

40 YEARS  
IN BUSINESS

rwmk

Orthopedic  
design  
associates, llc





## OUR PHILOSOPHY

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The interior design of a space can improve the atmosphere of a facility, complement the function of the space, and provide a comfortable environment for staff. Our goal is to create an interior space that has longevity in style, is low maintenance in upkeep, and is a visually comfortable environment. We work closely with our clients to achieve the end goal of a beautiful and functional space that is specific to their vision and needs. We communicate with the Architect, Contractor, and other professionals involved in the project to allow for seamless project coordination, on-budget selections, and on-time completion.

## OUR SERVICES

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Our 40 successful years in business have allowed us to work both locally and nationally on projects ranging from a few rooms to over 75,000 square feet. Our services on your project can include (but are not limited to) the following:

Finish Selections	Furniture & Accessory Selections
2D & 3D Renderings	Furniture Documentation
Finish Documentation	Coordination with Furniture Dealerships
Submittal Reviews	Oversee Furniture Installation
Construction Administration	Install Artwork, Signage & Accessories
Finish Punch Lists	Furniture Punch Lists

## CONTACT

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Corporate Office  
7702 Bluffton Road  
Fort Wayne, IN 46809  
719.635.7384

Design Studio  
323 South Nevada Avenue  
Colorado Springs, CO 80905  
719.635.7384

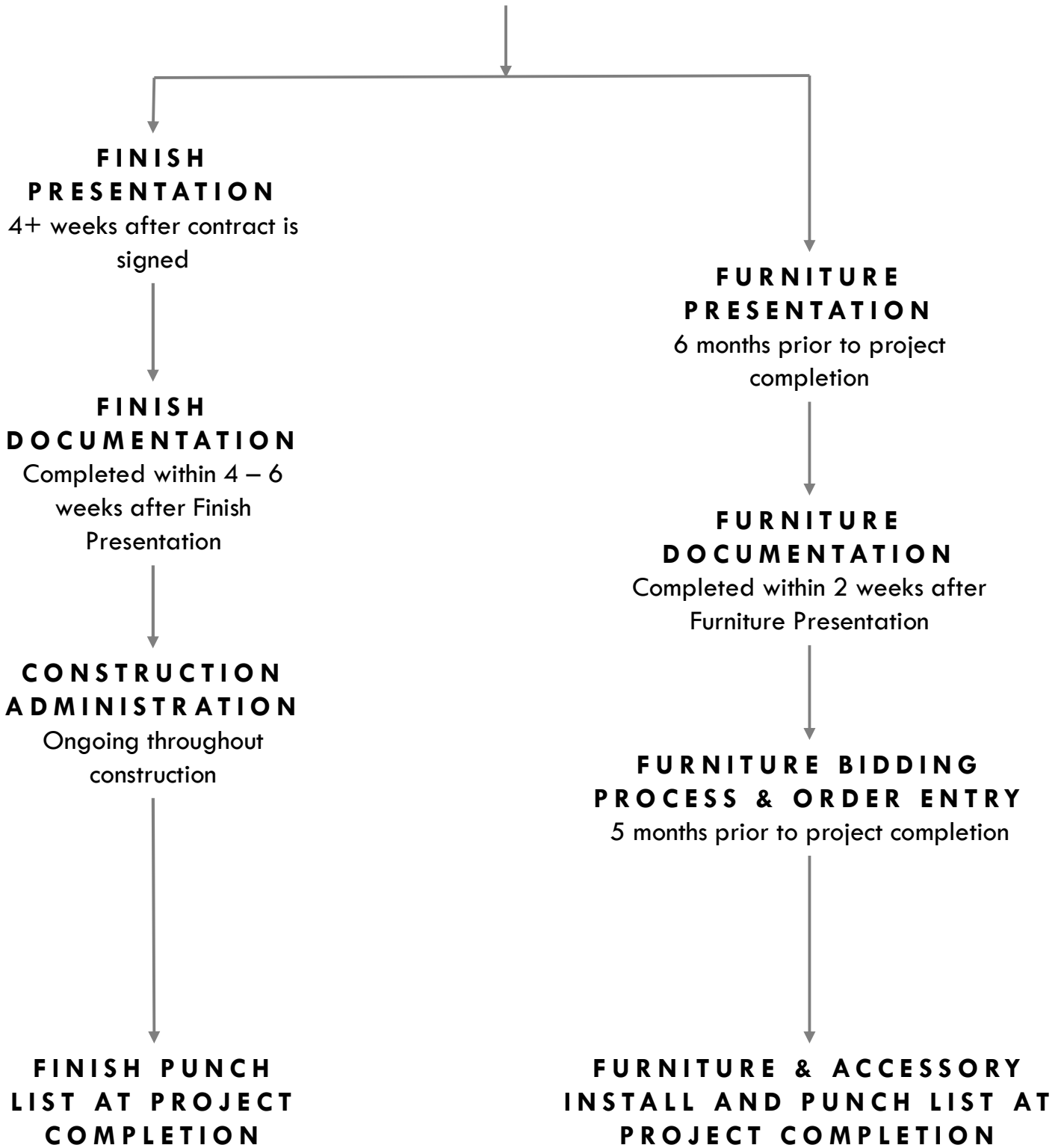
[www.rmkdassociates.com](http://www.rmkdassociates.com)

# DESIGN PROCESS

## TYPICAL TIMELINE

### CONSULTATION

RMK's consultation is completed before or during the architect's design development process. 1 week following the consult, we will send a consult binder including our interior design agreement.



