

**VETERANS AFFAIRS
QUALIFICATIONS**



VA QUALIFICATIONS

Celebrating over 30 years since our founding in 1987, OEI serves our federal customers nationwide and overseas through five primary business lines: facilities, infrastructure, water resources, real estate, and support services.

SDVOSB (Service Disabled Veteran Owned Small Business)

obrieneng.com 972 233 2288
TBPE #F-3758 TBAE #BR3993

STATEMENT OF QUALIFICATIONS: VETERANS AFFAIRS EXPERIENCE

COMPANY OVERVIEW

Founded in 1987 in North Texas, O'Brien Engineering, Inc. (OEI) was originally established as a specialty civil engineering firm, primarily solving surface water issues - including drainage, flooding, dam/levee, and forensics - in our geographic region. Because of our niche services, we worked for a variety of customers on a range of project types as both a prime and subconsultant. This project, customer, and role diversity afforded OEI the benefit to master our project management protocols and procedures, emphasis on quality at every level, and team and customer communications. Beginning in 2004, our expertise, combined with our management proficiencies and efficiencies, led us to subconsultant opportunities within the federal sector. In 2012, OEI became a certified Service-Disabled Veteran Owned Small Business (SDVOSB) and began serving as a prime consultant shortly thereafter.

Today, OEI is a multidiscipline architecture / engineering and environmental firm with capabilities in architecture and support services. We serve our federal customers nationwide and overseas. And we remain focused on providing our customers with high quality design and support services in a timely and cost-effective manner. In turn, our customers have consistently given us Exceptional and Very Good CPARS ratings, as well as follow-on contracts and task orders. This work and our overall federal capabilities fall into five broad categories: facilities, infrastructure, water resources, real estate, and support services.

OEI's foundation is ownership, teamwork, continuous improvement, competence, and ethical behavior. Our purpose and passion are solving our customer's problems; with emphasis on empathizing with our customers, analyzing, and solving the problem, then delivering the appropriate solution. We truly listen to people to really understand the problem and then deliver a thoughtful, comprehensive solution.

VETERANS AFFAIRS EXPERIENCE

With fully established project management processes, OEI first served the VA in a prime contractor capacity in 2013. We now hold multiple VA long-term contracts as well as multiple single award project awards serving VA facilities. We maintain a keen focus on delivering designs that are sustainable and energy efficient. We understand the complexities of executing on simultaneous task orders, each one with its own variety of objectives and unique set of customers and stakeholders, regulations, budgets, deadlines, and other constraints. Further, we have led healthcare federal projects and fully understand the need to phase improvements to facilities to minimally impact operations or disrupt patients, visitors, or staff.

FEDERAL BUSINESS LINES

OEI's federal business lines are across five broad areas:

- Facilities
- Infrastructure
- Water Resources
- Real Estate
- Support Services

Our facilities experience is almost exclusively as a prime consultant and includes full Architecture/Engineering (A/E) design and drawing preparation – architecture and interior design, mechanical/electrical/plumbing (MEP), civil, structural, architectural, cost estimating, etc. – A/E studies and analysis, facility condition assessments, construction phase services, and design-build (D-B) RFP preparation. Serving as both a prime and a subconsultant, our infrastructure project experience includes roads, utilities, parking facilities, and site development services providing full design and drawing preparation, construction administration and construction phase services, and permitting and permitting coordination. For projects involving water resources, OEI is likewise involved as both a prime and subconsultant, and our experience includes complex hydraulic, hydrologic, and hydrodynamic modeling (1-D and 2-D), analysis, design, and reviews for a variety of projects including dam and levee safety and rehabilitation, floodplain management and administration, drainage structures and facilities, and stream/creek/slope stabilization. OEI's real estate capabilities include property and deed research, easement determination, mapping and GIS support, and surveying. Finally, our support services involve a mix of experience and

capabilities including staff augmentation, surveying, project management, and Independent External Peer Reviews/Independent Technical Reviews.

FEDERAL IDIQ/MATOC CONTRACTS

In addition to multiple single project contracts, OEI currently holds multiple long-term contracts as a prime or lead JV partner:

- VISN17 A/E IDIQ \$25M Capacity, TX. Contract 36C25720D0060
- VISN17 Central Texas VA Health Care System Short Selection Simplified Acquisition Vehicle
- VISN17 Central Texas VA Health Care System Short Selection Simplified Acquisition Vehicle (OEI-LBL JV)
- VISN22 A/E MATOC \$20M Capacity, AZ, NM, CA. Contract number 36C258D0047 (OEI-LBL JV)
- Joint Base San Antonio (JBSA) A&E MAC IDIQ – \$67M Capacity, Randolph AFB/Fort Sam Houston TX. Contract FA301620D0017
- USACE Tulsa District General A&E Services MATOC \$99M Capacity. Contract W912BV20D0025 (OEI-Etegra JV)
- USACE Fort Worth District A&E Services for Horizontal Design MATOC \$65M Capacity. Contract W912BV20D0004 (contract through Tulsa, managed by Fort Worth) (OEI-Etegra JV)
- USACE Fort Worth District Real Estate Title and Curative Services BPA, Southern Border. Contract W9126G19A0030
- USACE Fort Worth District Real Estate Support Services MATOC \$40M Capacity, TX, AZ, NM, CA. Contract W9126G17D0028
- USDA Forest Service A/E ARS Selective Shortlist
- *(recently expired) USACE Fort Worth District Engineering and Construction Support Office (ECSO) Nationwide A/E IDIQ \$15M Capacity Contract W9126G15D0011 (~14M capacity exhausted)*

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FEDERAL DETAILS

- Primary NAICS Code: 541330
- Secondary NAICS Codes: 541310, 541620, 541690, 541191
- DUNS 790794960 / CAGE 1XVZ8
- Registered engineering firm in Alabama, Arizona, Louisiana, Oklahoma, Texas, Utah, and Wisconsin
- SDVOSB Certified Joint Ventures: OEI-Etegra Joint Venture, 1, LLC (DUNS 117007790) and OEI-LBL Joint Venture, LLC (DUNS 080886270)
- TBAE Firm #BR3993 / TBPE Firm F-3758

KEY PERSONNEL

President: Jim O'Brien, PE, CFM, F.SAME. Founder of OEI, Mr. O'Brien has 40 years of experience within the engineering and design industry; he has dedicated his career to the management, planning, design, analysis, and study of engineering and multidiscipline projects. He has served as Program Manager, Principal-in-Charge, and/or Senior Project Manager on numerous federal contracts and task orders serving VA, USACE, FEMA, CBP, and Forest Service. He holds a BS in Civil Engineering, Hydraulics/Hydrology emphasis, from Texas Tech University and has 30 hours toward an MS in Civil Engineering. He enlisted in the US Navy in 1971 and served as an Electronics Technician, Secret Clearance on the USS Tattnell. Mr. O'Brien is a registered Professional Engineer (Civil), Certified Floodplain Manager, and Society of American Military Engineers (SAME) Fellow who is currently serving as the TEXOMA Regional Fellows Point of Contact.

Vice President, Operations: Garry Kraus, PE, MBA. Mr. Kraus serves as our company's Vice President of Operations as well as Senior Project Manager. A seasoned project management and senior engineer, Mr. Kraus has over 40 years of experience providing engineering design and management experience on projects ranging from alleys and minor roadway design to pedestrian trail design, to thoroughfare reconstruction. Mr. Kraus has an established a reputation for understanding client needs through excellent communication initially and throughout project delivery. He holds an MBA from the University of Houston and an MS in Civil Engineering/Sanitary Engineering and BS in Civil Engineering from the University of Maine. He is a registered Professional Engineer (Civil).

Senior Project Manager / Senior Architect: Jim Wiginton, AIA, RID. Mr. Wiginton has been practicing architecture for 48 years. Mr. Wiginton has served as architect on buildings for cities and counties across Texas and the Southwestern United States. Other governmental clients include the VA as well as state agencies. He served as Principal-in-Charge, Planner,

designer, and Project Manager on over 100 governmental facilities. Mr. Wiginton joined OEI in 2020 and oversees architectural design and aspects; he is a registered Architect and Interior Designer. He has a BA in Architecture.

Federal Project Manager / Senior Civil Engineer: Jim Lyles, PE. With 20 years of experience as an engineer and project manager and a strong reputation as an effective federal project manager on DoD, DHS, and military installation projects, Mr. Lyles offers a proven understanding of the requirements necessary to produce quality deliverables on schedule and within budget. His management experience ranges from civil site, transportation, aviation, utility design, architectural design, facility rehabilitation, MEP systems design, master planning, and more. A registered Professional Engineer (Civil), Mr. Lyles has an ME in Civil Engineering and a BS in Civil Engineering.

Senior Construction Manager / MEP Supervisor: Ray Collins, BA, MBA. Mr. Collins has 40 years' experience in design and construction management serving several federal clients. He has extensive proficiency in Healthcare/Medical, Institutional, Organizational, and Federal/State/Local Governmental ventures responsible for project management and technical direction from conception throughout design, construction, and commissioning. In addition, Mr. Collins is directly responsible for the coordination and oversight of field activities by contractors during construction phasing to ensure alignment with project goals and objectives. As MEP Supervisor Mr. Collins is responsible for leading the efforts in coordinating and managing the MEP trades on projects. Responsibilities include estimating the scope of MEP trades during pre-construction phases, supervising the daily activities of the technical team, and ensuring that both the quality and the magnitude of production are in line with service level agreements and expectations.

