

**Sedgwick County Mental Health Hospital**

Request for Proposal #23077

11-21-2023

**HFG+HKS**

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November 21, 2023

Mr. Thomas,

On behalf of HFG Architecture and HKS Architects, we wish to express our mutually deep-rooted passion and commitment to improving the welfare of our communities through mental health design. The goals of the Sedgwick County Mental Health Hospital are achievable and will have a profound impact on the citizens of Sedgwick County and the State of Kansas. However, making this transformative project a success requires an experienced team that:

- Combines decades of national expertise in mental health design with a comprehension of and commitment to the greater Wichita area.
- Understands the finer details of mental health healing environments where the scenarios, risks, and delivery of care are considered with the utmost expertise.
- Is cognizant of the budgetary considerations to make this project ultimately successful.
- Have a strong history of combining their shared knowledge to design a facility that is highly functional, aesthetically pleasing, and integrates seamlessly into the community.

The team we have assembled combines national experience and reach with the strategic local healthcare expertise to meet these criteria. Headquartered in downtown Wichita, HFG specializes exclusively in healthcare architecture and are recognized nationally as leading innovators in mental health design. HKS Architects are an interdisciplinary global design firm with an expansive portfolio of mental health designs, and have an excellent reputation for working with clients with complex business challenges to offer creative, practical solutions.

The partnership of HFG and HKS represents the strongest team conceivable to lead this project. Together, we boast an unparalleled portfolio of mental health design experience, are uniquely qualified and with accredited personnel who have a history of collaboration, and who are intrinsically tied into the fabric of the greater Wichita community.

HFG and HKS are experienced, qualified, and personally and professionally dedicated to improving the well-being of those in our community in need of mental health services. For this reason, this project resonates deeply with our firms.

The design for this project will be a deeply collaborative process. We look forward to the opportunity to discuss these and other ideas with you as the selection process advances. Thank you for considering our team for this exciting project.

Sincerely,



**David Wright** AIA, ACHA  
CEO, Principal In-Charge • HFG Architecture  
[davidw@hfgarchitecture.com](mailto:davidw@hfgarchitecture.com)  
C 316.644.2859



### Why HFG + HKS

**HKS + HFG** were recently recognized as the **#2** and **#37** top healthcare architecture firms by Building Design+Construction Giants, respectively.

Our partnership was founded on a shared commitment to thought leadership in mental and behavioral health design. We offer a uniquely qualified team with an unprecedented portfolio of similar pursuits, successful collaboration, and a shared mission of improving access to world-class mental health and behavioral health care.

Recognized by Healthcare Design Magazine as a top healthcare architecture firm, HKS has successfully completed 15 mental health projects in the past five years. The firm's cross-disciplinary, research-led practices matched with an expertise in mental health design has created a body of knowledge that has been applied to create places that are innovative, sustainable and economically viable.



**HFG + HKS represent a distinct advantage to Sedgwick County: Access to uniquely qualified mental health design professionals with a strong history of collaboration.**



**HFG + HKS are actively working on \$3.5 billion together.**

HFG Architecture specializes exclusively in healthcare architecture and possess a robust portfolio of mental health facilities. As a leading mental health design firm, HFG's staff are well aware of the challenges inherent in these facilities. Factors such as staff and patient safety are at the forefront of our design approach. HFG's mental health designs speak to the firm's belief that safety can be strengthened without diminishing patient dignity or quality of care.





## Thought Leadership

**HFG and HKS are two of the leading forces in mental health design.** Our teams have combined their individual expertise for a holistic and transformative approach. Central to this collaboration is a client-focused attitude that informs every decision and process. We recognize the need within the community for this facility, and value open communication and collaboration with Sedgwick County. By integrating our strengths, this partnership aims to create a therapeutic environment that exceeds expectations.

To deliver a successful project, our team considers every possible avenue to ensure the project's ultimate long-term success, benefited by years of specialized expertise and history of comparable projects. Better than any, our team is prepared to implement critical design functions such as stigma reduction, outdoor access control, efficient staff circulation, disease

management, and practical applications of evidence-based design models to provide a holistic continuum of care. Factors such as staff security and comfortability to ensure maximum staff retention, satisfaction, and performance are top of mind when designing these facilities, and speak to our client-focused attitude that informs every process.

HFG has spent a considerable amount of time and resources envisioning innovative solutions for project at hand for nearly a year. Our firm has meticulously researched and analyzed various aspects of the proposed project that would best ensure its feasibility and affordability, inclusive of the proximity of the potential site to public transportation, similarly situated

services, and how to integrate these factors for the best possible care.

HFG's dedication to finding the optimal location reflects a commitment to not only maximizing the financial aspects of the project but also ensuring that the facility becomes an integral part of the community.

**HFG + HKS represent a convergence of thought leadership, client-focused design, rigorous quality control, efficient schedule management, and effective cost control. The result promises to be a transformative behavioral health space that not only meets Sedgwick County's expectations, but sets a new standard for excellence in the region.**





## Safety Design

HFG has successfully built its reputation by truly caring for our clients' best interests with each project we design. One of the key pillars of our ethos is the relentless pursuit of innovative approaches that prioritize the well-being of those we serve. This attitude informs every function and decision we make, from strict quality assurance procedures to construction period services.

One of these tools in our arsenal that exemplifies having our client's best interest in mind is the early integration of Crime Prevention Through Environmental Design (CPTED) principles for healthcare spaces. As pioneers in our field, we've have embraced and championed CPTED principles, becoming one of the first architectural firms to achieve CPTED certifications and seamlessly integrating these practices into our healthcare facility designs.

**Our commitment to quality is not just a professional standard; it's a testament to our dedication to providing healthcare environments that prioritize safety, functionality, and the overall well-being of patients and staff.**

CPTED serves to enhance the safety and security of our healthcare spaces. By addressing the physical environment's influence on human behavior, we create facilities that are not only aesthetically pleasing but also contribute to a sense of security and tranquility for those using the facility, as well as staff. From thoughtful landscaping to strategic lighting, our designs embrace the principles of natural surveillance, territorial reinforcement, and access control to foster a secure and welcoming healing environment.

In essence, our firm is not just about designing buildings; it's about crafting holistic environments that support healing, which is only possible if the facility is safe and secure. HFG stands as advocates for our clients, leveraging innovative design, quality control processes, and CPTED principles to create healthcare facilities that not only meet but exceed expectations. As we continue to shape the future of healthcare architecture, our ethos remains unwavering – to be client advocates, champions of innovation, and pioneers in creating spaces that prioritize the best interests of those we serve.

We've strategically included CPTED certified personnel for this pursuit as we aim to design a facility that's safety and security is paramount.

### SAFETY DESIGN TEAM



**Dwayne Robinett**  
Safety Design Team Lead



**Elizabeth Robertson**  
Safety Design Specialist



**Megan Vaeth**  
Safety Design Specialist

## Local Investments

To us, healthcare means more than caring for the physical body – it means investing in the holistic health of an entire individual – mind and body. We work to ensure that behavioral health facilities provide a welcoming, healing and safe environment for all.

HFG lives its dedication to improving behavioral health and debunking mental health stigmas. As a local business intentionally located in the heart of downtown Wichita and adjacent to the newly established biomedical corridor, we are invested in the betterment of mental health services for our community. Our firm co-sponsored Julia Orlando's recent tour stop in Wichita. David Wright, our CEO and proposed principal in-charge for your project, continued those conversations in a follow-up trip to Hackensack, NJ.

Our continued partnerships with HumanKind Ministries, the Mental Health and Substance Abuse Coalition and MHA of South Central Kansas inspire us to serve as a positive catalyst for change in every community we work in.

### HFG'S LOCAL PARTNERSHIPS:



## Behavioral Health Experience

HFG has long been a leading innovator in the field of behavioral health design. By exclusively specializing in healthcare, we possess an expansive portfolio of successful and innovative behavioral health inpatient and outpatient projects. The opportunity to work on these facilities aligns closely with why we founded this company: to improve patient outcomes through excellent design.

Designing behavioral health facilities requires a focus on staff safety and security while balancing patient privacy. In our designs, we seek to foster an environment that promotes healing rather than an institution. Some factors our staff considers when designing an inpatient mental health facility include:

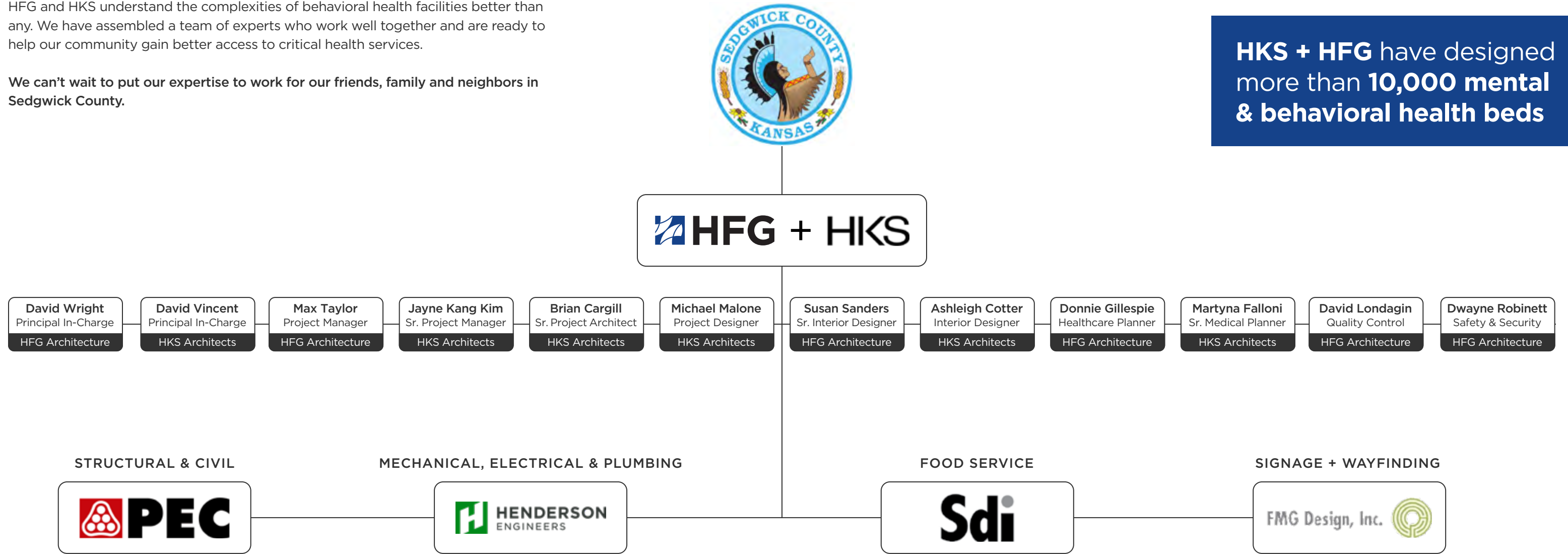
- Laying out distinct zones specific to patient acuity to protect staff and other patients.
- Designing clear sight lines and observation points to monitor patients continuously.
- Controlling access points for staff security.
- Selecting durable anti-ligature and tamper-proof materials.
- Maximizing natural light, views of nature and incorporating biophilic design elements.
- Designing flexible spaces that can adapt to changing therapeutic approaches and unique patient needs over time.
- Promote safe and secure opportunities for socialization and group exercises, which studies show improve mood and sense of belonging.

## Project Team Members

HFG and HKS understand the complexities of behavioral health facilities better than any. We have assembled a team of experts who work well together and are ready to help our community gain better access to critical health services.

We can't wait to put our expertise to work for our friends, family and neighbors in Sedgwick County.

**HKS + HFG** have designed more than **10,000 mental & behavioral health beds**



Professional Engineering Consultants (PEC) is a full-service firm with headquarters located in downtown Wichita. They are a team of proactive problem solvers who take pride in the diversity of expertise within their company.

PEC understands the crucial role the community plays in shaping and influencing businesses, regardless of size or sector. Their expertise works quietly in the background, positioning you as the champion for your community.

Henderson Engineers bring technical expertise and innovative design solutions for systems, such as mechanical, electrical and plumbing (MEP). For Henderson, their job is to understand the needs and constraints of the project and then apply their expertise to better guide the team towards the solution that's right for them.