# DESIGN VALUE

Our goal is to create a seamless transition from design concept to final execution through clear communication and coordination.

## BRINGING YOUR VISION TO LIFE

- RMK brings your vision and ideas to life, while making the space unique to you and the functional needs of your facility.
- Our Designers determine what design style you are drawn to and what styles and colors speak to your brand.

## FINISH DRAWINGS & SPECIFICATIONS

- RMK will provide detailed drawings and corresponding documentation for all selected Interior finishes, which are not typically provided by the architect.
- Our documentation and thorough coordination with all consultants allows for the architect, contractor, and other consultants to better understand the design intent.

## CONSTRUCTION ADMINISTRATION

- RMK will stay in contact with the architect and contractor throughout construction to ensure that design intent is met. This includes our participation in the following:
  - Submittal reviews & RFI responses
  - OAC meetings
  - Coordination on electrical and mechanical items that will impact overall aesthetic and function

## ADHERE TO BUILDING CODES

- As educated and certified designers, we are well-versed in building code requirements
- Codes can change per type of facility and location. RMK ensures that we are meeting your facility's requirements.
- Avoid delays during the permit review process, and during building inspections.

## FURNITURE SPECIFICATIONS & DOCUMENTATION

- RMK will write up all of the technical specifications for your furniture selections.
- We assist in finding furniture dealerships, and help you select the best dealership to work with based on our bid / budget review process.

## FUNCTION & DURABILITY

- We believe that the function and durability of a space is equally as important as it's appearance.
- Our designers have extensive knowledge and understanding of the technical specifications of commercial finish materials.
- We only specify commercially rated furniture and select customized materials and fabrics for your furniture that can handle heavy use and stringent cleaning policies over time.



## PROCESS & SERVICES - FINISHES

### CONSULTATION

A Designer will meet with you to review the scope of your project and the services we can provide. We will discuss your preferences for materials and color schemes, and how these elements could potentially be applied to your facility. We will also determine the timeline of your project, to ensure that we are on track in the following steps of the design process.

### FINISH PRESENTATION

The lead designer for your project will select finish materials and colors that are unique to the preferences discussed at your consultation to meet the needs for your facility. We ensure that selections fit within the budget and time restraints for your project. We present our ideas to you with physical samples of all materials along with 2D and 3D renderings of your space. By the end of this meeting, decisions on all the finish materials & design ideas for these materials will be made. Our documentation of these selections will follow and be communicated with your Architect and General Contractor.



**Finish samples**



**2D flooring rendering**



**3D rendering**

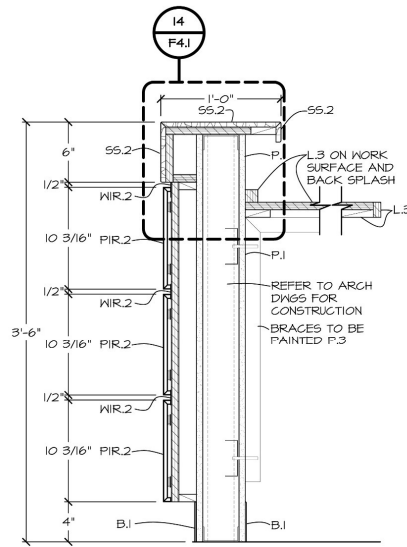
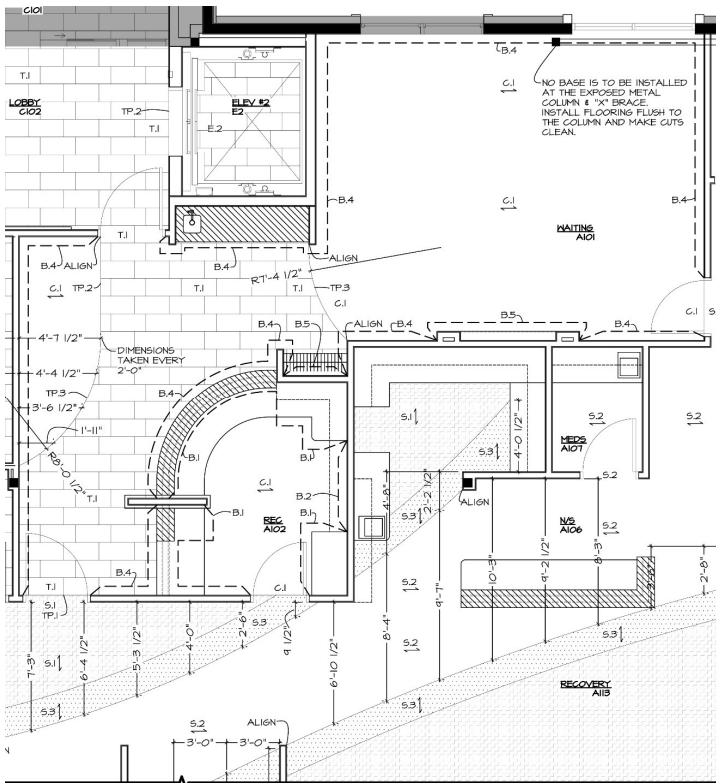


