as well as needs assessments for renovation of existing fire/police building on, renovation of existing City Hall for police use, and new satellite fire station.

Frankfort Plant Board Administration Building, Frankfort, KY – Project Manager / Architect.

New three-level, \$15.7 million, 46,000 SF municipal administration building on 30-acre site providing consolidated facility for administrative offices, as well as exterior drive through tellers, board/community room and designated shelter area.

Hardin County Water District No. 2 Administration Building Master Plan, Elizabethtown, KY – Project Manager.

Prepared master plan for recently purchased 23-acre site across road from existing water district offices. Scope involved evaluating condition and developing schematic floor plan and cost estimates for renovation of existing 32,000 SF building on the new site, developing design studies, planning for parking, storage, etc.

Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY – Project Manager / Architect.

New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility containing owners cable, internet and telephone communications systems. Staff offices also provided.

Hardin County Water District No. 2 Office Building Facilities Assessment, Elizabethtown, KY – Project Manager.

Involved preparation of room and space data, and exhibit drawings of existing site plan and building floor plans. Day-to-day operational adequacy was reviewed and assessed, as well as projected growth for next 10-15 years.

Nicholasville Municipal Utilities Building Renovation, Nicholasville, KY – Project Manager / Architect.

Renovation of 5,600 SF building including reorganization of lobby and customer service functions, new customer service stations, accessibility and material finishes upgrades, new exterior access, and new lobby lighting, power and data/communications.

Jessamine County Courthouse Architectural and Structural Assessment, Nicholasville, KY – Project Manager / Architect.

Structural and architectural assessment / report for historical stone and masonry courthouse.

Yazoo City U.S. Penitentiary and Satellite Camp, Yazoo City, MS – Project Manager and Construction Administration.

Design services for design-build delivery of certified LEED Gold, \$182 million medium-security USP and camp

Munfordville City Hall Renovation, Munfordville, KY – Architectural Designer.

Design for renovation of existing 8,920 SF historic City Hall damaged by a tornado. Reconfigured floor plan for improved space utilization / ADA compliance. Spaces provided Mayor, City Council, City Clerk's office, Police Department, utilities, bill payment, etc.

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

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 28

Total: 34

EDUCATION

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

REGISTRATION

Registered Architect: KY, WV, TN, AL, GA, IN, TX, MS, SC, FL, MO, AZ, NM, CA

National Council of Architectural Registration Boards (NCARB) Certification

LEED Accredited Professional, Building Design + Construction

Certified Interior Designer: Kentucky

PROFESSIONAL AFFILIATIONS AND TRAINING

American Institute of Architects

Past President - AIA East Kentucky Chapter Board of Directors

Member / Past Officer - UK College of Architecture Alumni Association

Life Member - UK Alumni Association

Shane's architectural design and project management experience is extensive. He regularly takes primary responsibility for a wide range of projects for a diverse group of clients including universities, medical facilities, local and state governments, the U.S. Armed Forces, the Federal Bureau of Prisons, and private developers. His areas of responsibility typically include programming/planning, budget analysis, design, construction documents, client meetings, bidding/negotiation services, construction phase services, and code compliance.

RELEVANT PROJECT EXPERIENCE

Nicholasville City Hall Programming Study and Fire/Police Building

Needs Assessment, Nicholasville, KY – Principal. Includes a programming study for a New 32,000 SF City Hall building, as well as needs assessments for renovation of existing fire/police building on, renovation of existing City Hall for police use, and new satellite fire station.

Frankfort Plant Board Administration Building, Frankfort, KY –Principal.

New three-level, \$15.7 million, 46,000 SF municipal administration building on 30-acre site providing consolidated facility for administrative offices, exterior drive through tellers, board/community room and shelter area.

Hardin County Water District No. 2 Administration Building Master

Plan, Elizabethtown, KY – Principal. Prepared master plan for recently purchased 23-acre site across road from existing water district offices. Scope involved evaluating condition and developing schematic floor plan and cost estimates for renovation of existing 32,000 SF building on the new site, developing design studies, planning for parking, storage, etc.

Frankfort Plant Board Headend Telecommunications Facility, Frankfort,

KY – Principal. New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility containing owners cable, internet and telephone communications systems. Staff offices also provided.

Hardin County Water District No. 2 Office Building Facilities

Assessment, Elizabethtown, KY – Principal. Involved preparation of room and space data, and exhibit drawings of existing site plan and building floor plans. Day-to-day operational adequacy was reviewed and assessed, as well as projected growth for next 10-15 years.

Nicholasville Municipal Utilities Building Renovation, Nicholasville, KY –

Principal. Renovation of 5,600 SF building. Reorganization of lobby and customer service, new exterior access, lobby lighting, power & data.

Jessamine County Courthouse Architectural and Structural Assessment,

Nicholasville, KY – Principal. Structural and architectural assessment / report for historical stone and masonry courthouse.

Yazoo City U.S. Penitentiary and Satellite Camp, Yazoo City, MS –

Principal.

Munfordville City Hall Renovation, Munfordville, KY – Project Manager.

Edmonton New City Hall, Edmonton, KY – Project Manager.

Cumberland County Justice Center, Burkesville, KY – Project Manager.

Corbin Utilities Office and Warehouse Buildings, Corbin, KY – Principal.

Jon Rollins | GRW Architectural Designer

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 10

Total: 18

EDUCATION

Bachelor of Architecture, 1999,
University of Kentucky

REGISTRATION

PROFESSIONAL AFFILIATIONS AND TRAINING

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

Adaptive reuse for Universal
Design in residential projects

Jon's experience with architectural design services is diverse. He has been involved with projects involving Air National Guard and Army National Guard facilities, as well as educational, historical building restoration/renovation, residential, commercial, and healthcare projects.