It's a process that's helped create thousands of places for people to thrive over the years, and it's one that they are excited to share on your upcoming project.

SDI is an innovative, employee-owned consulting firm specializing in sustainable food service, laundry, back-of-house design and planning in multiple markets. The firm designs healthcare facilities that promote healing through patient-focused food and nutrition programs compatible with those found in quality hospitality establishments.

SDI has planned and designed large global projects and is structured to deliver creative, functional designs that build in long-term flexibility and efficiency.

FMG Design, Inc. believes that experiential graphics should engage the viewer while communicating information and creating a connection between the person and their surroundings in the navigation of the built environment. They are proven leaders in placemaking and integrated wayfinding, along with providing branding and corporate identity.

FMG's strength lies in the diverse backgrounds of graphic design, architectural graphic design, art, interior architecture, and industrial design.

**David Wright** AIA, ACHA  
CEO • Principal In-Charge



David has been with the firm for 25 years and has been an integral part of the company since the beginning. His experience ranges anywhere from a new geriatric psychiatry hospital in Tulsa to an intricate on-site replacement hospital in Pratt. In 2019, David was recognized by the Wichita Business Journal for ongoing outreach work, featuring an \$85 million project in Kenya.

David's background in firm operations, project coordination, cost control management processes and quality control makes his oversight invaluable to any project.

**Experience**

34 years of experience  
With HFG since 1998

**Credentials**

Licensed Architect  
American College of Healthcare Architects

**Education**

Bachelor of Architecture  
Kansas State University

**Relevant Experience**

- Wichita Multi-Agency Campus • Wichita, Kansas  
New Construction
- Tulsa Center for Behavioral Health • Tulsa, Oklahoma  
New Geriatric Psychiatry Hospital • 78,000 SF
- Tenwek Cardiothoracic Center • Bomet, Kenya  
New Construction • 300,000 SF
- HumanKind Ministries • Wichita, Kansas  
Master Planning • 21,000 SF
- Osawatomie State Hospital • Osawatomie, Kansas  
Behavioral Health Renovation • 25,820 SF
- Pawnee Nation Behavioral Health Center • Tulsa, Oklahoma  
New 26-bed Facility
- Choctaw Nation of Oklahoma • Durant, Oklahoma  
Behavioral Health Renovation
- Health Ministries Clinic • Newton, Kansas  
Replacement Clinic • 61,000 SF
- Salina Family Healthcare Center • Salina, Kansas  
New Construction • 59,000 SF
- Pratt Regional Medical Center • Pratt, Kansas  
On-Site Replacement Hospital • 110,000 SF

**Max Taylor** AIA, NCARB  
Project Manager



For over a decade, Max has been solely dedicated to healthcare architecture. His experience ranges from large inpatient behavioral health units to new replacement clinics throughout North America. He is an emerging leader and knows how to successfully lead multi-disciplinary teams for project design coordination.

Since healthcare planning and design is all we do at HFG Architecture, Max works daily with the various complex codes and standards required for medical projects.

**Experience**

10 years of experience  
With HFG since 2021

**Credentials**

Licensed Architect  
National Council of Architectural  
Registration Boards

**Education**

Master of Architecture  
Kansas State University

**Relevant Experience**

- Health Ministries Clinic • Newton, Kansas  
Replacement Clinic • 61,000 SF
- Nemaha Valley Community Hospital • Seneca, Kansas  
Major Additions & Renovations • 24,871 SF
- Mercy South Creek Clinic • Springfield, Missouri  
New Construction
- \*University of Kansas Health System • Kansas City, Kansas  
Orthopedic Medical Office Building Expansion
- \*University of Montreal Central Hospital • Montreal, Quebec  
Hospital Inpatient Behavioral Health Wing
- \*US Army Corps Engineers • Wichita Falls, TX  
Outpatient Facility
- Rice County District Hospital • Lyons, Kansas  
Medical Office Building Planning
- University Health Medical Office Building • Kansas City, Missouri  
New Construction
- Salina Family Healthcare Center • Salina, Kansas  
New Construction • 59,000 SF

*\*Project completed with previous firm.*



**Susan Sanders** IIDA, NCIDQ, CHID, EDAC  
Senior Interior Designer



Designing a behavioral health facility requires a mode of thinking unlike any other project type. Whether it's tamper-proof materials or anti-ligature door systems, Susan is intentional about creating spaces that are safe, efficient and aesthetically pleasing to further promote each patient's journey toward recovery.

Susan holds over three decades of impressive design experience and is one of five designers in the tri-state area who has earned the Certified Healthcare Interior Designer (CHID) credential from the American Academy of Healthcare Interior Designers.

**Experience**

34 years of experience  
With HFG since 2007

**Credentials**

International Interior Design Association  
National Council for Interior Design Education and Qualification  
Certified Healthcare Interior Designer  
Evidence-Based Design Accreditation and Certification

**Education**

Bachelor of Interior Design  
University of Texas

**Relevant Experience**

Harry S. Truman Memorial VA Hospital • Columbia, Missouri  
Behavioral Health Renovation • 7,661 SF

Osawatomie State Hospital • Osawatomie, Kansas  
Behavioral Health Renovation • 25,820 SF

Edwards Air Force Base • Kern County, California  
Mental Health Clinic Renovation • 6,545 SF

HaysMed Hadley Center • Hays, Kansas  
Geriatric Psychiatry Renovation • 8,134 SF

McAlester Regional Health Center • McAlester, Oklahoma  
Geriatric Psychiatry Renovation • 8,925 SF

Susan B. Allen Memorial Hospital • El Dorado, Kansas  
Geriatric Psychiatry Unit Remodel

The Studios at HumanKind • Wichita, KS  
Renovation • 21,000 SF

Tenwek Cardiothoracic Center • Bomet, Kenya  
Interior Space Planning • 300,000 SF

F.E. Warren Air Force Base • Cheyenne, Wyoming  
Clinic Modernization • 59,865 SF

**Donnie Gillespie** AIA  
Healthcare Planner



Donnie knows behavioral health needs are just as important as physical ones, which is why he is so enthusiastic about bringing thoughtful and informed design to those who will benefit from it the most. With more than two decades of experience, which has mostly consisted of healthcare design, he brings a wide-ranging knowledge base to every project he works on. Throughout his career, he has proven to be a valued team member who cares deeply about the people and communities in which his work will serve.

**Experience**

23 years of experience  
With HFG since 2021

**Credentials**

Licensed Architect

**Education**

Bachelor of Architecture  
Kansas State University

**Relevant Experience**

Swope Health Services • Kansas City, Missouri  
Master Planning for Behavioral Health Living Facilities

Pueblo Pintado Health Center • Pueblo Pintado, New Mexico  
New Facility with Behavioral Health Services • 121,465 SF

Citizens Medical Center • Colby, Kansas  
Replacement Hospital • 198,000 SF

Health Partnership Clinic • Olathe, Kansas  
Master Planning for Clinic with Behavioral Health Services

El Dorado Springs Behavioral Health • El Dorado Springs, Missouri  
Facility Assessment

Sabetha Community Hospital • Sabetha, Kansas  
Major Addition & Remodel • 74,000 SF

Cedar County Memorial Hospital • El Dorado Springs, Missouri  
Master Planning

\*Children's Mercy East • Independence, Missouri  
70,000 SF

\*Grand Rapids Vet Center • Grand Rapids, Michigan  
Medical Office Building • 130,000 SF

\*Laredo VA Clinic • Laredo, Texas  
25,000 SF

*\*Project completed with previous firm.*



**Dwayne Robinett** AIA, CPD, NCARB, LEED AP  
Architectural Safety & Crime Prevention



As Senior Vice President and Managing Principal at HFG, Dwayne brings thought leadership and innovative solutions to every project he works on. He is an early adopter of the Crime Prevention Through Environmental Design (CPD) Professional Designation, which demonstrates his commitment to creating safer, healthier and more sustainable human environments. Knowing how to evaluate environmental conditions and utilizing intervention methods is important, especially when it comes to behavioral health facilities. Dwayne's 21-year tenure in designing safe, secure and functional spaces makes him a tremendous asset on any healthcare project.

**Experience**

21 years of experience  
With HFG since 2016

**Credentials**

Licensed Architect  
Crime Prevention Through Environmental Design Professional Designation  
National Council of Architectural Registration Boards

**Education**

Bachelor of Architecture  
University of Oklahoma

**Relevant Experience**

SSM Health Cardinal Glennon Children's Hospital  
St. Louis, Missouri • Safety Design Consultant • 300,000 SF

SSM Health • Oklahoma City, Oklahoma  
Health Security Safety Measures

Tulsa Center for Behavioral Health • Tulsa, Oklahoma  
New Geriatric Psychiatry Hospital • 78,000 SF

Pawnee Nation Behavioral Health Center • Tulsa, Oklahoma  
New 26-bed Facility

Chickasaw Nation Newcastle Medical Center • Newcastle, OK  
Master Planning

Choctaw Nation of Oklahoma • Poteau, Oklahoma  
Behavioral Health Renovation

Ardmore Veterans Center • Ardmore, Oklahoma  
New Veterans Center • 250,000 SF

Mercy South Creek Clinic • Springfield, Missouri  
New Construction • 5,100 SF

Texoma Medical Services • Woodward, Oklahoma  
Pharmacy & Clinic

Ascension St. John Tulsa • Tulsa, Oklahoma  
ICU Renovation & Addition

**David Londagin** AIA, LEED AP  
Quality Assurance Coordinator



Access to adaptable behavioral health care is more essential than ever, and with 30+ years of multifaceted design experience under his belt, David is excited about the important opportunities that exist right here in Sedgwick County.

From the sophisticated renovation project at the Harry S. Truman Memorial VA hospital or a new rehabilitation facility for the Pawnee Nation of Oklahoma, David is well-versed in each phase of design and will help lead your project to a successful completion.

**Experience**

35 years of experience  
With HFG since 2010

**Credentials**

Licensed Architect  
LEED Accredited Professional

**Education**

Bachelor of Architecture  
University of Arkansas

**Relevant Experience**

Tulsa Center for Behavioral Health • Tulsa, Oklahoma  
New Geriatric Psychiatry Hospital • 78,000 SF

Harry S. Truman Memorial VA Hospital • Columbia, Missouri  
Behavioral Health Renovation • 7,661 SF

Pawnee Nation Behavioral Health Center • Tulsa, Oklahoma  
New 26-bed Facility

\*Mercy - Northwest Arkansas • Rogers, Arkansas  
Eight-Floor Hospital Bed Tower Addition & Renovation

Mercy - Fort Smith • Fort Smith, Arkansas  
Building Envelope Updates

HaysMed Hadley Center • Hays, Kansas  
Geriatric Psychiatry Renovation • 8,134 SF

Oklahoma Surgical Hospital • Tulsa, OK  
New Operating Room & Endoscopy Expansion

Independence Healthcare Center • Independence, Kansas  
New Outpatient ED & Clinic

Hillcrest Hospital Cushing • Cushing, Oklahoma  
Geriatric Psychiatry Remodel • 9,000 SF

*\*Project completed with previous firm.*

**Dave Vincent** AIA, ACHA, LEED AP, LSSYB  
 Partner • Principal-in-Charge



Dave has always known that he would be an architect. His interest in building things as a child has developed into a career dedicated to the planning and design of all types of health facilities. An aptitude for space planning and programming allows him to effectively and efficiently define the specific challenges that are unique to each project. Dave has a special interest in emergency and behavioral health facilities. He shares his knowledge as a mentor with young architects and helps them to creatively solve space planning issues.