Senior Healthcare Architect: Kei Lee, AIA, LEED AP BD+C. Mr. Lee provides 15 years of experience across healthcare/medical, office/retail, faith-based, and institutional sectors, affording him the opportunity to learn and apply best practices and industry innovations across his clients. A specialist in architectural designs and functional space planning with integration of architectural and interior design, based on the adept coordination between disciplines, Mr. Lee is a registered Architect and LEED® AP BD+C who holds an MS and BS in Architecture.

Lead Mechanical Engineer: Milad Majdi, PE, LEED AP BD+C. Mr. provides a focus on incorporating sustainable and energy efficient solutions relating to his mechanical engineering and HVAC designs in the federal, healthcare, and industrial sectors. His experience includes design for a variety of retrofit and new installation projects. A registered Professional Engineer (Mechanical), Mr. Majdi has an MS and BS in Mechanical Engineering and is an LEED Accredited Professional.

Senior Electrical Engineer: Tim Mueck, PE. Mr. Mueck brings 34 years of electrical engineering analysis and design experience on healthcare, infrastructure, and utilities projects for renovations and new facility designs, providing expertise with niche specialties such as historic preservation, photovoltaic system design, and biogas fueled electric generator installation. Mr. Mueck is a registered professional engineer with a BS in Electrical Engineering, Electrical Power specialty.

Senior Plumbing Engineer: Mike Senuta, PE, LEED AP. Mr. Senuta offers over 23 years of plumbing design and analysis experience on healthcare, commercial, and institutional projects. His experience includes all aspects of plumbing design and performance-based fire protection design for a variety of project types including universities, schools, office buildings, libraries, hospitals, nursing homes, state correction facilities, hotels, U.S. Postal Service facilities, shopping malls, parking garages, recreation facilities, restaurants, municipal facilities, and manufacturing facilities. A registered Professional Engineer in Texas and seven other states and LEED Accredited Professional, Mr. Senuta has a BS in Mechanical Engineering Technology.

Senior Project Manager / Senior Environmental and Civil Engineer: Craig Bond, PE. Mr. Bond offers 40 years of experience in civil and environmental engineering project management on project types including railroad, roadway, site development, and on environmental cleanup sites. He provides construction management and project management of a variety of construction types. A registered Professional Engineer (Environmental), Mr. Bond has a BS in Civil Engineering.

In addition to OEI's leadership and management team, our staff includes Professional Engineers (Civil, Mechanical, Electrical, Aeronautical, Environmental), GIS specialists, Certified Floodplain Managers, and administrative personnel.


EXPERIENCE

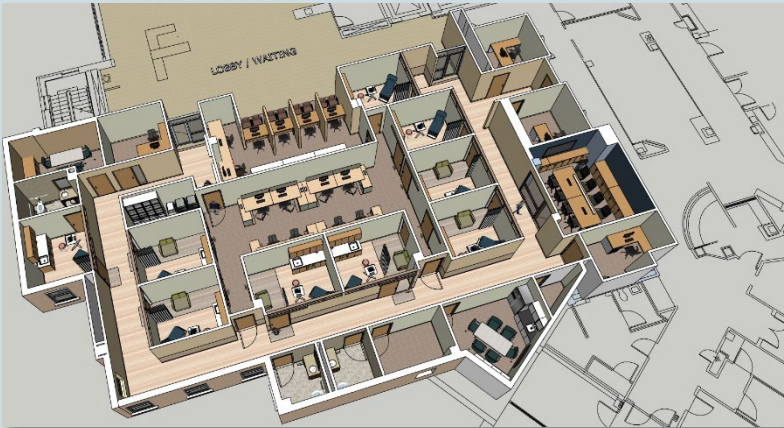
Title and Location	Client	Dates
A/E DESIGN AND CONSTRUCTION PERIOD SERVICES CLC PHASE 3 (BIG SPRING, TX) (VISN17)	WEST TEXAS VAHCS	2021 – Current
Highlights		
<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Percent Complete: 40% • OEI Federal Business Line • Categories: Facilities, Infrastructure 		
		