RELEVANT PROJECT EXPERIENCE

Frankfort Plant Board Administration Building, Frankfort, KY – Architectural Designer. New three-level, \$15.7 million, 46,000 SF municipal administration building on 30-acre site providing consolidated facility for administrative offices, as well as exterior drive through tellers, board/community room and designated shelter area.

Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY – Architectural Designer. New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility containing owners cable, internet and telephone communications systems. Staff offices also provided.

Yazoo City U.S. Penitentiary and Satellite Camp, Yazoo City, MS – Design services for design-build delivery of certified LEED Gold, \$182 million medium-security main complex (USP) and minimum-security prison camp (FPC) with a gross building area of 780,000 SF.

Northern Kentucky Area Development District Office Addition, Florence, KY – Architectural Designer. Approximate 4,500 SF addition at rear of existing 13,524 SF facility. Includes private offices, office cubicle area, support spaces, and break room, as well as separate exterior entrance, private work spaces, computer/printer area for client use, private one-on-one consultation room, restrooms, and electronic-controlled access for employees to main facility for workforce development staff relocating to building. Existing parking lot was reconstructed to correct drainage issues.

Robertson County Fire Department and Community Center, Mt. Olivet, KY – Architectural Designer. New 5,368 SF, single-story, wood-framed facility with metal roof and siding, providing 3,000 SF fire station with 3 emergency vehicle bays, mezzanine storage, fire chief's office and conference room, and corridor with restrooms connecting vehicle bays to 1,183 SF community room with seating for 96 attendees, warming kitchen and janitor closet.

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

Brownsburg Parks and Recreation Maintenance Building, Brownsburg, IN – Architectural Designer. Full-service A/E design, bidding and construction administration for a three-bay, 6,500 SF vehicle maintenance building with administrative spaces, mechanical room, storage mezzanine.

Hancock County Food Bank, Hawesville, KY – Architectural Designer. Renovation of two-level, 6,302 SF building to house food/clothing bank.

HH Owens House - Barbourville Tourism and Main Street Visitor's Center Renovation, Barbourville, KY – Project Manager.

Holt House Restoration, Hardinsburg, KY – Project Manager. Multiphase restoration of historic three-story home circa 1850.

Allen Tucker, PE | GRW Mechanical Engineer

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 8

Total: 33

EDUCATION

B.S., Mechanical Engineering,
1984, Clemson University

REGISTRATION

PE: KY, SC, FL

Construction Documents
Technologist (CDT)

Allen's experience has encompassed educational, commercial, and municipal/governmental facilities. His broad expertise includes mechanical system design, plumbing, and fire protection as well as various field inspection services. His experience also includes shop drawing and material submittal review, preparation of request-for-proposals, project design review and development of design documentation.

RELEVANT PROJECT EXPERIENCE

Nicholasville City Hall Programming Study and Fire/Police Building

Needs Assessment, Nicholasville, KY – Mechanical Engineer. Includes a programming study for a New 32,000 SF City Hall building, as well as needs assessments for renovation of existing fire/police building on, renovation of existing City Hall for police use, and new satellite fire station.

Frankfort Plant Board Administration Building, Frankfort, KY –

Mechanical Engineer. New three-level, \$15.7 million, 46,000 SF municipal administration building on 30-acre site providing consolidated facility for administrative offices, as well as exterior drive through tellers, board/community room and designated shelter area.

Hardin County Water District No. 2 Administration Building Master Plan, Elizabethtown, KY –

Mechanical Engineer. Master plan for recently purchased 23-acre site across from existing offices. Included working with District to determine feasibility of relocating operations to new site, and to develop transition/relocation plan if appropriate.

Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY –

Mechanical Engineer. New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility cable, internet and telephone communications systems. Mechanical and electrical system redundancy included backup generator, UPS and DC plant.

Hardin County Water District No. 2 Office Building Facilities

Assessment, Elizabethtown, KY – Mechanical Engineer. Involved preparation of room and space data, and exhibit drawings of existing site plan and building floor plans. Day-to-day operational adequacy was reviewed and assessed, as well as projected growth for next 10-15 years.

Nicholasville Municipal Utilities Building Renovation, Nicholasville, KY –

Mechanical Engineer. Renovation of 5,600 SF building including reorganization of lobby and customer service functions, new customer service stations, accessibility and material finishes upgrades, new exterior access, and new lobby lighting, power and data/communications.

Jessamine County Courthouse Architectural and Structural Assessment, Nicholasville, KY –

Mechanical Engineer. Structural and architectural assessment / report for historical stone and masonry courthouse.

Yazoo City U.S. Penitentiary and Satellite Camp, Yazoo City, MS –

Mechanical Engineer.

Hancock County Food Bank, Hawesville, KY –

Mechanical Engineer. Renovation of two-level, 6,302 SF building to house food and clothing bank.

Pulaski County Schools Eubank Elementary Renovation and Addition,

Pulaski County, KY – Mechanical Engineer.

Todd Cantrell, PE | GRW Electrical Engineer

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 11

Total: 13

EDUCATION

B.S., Electrical Engineering, 2004,
University of Kentucky

B.S., Physics, 2004, Morehead
State University

REGISTRATION

Professional Engineer, Electrical:
KY, TN, OH, MO, NY

PROFESSIONAL AFFILIATIONS AND TRAINING

National Society of Professional
Engineers

Kentucky Society of Professional
Engineers

AGi32 Lighting Software

Roadway Emphasis Class -

Presented by Lighting Analysts, Inc.

Todd's experience with electrical design has encompassed diverse project types including municipal, educational, and commercial projects. He also has been involved in military projects and design-build projects for the Federal Bureau of Prisons. His areas of expertise include electrical power distribution systems, fire alarm systems, telecommunication distribution systems, lighting and lighting control system design, security systems, instrumentation and motor control systems relating to the water/wastewater industry, lightning protection systems, fault analysis, and sustainable building design.