**Experience**

40 years of experience  
 With HKS since 1983

**Credentials**

Licensed Architect  
 ACHA Board Certified Healthcare Architect  
 LEED Accredited Professional  
 American College of Healthcare Architects  
 Texas Society of Architects  
 American Hospital Association

**Education**

Bachelor of Architecture  
 University of Louisiana at Lafayette

**Relevant Experience**

Rusk State Hospital • Rusk, Texas  
 Behavioral Health Hospital Expansion • 243,000 SF

UT Health Science Center - San Antonio State Hospital  
 San Antonio, Texas • Replacement Facility • 535,000 SF

Texas Behavioral Health Center at UT Southwestern  
 Dallas, Texas • New Psychiatric Hospital • 520,000 SF

TFC Permian Basin Behavioral Health Center • Midland, Texas  
 New Behavioral Health Campus • 227,000 SF

Jackson Memorial Hospital • Miami, Florida  
 ED Expansion & Renovation with Behavioral Health Rooms

Sanford Medical Center Fargo • Fargo, North Dakota  
 Hospital with Behavioral Health Services

**Martyna Falloni** AIA, EDAC, LSSYB, NCARB  
 Associate • Senior Medical Planner



Martyna believes the key to the better patient outcomes is listening and providing an exceptional environment for staff and caregivers. Utilizing Evidence Based Design and Lean Six Sigma training, she enjoys approaching each space with an analytical eye to design efficient spaces within the healthcare industry. Martyna's approach to medical planning enables her clients to make design decisions that promote operational best practices and evidence-based design strategies to maximize the value of their facility assets, raise patient and staff satisfaction and help improve patient outcomes.

**Experience**

23 years of experience  
 With HKS since 2021

**Credentials**

Licensed Architect  
 Evidence-Based Design & Accreditation Certificate  
 Lean Six Sigma Yellow Belt Certified  
 NCARB Certified

**Education**

Master of Architecture  
 University of Detroit Mercy  
 Bachelor of Science in Architecture  
 Warsaw University of Technology

**Relevant Experience**

Corewell Health Helen DeVos Children's Hospital Renovation  
 Grand Rapids, Michigan • Behavioral Health Unit • 23,000 SF

Corewell Health Ortho Ambulatory Surgery Center & Clinic  
 Grand Rapids, Michigan • 115,000 SF

Sanford Health USD Medical Center Medical Building 1  
 Sioux Falls, South Dakota • 200,000 SF MOB with GI clinics

Parkview Southwest Outpatient Center • Fort Wayne, Indiana  
 19,000 SF MOB & 112,000 SF Outpatient Building

Corewell Health Cardiovascular Ambulatory Surgery Center  
 Grand Rapids, Michigan • 19,500 SF Cardiovascular  
 Interventional Services Center



**Jayne Kang Kim AIA, LEED AP BD+C**  
 Vice President • Senior Project Manager



As a senior project manager, Jayne aspires to bring thoughtfully designed and innovative architectural solutions to fruition through careful planning and team coordination. She excels in interdisciplinary team-building, cross-constituency communications, strategic and resilient project planning, staying organized and engaged, and keeping projects on schedule and on-budget. Furthermore, she brings project management experience on behavioral healthcare projects (public and private) as both the owner’s program manager and as the project A/E consultant.

**Experience**

13 years of experience  
 With HKS since 2023

**Credentials**

Licensed Architect: Texas & North Carolina  
 NCARB Certified  
 LEED Accredited Professional Building Design + Construction  
 American Institute of Architects, Member  
 Construction Management Association of America, Member  
 Design-Build Institute of America, Member  
 Lean Construction Institute, Member

**Education**

Master of Business Administration  
 University of North Carolina  
 Master of Architecture  
 Harvard University  
 Bachelor of Interior Architecture  
 The School of the Art Institute of Chicago

**Relevant Experience**

\*California Institution for Men Mental Health Crisis Facility  
 Chino, California • 69,000 SF  
 \*Duke Regional Behavioral Health Center & ED  
 Durham, North Carolina • 175,000 SF Renovation & Addition  
 \*New Broughton Replacement Behavioral Health Hospital  
 Morganton, North Carolina • 477,000 SF  
 \*CommuniCare, Outpatient Clinic Renovation  
 Davis, California • 13,000 SF

*\*Project completed with previous firm.*

**Michael Malone AIA**  
 Project Designer



Michael is inspired by invention and innovation from the bare minimums; serving communities of little means and creating, alongside them, something beautiful. Growing up on a farm, two things always stood out to him: the patterns of nature and the beauty in the decay of older structures. He remembers how light interacting with the ground under a canopy of trees was so similar to how light broke through the old barn roofs, nature’s patterns over time replaced the built environment. It made him ask himself, “is there a better way?” Michael’s passion is serving in communities that are underserved. His typical responsibilities on any given project are design and iteration through implementation.

**Experience**

8 years of experience  
 With HKS since 2022

**Credentials**

Licensed Architect  
 American Institute of Architects  
 NCARB Certified

**Education**

Bachelor of Architecture  
 Oklahoma State University

**Relevant Experience**

UT Health Science Center - San Antonio State Hospital  
 San Antonio, Texas • Replacement Facility • 535,000 SF  
 Waco Family Medicine Central Campus Redevelopment  
 Lubbock, Texas • 150,000 SF  
 UT Southwestern Corporate Executive Clinic Suite Renovation  
 Dallas, Texas • 6,511 SF  
 UT Southwestern Miscellaneous Services • Dallas, Texas  
 Miscellaneous Projects Over a Five-Year Contract

**Ashleigh Cotter** CHID, IIDA, LEED AP BD+C, LSSYB  
 Vice President • Interior Designer



As an interior designer, Ashleigh is passionate about providing an engaging, captivating and holistic experience. She believes no matter what the interior environment is, it sets the stage for the impact we have on day-to-day lives. Ashleigh collaborates with project designers, architects and project managers to create a framework that promotes design excellence and allows the team to develop quality solutions that meet or exceed the client's vision. She has been a part of many projects in a variety of capacities working closely with construction administration, architectural production and the end user to carry out the design intent.

**Experience**

14 years of experience  
 With HKS since 2018

**Credentials**

- Registered Interior Designer
- NCIDQ Certified
- Certified Healthcare Interior Designer
- Lean Green Belt Certified
- LEED Accredited Professional Building Design + Construction
- International Interior Design Association
- Healthier Materials & Sustainable Building Certification, Parsons School of Design

**Education**

Bachelor of Science Interior Design  
 Radford University

**Relevant Experience**

- TFC Permian Basin Behavioral Health Center • Midland, Texas  
 New Behavioral Health Campus • 227,000 SF
- Mount Sinai Comprehensive Behavioral Health Center  
 New York, New York • 136,000 SF
- Kaiser Permanente Caton Hill Medical Center  
 Woodbridge, Virginia • 245,000 SF
- Inova Mount Vernon Hospital Behavioral Health Unit  
 Alexandria, Virginia • 19,000 SF
- Cabarrus County Behavioral Health Facilities Design  
 Charlotte, North Carolina • 60,000 SF
- Mecklenburg Facility Based Crisis Center Design  
 Charlotte, North Carolina • 21,000 SF

**Brian Cargill** AIA, CDT  
 Principal • Senior Project Architect



Brian knows how important effective communication is. With 30 years of architectural experience, he has worked on a wide variety of project types, including healthcare, destination resorts, hotels, corporate offices and education facilities. As a project manager, Brian works to include all stakeholders and team members in the communication process, which he knows is essential to the success of each project. This involves coordinating the design and production team, specification writers and the work of consultants and other disciplines to produce contract documents.

**Experience**

34 years of experience  
 With HKS since 2003

**Credentials**

- Licensed Architect: Texas & New Mexico
- Certified Construction Document Technologist - Construction Specifications Institute
- NCARB Certified

**Education**

Bachelor of Architecture  
 Texas Tech University

**Relevant Experience**

- Riverside University Health Medical Center Emergency Behavioral Health Treatment Services Renovation  
 Moreno Valley, California • 15,500 SF
- Riverside University Health Medical Center Mental Health Inpatient Building Design • Riverside, California • 87,130 SF
- True Worth Place Homeless Resource Center & Health Clinic  
 Fort Worth, Texas • 40,000 SF
- Baylor Scott & White McLane Children's Medical Center  
 Temple, Texas • 93,000 SF
- Indian Health Services Navajo Nation Dilkon Health Center  
 Dilkon, Arizona • 162,787 SF





**James G. Holt, PE, SE, LEED AP**  
**STRUCTURAL ENGINEER**

James has a diverse background in structural engineering including medical, federal, military, commercial, and education projects. James is the lead structural engineer for PEC's Oklahoma offices and also specializes in project management. James has provided structural design for gravity and lateral designs to specialty design including vibration and blast designs.

**YEARS OF EXPERIENCE**  
 19

**EDUCATION**  
 Milwaukee School of Engineering, Bachelor of Architectural Engineering, 2005

**LICENSES/CERTIFICATIONS**  
 Professional Engineer: Arkansas, Florida, Kansas, Minnesota, Missouri, New York, North Dakota, Oklahoma, Utah

**SELECT PROJECT EXPERIENCE**

- Silver Oaks Behavioral Hospital; New Lenox, IL
- Hendricks Behavioral Hospital; Plainfield, IL
- Calm Center Treatment Facility Renovation; Tulsa, OK
- Counseling and Recovery Services of Oklahoma Urgent Recovery Renovation; Tulsa, OK
- Digestive Disease Hospital; Oklahoma City, OK
- Kearney Regional Medical Center Additions and Renovations; Kearney, NE
- Maehnowesekiyah Adult Detox Center; Keshena, WI
- Miami Tribe of Oklahoma Elders Center Addition; Miami, OK
- Mercy Hospital; Ardmore, OK
  - Pharmacy Remodel
  - MRI Renovations
- Mercy Hospital; Oklahoma City, OK
  - Central Utility Plan Update
  - Emergency Department CT and Building Addition
  - Existing Tunnel Analysis
  - OPD Department GI Renovation
- Naval Medical Center Infusion and Pain Clinic; Portsmouth, VA
- Ownesboro Health New Ambulatory Surgery Centers
  - Henderson, KY
  - Madisonville, KY
  - Muhlenburg, KY
  - Owensboro, KY
- Pentagon Outpatient Pharmacy; Washington, DC
- Pharmacorr Pharmaceutical Packaging Facility; Oklahoma City, OK
- Reynolds Army Medical Center Envelope Repair and BAS Replacement; Fort Sill, OK
- Saint Francis Health Center; Glenpool, OK
- University of Oklahoma Health Science; Oklahoma City, OK
  - Stephenson Cancer Center HOD Upgrade
  - Nuclear Pharmacy
  - Linear Accelerator Replacement
  - CT Replacement
- Y18 Clinic Modernization; Peterson Air Force Base, CO
- Chickasaw Nation Medical Center; Ada, OK
  - Alternate Care Facility
  - Lab Expansion
  - Mobile Medical Unit Covered Parking
  - Pharmacy Addition



**Joshua A. Golka, PE**  
**CIVIL ENGINEER**

Josh's responsibilities include design, plan and specification development, and QA/QC for various city infrastructure and site civil development projects including water distribution, sanitary sewer collection, pump and lift stations, grading, paving, stormwater management, storm sewer layout, and geometric design. Based at PEC's Wichita office, he currently serves as City Engineer for the City of Andover and has previously served in this capacity for Valley Center and Great Bend.

Josh also serves as the lead for Federal Emergency Management Agency (FEMA), United States Army Corps of Engineers (USACE), as well as state and local stormwater/environmental coordination and permitting efforts on projects.

**YEARS OF EXPERIENCE**  
 13

**EDUCATION**  
 University of Kansas, Bachelor of Civil Engineering, 2010

**LICENSES/CERTIFICATIONS**  
 Professional Engineer: Kansas, Colorado, Washington

**SELECT PROJECT EXPERIENCE**

- Ashland Community Health Center Design; Ashland, KS
- Edwards Air Force Base Medical Facilities; Fort Collins; CO
- Ellinwood District Hospital Replacement (In Design); Ellinwood, KS
- Emergency Center (In Design); Eufala, OK
- Family Service Guidance Center; Topeka, KS
- Harry S. Truman VA Hospital Behavioral Health Renovation; Columbia, MO
- Harry S. Truman VA Medical Center Patient ED Addition and New Entry; Columbia, MO
- Henderson Health Hospital Renovation; Henderson, KS
- Hutchinson Regional Medical Center ICU Addition and Respite Garden; Hutchinson, KS
- Indian Health Services; Lawton, OK
- Kansas Sports Medicine Facility at Anderson Family Football Complex (In Design); Lawrence, KS
- Kansas Surgery and Recovery Parking Lot Expansion (In Design); Wichita, KS
- Lawrence Memorial Hospital; Lawrence, KS
- POET Office Expansion Design Services (In Design); Wichita, KS
- Pueblo Pintado Health Center; New Mexico
- Robert J. Dole VA Medical Center IDIQ; Wichita, KS
- Ascension Medical Group (AMG) Clinic at Confidential Aviation Client Campus; Wichita, KS
- Stillwater Medical Perry Hospital; Perry, OK





**Nicholas L. Staib, RLA**  
LANDSCAPE ARCHITECTURE

Nick's responsibilities include master planning and site design for zoos, parks, municipal streetscapes, fountains, urban design, large-scale community developments, golf course communities, as well as residential/commercial community unit plans. Nick continues to manage complex multi-discipline projects from conceptual master planning phases through construction.