<p>The VA resident’s care area at Big Spring was primarily housed on the upper floor of the 1950 vintage hospital consisting of a long rectilinear design serviced by two extensive corridors requiring patients to navigate up to 439 feet one way across slippery, glare reflecting flooring. The layout made nursing observation and access for patients difficult and did not support the VA team concept of care. The VA requested, as solution, the design and construction of phased housing 10-bed cottages, Community Living Centers (CLC), that would provide greater patient observation and care while reducing travel distancing for the patient’s activities such as recreation, dining, and interactive socializing.</p>		
<p>OEI’s conceptual project plan was the design and development of a 10-bed cottage solution of approximately at 8,800 square feet square as an expansion of their original WTVAHCS Construct CLC Phase I and Phase II project development maintaining the facility’s style and architecture impressions. In addition to design and development of the new housing facility considerations such as Decorative Security Fencing, Landscaping, Wander-guard systems, Physical Security Design – Blast Resistance, and Anti-Fragmentation Laminated Windows were design consideration parts of the project. As a “Life-Safety Protected” facility, special attention was required for building occupancy to maintain all VA - Government New Healthcare Occupancy standards as covered within the NFPA 101 guidelines. Identification of Special function areas, as defined in the PSDM Mission Critical requirements, mandated additional functional, environmental, sever storm weather, and security considerations during design phasing.</p>		
<p>In cooperation with the VA’s project development team, OEI’s design solution centered around the principles of “a home-like environment” while incorporating the newest and best in patient care considerations. In addition, throughout the Community Living Center design and development project, the inclusion of infrastructure improvements to electrical, sewer, and HVAC modeling focused on LEED Silver standard considerations providing the client with the best in functional, ecological, and conceptual design solutions.</p>		


Title and Location	Client	Dates
<p>TEAGUE VAMC CENTER SURGICAL SUITE REPLACEMENT (TEMPLE, TX) (VISN17)</p>	<p>VAMC CENTRAL TEXAS</p>	<p>2020 - Current</p>
	<p>Highlights</p>	
<p>The Teague Veterans’ Medical Center had its origins in the McCloskey General Hospital, which was activated on June 16, 1942. In May 1946, the hospital was taken over by the VA and became a general medical and surgical center, renamed in honor of Olin E. Teague in 1979. Over the decades, VAMC in Temple has continued to grow and expand, now providing services well beyond general medical and surgical services including blind rehabilitation, chiropractic, dental, education, home based primary care, telehealth, mental health, and more.</p> <p>As services and demand for care increased, the Hospital realized the necessity for expansion within their Surgical Suite facilities. OEI was hired to design a new Surgical Suite addition, of approximately 23,000 square feet and renovate the existing adjacent spaces and related service areas. The Scope of Work included providing construction documents and construction period services allowing the existing eight (8) surgical suites to continue operation, while upgrading utilities, especially electrical service to the suite and comply with current VA specifications, guidelines, design alerts, manuals, details, criteria, instructions, procedures, and standards. Existing operational suites were on the second (2nd) floor of the VA Teague facility mandating a design consideration that required the expansion and additional surgical area be elevated on piers to the second-floor level. The structural solution entailed an elevated cast in place wide module concrete joist system consisting of a 4 ½ inch thick concrete slab with 8” by 16” deep concrete joist spaced on 74” centers. A second factor contributing to design obligations was location of the mechanical room servicing for the new surgical addition. Due to potential cross-contamination, equipment servicing, and mechanical room access, the mechanical area was of necessity located on the ground floor with the surgical suites elevated where it is the floor height complementing the existing hospital second floor.</p> <p>The design solution generated a new state-of-the-art Surgical area consisting of four (4) Operating Rooms (OR) to service their stakeholders. The project development solution provided one (1) General OR, two (2) Specialty ORs, and one (1) Hybrid/Robotics OR and included an elevator system to transport surgical equipment seamlessly from the OR’s to the Sterile Processing Department (SPD), Soiled Receiving, Non-Sterile Storage, and Sterile Preparation functions in the basement level of the existing facility currently servicing the ORs. The strategy of design for the new Surgical Suites area addition provided Operating Suites, a Sterile Core, an Elevator system, Egress Stairs, Storage Areas, Life Safety, and supporting Mechanical Spaces that met/exceeded Surgical and Endovascular constraints.</p>	<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Task Order: 36C25720N0598 • Percent Complete: 70% (design); CPS TBD • OEI Federal Business Line Categories: Facilities, Infrastructure • Full Design: Architectural, Mechanical, Electrical, Plumbing, Civil, Structural, Interior Design, Cost Estimating, Environmental, Value Engineering, Life Safety, Landscaping • Construction Phase Services • Sustainable Design 	