RELEVANT PROJECT EXPERIENCE

Nicholasville City Hall Programming Study and Fire/Police Building

Needs Assessment, Nicholasville, KY – Electrical Engineer. Includes a programming study for a New 32,000 SF City Hall building, as well as needs assessments for renovation of existing fire/police building on, renovation of existing City Hall for police use, and new satellite fire station.

Frankfort Plant Board Administration Building, Frankfort, KY

– Electrical Engineer. New three-level, \$15.7 million, 46,000 SF municipal administration building on 30-acre site providing consolidated facility for administrative offices, as well as exterior drive through tellers, board/community room and designated shelter area.

Hardin County Water District No. 2 Administration Building Master Plan, Elizabethtown, KY

– Electrical Engineer. Master plan for recently purchased 23-acre site across from existing offices. Included working with District to determine feasibility of relocating operations to new site, and to develop transition/relocation plan if appropriate.

Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY

– Electrical Engineer. New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility cable, internet and telephone communications systems. Mechanical and electrical system redundancy included backup generator, UPS and DC plant.

Hardin County Water District No. 2 Office Building Facilities

Assessment, Elizabethtown, KY – Electrical Engineer. Involved preparation of room and space data, and exhibit drawings of existing site plan and building floor plans. Day-to-day operational adequacy was reviewed and assessed, as well as projected growth for next 10-15 years.

Nicholasville Municipal Utilities Building Renovation, Nicholasville, KY

– Electrical Engineer. Renovation of 5,600 SF building. Reorganization of lobby and customer service, new exterior access, lobby lighting, power & data.

Jessamine County Courthouse Architectural and Structural Assessment, Nicholasville, KY

– Electrical Engineer. Report included existing conditions, recommended resolution to deficiencies, scheduling and estimated values.

Yazoo City U.S. Penitentiary and Satellite Camp, Yazoo City, MS

– Electrical Engineer.

Munfordville City Hall Renovation, Munfordville, KY

– Electrical Engineer. Design for renovation of 8,920 SF historic City Hall damaged by a tornado.

Pulaski County Northern Elementary School, Somerset, KY

– Electrical Engineer. New 62,974 SF, 450-student elementary school. Systems include central geothermal heating and cooling plant generating hot and chilled.

Mike Asalon, PE | GRW Civil Engineer

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 2

Total: 12

EDUCATION

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

REGISTRATION

Professional Engineer: KY

PROFESSIONAL AFFILIATIONS AND TRAINING

Kentucky Society of Professional
Engineers (KSPE)

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

RELEVANT PROJECT EXPERIENCE

Frankfort Plant Board Administration Building, Frankfort, KY –

Construction Administration. New three-level, \$15.7 million, 46,000 SF municipal administration building on 30-acre site providing consolidated facility for administrative offices, as well as exterior drive through tellers, board/community room and designated shelter area.

Hardin County Water District No. 2 Administration Building Master Plan, Elizabethtown, KY –

Civil Engineer. Master plan for recently purchased 23-acre site across from existing offices. Included working with District to determine feasibility of relocating operations to new site, and to develop transition/relocation plan if appropriate.

Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY –

Construction Administration. New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility containing owners cable, internet and telephone communications systems. Staff offices also provided.

Hardin County Water District No. 2 Office Building Facilities

Assessment, Elizabethtown, KY – Civil Engineer. Comprehensive facilities assessment review and report for the water district. Involving preparation of room and space data, and exhibit drawings of existing site plan and building floor plans. Day-to-day operational adequacy was reviewed and assessed, taking into consideration significant growth in customer base and projected growth for next 10-15 years, was reviewed and assessed.

Berea College Forestry Outreach Center, Berea, KY – Civil Engineer. New building located in Berea College's forest area adjacent to trailhead of Indian Fort Mountain Trails. Approximate 5,000 SF facility includes classroom, forest history display area, three forester offices, conference room, public restrooms, and caretaker apartment.

CoreCivic Marion Adjustment Center Renovation, St. Mary, KY – . Site, security, electrical, and architectural improvements including: roadway, parking, perimeter fencing, exterior lighting at fence line, sallyport and gate control system, security electronics control room, integrated alarm reporting system, IP video system, intercom systems, generator and interior finishes replacement within St. Mary's building (21,500 SF, 3-story structure).

McDonalds Restaurant Danville, KY, Danville, KY – Project Engineer. Architectural and engineering services for new 5,275 SF restaurant that will seat more than 100 customers.

Joe Bird, PLA, ASLA | GRW Landscape Architect

GRW'S ST. ALBAN'S, WV, OFFICE



YEARS OF EXPERIENCE:

With GRW: 32

Total: 39

EDUCATION

B.S., Landscape Architecture,
1978, West Virginia University

REGISTRATION

Professional Landscape
Architect: WV, KY

PROFESSIONAL AFFILIATIONS AND TRAINING

West Virginia Chapter of the
American Society of Landscape
Architects

Joe is a project manager and registered landscape architect. His experience ranges from large site development projects to the management of multidiscipline and architectural projects. He has been involved in parks and recreation projects for most of his career. Most recently he has been involved in the development of trails, sidewalk, streetscape and parks projects in West Virginia, Kentucky and Indiana.

RELEVANT PROJECT EXPERIENCE

Frankfort Plant Board Administration Building, Frankfort, KY –

Landscape Architect. New three-level, \$15.7 million, 46,000 SF municipal administration building on 30-acre site providing consolidated facility for administrative offices (accounting, human resources, management, IT, dispatch, and customer service), as well as exterior drive through tellers, board/community room and designated shelter area. Building construction includes architectural precast concrete panels with design elements such as structural silicone glazing curtainwall systems and aluminum composite panels.

Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY –

Landscape Architect. New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility containing owners cable, internet and telephone communications systems servicing the city of Frankfort, KY. Designed to accommodate forces from natural disasters, facility is hardened structure, including reinforced walls and roof assemblies. Accommodations for a Data Center, Equipment, and staff Offices were provided. Mechanical and electrical system redundancy included backup generator, UPS and DC plant to maintain facilities operations.

Upshur County Courthouse Renovations, Buckhannon, WV –

Principal. Award-winning design and construction of several improvement and restoration projects including accessibility modifications (lift installed and plaza renovated to make original courthouse accessible), dome and clock tower completely restored, portico stonework was restored.

Scottsville West Main Streetscape, Scottsville, KY –

Landscape Architect. Design and construction administration services for streetscape improvements along north side of two blocks west of Heart of Scottsville's downtown square, including area in front of City-County Building. Improvements were designed to match East Main Streetscape Included addition of green space bump-outs for traffic calming, and landscaping and irrigation improvements. Funding was provided by Transportation Enhancement (TE) monies.

Covington 6th Street and Scott Boulevard Improvements, Covington, KY –

Landscape Architect. Planning and design services for reconstruction of approximately one mile of city streets, encompassing primarily West Sixth Street and Scott Boulevard. LPA project included placing electric and communications utilities underground, sidewalk replacement, and overall streetscape beautification including curb bump outs and rain gardens.

Tucker County Courthouse and Jailer's Residence Restoration, Parsons, WV –

Principal. Report included conditions assessment, recommendations for stabilization and restoration, and prioritized budget. First design phase included refurbishment, repointing, and stabilization of chimneys.

Jon Marcum, PE, SE | GRW Structural Engineer

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 1

Total: 19

EDUCATION

M.S., Civil Engineering, 1996,
University of Kentucky

B.S., Civil Engineering, 1995,
University of Kentucky

REGISTRATION

Structural Engineer: KY, WV, IN,
TN, GA, NY

Professional Engineer

(Structural): OH

Jon has two decades of experience with all phases of structural consulting services including contracting, code searching, schematic design, design development, structural design, value engineering, structural evaluations, structural inspections, structural forensics, BIM/drafting production of contract documents, bid reviews, contract administration, as-built drawings, etc. He is experienced with a wide variety of structural design software, as well as drafting and BIM software, such as Autocad, Microstation, Draftsight, Sketchup 2016, Bentley Structural Modeler, Revit, and Tekla BIMSight.

RELEVANT PROJECT EXPERIENCE

Nicholasville City Hall Programming Study and Fire/Police Building Needs Assessment, Nicholasville, KY

– Structural Engineer. Includes a programming study for a New 32,000 SF City Hall building, as well as needs assessments for renovation of existing fire/police building on North Main Street, renovation of existing Nicholasville City Hall for police use, and new satellite fire station. Scope involves evaluation of City's current buildings, site facilities, staffing, and anticipated growth demands to determine comprehensive solution to City's needs.

Hardin County Water District No. 2 Office Building Facilities

Assessment, Elizabethtown, KY – Structural Engineer. Comprehensive facilities assessment review and report for the district involving preparation of room and space data, and exhibit drawings of existing site plan and building floor plans. Day-to-day operational adequacy and projected growth for next 10-15 years, was reviewed and assessed.

Hardin County Water District No. 2 Administration Building Master Plan, Elizabethtown, KY

– Structural Engineer. Prepared master plan for recently purchased 23-acre site across road from existing offices. Included working with District to determine feasibility of relocating operations to new site, and to develop transition/relocation plan if appropriate.

Hodgenville Pentecostal Church Sanctuary Building, Hodgenville, KY

– Structural Engineer. Architectural and engineering design services for 11,000 SF, 500-seat worship facility to replace the existing sanctuary and adjacent on the existing church campus.

Public Service Commission Office Building, Frankfort, KY

– Structural Engineer. New construction of two-and-a-half story, 52,500 SF office building on sloping site.

U.S. District Courthouse, London, KY

– Structural Engineer. New construction of 8,597 SF courthouse with approximately 68 secured, exterior surface parking spaces. Interior spaces include senior district, district and magistrate courtrooms; circuit judge; and chambers for U.S. Attorney, U.S. Probation, U.S. Marshal.

Laurel County Courthouse Addition/Renovation, London, KY

– Structural Engineer. Composite beam system and non-composite steel beam roof with concrete shear walls.

Laurel County Health Department, London, KY

– Structural Engineer. Concrete load bearing foundation walls supporting structural steel frame system with bar joists. Upper portion of framing on steel framing system was conventional wood framing with wood trusses with up to 80' spans.

Tim Tong, PLS | GRW Survey Manager

GRW'S LEXINGTON OFFICE



YEARS OF EXPERIENCE:

With GRW: 4

Total: 18

EDUCATION

Undergraduate studies, Land Surveying/Geomatics, 2008, Austin Community College

Undergraduate studies, Project Management, 2017, Regis University

Undergraduate studies, Land Surveying/Geomatics, 2004, University of Southern Indiana

REGISTRATION

Professional Land Surveyor: KY

Tim has more than 18 years of experience as a surveyor and regularly provides project management and crew coordination for GRW's Survey Division. He is knowledgeable in the leading survey technology, and is a licensed professional surveyor. Tim's expertise includes a variety of surveys, including but not limited to boundary, construction, planimetric, topographic, geodetic, monumentation, dam movement, transportation and right of way.

RELEVANT PROJECT EXPERIENCE

Frankfort Plant Board Headend Telecommunications Facility, Frankfort, KY – Survey Manager. New \$5.3 million, 6,725 SF municipal telecommunications "Headend" facility containing owners cable, internet and telephone communications systems servicing the city of Frankfort, KY.