**YEARS OF EXPERIENCE**  
20

**EDUCATION**  
Kansas State University,  
Bachelor of Landscape  
Architecture, 2003

**LICENSES/CERTIFICATIONS**  
Registered Landscape  
Architect: Arkansas, California,  
Colorado, Connecticut,  
Kansas, Missouri, Montana,  
Nebraska, Ohio, Oklahoma,  
Texas, Wisconsin

**SELECT PROJECT EXPERIENCE**

- Ascension Medical Group (AMG) Clinic at Confidential Aviation Client Campus; Wichita, Kansas
- Butler Community College 5000 Building Expansion; Andover, KS
- City of Derby On-Call Landscape Architectural Services; Derby, KS
- City of Newton Public Library; Newton, KS
- City of Wichita, Kansas
  - Riverfront Baseball Stadium and Event Venue
  - OJ Watson Park Event Center
  - New City Playgrounds Site Design
  - Harrison Park Dog Drinking Fountain
  - Cadillac Lake Park Bike Path and Mixed Use Development
  - East Bank River Path, Lincoln to Gander
  - Riverside Tennis Complex Renovation
- Decarsky Park; Derby, Kansas
- Family Service and Guidance Center; Topeka, KS
- Hutchinson Regional Medical Center Intensive Care Unit and Infrastructure Upgrade and Respite Garden; Hutchinson, KS
- Health Strategies Ronald McDonald House Remodel; Wichita, KS
- Lawrence Memorial Hospital New Outpatient Facility and Master Planning; Lawrence, KS
- McPherson Center for Health Hospital Medical Office Building Addition; McPherson, KS
- Newton Health Ministries Dental Clinic Parking Expansion Study; Newton, KS
- Pharmacorr Pharmaceutical Packaging Facility; Oklahoma City, OK
- Pueblo Pintado Health Center; Pueblo Pintado, NM
- Seminole State College Athletic Complex Master Plan and Design; Seminole, OK
- Shawnee County; Topeka, Kansas
  - Parks and Recreation Athletic Sports Fields Renovation
  - Robinson Family Trail Head
- University of Central Oklahoma Greens Park; Edmond, OK
- Via Christi Cancer Center Cyberknife Addition; Wichita, KS
- Via Christi Founders Circle South End Addition; Wichita, KS
- Wichita State University; Wichita, KS
  - Wonder School
  - Experiential Engineering Building
  - Convergence Sciences Building Digital Transformation
  - National Institute for Aviation Research
  - Perimeter Drive Improvements
- Young Industrial Addition; Kechi, KS



**LIZ GREER**

PE  
**PROJECT MANAGER | ASSOCIATE**

Liz credits her love for engineering to her Kansas State University professors who illustrated how designing systems could bring a building to life. She saw the beauty in designing those unseen elements tucked within the walls and ceilings that keep an environment bright and its occupants safe.

Liz joined Henderson Engineers as an electrical designer in 2013 and today serves as the behavioral health practice director, overseeing client experience, technical quality, and innovation as it relates to her practice. She is passionate about contributing to the healing process and sees her projects as her way of making life on this rock a little bit better.

**EDUCATION**

Bachelor of Architectural Engineering  
Kansas State University

**REGISTRATION**

Professional Engineer: KS

**EXPERIENCE**

Total: 13 Years  
Firm: 10 Years

**PROJECT EXPERIENCE**

**6th Floor Behavioral Health**  
AdventHealth Shawnee Mission | Merriam, KS

**Biddle Building Major Renovation**  
Osawatomie State Hospital | Osawatomie, KS

**Comprehensive Treatment Centers - Multiple Projects**  
Acadia Healthcare | Multiple Locations

**Garner Behavioral Health Hospital**  
Strategic Behavioral Health | Garner, NC

**Leland Behavioral Hospital Assessment & Renovation**  
Leland, NC

**Marillac Ligature Remediation Project**  
The University of Kansas Health System | Overland Park, KS

**Marillac Outpatient Clinic Remodel**  
The University of Kansas Health System | Overland Park, KS

**Recovery Health Services Renovation**  
University Health | Kansas City, MO

**Outpatient Behavioral Health Clinic**  
AdventHealth Shawnee Mission | Merriam, KS

**Sacred Heart Rehab Renovation**  
Encompass Health | Eau Claire, WI

**Strawberry Hill Behavioral Health Facility**  
The University of Kansas Health System | Kansas City, KS

**Welcome House Recovery Center**  
Welcome House KC | Kansas City, MO







## ALEX INFANTE

PE  
MECHANICAL ENGINEER

Almost three decades of mechanical engineering and project management experience within various practices and markets has afforded him solid insight into the industry. Alex believes a building's mechanical systems are uniquely important to the success of each project, serving as the building's breath throughout its life, he's passionate about providing and the best system designs for our clients.

Counted on by clients for communication, quality control, and financial management of projects, Alex enjoys the challenge of hitting moving targets and has proven himself reliable in difficult situations. A relater and people person, continually looking toward the future, he consistently mentors others and helps young engineers develop their strengths.

### EDUCATION

Undergraduate Studies  
University of Texas at Austin

### REGISTRATION

Professional Engineer: CO

### EXPERIENCE

Total: 30 Years  
Firm: 5 Years

### PROJECT EXPERIENCE

**Marillac HVAC Assessment**  
The University of Kansas Health System | Overland Park, KS

**Marillac Master Plan Phase I Ligature Risk Remediation**  
The University of Kansas Health System | Overland Park, KS

**Marillac Master Plan Phase II Kitchen & Dining Addition**  
The University of Kansas Health System | Overland Park, KS

**Marillac Outpatient Clinic Remodel**  
The University of Kansas Health System | Overland Park, KS

**Welcome House Recovery Center**  
Welcome House KC | Kansas City, MO

**5th & 6th Floor Renovation**  
University Health | Kansas City, MO

**Ambulatory Surgery Center**  
Treasure Valley Hospital | Meridian, ID

**Lenexa City Center**  
AdventHealth | Lenexa, KS

**Replacement Hospital & Medical Office Building**  
Prosser Memorial Health | Prosser, WA

**South Overland Park Hospital Phase II**  
AdventHealth | Overland Park, KS



## JOE LEVIN

PE, LEED AP BD+C  
ELECTRICAL ENGINEER

Dedicated and hardworking, Joe's persistence is evident in the spaces he designs and the relationships he has with his clients. With more than a decade of experience in electrical systems design for healthcare facilities, Joe is vital to our team. Not only is he a skilled communicator that enhances collaboration on any project team, but his genuine passion for his work is clear through the quality of work he delivers for our clients.

Joe will guide the electrical design and coordinate with the project team to assist in building systems integration. He involves himself with understanding both the benefits of new technology and the costs; thus, working to find an impactful solution that meets the clients' goals.

### EDUCATION

Bachelor of Architectural Engineering  
Kansas State University

### REGISTRATION

Professional Engineer: AR, CT, ID, KS, MS, SC, SD, TX, VA  
LEED AP BD+C

### EXPERIENCE

Total: 16 Years  
Firm: 16 Years

### PROJECT EXPERIENCE

**Anderson County Critical Access Replacement Hospital**  
St. Luke's Health System | Garnett, KS

**Birth Center**  
AdventHealth Shawnee Mission | Merriam, KS

**CREATION Health Operational Renovations**  
AdventHealth Shawnee Mission | Merriam, KS

**Critical Access Replacement Hospital**  
Hedrick Medical Center | Chillicothe, MO

**ER & Outpatient Health Center**  
AdventHealth College Boulevard | Overland Park, KS

**Lenexa City Center**  
AdventHealth | Lenexa, KS

**New Patient Tower**  
Goshen Hospital | Goshen, IN

**Replacement Hospital & Medical Office Building**  
Prosser Memorial Health | Prosser, WA

**South Overland Park Hospital Phase II**  
AdventHealth | Overland Park, KS

**Southlake Campus**  
The University of Kansas Health System | Lenexa, KS

**Wesley Medical Center**  
Wichita, KS



## MARK CHRISMAN

PE, PhD

**FIRE & LIFE SAFETY ENGINEER**

Mark is a rare breed of smart. Not only does he love to learn, but he also naturally teaches those around him. A principal and our healthcare practice director, Mark coordinates strategy for Henderson's healthcare practice across the country.

He has designed healthcare environments for some of the biggest names in the industry, providing technical expertise on fire protection and code consulting. He is known for his uncanny ability to recall specific codes and uses his immense knowledge of regulatory compliance requirements to help save clients' money and time on projects.

### EDUCATION

Doctorate Engineering  
University of Missouri-Kansas City  
Master of Mechanical Engineering  
University of Missouri-Kansas City  
Bachelor of Mechanical Engineering  
University of Missouri-Kansas City

### REGISTRATION

Professional Engineer: IN, KS, MO, OK

### EXPERIENCE

Total: 19 Years  
Firm: 19 Years

### PROJECT EXPERIENCE

- Adult Treatment Center**  
Larned State Hospital | Larned, KS
- Biddle Building Major Renovation**  
Osawatomie State Hospital | Osawatomie, KS
- Children's Hospital Behavioral Health**  
KVC Health System | Wichita, KS
- Conroe Behavioral Health Facility**  
Medistar Behavioral Hospital of Conroe | Conroe, TX
- Crittenton Children's Center**  
Saint Luke's Hospital | Kansas City, MO
- Isaac Ray Building**  
Larned State Hospital | Larned, KS
- Marillac Outpatient Clinic Remodel**  
The University of Kansas Health System | Overland Park, KS
- Recovery Health Services Renovation**  
University Health | Kansas City, MO
- Strawberry Hill Behavioral Health Facility**  
The University of Kansas Health System | Kansas City, KS
- Welcome House Recovery Center**  
Welcome House KC | Kansas City, MO



## BEN WIUFF

PE, RCDD/OSP

**TELECOM/SECURITY ENGINEER**

Ben has been instrumental in guiding our technology growth throughout the health sector and the company as a whole. His extensive experience in communications systems, coupled with his work with major telecom companies, has made him an invaluable asset to our technology team for many years.

Ben is dedicated to staying up-to-date with the latest technologies in telecommunications and security. As the technology technical director in our health sector, he is committed to ensuring that we design not just for the basic functionality of buildings but also for the most safe, manageable, and connected systems that are required in healthcare facilities. The thrill of seeing these projects come to life is what drives him to keep learning more all the time.

### EDUCATION

Bachelor of Electrical Engineering  
Iowa State University

### REGISTRATION

Professional Engineer: FL, KS  
Outside Plant Designer  
Registered Communications  
Distribution Designer

### EXPERIENCE

Total: 23 Years  
Firm: 20 Years

### PROJECT EXPERIENCE

- Alcohol Recovery Unit**  
AdventHealth Shawnee Mission | Merriam, KS
- Conroe Behavioral Health Facility**  
Medistar Behavioral Hospital of Conroe | Conroe, TX
- Biddle Building Major Renovation**  
Osawatomie State Hospital | Osawatomie, KS
- Marillac Master Plan Phase I Ligature Risk Remediation**  
The University of Kansas Health System | Overland Park, KS
- Marillac Outpatient Clinic Remodel**  
The University of Kansas Health System | Overland Park, KS
- Recovery Health Services Renovation**  
University Health | Kansas City, MO
- Strawberry Hill Behavioral Health Facility**  
The University of Kansas Health System | Kansas City, KS
- UH2 Facility**  
University Health | Kansas City, MO







**Fred Kugeler**

President  
**Firm Name**  
 SDI Consulting  
**Role:** Principal in Charge | Lead Designer

Fred is focused on understanding a client's needs, identifying their obstacles, and finding solutions while efficiently managing the team throughout all phases of a project. He is a graduate of Culinary Institute of America and has 20+ years of operational experience in the resort and restaurant industries, primarily as a chef. The decision was made to leave the culinary world, and for the last 16 years, Fred has been dedicated to the food service, laundry, back of house planning and design field. During this time he has had the pleasure of working on multiple projects in every sector of the industry, along with a great team of professionals.