Title and Location	Client	Dates
<p>CONSOLIDATE OUTPATIENT CLINIC BUILDING 1, DORIS MILLER VA MEDICAL CENTER (WACO, TX) (VISN17)</p>	<p>VAMC CENTRAL TEXAS</p>	<p>2021 – Current</p>
Highlights		
	<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Task Order: 36C25721N0257 • Percent Complete: 25% • OEI Federal Business Line Categories: Facilities, Infrastructure • A/E Services 	
<p>The VA Waco Outpatient Clinic Building 1, Doris Miller Facility, project consists of a redesign and remodel of the 1939 constructed, six floor 68,000 square foot historic structure. The building was unoccupied for approximately 15 years being used for storage with multiple minor renovations made throughout those years later found to require complete remodeling and redesign. All interior floors were demolished as part of a previous asbestos abatement effort requiring minimal subsequent demolition to accommodate new design efforts however all floors did require significant remodeling and repair. The first (1st) floor entrance and lobby area were to be designed with historic “grand hotel entrance” aesthetics and details that mimicked the concept and design of late 1930’s to early 1940’s creating an original presentation of that era. The exterior of the building had accessibility and deterioration issues which needed to be addressed. The primary entrance for patients necessitated relocation to the rear of the building to accommodate ADA access and parking requirements allowing the original front entrance to remain as a design element and aesthetic focal point. One of the major design obstacles was the duplication of period specific accent elements that exactly harmonized with minimal samples remaining from the original 1940 construction period, nearly 85-year-old patterns. Additionally, locations of operational components such as all MEP, communication and fire protection services required redesign, replacement, and relocation to meet to date equipment and code compliances.</p> <p>OEI’s approach was to perform the necessary investigations and design development to fulfill the Veteran Administration’s desired Scope of Work and provide the best in presentation and solutioning. In keeping with the phased approach identified in the SOW, OEI proposed processes divided into three (3) categories: Pre-Design/Study Services; Design and Document Services; and Bidding & Construction Support Services. To accomplish the design elements obliged within the VA Primary Care Team requisites, OEI focused on functionally and performance based on VA team, end user, interviews, programming, design development, and cost estimates meeting budget constraints. The ultimate design solution was the incorporation of VA PACT functionality with the integration of modern client focused considerations including a period specific entry motif.</p>		


Title and Location	Client	Dates		
A/E DESIGN SERVICES TO REPLACE BOILERS (BIG SPRING, TX) (VISN17)	WEST TEXAS VAHCS	2021		
	<table border="1"> <thead> <tr> <th data-bbox="987 226 1482 268">Highlights</th> </tr> </thead> <tbody> <tr> <td data-bbox="987 268 1482 1131"> <ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Task Order: 36C25721N0270 • Percent Complete: 10% • OEI Federal Business Line Categories: Facilities, Infrastructure • Full Design: Architectural, Mechanical, Electrical, Interior Design, Cost Estimating, Life Safety • A/E Design Services • Construction Support Services • Energy Efficient Design and Sustainable Design </td> </tr> </tbody> </table>		Highlights	<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Task Order: 36C25721N0270 • Percent Complete: 10% • OEI Federal Business Line Categories: Facilities, Infrastructure • Full Design: Architectural, Mechanical, Electrical, Interior Design, Cost Estimating, Life Safety • A/E Design Services • Construction Support Services • Energy Efficient Design and Sustainable Design
Highlights				
<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Task Order: 36C25721N0270 • Percent Complete: 10% • OEI Federal Business Line Categories: Facilities, Infrastructure • Full Design: Architectural, Mechanical, Electrical, Interior Design, Cost Estimating, Life Safety • A/E Design Services • Construction Support Services • Energy Efficient Design and Sustainable Design 				
<p>OEI was engaged to complete design documentation to renovate the existing boiler plant to accommodate three new boilers to replace the existing boilers in Bldg. 2. OEI will develop complete construction documents, and conduct site visits during design to ensure all building deficiencies are corrected. Project consists of the replacement of 3 existing boilers with 3 dual-fuel water tube steam boilers with high turn-down ratio, condensing economizers and O2 trim, and new master controls. All new plant steam accessory equipment tanks, pumps, valves, piping, controls, metering, DA tanks, and feed water pumps. New main steam piping header, replace regulator, emergency shutoff valve, and header for natural gas line and other required utilities. OEI will also provide necessary connections (power, water, steam, electrical, etc.) for new boilers. OEI will update the VA Boiler's to the most current standards and codes. OEI provided an initial constructability analysis to identify a non-phased approach as the preferable solution for this installation. Additional design disciplines are required to support the civil, architectural and structural modifications necessary for the boiler replacement.</p>				