Scottsville West Main Streetscape, Scottsville, KY – Survey Manager. Design and construction administration services for streetscape improvements along north side of two blocks west of Heart of Scottsville's downtown square, including area in front of City-County Building. Designed to match East Main Streetscape Improvements completed a few years previously, as well as new Allen County Judicial Center across street from City-County Building. Project included improvements to switch old street lights to antique-style lights, enhanced crosswalks, bringing crosswalks and sidewalks into ADA compliance, replacing concrete sidewalks with both paver and concrete with paver inlay style sidewalks, addition of green space bump-outs for traffic calming, and landscaping and irrigation improvements. Funding was provided by Transportation Enhancement (TE) monies.

Kentucky Transportation Cabinet Hurstbourne and Breckenridge Sidewalk Improvements, Louisville, KY – Survey Manager. Planning and design for 4,000 LF of sidewalk along busy commercial area in Louisville, KY. Funding associated with KYTC's LPA program.

Keeneland Improvements, Lexington, KY – Survey Manager. Broad range of services have included property surveys, planning and zoning approvals, building permits, aerial mapping and field surveys, utility mapping, A/E design, and master plan for adjacent property acquired.

Jeffersontown Bluegrass Commerce Park Infrastructure Improvements, Jeffersontown, KY – Survey Manager. Improvements for this LPA project include new signature entrance sign along with lighting and landscaping; curb and gutter design along Bluegrass Parkway and transition down side streets; lighting, fencing and landscaping aesthetic enhancements along Bluegrass Parkway; new curb, lighting, landscaping, and decorative fencing in existing traffic islands along Plantside Drive; new traffic islands along Plantside Drive with lighting and landscaping, improvements to existing triangular island at intersection of Bluegrass Parkway and Plantside Drive including landscaping and new flag poles with lighting, and milling and overlay of project limits along with new road striping.

Kentucky Transportation Cabinet, KY 14 - Surveyor. Completed survey and mapping services for a highway design project along KY Highway 146, for the Kentucky Transportation Cabinet.

Kentucky Transportation Cabinet, Winchester Bypass, KY - Surveyor.

APPENDIX B | Project Descriptions

Administration Building

Frankfort Plant Board | Frankfort, KY



"I wanted to take this opportunity to thank you [Shane] and Aaron for the work you have provided for FPB's administration building, as well as provide a few comments about Aaron. From the beginning, Aaron has been attentive and took the time to gain a good understanding of how our business functions. With this knowledge, he developed a design for the building that will truly suit the needs of our company.

Thank you again for your time and dedication to our project."

Sharmista Dutta, PE, Water Engineer, Frankfort Plant Board

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

The new three-level, 46,000 SF administration building project consolidates the Frankfort Plant Board's administrative offices for accounting, human resources, management, IT, and dispatch. In addition, facilities were provided for the Plant Board's public customer service functions including cashier/payment service stations, exterior drive through tellers, product service representation, and a board/community room. The facility also includes backup utility systems and a designated shelter area.

The building facade is primarily constructed of architectural precast concrete panels with design elements such as structural silicone glazing systems and aluminum panels.

Client Contact: Herbbie Bannister, General Manager (Retired), Frankfort Plant Board, hbannister@fewpb.com



Headend Telecommunications Facility

Frankfort Plant Board | Frankfort, KY

For the Frankfort Plant Board, GRW provided programming, planning, design, and construction administration services for a new 6,725 SF telecommunications headend building. The building site is on existing FPB land, and the new structure is located in relative proximity to the existing facilities headend building and associated communications equipment. The telecommunications

portion of the facility has been designed to receive signals for the processing and distribution of the FPB's cable, internet, and telephone telecommunications systems to the City of Frankfort. The administrative area of the facility includes offices, shared workstations, conference/break room, and associated accessory spaces.

The FPB anticipates the construction of two new, above ground potable water holding tanks located on the same site will be undertaken in the near future.

In addition, the new headend building was designed to accommodate forces from natural disasters, such as earthquakes and tornadoes, while maintaining crucial services to this state capital city. The design required a



hardened structure, including cast concrete, reinforced walls and roof assemblies for the telecommunications area. Utility services for the building have been provided with mechanical and electrical system redundancy, including a backup generator, UPS and DC plant to maintain the facilities operations during an emergency event.

To support the new structure, site features including a private drive, security fencing, parking, retaining walls, stormwater management and utility pads have been provided. GRW designed the concrete pads and

utility distribution for the satellite dishes, pads and utility boxes. The owner determined the satellite dish layout.

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

Office and Warehouse Buildings

Corbin City Utilities Commission | Corbin, KY



GRW provided design and construction administration services for the renovation of an existing automobile dealership into a new office, maintenance garage, and storage facility for City Utilities Commission of Corbin, KY. The project

work included re-grading the site and removing areas of the existing asphalt paving to control site drainage and run-off. Secure parking is provided for employees, as well as two drive-thru bays for customer convenience.

The following energy efficient items were incorporated into the renovation project: hydronic geothermal system, direct digital control (DDC) system, high-efficiency plumbing fixtures, and high-efficiency lighting and lighting controls.

Building Two consists of approximately 10,000 SF, which currently contains six service bays and one



included site grading, site drainage, exterior finishes, interior finishes, and the complete demolition of the existing mechanical and electrical systems. The new mechanical and electrical systems consisted of an environmentally conscious geothermal well system and energy efficient lighting / utilities.

Situated at the front of the site and the primary project focus, the 30,500 SF Building One provides 12,320 SF of office space and 18,180 SF for maintenance and storage. The new office space contains a spacious public lobby, a cashier's counter for walk-in customers, general offices, administrative offices, shower and locker room facilities, and a warehouse for company service vehicles. The exterior

office. The approximately 3,000-SF Building Three currently contains a vehicle body shop, office spaces, and staff support spaces. The extent of the programming and design development of these additional buildings will be established upon collaboration with the Owner.

"The geothermal applications have made a huge difference in cutting our energy costs. The board's vision was not only to make it a comfortable, inviting and professional environment for our customers, but also for our valued employees. It's a win-win for the community!"