**Background**  
 AOS in Culinary Arts, Culinary Institute of America

**Relevant Projects**

- Rusk State Hospital**  
*Rusk, Texas*
- UT Health San Antonio State Hospital**  
*San Antonio, Texas*
- UTSW Psychiatric Hospital**  
*Dallas, Texas*
- Permian Basin Behavioral Health Center**  
*Midland, Texas*
- Larimer County Behavioral Health Center**  
*Fort Collins, CO*
- Ascension Seton Medical Center Dietary Expansion**  
*Austin, Texas*
- Northern Arizona Healthcare - Fort Tuthill**  
*Flagstaff, Arizona*



**Alex Giesler**

Project Manager  
**Firm Name**  
 SDI Consulting  
**Role:** Project Manager

Beginning in design-build, Alex developed food service projects from preliminary drawing documents to finished install. During this time, he explored the many facets of the food service industry, training with multiple manufacturers and attending a variety of forums and events. In his role as project manager, Alex is responsible for conceptual designs, preparing technical documents and drawings, and project coordination. His hands-on knowledge of the project process informs his work and allows Alex to efficiently coordinate our work with the design team.

**Background**  
 B.S., Architectural Studies, University of Milwaukee Wisconsin

**Relevant Projects**

- UTSW Psychiatric Hospital**  
*Dallas, Texas*
- Permian Basin Behavioral Health Center**  
*Midland, Texas*
- Larimer County Behavioral Health Center**  
*Fort Collins, CO*
- Ascension Seton Medical Center Dietary Expansion**  
*Austin, Texas*
- Northern Arizona Healthcare - Fort Tuthill**  
*Flagstaff, Arizona*
- Pueblo County Detention Facility**  
*Pueblo, Colorado*
- NCH Surgical Center**  
*Miami, Florida*

**Qualifications and Appropriateness of Proposed Staff**

**MARY R. GREMS, SEGD**

**Principal**

As a co-founding principal, Mary R. Grems bases her strong design direction on her education and influences in interior architecture, industrial design and graphic design. Ms. Grems works directly with clients in developing solutions for a variety of complex wayfinding projects. Her understanding of system integration and keen interest in problem solving allows her to take projects to levels outside the traditional realm of expected answers and design.



**Position on Team:** Principal in Charge

**Years with Firm:** 40

**Years of Experience:** 44

**Education:** Bachelor of Fine Arts, 1977 Auburn University School of Architecture/Interior Design

**Professional Organizations & Affiliations:** SEGD Board Member, 2007–11, AIA Affiliate

**E-Mail:** mgrems@fmgdesign.com

**Related Project Experience**

**UT Health Science Center**

*San Antonio, Texas*

The Medical Arts & Research Center (MARC) is the home of UT Medicine San Antonio, the School of Medicine's clinical practice and the largest medical practice in Central and South Texas. The MARC brings together Health Science Center doctors who previously practiced in various locations around the city.

FMG was responsible for the programming, design, documentation, and implementation supervision of a comprehensive environmental graphics and wayfinding program. The initial phase of MARC includes a 250,000 SF clinical care building and parking for 900 cars. Resources include ambulatory surgery, endoscopy, diagnostic imaging, wellness/rehabilitation, a woman's center and specialty clinics.

**Houston Methodist Orthopedic and Sports Medicine**

*Sugar Land, Texas*

Houston Methodist Orthopedic and Sports Medicine Building is a new 2-story orthopedic and sports medicine building with approximately 60,200 gross square feet, housing the state-of-the-art clinic and physical therapy facilities, including a new therapy pool, indoor and outdoor rehabilitation spaces, as well as associated administration,

support, and collaborative spaces. The scope of services performed by FMG Design included the design and development of a new sign program using the existing Houston Methodist Sugar Land Hospital Standards.

**Orlando Regional Medical Center**

*Orlando, Florida*

Orlando Regional Medical Center (ORMC) is a 808-bed hospital in downtown Orlando that specializes in trauma, critical care, emergency care, cardiology, orthopedics and neurosciences. One of the state's six major teaching hospitals and the corporation's flagship medical center, they offer graduate medical education in seven specialties.

On 2011, Orlando Health announced plans to expand and renovate Orlando Regional Medical Center (ORMC). HKS engaged FMG to provide wayfinding and environmental graphics services for Orlando Regional Medical Center in downtown Orlando, Florida.

**Qualifications and Appropriateness of Proposed Staff:** Continued

**LARA ZEFELDT, SEGD**

**Principal**

Prior to joining FMG in 2016, Lara Zefeldt worked for a large sign manufacturing company in Houston as a project manager and designer, overseeing and creating numerous projects from conceptual design to final installation. Previous to that, she worked for a community management company in The Woodlands where she conducted extensive architectural reviews and approvals of master sign programs for new and existing commercial developments. Lara has an extensive background in art, architecture, graphic design and project management.



Position on Team: Principal

Years with Firm: 8

Years of Experience: 13

Education: Bachelor of Science - Architecture, 2011 University of Texas at San Antonio

Professional Organizations & Affiliations: SEGD

E-Mail: lzefeldt@fmgdesign.com

**Related Project Experience**

**Bon Secours Mercy Health**

Virginia, Maryland, Kentucky, Florida, South Carolina

Bon Secours Health System was a \$3.3 billion not-for-profit Catholic faith-based Healthcare system with facilities in five (5) Mid Atlantic states, including numerous hospitals, medical offices, nursing homes and accessory medical facilities. It has since merged as Bon Secours Mercy Health. The scope of services performed by FMG Design include the design and development of a new comprehensive exterior and interior experiential graphics program.

**UT Health Rio Grande Valley Cancer and Surgery Center**

The Woodlands, Texas

UT Health Rio Grande Valley (UTRGV) is expanding its healthcare offerings in South Texas with a new Cancer and Ambulatory Care Center, with oncology advisory services provided by The University of Texas MD Anderson Cancer Center.

The center is part of the phase 1 development of UTRGV's McAllen Academic Medical Campus on the newly acquired 38 acres, located on the south side of Pecan Boulevard between Jackson and McColl roads within the 495 Commerce Center development.

The building will be approximately 96,000 gross square feet. FMG is developing a comprehensive exterior and interior signage program to create a unified system for the center.

**Harris County Criminal Justice Center**

Houston, Texas

The Harris County Criminal Justice Center is going through restoration and mitigation due to recent flooding. There will be re-configuration and significantly increases to the First Floor Lobby areas along with a new southeast Elevator Bank (3 elevators) and northwest Elevator Bank (2 elevators).

Other First Floor re-configuration includes the development of new office area including the Probable Cause Court in the north side of the building and the provision of a shell space for a new food service venue to include a full-service cafeteria and a coffee shop. All Courtroom Floors (8-11 & 14-20) to receive updated wall finishes in the Courtrooms, Public Lobbies and Restrooms.

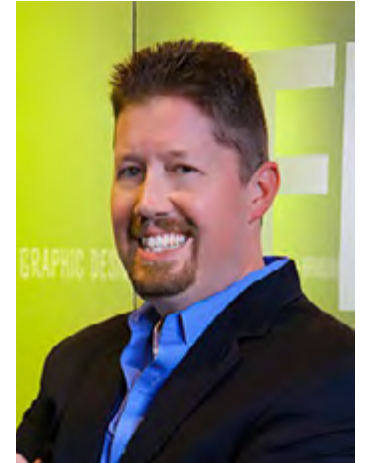
The scope of services that FMG Design is providing includes the design and development of a new comprehensive exterior and interior environmental graphics program.

**Qualifications and Appropriateness of Proposed Staff:** Continued

**RYAN KEENE, SEGD**

**Principal**

Ryan Keene is a passionate designer and focused studio director and project manager. His ability to manage large projects is his asset. Prior to joining FMG in 2007, Ryan previously worked as a project manager and designer for another high profile firm where he was responsible for managing multiple graphics and signage programs along with master plan development. Ryan was the project manager and designer for H&R Block World Headquarters in Kansas City, MO. The project encompassed interior and exterior graphics for the one million-square-foot world headquarters facility with an integrated 2,000-space parking facility for H&R Block.



Position on Team: Principal

Years with Firm: 16

Years of Experience: 18

Education: Bachelor of Fine Arts, 2005 University of Houston

Professional Organizations & Affiliations: SEGD

E-Mail: rkeene@fmgdesign.com

**Related Project Experience**

**Houston Methodist**

Houston, Texas

Houston Methodist comprises a leading academic medical center in the Texas Medical Center and six community hospitals serving the Greater Houston area. Houston Methodist not only is well established as a leader in heart and vascular treatments, research and education based on DeBakey's achievements and reputation, but also is known for spearheading breakthroughs in organ transplantation, orthopedics, cancer treatment and neurology and neuroscience.

Since 2009, FMG has been designing the experiential graphic programs for all of the Houston Methodist suburban hospitals. See the list below:

- Houston Methodist Baytown Hospital
- Houston Methodist Clear Lake Hospital
- Houston Methodist Sugar Land Hospital
- Houston Methodist The Woodlands Hospital
- Houston Methodist West Hospital
- Houston Methodist Willowbrook Hospital

**UT Health San Antonio State Hospital**

San Antonio, Texas

UT Health San Antonio State Hospital is a new 300 Bed Behavioral Health Facility with approximate 480,000 square feet.

FMG worked with HKS to provide the master plan wayfinding and signage design for all exterior and interior signage for the campus. This facility required the use of an off-the-shelf sign system, 2/90 Sign Systems Safe Care Collection. FMG supplemented the sign systems with Texas Flowers and motifs to enhance the program.

**Waco Family Medicine**

Waco, Texas

The planned Waco Family Medicine building will be a four-story, 147,000-square-foot medical office building. The construction cost budget is \$36,000,000. The site design uses a nine-acre site. FMG is working with HKS to provide the master plan wayfinding and signage design for all exterior and interior signage for the campus.



## NEW GERIATRIC PSYCHIATRY HOSPITAL Tulsa Center for Behavioral Health

The Tulsa Center for Behavioral Health is one example of a community responding to the increase in need for inpatient and outpatient facilities. The proposed acute psychiatric facility is approximately 80,000 SF. The hospital will have 90 beds for adults and include a robust outpatient program, food nutrition services, fitness center, library, and chapel, and provide patient support services as seclusion rooms, nurse stations, quiet rooms, and activity and group therapy rooms.







Rendering of Tulsa Center for Behavioral Health, new geriatric psychiatry hospital. Created by HFG Architecture.

**2025**  
est. completion

**THE CHALLENGE**

Responding to a rising community need for adult inpatient and outpatient behavioral health services in Tulsa and the surrounding areas.

**80,000**  
square feet

**THE VISION**

Build a cutting-edge behavioral health facility with both inpatient and outpatient features to serve as a continuum of care for the surrounding community.

**\$25 million**  
project cost

**THE OUTCOME**

Adult patients will be able to receive inpatient and outpatient care with dignity in this modern new 90-bed acute psychiatric facility, which is located on a wooded 8.5-acre site.



**NEW BEHAVIORAL HEALTH FACILITY**  
TFC Permian Basin Mental Health Hospital

Leveraging the strengths of Midland Health, PermianCare, and Texas Tech Health Science Center, this new facility will feature 200 inpatient beds to serve patients of all ages. It will also support a crisis center, outpatient center, on-site professional office space and an accessible education center, to offer a full range of inpatient and outpatient services to residents of the Permian Basin.