**3D rendering**

# PROCESS & SERVICES - FINISHES CONTINUED

## FINISH DOCUMENTATION

After finish selections & design ideas have been approved, RMK will document this information for the architect to include in their permit set drawings. Our documentation will include floor plans, elevations & section details, a finish key, and a finish schedule. As part of the documentation process, RMK will work directly with the architect and engineers to ensure our design intent is fully coordinated with them. This will be done through coordination sets and working drawing reviews. RMK also provides a finish binder for your reference. This includes all documentation, finish samples for your reference, and our 3D renderings of the space.



N/S A106  
3'-6" H COUNTER SECTION  
SCALE: 1/2" = 1'-0"

### Transaction counter section

### Floor finish plan

Steamboat Orthopaedic & Spine Institute & Steamboat Surgery Center, LLC  
Steamboat Springs, Colorado  
MA No. 18-D18

NO.	ROOM	FLOOR	BASE	WALLS				CL'G	CABINET/COUNTER DETAIL					VERT. SURF.	SPECIAL INSTRUCTIONS
				NORTH	EAST	SOUTH	WEST		A	B	C	E	H		
A102	Rec	C.1	*/ B.1/ B.2	W.1 Reception Desk P.1/ LRP.2/ ME.1 Divider Partition STN.1/ ME.2	W.1/ P.8 Reception Desk -- Divider Partition --	W.1 Reception Desk -- Divider Partition STN.1/ ME.2	-- Reception Desk P.1 Divider Partition STN.1/ ME.2	AC1/ *AC5/ *WT.1	--	L.3	SS.1	--	P.3	L.1	*No base is to be installed at STN.1. STN.1 is to be installed to the floor. Underside of 10'-0" AFF soffit to be AC5; Reception side vertical face to be WT.1.

### Finish schedule



## PROCESS & SERVICES - FINISHES CONTINUED

### FINISH DOCUMENTATION CONT.

Section 09000 - Finish Key

**FINISH KEY FOR STEAMBOAT ORTHOPAEDIC & SPINE INSTITUTE &  
STEAMBOAT SURGERY CENTER LLC - PERMIT SET**  
RMK DESIGN ASSOCIATES, INC.  
(719) 635-7384, Fax (719) 635-6113  
323 S. Nevada Ave., Colorado Springs, CO 80903

Date of origin: April 26, 2019

\*Note to contractor and sub-contractors\*

A minimum of 12 weeks prior to installation all finishes (except paint) should be ordered or put on hold. Special colors may not be kept in stock and have to be manufactured. Re-selections are time consuming for you, us and the client. It is often difficult to keep the integrity of the design, color and quality of the re-selected finish. To give the client the building they are looking forward to, please know the status of each finish specified, 12 weeks prior to installation. If at 12 weeks prior to installation you know you cannot get an item, notify us as soon as possible so we can begin the re-selection process and get the client's approval of the re-selected finish.

Use in conjunction with RMK Design's Room Finish Schedule (8-1/2 x 11" format) and Finish Plans, Sheet #'s F1.0B-F4.5.

**Installation:** In all cases follow the manufacturer's "best" directions in regards to: floor or wall prep, installation, adhesives, post installation and maintenance instructions.

Products are listed in alphabetical order, i.e. Base, Carpet, Ceiling Tile, etc.

**BASE - RUBBER** Rubber Base often has a 6 to 8 week lead time if the color is not in stock. Please order 8 weeks prior to installation.