Ron Herd, General Manager, City Utilities Commission

Client Contact: Ron Herd, PE, General Manager, Corbin City Utilities Commission, (606) 528-4026 Ext.100, ron.herd@corbinutilities.com

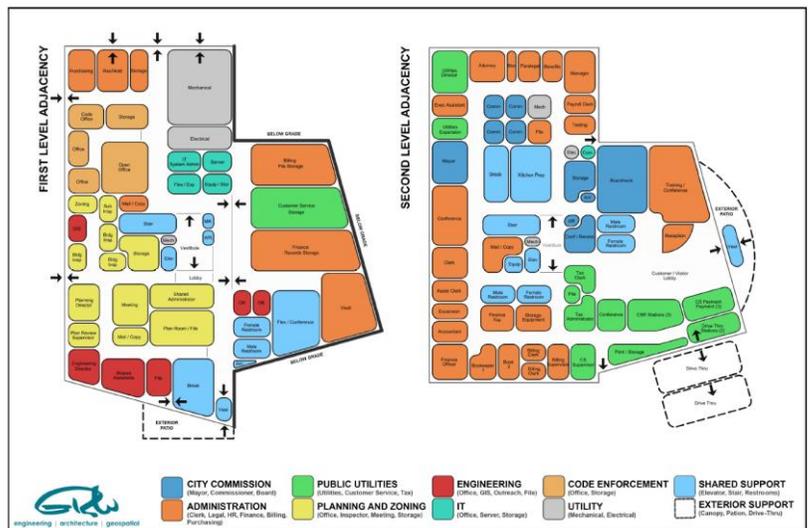
City Hall Programming Study and Fire/Police Building Needs Assessment

City of Nicholasville | Nicholasville, KY



GRW is preparing a comprehensive master report to address current and future facility needs. The report will include a programming study for a new city hall building on North Main Street, as well as needs assessments for the renovation of the existing fire/police building on North Main Street, renovation of the existing Nicholasville City Hall for police use, and a new satellite fire station.

As part of the master report, GRW will evaluate the City's current buildings, site facilities, staffing, and anticipated growth demands to determine a comprehensive solution to accommodate the City's needs moving forward.



Client Contact: Bob Amato, PE, Public Utilities Director, City of Nicholasville, (859) 885-1121, bob.amato@nicholasville.org

Administration Building Master Plan

Hardin County Water District No. 2 | Elizabethtown, KY

Projected growth and service improvements led the Hardin County Water District No. 2 to begin making plans for expanding their administrative and support facilities. The District is one of the largest in Kentucky, serving over 27,000 customers.

The District's existing facility is headquartered on an 8-acre site on Ring Road, and has been expanded to the point that no additional expansion is feasible.

Recently, the District purchased a 23-acre site directly across the road from the current location, and this new site is the focus of this master plan study. The purpose is to determine the feasibility of relocating the District's operations to the new site, and to develop a transition/relocation plan, if appropriate.

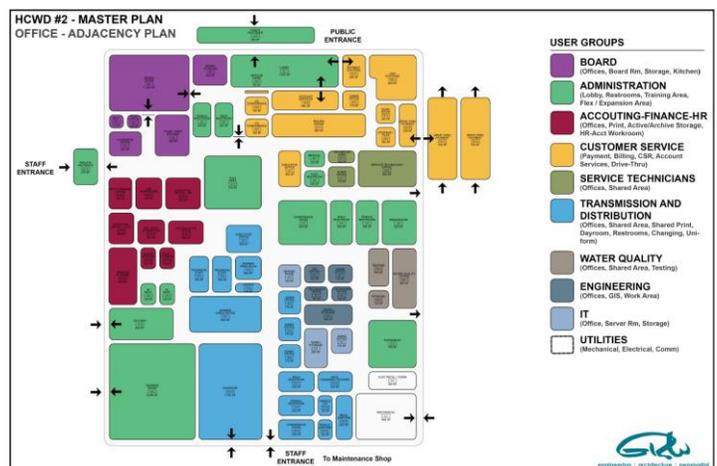
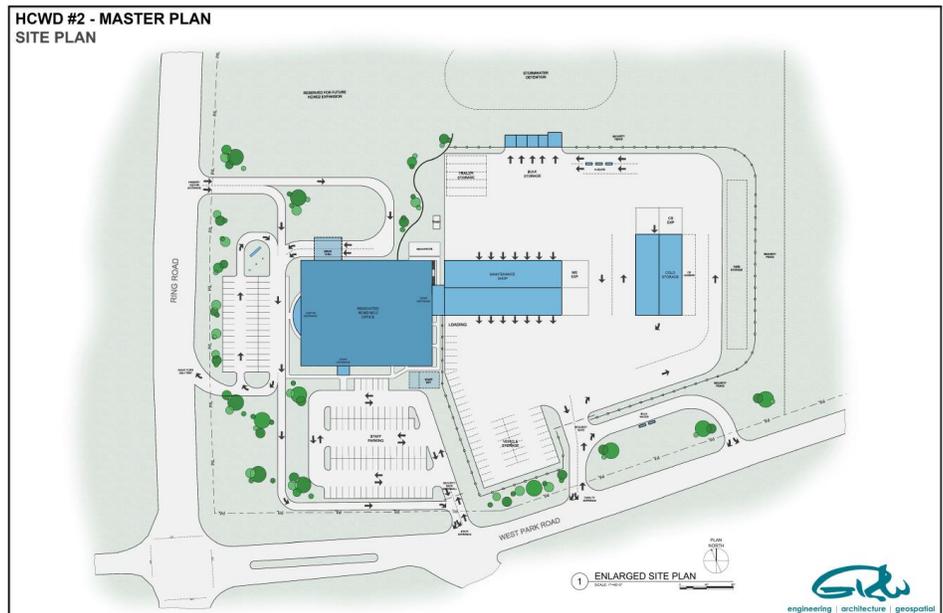
By developing the new site, the District hopes to improve customer service while providing increased privacy, efficiency, and security for day-to-day office and site activities.