Title and Location	Client	Dates		
GARLAND OUTPATIENT CLINIC LIFE SAFETY SURVEY (GARLAND, TX) (VISN17)	VAMC CENTRAL TEXAS	Phase I: 2020 Phase II: 2021		
	<table border="1"> <thead> <tr> <th data-bbox="987 1297 1482 1339">Highlights</th> </tr> </thead> <tbody> <tr> <td data-bbox="987 1339 1482 1959"> <ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720C0115 • Percent Complete: 100% • OEI Federal Business Line Categories: Facilities • Code Review Services • Program for Design • Schematic Designs • Cost Estimates • Consulting Services and Technical Studies • Administrative and Medical Office Building • Other A/E Services </td> </tr> </tbody> </table>		Highlights	<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720C0115 • Percent Complete: 100% • OEI Federal Business Line Categories: Facilities • Code Review Services • Program for Design • Schematic Designs • Cost Estimates • Consulting Services and Technical Studies • Administrative and Medical Office Building • Other A/E Services
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<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720C0115 • Percent Complete: 100% • OEI Federal Business Line Categories: Facilities • Code Review Services • Program for Design • Schematic Designs • Cost Estimates • Consulting Services and Technical Studies • Administrative and Medical Office Building • Other A/E Services 				
<p>OEI was engaged by the Dallas VAMC a Life Safety Survey for the Garland Outpatient Clinic. The Garland Outpatient Clinic consists of a previous private hospital that was acquired by the VA in order to better serve the veteran population of the northern Dallas area. In order to begin use of the facility, one of the initial requirements was to evaluate life safety considerations in relation to current NFPA codes and identify code deficiencies. OEI evaluated the facility from architectural, electrical, HVAC and fire protection perspectives. The subsequent reports identified where the existing facility does not comply with current NFPA codes and recommended corrective action where appropriate.</p>				

Title and Location	Client	Dates
<p>AE DESIGN SERVICES, RENOVATE OUTPATIENT EXAM ROOMS (BIG SPRING, TX) (VISN17)</p>	<p>WEST TEXAS VAHCS</p>	<p>2021 – Current</p>
Highlights		
	<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Task Order: 36C25721N0293 • Percent Complete: 25% • OEI Federal Business Line Categories: Facilities, Infrastructure • Full Design: Architectural, Mechanical, Electrical, Plumbing, Civil, Structural, Interior Design, Cost Estimating, Fire Protection, Life Safety, Landscaping • A/E Design Services • Construction Support Services 	
<p>The Big Spring Veterans Administration Medical Center was established in 1949. The main building is a six-story structure with light buff-faced brick exterior walls. In 1989, an addition approximately 4,800 sf was built to house the Outpatient Exam and Support facilities. The design focus for this project will be to deliver A/E services to provide interior demolition and renovation as required to bring the Outpatient reception, treatment, and support areas up to current VA standards, as well as meet end user requirements. The new clinic is a PACT (Patient Aligned Care Team) based on new VA design guidelines for outpatient clinics, which has an on-stage/off-stage concept.</p> <p>The large teamwork zone for nurses and doctors is completely separated from the patient corridor so that staff and Patients do not cross each other except in an exam room for privacy and security. Each exam room has two sliding doors for both areas, the teamwork zone, and the patient corridor. The new design included a clerestory window above the patient side sliding door so that it brings light to create more openness. The women’s exam room were relocated to this clinic. A breakroom and a large conference room for all staff (around 20 people) were added. More natural light is now around the patient corridor through additional punched windows.</p>		


Title and Location	Client	Dates
<p>RENOVATE DALLAS VA MEDICAL INPATIENT UNIT FOR PATIENT PRIVACY & COVID-19 8TH FLOOR (DALLAS, TX) (VISN17)</p>	<p>VAMC CENTRAL TEXAS</p>	<p>2020</p>
Highlights		
	<ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25720D0060 • Task Order: 36C25720N0412 • Percent Complete: 100% • OEI Federal Business Line Categories: Facilities • A/E Services • Medical Inpatient Renovations • HVAC Design • Air Handling Units • Rooftop Units • Construction Documents 	
<p>OEI. was engaged to provide A/E Design Services to Renovate the Dallas Medical Inpatient Unit to be housed on the 8th Floor of Building No. 2. This project consists of renovating approximately 20,000 gross square feet with associated support services. To account for the potential for airborne pathogens, each new wing is being developed to allow for exhaust to be fully</p>		


vented without return when needed. The project not only consists of new MEP design for the 8th Floor, as well as relocation of an AHU unit which presently supports other floors to the roof above. Given the constricted space and structural considerations of the existing facility, OEI has worked with stakeholders and end users to provide a design that meets VA TIL requirements while also fitting within the available space.