Rendering of Permian Basin Behavioral Health Center. Created by HKS Architects.

**2025**  
est. completion

**THE CHALLENGE**

During design development, the project received an additional \$86.7M in state funding for a 100-bed expansion. In just three weeks, HKS brought project plans up to speed.

**227,000**  
square feet

**THE VISION**

Mitigate some of the pressure felt by local jails and hospitals and provide additional mental health services that are desperately needed in the region.

**\$120 million**  
project cost

**THE OUTCOME**

Even with a large expansion added to the scope, the project has remained on schedule and within budget. Once complete, the new facility will bring much-needed mental health services to the region.



**RENOVATION**

## University Health

University Health's state-of-the-art substance use treatment center will be located in the heart of Kansas City's UMKC Health Sciences District. The renovation of an existing facility will accommodate a fully integrated substance use disorder practice.

This will provide new and existing patients with direct care such as psychiatric services and Medications for Addiction Treatment (MAT) as well as case management and peer recovery interventions to address psychosocial deterrents of health. This facility will allow TMC to double its provider team, ensuring rapid access to high-quality care for a particularly vulnerable population.

Further, it will provide the opportunity to implement new and emergent treatment modalities, including an on demand consult team delivering care via telehealth, long-acting injectable medications for the treatment of opioid use disorder, transcranial magnetic stimulation (TMS), esketamine and psychedelics. Investment in this infrastructure project sends a message of hope and respect to individuals living with substance use disorders.







Rendering of University Health's Substance Abuse Treatment Center. Created by HFG Architecture.

**2024**  
est. completion

**THE CHALLENGE**

Renovate an existing facility to accommodate a fully integrated substance use disorder practice in the heart of Kansas City's UMKC Health Sciences District.

**18,000**  
square feet

**THE VISION**

Provide new and existing patients with direct psychiatric services and Medications for Addiction Treatment (MAT), case management, and peer recovery interventions.

**\$7 million**  
project cost

**THE OUTCOME**

Positively impact those in KC living with substance abuse disorders, providing a safe and secure space to receive treatment.



**NEW BEHAVIORAL HEALTH FACILITY****HCA Live Oak Mental Health & Wellness**

HCA Health's psychiatry program is rooted in a desire to make their patients feel safe and comfortable. Live Oak Mental Health & Wellness, located near HCA's Trident Medical Center campus, will be the first mental health facility built in South Carolina in over 30 years. It is designed as a prototype facility that can be replicated on other sites. Special care was taken to make the design feel less like a mental health facility, where patients and visitors can feel safe and comfortable. The hospital combines short stay inpatient and outpatient services for adolescent, adult and geriatric patients.







HCA Live Oak Mental Health & Wellness, completed by HKS Architects.

**2023**  
year completed

**THE CHALLENGE**

To better serve the community and alleviate pressure at Trident Medical Center.

**58,790**  
square feet

**THE VISION**

A stigma-free facility that supports the community and is focused on recovery.

**\$34 million**  
project cost

**THE OUTCOME**

The newest free-standing mental health hospital in more than 30 years.



## PLANNING & DESIGN FOR NEW CAMPUS Swope Health

HFG is performing master planning services in downtown Kansas City to determine the best location and layout for the development of two to four behavioral health apartment buildings and low-income housing. To provide a facility that best meets the needs of the surrounding community, HFG is providing site diagrams, potential layouts, including the development of conceptual programming through the assessment of building sizes, growth opportunities, and massing studies.

Considerations for the site also include staff and patient safety, staff and patient support spaces, and space for resident/patient rooms.







Rendering of Swope Health for the upcoming campus planning and design project. Created by HFG Architecture.

**2024**  
est. completion

**THE CHALLENGE**

Site consolidation and master planning for mental and behavioral health units that consider best opportunity zones while balancing safety and security.

**12.5**  
total acres

**THE VISION**

Provide a welcoming place for underserved communities by repurposing an existing facility and developing a campus to provide multiple services.

**\$15 million**  
project cost

**THE OUTCOME**

Those who reside in downtown Kansas City will have a safe space to receive mental and behavioral health services and treatment.



**REPLACEMENT FACILITY**University of Texas Health Science  
Center at San Antonio State Hospital

In a step toward modernizing the psychiatric hospital system in Texas, the Texas Health and Human Services Commission is partnering with UT Health San Antonio to replace the outdated buildings at San Antonio State Hospital. The world-class replacement facility will promote a therapeutic environment for patients and enhance recovery.

The design incorporates a patient-first model, with private rooms for all patients and a floor plan with more open areas and natural light throughout the building. It also features a special vantage point with improved sight lines for nursing staff to monitor multiple hallways from one spot.

The building's exterior draws from the history of San Antonio, the river, and its original five Spanish missions.







Rendering of University of Texas Health Science Center at San Antonio State Hospital. Created by HKS Architects.

**2024**  
est. completion

**THE CHALLENGE**

During design development, HKS discovered unfavorable soils at the project site and had only three weeks to re-stack the building to adjust to the new budget.

**520,000**  
square feet

**THE VISION**

The design for the new hospital culminates as the sixth Mission of San Antonio; a mission that, through design, will bring together the community, caregivers and patients around common goals of Hope, Healing and Recovery.

**\$282 million**  
project cost

**THE OUTCOME**

A new and modern facility to promote a therapeutic environment with 300 private rooms for patients and natural light throughout the building.



**NEW BEHAVIORAL HEALTH FACILITY****Texas Behavioral Health Center - University of Texas Southwestern**

Looking to modernize psychiatric care, the University of Texas Southwestern (UT) and the Texas Health and Human Services Commission (HHSC) have come together to develop a master plan that will meet current and future psychiatric care needs in North Texas. Leveraging current evidence-based strategies, the master plan includes beds for a range of psychotic, mood, addictive and co-occurring medical disorders as well as low acuity forensic conditions. Situated within the Dallas medical district, the design strives to protect patients' dignity while receiving care and improved access to the wider medical care continuum.

UT Southwestern faculty will use the facility for clinical research and train future health care professionals to help alleviate provider shortages and expand their residency program.







Rendering of the Texas Behavioral Health Center at the University of Texas Southwestern. Created by HKS Architects.

**2025**  
est. completion

**THE CHALLENGE**

Accommodate a 200-bed request from the hospital by increasing ancillary support services and using the unique geometry of the site to serve as a buffer between ages and acuties.

**520,000**  
square feet

**THE VISION**

Part of the THHSC's effort to expand, renovate and rebuild the state psychiatric hospitals. The Dallas facility will offer hope, healing, and recovery for those living in the metroplex.

**\$428 million**  
project cost

**THE OUTCOME**

Creating innovative models of behavioral health care, advance research for effective treatment and prevention, and supporting a holistic behavioral health care workforce.



## CAMPUS EXPANSION

### Rusk State Hospital

The 100-year-old Rusk State Hospital campus desperately needed attention. Reaffirming Texas' commitment to providing quality care for those who need it most, the campus expansion creates a therapeutic setting fosters healing and recovery. Nestled in the pine and oak woods, the building enhances safety and quality of care which represents a new standard in patient-centered behavioral health.

With areas designed for both maximum security and non-maximum security, the facility offers treatment with a dignified approach to recovery and assimilation back into the general public. Featuring single-person rooms, the design takes advantage of natural light and views throughout patient rooms and common areas. Outside, secure courtyards and walking trails bring patients closer to the healing advantages of nature.







Rendering of Rusk State Hospital campus expansion project. Created by HKS Architects.

**2023**  
year completed

**THE CHALLENGE**

Honoring the site's history of a 140-year-old campus while creating a new, comforting environment for healing and rehabilitation.

**243,000**  
square feet

**THE VISION**

Reaffirm Texas' commitment to providing quality care for those who need it most with a therapeutic setting to foster healing and recovery.

**\$168 million**  
project cost

**THE OUTCOME**

Many patients have their own room with a view and have positive responses. Staff have also seen a reduction in the use of restraints.



**RENOVATION**

Mount Sinai Beth Israel  
Comprehensive Behavioral  
Health Center

Mount Sinai Beth Israel Comprehensive Behavioral Health Center provides a patient-centered safe and clinically appropriate environment, fostering trust between care provider and patients. It supports a transformational model of care for treating behavioral health conditions.

Operating as a one-stop solution, behavioral health programs from several Mount Sinai campuses were relocated under one roof. This 130-year-old building was completely renovated to meet current state and health codes, maximize the number of patient beds, and offer a more compassionate approach to behavioral health treatment.

The interiors provide a calming and comfortable environment, while maintaining patient safety with privacy, dignity and respect as well as maximizing views and access to the community park and courtyard garden.







Images of the Mount Sinai Beth Israel Comprehensive Behavioral Health Center renovation project. Created by HKS Architects.

**2023**  
year completed

**THE CHALLENGE**

Adaptive reuse of a 1989 building with a challenging structural grid and limited footprint. Needs to meet state and health codes to provide behavioral health services.

**136,000**  
square feet

**THE VISION**

A comprehensive behavioral health facility in New York City with a state-of-the-art, community-oriented space that offers services for mental and physical health, addiction, integrated outpatient services, and more.

**\$113 million**  
project cost

**THE OUTCOME**

A safe, patient-centered and clinically appropriate environment that fosters trust between behavioral health care providers and their patients.



**BIDDLE BUILDING RENOVATION**  
Osawatomi State Hospital

HFG led the renovation efforts at the Osawatomi State Hospital's 70-year old behavioral health facility, also known as the Biddle Building, operated by the State of Kansas.

HFG successfully managed unpredictable schedule changes caused by the Covid-19 pandemic and supply-chain limitations by simplifying what should have been a complex phasing process. Through daylighting and biophilic elements, HFG was able to de-institutionalize the facility's appearance while focusing on patients' emotional health.

Because multiple compliance standards were resourced in this design, Osawatomi State Hospital is one of the most comprehensive behavioral facilities in the region in regards to patient and staff safety.



**2021**  
year design was completed

**25,800**  
square feet

**\$6.2 million**  
project cost

**NEW 26-BED FACILITY**  
Pawnee Nation Behavioral Health Center

HFG worked with Ascension Recovery Services and The Pawnee Nation of Oklahoma to design a 26-bed behavioral health hospital/SUD detox/residential 28-day rehabilitation facility for use of The Pawnee Nation, as well as those in need beyond the tribal population who live in the north central region of Oklahoma. In addition to inpatient care, this facility will accommodate an intensive outpatient program with two group therapy rooms for those not requiring an inpatient stay, as well as follow-up care for those who previously required inpatient treatment. An entrance into the group therapy suite is provided for after-hours use.

The two group therapy spaces can be combined into one larger space when needed for community gatherings. Because social interaction is a

core component of the patient experience and rehabilitation, spaces are provided to encourage this outcome (including quiet and noisy activity spaces, group therapy, and a courtyard lounge). A dining room and outdoor dining patio supported by a full-service kitchen and staff is provided. Spaces for patient support include two nurse stations, consultation rooms, a seclusion room suite for the occasional use to calm patients in distress, and a fitness center. Exposure to the outdoors has proven to be therapeutic, and to this end, a large secured outdoor courtyard is provided. The courtyard will make it possible for patients, tribal and otherwise, to engage in individual and communal activities such as a sweat lodge and graduation ceremonies for those who have successfully completed the inpatient program and are ready to depart the facility or move into the outpatient program.



**26**  
patient beds

**21,300**  
square feet

**\$8.6 million**  
approximate project cost



**CASE STUDY**

## Inpatient Behavioral Health Renovation at Harry S. Truman Memorial Veterans' Hospital

HFG played an instrumental role in renovating the inpatient mental health ward at the Harry S. Truman Memorial Veterans' Hospital. The project included the renovation of all rooms in the ward, changing the functions of rooms, addressing safety and security requirements, installing a new staff assist system, reviewing the mental health checklist, and mitigating identified risks.

HFG integrated the Mental Health Design Guide and the Inpatient Mental Health Services Handbook to ensure project design considered every possible facet of specialized care. HFG also designed innovative and customized furnishings to meet the needs of patients and healthcare providers, including secure computer consoles for patients to access in their spare time. Measures like these enhance these spaces by making them feel less rigid and more conducive to holistic healing.