GRW's scope of work included:

- Evaluating the condition of the existing 32,000 SF building located on the new site, and developing a schematic floor plan showing how it might be renovated to accommodate administrative spaces
- Developing design studies for updating the exterior appearance of the existing building, particularly related to the primary points of entry
- Site planning to develop a proposed site layout for new parking, drive-through access, storage buildings, maintenance buildings, vehicle fueling area, and bulk material storage areas
- Coordinating with local authorities regarding zoning, highway access, and on-site traffic flow
- Developing an estimate of the anticipated cost of construction

GRW has worked with district personnel as a group, and then separately with each primary departmental stakeholder, to develop a master plan that best meets the current and future needs of the District.

Client Contact: James Jeffries, General Manager, Hardin County Water District No. 2, (270) 737-1056 x303, jjeffries@hardincountywater2.org



Municipal Utilities Building Renovation

City of Nicholasville | Nicholasville, KY



GRW provided full A/E services for the renovation of the 5,600 SF building that houses the City of Nicholasville Municipal Utilities. To improve accommodations for both the staff and public, the project included:

- Reorganization of the building's lobby and customer service functions
- Four new customer service stations which include casework, storage, electronics, privacy shutters and security accommodations on the staff side and a check writing surface on the public side
- Accessibility upgrades including a fully ADA accessible customer service station (one of four mentioned above)
- Upgrades to material finishes (new LVT and carpet tile flooring, painted walls and ceilings, etc.)
- New exterior building access
- New lobby lighting, power and data/communications
- Larger doors, hardware, and automatic operators configurations



Client Contact: Bob Amato, PE, Public Utilities Director, City of Nicholasville, (859) 885-1121, bob.amato@nicholasville.org

Office Addition

Northern Kentucky Area Development District | Florence, KY



High efficiency heat pumps were utilized to minimize energy consumption and low-flow plumbing fixtures to minimize water use. The domestic hot water system was modified for the entire building to better control water temperatures throughout. The existing wet pipe sprinkler system was also expanded into the addition.

During the construction of the office addition interior

GRW provided complete A/E services for the Northern Kentucky Area Development District office addition. The existing 13,524 SF facility, located in Florence, was designed to accommodate approximately 52 people; however, the occupant load was 75 employees.

The programming/schematic design phase of this project included an overall evaluation of the existing spaces and reorganization to allow for an improved workflow. The final design plans will provided an approximate 4,500 SF addition at the rear of the existing facility, and increased the overall facility capacity to accommodate 85 persons.

The addition consists of new private offices, office cubicle area, support spaces, and break room. The new addition also accommodates the District's workforce development staff, previously located in leased off-site space. Accommodations for this staff required a separate exterior entrance, private work spaces for six employees, a computer/printer area for client use, a private one-on-one consultation room, restrooms, and an electronic-controlled access for employees to the main facility.

The addition's interior finishes are similar to those in the existing facility to create a fluid transition between the two areas. New doors and hardware match the existing key-fob security access system.

program, a Phase 2 project was developed to remediate the parking lot surface and sub-surface drainage issues. Over the years, the existing parking lot had experienced significant sub-surface drainage deficiencies resulting in convex and concave areas of the asphalt. The Phase 2 project had specific site design and overlay requirements such as landscaping, exterior finish materials, property set-backs, and total parking spaces. Work under the Phase 2 project reconstruction of the asphalt parking lot included the demolition of the existing asphalt pavement, treatment of the unsuitable soils subgrade, pavement base preparation, installation of geotextile fabric, asphalt pavement, concrete curb construction, and pavement striping. The Phase 2 project was designed specifically to coincide and install seamlessly with the Phase 1 asphalt paving work.



Client Contact: Bryan Cobb, IT/Facilities Director, Northern Kentucky Area Development District, (859) 283-8194, bryan.cobb@nkadd.org

Courthouse Study

Jessamine County | Nicholasville, KY

GRW completed a study evaluating the existing Jessamine County Courthouse in Nicholasville, KY, and to develop an assessment report outlining the architectural and structural conditions, as well as the deficiencies of the historic structure.

Originally a two story building with a clock tower and cupola, the courthouse was constructed in 1878. The courthouse received two, one-story additions in 1964. The building's exterior consists of brick masonry, limestone, and Terne metal roofing, with interior finishes including plaster and masonry.

Key areas studied included roofing systems, masonry systems, ornamental metal roofing, and interior finishes.

GRW provided a final assessment report outlining identified deficiencies along with the tentatively proposed corrective action for each.

An estimated probable construction cost for each proposed corrective task was also included.

Client Contact: David West, Judge Executive, Jessamine County, (859) 885-4500, dwest@jessamineco.com



New City Hall

City of Edmonton | Edmonton, KY



This one-story, 5,000 SF City Hall includes:

- Offices for the mayor and staff
- Offices for the public utilities
- Interior walk-up utility payment area and an exterior drive-thru payment window
- City council meeting room with seating for 40 persons
- Staff break room and separate staff restroom
- Centralized copy / fax room

The brick veneer façade is accented with cast stone masonry quoins, water table, window headers,

keystones, and window sills. Mechanical systems include three gas-fired air handling units and DX cooling units, and energy recovery units which provides required outside air to the Council Chambers. The Council Chambers has an indirect lighting system, sound system with council and presentation microphones, amplifier, and recorders. The facility is pre-wired with Category 5 cabling for telephone and data network systems.

The project, bid at 1% below the Architect's estimate, was funded in part through funds provided by the USDA Rural Development Fund.