Title and Location	Client	Dates
RENOVATE VAMC EMERGENCY DEPARTMENT FAST TRACK (DALLAS, TX) (VISN17)	DEPARTMENT OF VETERANS AFFAIRS	2020 – Current
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">  <p data-bbox="147 856 976 1171">OEI was engaged by the Veterans Affairs to provide AE Design Services to renovate ED Fast Track for the Dallas VA Medical Center. This project required preparation of construction drawings for the build out of approximately 3,200 gross square feet of existing, unfinished space for the Emergency Department. This space will include a Mini-Lab, Mental Health/ Behavioral health care exam rooms, and Emergency Department Fast Track. Design efforts included architecture, interior design, and MEP adjustment. Construction documents were organized so as to allow the VA's in-house construction unit to provide the majority of the work while contracting HVAC modifications to a private contractor.</p> </div> <div style="width: 35%; border-left: 1px solid black; padding-left: 10px;"> <p data-bbox="987 495 1482 531">Highlights</p> <ul style="list-style-type: none"> <li data-bbox="1036 537 1255 564">• OEI Role: Prime <li data-bbox="1036 571 1438 598">• Prime Contract: 36C25720C0097 <li data-bbox="1036 604 1354 632">• Percent Complete: 100% <li data-bbox="1036 638 1360 699">• OEI Federal Business Line Categories: Facilities <li data-bbox="1036 705 1297 732">• A/E Design Services <li data-bbox="1036 739 1406 766">• Renovations for ED Fast Track <li data-bbox="1036 772 1354 800">• Construction Documents <li data-bbox="1036 806 1390 867">• Construction Administration Services <li data-bbox="1036 873 1333 900">• Construction Drawings <li data-bbox="1036 907 1390 934">• Construction Cost Estimates <li data-bbox="1036 940 1203 968">• Site Survey <li data-bbox="1036 974 1243 1001">• Cost Estimates </div> </div>		

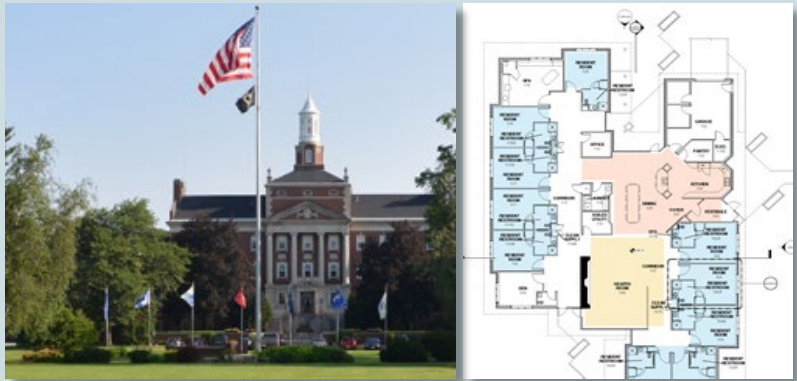
Title and Location	Client	Dates
CAMPUS PARKING, DRAINAGE, AND SLOPE STABILIZATION IMPROVEMENTS (SHREVEPORT, LOUISIANA) (VISN16)	Overton Brooks Veteran Affairs Medical Center	2016 - 2017
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;">  <p data-bbox="147 1696 976 1948">To solve its parking, drainage, and slope stabilization issues on five separate projects broken into two groups around the campus, the Overton Brooks Veterans Affairs Medical Center (OBVAMC) engaged OEI to design improvements, prepare drawings, and provide construction phase services. OEI provided design services, construction drawings (with AutoCAD 2015), team management, QA/QC throughout the project, and cost estimates at each design phase (25, 65, 95, and 100%) with the appropriate contingency level per the "Manual for Preparation of Cost Estimates and Related</p> </div> <div style="width: 35%; border-left: 1px solid black; padding-left: 10px;"> <p data-bbox="987 1346 1482 1381">Highlights</p> <ul style="list-style-type: none"> <li data-bbox="1036 1388 1255 1415">• OEI Role: Prime <li data-bbox="1036 1421 1455 1449">• Prime Contract: VA256-16-C-0135 <li data-bbox="1036 1455 1455 1516">• Percent Complete: 100% (Design); 100% (CPS) <li data-bbox="1036 1522 1482 1619">• OEI Federal Business Line Categories: Facilities, Infrastructure, Water Resources <li data-bbox="1036 1625 1395 1652">• Civil, Geotechnical, Electrical <li data-bbox="1036 1659 1252 1686">• Cost Estimating <li data-bbox="1036 1692 1308 1719">• Drawing Preparation <li data-bbox="1036 1726 1390 1753">• Construction Phase Services <li data-bbox="1036 1759 1162 1787">• Testing <li data-bbox="1036 1793 1463 1854">• Phased Improvements to Minimize Impacts to Patients, Staff, Visitors <li data-bbox="1036 1860 1482 1948">• PPQ ratings/comments include Exceptional ratings across the board in Management / Personnel / Labor, </div> </div>		