HFG's interior design team included elements like soothing color schemes, natural light, and views of nature to foster a calm atmosphere, which studies show are crucial to healing, and are another important measure we implement when designing behavioral health facilities.

Finally, HFG utilized ligature-proof door handles, bathroom equipment, lighting fixtures, and designed tamper resistant and durable furniture throughout the space.

The final product was a behavioral health facility that received national congressional attention. It is considered a prototype solution for behavioral health wards at Veterans Affairs Hospital across the country and exemplifies the firm's commitment to improving behavioral health through quality design.



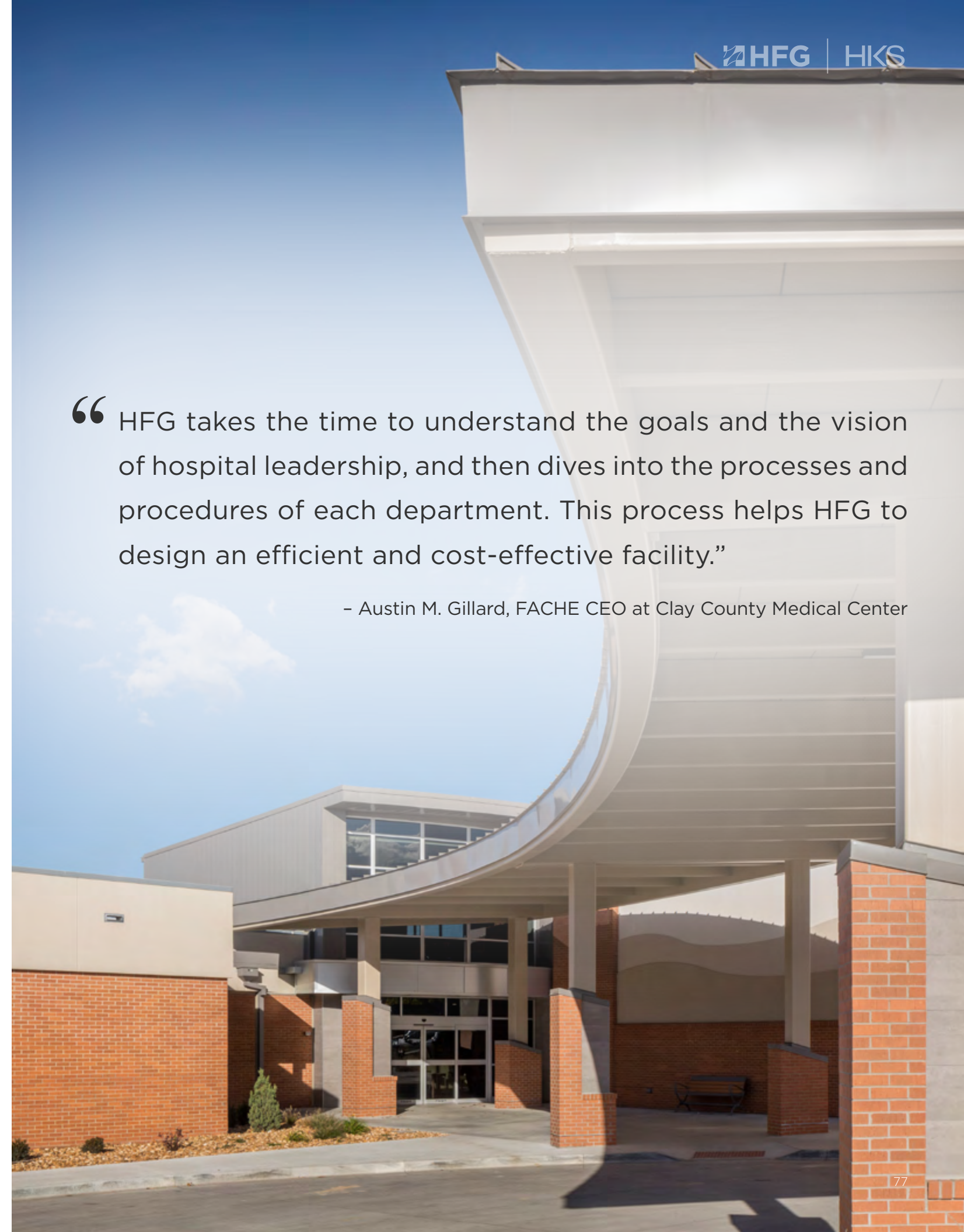


## HFG + HKS Behavioral Health Project Experience

Osawatomie State Hospital - Biddle Building Renovation Osawatomie, Kansas	TFC Permian Basin Mental Health Hospital New Behavioral Health Campus • Midland, Texas
El Dorado Springs - Behavioral Health Assessment Jefferson City, Missouri	HCA Cypress-Fairbanks Behavioral Health Facility Planning • Houston, Texas
Marion VA Hospital - Residential, Rehab Treatment Program Addition • Marion, Illinois	University of Rochester Downtown Health and Wellness Center • New York, New York
Harry S. Truman VA Medical Center Behavioral Health Ward Renovation • Columbia, Missouri	HCA Trident Live Oak Mental Health and Wellness North Charleston, South Carolina
Tulsa Center for Behavioral Health - New Geriatric Psychiatry Hospital • Tulsa, Oklahoma	UT Health Science Center - San Antonio State Hospital San Antonio, Texas
Douglas County Health Facility - Behavioral Health Unit Ligature Assessment & Renovation • Omaha, Nebraska	Inova Mount Vernon Hospital Behavioral Health Renovation • Alexandria, Virginia
SoundMind - Geriatric Hospital Behavioral Health Conceptual Study • Tulsa, Oklahoma	Covenant Children's Hospital Relational Health Center Lubbock, Texas
Hutchinson Regional Medical Center - Behavioral Health Unit Renovation • Hutchinson, Kansas	Mount Sinai Comprehensive Behavioral Health Center New York, New York
McAlester Regional Health Center Geri-Psych Unit Renovation • McAlester, Oklahoma	HHSC Rusk State Hospital Expansion Rusk, Texas
Pawnee Nation Behavioral Health Center New Facility • Pawnee, Oklahoma	BasePoint Academy Various Locations, Texas
University Health - Behavioral Health Center Treatment Center Renovation • Kansas City, Kansas	Baptist Health Richmond Inpatient and ED Behavioral Health Renovation • Richmond, Kentucky
Salina Family Healthcare Center New Construction • Salina, Kansas	INTEGRIS Arcadia Trails Center for Addiction Recovery Edmond, Oklahoma
Cabarrus County Behavioral Health Facilities Design • Charlotte, North Carolina	Via Christi Hospital St. Joseph Behavioral Health Renovations • Wichita, Kansas
Mecklenburg Facility-Based Crisis Center Facility Design • Charlotte, North Carolina	
Texas Behavioral Health Center - New Facility University of Texas Southwestern • Dallas, Texas	

“ HFG takes the time to understand the goals and the vision of hospital leadership, and then dives into the processes and procedures of each department. This process helps HFG to design an efficient and cost-effective facility.”

- Austin M. Gillard, FACHE CEO at Clay County Medical Center





PEC Work Experience

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Via Christi St. Joseph Behavioral Health Consolidation  
Wichita, Kansas

Corterra of Wichita Geriatric Hospital  
Wichita, Kansas

South Sound Behavioral Hospital Renovation  
Lacey, Washington

Silver Oaks Behavioral Health Hospital  
New Lenox, Illinois

Plainfield Behavioral Health Hospital  
Plainville, Illinois

Harry S. Truman Memorial Veterans' Hospital  
Behavioral Health Ward Renovation • Wichita, Kansas

Henderson Work Experience

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AdventHealth Shawnee Mission 6<sup>th</sup> Floor Behavioral  
Health • Merriam, Kansas

Larned State Hospital Adult Treatment Center  
Larned, Kansas

AdventHealth Shawnee Mission Alcohol Recovery Unit  
Merriam, Kansas

Behavioral Health Hospital • NeuroPsychiatric Hospitals  
Kalamazoo, Michigan

UCHealth University of Colorado Behavioral Health  
Inpatient Unit • Aurora, Colorado

Coffey County Hospital Behavioral Health Room  
Burlington, Kansas

Saint Luke's North Hospital Behavioral Health Unit 3  
Smithville, Missouri

Saint Joseph Mercy Health Behavioral Health Unit  
Renovation • Ann Arbor, Michigan

Osawatomie State Hospital Biddle Building  
Osawatomie, Kansas

KVC Health System Children's Behavioral Health  
Hospital • Wichita, Kansas

Strawberry Hill Behavioral Health Facility  
Kansas City, Kansas

Medistar Behavioral Hospital of Conroe - Behavioral  
Health Facility • Conroe, Texas

LMH Health Crisis Stabilization Unit  
Lawrence, Kansas

Saint Luke's Health System Crittenton Children's Center  
Kansas City, Missouri

Larned State Hospital Dillon Building  
Larned, Kansas

Saint Joseph Mercy Health ED Crisis Observation  
Ann Arbor, Michigan

El Paso Behavioral Health Hospital  
El Paso, Texas

Garner Behavioral Health Hospital CON Assessment  
Garner, North Carolina

Larned State Hospital Isaac Ray Building  
Larned, Kansas

Larned State Hospital Jung Building  
Larned, Kansas

KVC Health Systems Hospital Renovation  
Hays, Kansas

Leland Behavioral Hospital Assessment & Renovation  
Leland, North Carolina

Larned State Hospital Meyer Building Renovation  
Larned, Kansas

AdventHealth Shawnee Mission Outpatient Behavioral  
Health Clinic • Merriam, Kansas

University of Kansas Health System - Marillac Campus  
Overland Park, Kansas

- Campus Assessment
- Fire Alarm Upgrade
- HVAC Assessment
- Master Plan Phase I Ligature Risk Remediation
- Master Plan Phase II Kitchen & Dining Addition
- Outpatient Clinic Remodel

MU Healthcare Psychology Clinic  
Columbia, Missouri

University Health Recovery Health Services Renovation  
Kansas City, Missouri

Welcome House Recovery Center  
Kansas City, Missouri

SDI Work Experience

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Rusk State Hospital  
Rusk, Texas

UTSW Psychiatric Hospital & Pediatric Wing  
Dallas/Ft. Worth, Texas

TFC Permian Basin Mental Health Hospital  
Midland, Texas

Arcadia Trails INTEGRIS Center for Addiction Recovery  
Edmond, Oklahoma

Larimer County Behavioral Health Facility  
Fort Collins, Colorado

Fort Hood Replacement Hospital  
Killeen, Texas

Parkview Health North Campus  
Fort Wayne, Indiana

Lakeside Behavioral Health System  
Bartlett, Tennessee

Colorado High Security Forensic Institute  
Pueblo, Colorado

Maximum Security Forensic Psychiatric Facility  
Athens, Georgia

San Carlos Forensic Facility  
San Carlos, Colorado

San Antonio Military Medical Center  
San Antonio, Texas

Ascension Seton Medical Center  
Austin, Texas

FMG Work Experience

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San Antonio State Hospital Behavioral Health Facility  
San Antonio, Texas

Silver Cross Psychiatric Hospital  
New Lenox, Illinois





## SECTION 5

## References

**Diane Reagle, CEO****Tulsa Center for Behavioral Health**

Associated Project: New 90-bed psychiatric facility

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Associated Project: Osawatomie State Hospital

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**Ryan Brown, Contracting Officer****Department of Veterans' Affairs**

Associated Project: Columbia VAMC

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“ HFG Architecture’s experience and expertise in medical facility planning and design was evident immediately and was proven throughout the design process ... HFG successfully worked with both IHS and the Navajo Nation through an unprecedented time to design a stunning modern facility meeting the needs of all involved.”