Client Contact: Howard Garrett, Mayor, City of Edmonton, (270) 432-2811, mayor@edmonton.cityof.org

City Hall Renovation and Addition

City of Jackson | Jackson, KY



This project involved an addition and renovation of the existing City Hall in Jackson, KY. The completed facility contains 7,200 SF of renovated space, and a 1,000 SF addition. Work also involved rearrangement and relocation of the existing interior spaces to meet current program needs. The project included:

- New council chambers
- City police offices with evidence vault
- Installation of a new built-up roof over the existing building
- ADA upgrades
- Installation of a new elevator
- Installation of bullet-proof glazing in the police station portion of the building
- General interior finish upgrades
- Exterior facade improvements which included pressure washing and sealing the existing brick and stone masonry
- Complete HVAC and electrical upgrades.

Client Contact: Michael Miller, Executive Director, Kentucky River Area Development Authority, (606) 436-3158, mike@kradd.org

City Hall Renovation

City of Munfordville | Munfordville, KY

This project includes the renovation of the existing historic City Hall located on Main Street in downtown Munfordville, KY. The 8,920 SF building was severely damaged by a tornado. The program included a new floor plan layout within the existing perimeter, as well as ADA accessibility compliance. Spaces in the facility include:

- Mayor's office
- City Council chambers
- City Clerk's office
- Police Department
- Water & Sewer Department offices and garage area
- Public lobby
- Service counter for bill payment



Client Contact: John Johnson, Former Mayor, City of Munfordville, (270) 524-5701, citymfv@scrtc.com

Del Rio Police Station

City of Del Rio | Del Rio, TX



This project included the site selection, needs assessment, design and construction documents for the city's new police station. The facility includes a 27,000 SF police station with a detention area, and a 7,000 SF evidence building. The building uses structural steel framing along with load bearing masonry and pairs materials traditionally found in the Southwest with modern elements. As well as being designed for future expansion, the building uses energy efficient materials and equipment suited for the area. Security systems for the project include an intercom system, multiple CCTV/DVR systems, intrusion detection systems and access control systems.

Client Contact: Bob Parker, PE, City Engineer, City of Del Rio, (830) 774-8525, bparker@cityofdelrio.com

Cumberland County Judicial Center

Cumberland County | Burkesville, KY

Designed to accommodate both Circuit and District Courts, this \$4.1 million, 24,270 SF, two-story facility is adjacent to the public square in Burkesville, KY. The new building allowed judicial functions to be moved out of the existing overcrowded and unsecured courthouse. The first level includes a hearing room, sallyport, holding cells, witness areas, pre-trial area, clerk's offices, and other support functions. The second level includes the Jury Courtroom, judges' offices, holding cells, witness and attorney/client areas, conference rooms, law library, substantial public lobby spaces, and other supporting spaces. The building is segregated as required for judges' circulation, public circulation, and secure areas.

The justice center's interior design is developed based on the overall building architecture and discussion with the Owner representatives. Wood panel style, species, and finish are coordinated to create an interior that is informed by the existing local architecture, the new building design, and continued discussion. The mill work designs are carried through the lobby spaces into the courtroom to create a warm yet dignified atmosphere.

Site constraints dictated the development of a relatively long and narrow building footprint, and required careful routing of stormwater and other site utilities. Storm drainage design required re-routing the flow from an existing 6' x 3' box culvert under the existing facility to be demolished.



Retrospective of Courthouse Design | National Center for State Courts

The control system is an electro-pneumatically operated DDC system. Provisions were made for audio systems in courtrooms and other areas, as well as closed circuit television throughout the facility. Coordination with Owner-furnished card access systems was also required.

The facility is protected with 100% wet pipe fire protection system, and addressable fire alarm system.

Building security was a critical issue during construction, including card access, security cameras, and security fencing. The design team coordinated closely with the Owner on this part of the project. In addition, GRW worked closely with the Construction Manager on value engineering during design. The low bid was 1% below the estimate.

Harlan County Justice Center

Harlan County Fiscal Court | Harlan, KY

GRW completed a schematic master plan for the County Project Development Board and the Administrative Office of the Courts to aid in the site selection process. The County chose to purchase the entire block, consolidating nine separate sites and demolishing fire damaged buildings, to build the new Justice Center adjacent to the existing Historic Courthouse.

This new \$6.3 million, three-story, judicial courts facility includes circuit court clerk offices, a district courtroom (150 seats), district judge's chambers, a circuit courtroom (150 seats), circuit judge's chambers, grand jury facilities, and related support services, in accordance with AOC program requirements. The work included meeting the extensive computer networking needs of the owner.

The 31,500 SF building is located on a site in downtown Harlan immediately adjacent to the existing 1920's Greek Revival courthouse, and was designed in a manner that is contemporary, yet respectful and sensitive to the design of the existing historic building.

The justice center's interior design is developed based on the overall building architecture and discussion with the Owner representatives. Wood panel style, species, and finish are coordinated to create an interior that is informed by the existing local architecture, the new building design, and continued discussion. The mill work designs are carried through the lobby spaces into the courtroom to create a warm yet dignified atmosphere.

The new facility allows the judicial system in Harlan County to operate in a more secure, efficient, and dignified manner, and includes a secure parking area, a sally port area for defendant unloading, 2 group and 1 individual holding cell on each floor, secure client attorney conference (speak through baffled window frame), separate defendant elevator, and

Client Contact: Dan Mosley, County Judge Executive, Harlan County Fiscal Court, (606) 573-2600, danmosley@harlanonline.net



Retrospective of Courthouse Design | National Center for State Courts

video conference arraignment capabilities. The building is also set up for single point entry, security control, and monitoring.

Aaron Nickerson, AIA, LEED Green Associate
859.223.3999, ext. 312
anickerson@grwinc.com
801 Corporate Drive
Lexington, KY 40503
www.grwinc.com



GRW | 801 Corporate Drive | Lexington, KY 40503 | 859.223.3999