Documents.” OEI managed the topographic, geotechnical, and utility surveys as well as the PVC drain line CCTVing. OEI provided Construction Phase Services (CPS) to include assistance with questions, requests for information (RFIs), clarifications and addendums, and review/coordination of contract modifications/change orders during the construction solicitation phase.	Customer Satisfaction, and Safety / Security. Exceptional and Very Good ratings in Schedule/Timeliness, Cost and Financial Management, and Quality.
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Title and Location	Client	Dates
CAMPUS WATER SYSTEM UPGRADE (TUCSON, ARIZONA) (VISN22)	Southern Arizona Veterans Affairs Health Care System	2013 - 2017
		
<p>OEI provided A/E design and full construction documents on this water system upgrade. The Southern Arizona Veterans Affairs Health Care System (SAVAHCS) comprises a campus of 86 buildings on 116 acres. The facility traces its roots to 1928, with much of the original infrastructure still in use. A comprehensive schematic of the entire system was needed. The water system needed improvements to satisfy numerous demands, including the need to evaluate station water budget, identify losses indicating the likelihood of substantial leaks, improve system reliability, keep pace with technological and regulatory standards, and follow the VA’s Department-wide commitment to reduce waste, improve efficiencies, and conserve resources (E.O. 13514). The resulting water system upgrade satisfied The Joint Commission’s (JCAHO/TJC) 2009 Standard EM.02.01.01, EP 3, to establish response procedures when local community cannot support the hospital.</p>		
<p>Highlights</p> <ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: VA258-13-C-0087 • Percent Complete: Design 100%, CPS 100% • OEI Federal Business Line Categories: Facilities, Infrastructure, Water Resources • Design: Civil, Mechanical, Electrical • Drawing Preparation • Construction Phase Services • Cost Estimating • The Joint Commission compliance • CPARS ratings: Quality, Schedule, Management, and Regulatory Areas all rated Very Good 		

Title and Location	Client	Dates
AUDIE L. MURPHY VA MEDICAL CENTER, REPLACE WATER SOFTENERS WITH BRINE TANKS (SAN ANTONIO, TEXAS) (VISN17)	Southern Texas Veterans Health Care System	2018 – 2021
		
<p>The brine tank and water softener at the South Texas Veterans Health Care System in San Antonio is used for removing calcium and magnesium (hard) ions. Hard water is more difficult to clean with, leaves more of a residue, clogs pipes and valves and can be damaging to skin and scalp. OEI provided design and construction related services for the replacement of four water softeners (100gpm) at the Audie L. Murphy VA Medical Center, a 1.4M SF facility which has 462 beds. The original water softener was constructed in 1973 in the Mechanical Room. A medical vacuum system has since been</p>		
<p>Highlights</p> <ul style="list-style-type: none"> • OEI Role: Prime • Prime Contract: 36C25718C0110 • Percent Complete: 100% (design) • OEI Federal Business Line Categories: Facilities, Infrastructure • PPQ rating: Exceptional on Quality, Exceptional on Schedule, Exceptional on Cost Control. [OEI] <i>“has been very professional and has done their due diligence on this project....quality and level of detail has been superb.”</i> – on Quality; [OEI’s] <i>timing has been on point on every single mark.</i>” – on Schedule. 		

installed within the same area. The hospital area has increased significantly since 1973, yet there is no additional area to accommodate the needed increase in capacity of the water softener. For this reason, the new system must be designed to occupy the original space.

Title and Location	Client	Dates
<p>GREEN HOUSE CONCEPT COMMUNITY LIVING CENTERS SITE DEVELOPMENT & ENVIRONMENTAL PERMITTING (TOMAH, WI) (VISN23)</p>	<p>Tomah Veterans Affairs Medical Center</p>	<p>2016-2017</p>
		<p>Highlights</p> <ul style="list-style-type: none"> • VISN23 • OEI Role: Subconsultant • Percent complete: 100% • OEI Federal Business Line Categories: Facilities, Infrastructure, Water Resources • Phased improvements to minimize impacts to patients, staff, and visitors • Evaluating drainage systems and developing alternative solutions • Localized hydrology and hydraulics • Development of construction plans • Environmental permitting • Water quality • Detention pond design • Multiple regulatory guideline compliance
<p>At the Tomah Veterans Affairs Medical Center (Tomah VAMC), OEI provided site civil engineering including drainage design for the second phase of A/E design services for two of the green homes included in the Green House concept Community Living Center. The primary focus was to develop a series of facilities that accommodated more than 50 veterans within the complex. OEI provided road, driveways, and parking lot designs for new construction, utility extensions to serve the new buildings, and designed the relocation of two water quality/detention ponds. Because the site is a VA Life Protected Facility, the site civil design was performed to comply with the Physical Security Design Manual (Jan 2015). Additionally, OEI prepared plan sheets and specifications using CADD program Civil 3D and prepared and submitted environmental permitting documents. OEI provided bid phase assistance and construction administration services.</p>		



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