- Robert McClain, Project Manager for Indian Health Service Division of Engineering Services







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HEALFAC-01 DHOHEISEL

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10/24/2023

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	PHONE (A/C, No, Ext): (316) 283-0096	FAX (A/C, No): (316) 283-2444
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : The Hartford		29424
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED  
Health Facilities Group LLC  
142 N Mosley St  
Wichita, KS 67202

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A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			37SBAAL0TGA	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			37SBAAL0TGA	4/1/2023	4/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			37SBAAL0TGA	4/1/2023	4/1/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
DED <input checked="" type="checkbox"/> RETENTION \$ 10,000							
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A			37WECAL0UGP	4/1/2023	4/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
If yes, describe under DESCRIPTION OF OPERATIONS below							

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PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	CONTACT NAME: Monica Wilks
	PHONE (A/C, No, Ext): 816-857-7820
E-MAIL ADDRESS: mwilks@holmesmurphy.com	
INSURER(S) AFFORDING COVERAGE	
INSURER A : XL Specialty Insurance	
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED  
Health Facilities Group, LLC  
330 N. Mead St., Suite 100  
Wichita, KS 67202

COVERAGES CERTIFICATE NUMBER: 410787648 REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$
DED <input type="checkbox"/> RETENTION \$							
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
If yes, describe under DESCRIPTION OF OPERATIONS below							
A	Professional Liability			DPR5018421	9/13/2023	9/13/2024	Each Claim \$ 5,000,000 Annual Aggregate \$ 5,000,000

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<b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER Risk Strategies 12801 North Central Expy. Suite 1725 Dallas, TX 75243	CONTACT NAME: Joe Bryant PHONE (A/C, No. Ext): (214) 323-4602 FAX (A/C, No): (214) 503-8899 E-MAIL ADDRESS: RSCcertrequest@risk-strategies.com	INSURER(S) AFFORDING COVERAGE INSURER A : National Fire Insurance Co of Hartford NAIC # 20478 INSURER B : Continental Insurance Company 35289 INSURER C : Convex Insurance UK Limited AA1120191 INSURER D : HDI Global Insurance Company 41343 INSURER E : INSURER F :				
INSURED HKS, Inc. 350 N. St. Paul Suite 100 Dallas TX 75201						
<b>COVERAGES</b> <b>CERTIFICATE NUMBER:</b> 77001494 <b>REVISION NUMBER:</b>						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL SUBROGATION WAIVED (INSR, WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		7034795368	10/31/2023	10/31/2024	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPIOP AGG \$
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		7034795371	10/31/2023	10/31/2024	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10,000		7034795337	10/31/2023	10/31/2024	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N / A	7034795340 7034795354 - CA	10/31/2023 10/31/2023	10/31/2024 10/31/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Professional Liability		B0146LDUSA2305224	10/31/2023	10/31/2024	Per Claim \$10,000,000 Annual Aggregate \$10,000,000
D	Excess Professional Liability		B0146LDUSA2305153	10/31/2023	10/31/2024	Per Claim \$5,000,000 Annual Aggregate \$5,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. Thirty (30) day notice of cancellation in favor of certificate holder on all policies.						
<b>CERTIFICATE HOLDER</b>			<b>CANCELLATION</b>			
Master Certificate			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
Joe Bryant			AUTHORIZED REPRESENTATIVE 			
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ACORD 25 (2016/03)      The ACORD name and logo are registered marks of ACORD						

### Conflicts of Interest

HFG Architecture discloses that David Wright, CEO, sits on Sedgwick County Commissioner David Dennis' advisory board. This previously has not been a conflict of interest and it is something that David has chosen to do in his spare time for the past three years to be an active participant in the community.

### Required County Assistance

Keeping the schedule and making timely decisions, along with active participation from key stakeholders in planning and design meetings, will help keep the project on schedule and on budget.



November 21, 2023

Mr. Joe Thomas  
Sedgwick County Purchasing Department  
100 N. Broadway, Suite 610  
Wichita, Kansas 67202



- Wayfinding and signage design and coordination: Lump Sum of **\$30,000**.
- Additional Structural design to harden an area(s) within the building to meet FEMA Storm Shelter requirements. Lump Sum of **\$20,000**.



This letter is a proposal from HFG Architecture to the Sedgwick County Purchasing Department to provide architectural and engineering services for the Mental Health Hospital project to be located in Wichita, KS.

**Project Scope of Work**

Our fee proposal is based on the following assumptions:

- The Scope of Work identified in the Request for Proposal dated November 7<sup>th</sup>, 2023.
- The County’s stated budget for construction of \$22,498,607, per Addendum #2.
- An assumed programmed area of 76,231 sq ft to construct 50 mental health beds designed with future expansion capacity to 100-104 beds, which we will build upon and validate in our Phase One deliverable.
- The option to either renovate an existing structure, add a building addition onto an existing structure, or build a new building – within the stated Construction Budget.

**Proposed Compensation**

Our compensation shall as be structured as follows:

**Renovation Option:** A lump sum fee of \$1,965,000, which is comprised of a fee of \$250,000 for Phase One and a fee of \$1,715,000 for Phase Two.

**New Construction/Building Addition Option:** A lump sum fee of \$1,800,000, which is comprised of a fee of \$250,000 for Phase One and a fee of \$1,550,000 for Phase Two.

Our Basic Services fee includes architecture; mechanical, structural, electrical, and civil engineering; interior design; landscape design; building network and telecommunications design; construction cost estimating; dietary consulting; FFE consulting and Medical Equipment Planning; site surveying (for design use and if required for new construction); geotechnical investigations (for new construction); Phase 1 lead and asbestos testing (as required for the renovation option)

We will work with the Owner and the project stakeholders to establish key decisions and develop a project program and Schematic Phase drawing deliverable throughout the Phase One of the project. **A major decision is whether to renovate or build new.** HFG advises the County that a newly constructed or renovated 76,000 sq ft mental health hospital building for this type of use is not feasible within the \$22M budgeted construction cost. We understand that the State of Kansas may provide additional funding for this project and once the final construction budget is determined, we believe this project should fall within a range of \$35,000,000 to \$50,000,000. HFG will assist the County in reviewing the alternatives to seek to accomplish the goals of the project. Should the total funds utilized for this project raise the construction budget, our team reserves the right to re-negotiate our compensation based upon a percentage of construction cost at a rate of **8.00%** for Phase 1 and Phase 2 Basic Services and included Supplemental Services for the new construction option and a rate of **8.75%** for Phase 1 and Phase 2 Basic Services and included Supplemental Services for the renovation option.

**Alternate Compensation**

The following proposals for services fall outside of Basic Services and can be added as desired or requested:

**Proposed Schedule**

- Phase 1 services: **90 calendar days**.
- Phase 2 services through the completion of Construction Documents: **180 calendar days**.
- Total duration from Notice to Proceed to Construction Document Completion: **270 calendar days**.

**Clarifications**

- Development of bid alternates is included per your request, if received within four weeks of beginning Phase Two. New bid alternates beyond that time frame are subject to additional fee.
- Up to three exterior concepts and renderings during the Schematic Design Phase are included in this proposal. Additional effort to produce additional renderings can be added at the County’s request.

**Services included in this Letter of Proposal**

- *Basic Services* as described in the AIA B101 “Owner Architect Agreement” including architecture, interior design, structural, and mechanical, electrical, and plumbing engineering services.
- *Supplemental Services* including civil engineering, landscape architecture, low voltage systems (design for A/V systems, telecom systems, video distribution, access control, CCTV, and security), dietary consulting, FFE and medical equipment consulting, site surveying and geotechnical exploration, Phase 1 asbestos and lead paint testing.
- Coordination with Owner provided equipment selections.
- Coordination with Owner provided signage and artwork selections.
- Fire alarm design.
- Fire suppression design as needed (*by performance specification*).
- Construction Cost Estimating.

**Services not included in this Letter of Proposal:**

- Value engineering studies.
- Special inspections (*as may be required to be performed by a 3rd party during construction*).
- Design-assist delivery methodology.
- Ongoing detailed cost estimating beyond Phase 1.
- Wayfinding and interior signage including special interior signage & donor walls.
- Sustainable design studies or submissions.

Based upon our previous healthcare experience, our team can provide superior services for your upcoming project. We appreciate the opportunity to submit this letter to serve your needs. It would be our pleasure to answer any questions you may have or to provide additional information. We look forward to working with you on this project.

Sincerely,

**David Wright, AIA, ACHA**  
Chief Executive Officer



IX. Response Form

REQUEST FOR PROPOSAL

RFP #23-0077

ARCHITECTURAL AND ENGINEERING SERVICES FOR THE MENTAL HEALTH HOSPITAL

The undersigned, on behalf of the proposer, certifies that: (1) this offer is made without previous understanding, agreement or connection with any person, firm, or corporation submitting a proposal on the same project; (2) is in all respects fair and without collusion or fraud; (3) the person whose signature appears below is legally empowered to bind the firm in whose name the proposer is entered; (4) they have read the complete Request for Proposal and understands all provisions; (5) if accepted by the county, this proposal is guaranteed as written and amended and will be implemented as stated; and (6) mistakes in writing of the submitted proposal will be their responsibility.

NAME Health Facilities Group, LLC

DBA/SAME HFG Architecture

CONTACT David Wright

ADDRESS 330 N Mead, Suite 100 CITY/STATE Wichita, KS ZIP 67202

PHONE 316.262.2500 FAX \_\_\_\_\_ HOURS 8AM-5PM

STATE OF INCORPORATION or ORGANIZATION Kansas

COMPANY WEBSITE ADDRESS www.hfgarchitecture.com EMAIL davidw@hfgarchitecture.com

NUMBER OF LOCATIONS 4 NUMBER OF PERSONS EMPLOYED 80

TYPE OF ORGANIZATION: Public Corporation \_\_\_\_\_ Private Corporation X Sole Proprietorship \_\_\_\_\_

Partnership \_\_\_\_\_ Other (Describe): \_\_\_\_\_

BUSINESS MODEL: Small Business X Manufacturer \_\_\_\_\_ Distributor \_\_\_\_\_ Retail \_\_\_\_\_

Dealer \_\_\_\_\_ Other (Describe): \_\_\_\_\_

Not a Minority-Owned Business: X Minority-Owned Business: \_\_\_\_\_ (Specify Below)

\_\_\_\_\_ African American (05) \_\_\_\_\_ Asian Pacific (10) \_\_\_\_\_ Subcontinent Asian (15) \_\_\_\_\_ Hispanic (20)

\_\_\_\_\_ Native American (25) \_\_\_\_\_ Other (30) - Please specify \_\_\_\_\_

Not a Woman-Owned Business: \_\_\_\_\_ Woman-Owned Business: \_\_\_\_\_ (Specify Below)

\_\_\_\_\_ Not Minority -Woman Owned (50) \_\_\_\_\_ African American-Woman Owned (55) \_\_\_\_\_ Asian Pacific-Woman Owned (60)

\_\_\_\_\_ Subcontinent Asian-Woman Owned (65) \_\_\_\_\_ Hispanic Woman Owned (70) \_\_\_\_\_ Native American-Woman Owned (75)

\_\_\_\_\_ Other - Woman Owned (80) - Please specify \_\_\_\_\_

ARE YOU REGISTERED TO DO BUSINESS IN THE STATE OF KS: X Yes \_\_\_\_\_ No

UEI (UNIQUE ENTITY IDENTIFIER) NO. FMRJY4Y2GNJ3

INSURANCE REGISTERED IN THE STATE OF KS WITH MINIMUM BEST RATING OF A-VIII: X Yes \_\_\_\_\_ No

ACKNOWLEDGE RECEIPT OF ADDENDA: All addendum(s) are posted to our RFB/RFP web page and it is the vendor's responsibility to check and confirm all addendum(s) related to this document by going to

[www.sedgwickcounty.org/finance/purchasing.asp](http://www.sedgwickcounty.org/finance/purchasing.asp)

NO. 1, DATED 11/14/23; NO. 2, DATED 11/15/23; NO. \_\_\_\_\_, DATED \_\_\_\_\_

In submitting a proposal, vendor acknowledges all requirements, terms, conditions, and sections of this document. Proposal submission format should be by order in which sections are listed throughout the document. All minimum and general requirements should be specifically addressed and detailed in the proposer's response. **Exceptions to any part of this document should be clearly delineated and detailed.**

Signature  Title CEO

Print Name David Wright Dated 11/21/2023





**HFG Architecture**  
330 N Mead  
Wichita, Kansas 67202



**HKS, Inc.**  
350 N Saint Paul St, Suite #100  
Dallas, Texas 75201