Typical heights and profiles are as follows unless otherwise specified:

- 4"H toed for hard surfaces (unless otherwise specified)
- 4"H toeless/straight for carpeted surfaces (unless otherwise specified)

B.1 Tarkett  
[commercial.tarkett.com](http://commercial.tarkett.com)  
Jan Wilhelm  
(303) 815-9013

- Manufacturer: Johnsonite
- Product: Traditional Wall Base
- Product # DC or DCT (See general notes above.)
- Color: 179, Steel
- Height: 4"H
- Material Content: TP Thermoplastic Rubber
- Thickness: 1/8" Thick
- Length: 120 ft coiled lengths
- Inside and Outside Corners: Contractor can install preformed inside and outside corners or rolled goods field-scored corners. Should field-scored corners be installed, Contractor should be aware that RMK Design or Architect will verify corners during Building Punch list Inspection to ensure that field-scoring is not too deep therefore reducing durability of base at outside corners. RMK Design's concern is for the client to have a durable installation that will withstand standard maintenance and use of the building.
- Installation: Follow all of the manufacturer's best installation and adhesive instructions.
- Locations: Refer to RMK Design's Room Finish Schedule

**Finish key**



# PROCESS & SERVICES - FINISHES CONTINUED

## CONSTRUCTION ADMINISTRATION

RMK will remain in contact with the architect, contractor, and other professionals on your project to help facilitate correct execution of the design intent. This includes our participation in OAC meetings, reviewing submittals, RFI responses, and coordinating electrical and mechanical items that can impact the final aesthetic and function of a space.

## PROJECT COMPLETION

RMK will walk through the space either with the architect at their scheduled finish punch walk, or on our own at the time of furniture & accessory install. We will check that all finishes were installed per our documentation, and will write up a punch list detailing anything that we feel needs to be corrected by the contractor.

Team
Interior Designer:
Client:
Architect:
Contractor:

Location	Description	Responsibility
General Notes	Blue tape was left by RMK & Owner throughout the facility for touch up paint locations.	
	All window shades to be installed. Please send photos to RMK.	
	Caulking needs to be done at all locations of hard floor and door / window frames to hide gaps.	
Vestibule 100	Install wood panel in the shape of Montana. Apply the logo sign to panel - please contact RMK with any questions on logo install.	
Lobby / Waiting Room 101	Complete floor outlets with covers.	
	HVAC grilles to be painted P.3. Per RMK's finish documentation.	

### Finish Punch List



## PROCESS & SERVICES - FURNITURE

### FURNITURE BUDGET

After your consult, RMK will draft a furniture budget using the preliminary plans from the Architect, and your individual needs. This budget will list out all furniture, accessories, appliances, and equipment needed for the facility. We will include budgetary numbers for the furniture to be purchased as well as a listing of Owner Supplied equipment. This budget is helpful to have when securing loans and other financials with your bank in the beginning phases of your project.

### FURNITURE PRESENTATION

At 6 – 7 months prior to project completion, RMK will present our ideas for your facility’s furnishings. We will show a few options for each type of furnishing, and will have physical samples of all upholsteries and finishes for you to select from. All options presented will be within your budgetary and time restraints. We also ensure that all options will meet the durability and cleaning demands of your space.

#### I WOOD ARM CHAIR

ROOMS:  
CFO B003 - QTY 2 (EXISTING)  
OFFICE B009 – QTY 2 (EXISTING)  
WAITING M101 – QTY 8  
ORTHO WAITING O206 – QTY 22  
SCHEDULER (3) – QTY 6 (EXISTING)

BUDGET \$741 EACH

SUB WAITING (2) – QTY 6  
SPINE WAITING O242 – QTY 18  
CCO O275 & CEO O276 – QTY 4 (EXISTING)  
WAITING A101 – QTY 20



MANUFACTURER/PRODUCT – National, Acquaint  
ITEM #N48GFA  
SIZE: 24"W x 24"D x 34"H x 18.5"SH  
FINISH: 21.A  
BACK MATERIAL: 18.A & 19.A or 18.B & 19.B  
SEAT MATERIAL: 7.A or 7.B



MANUFACTURER/PRODUCT – Krug, Faeron  
ITEM #FAE2M-G210NC  
SIZE: 25"W x 26.5"D x 34.5"H x 19"SH  
FINISH: 21.B or Silver Metallic  
BACK MATERIAL: 18.A & 19.A or 18.B & 19.B  
SEAT MATERIAL: 7.A or 7.B



MANUFACTURER/PRODUCT – Carolina, Rein+  
ITEM #1810  
SIZE: 22.75"W x 25.25"D x 32.5"H x 17.5"SH  
FINISH: 21.C  
BACK MATERIAL: 18.A & 19.A or 18.B & 19.B  
SEAT MATERIAL: 7.A or 7.B

### FURNITURE SPECIFICATIONS

After selections have been made at your furniture presentation, RMK will write up detailed specifications for each piece of furniture. These specifications are organized by room in the facility, and call out every item that is needed in each room along with information on the upholstery, finish, and any other customized options.



## PROCESS & SERVICES – FURNITURE CONTINUED

### FURNITURE BIDDING PROCESS & ORDER ENTRY

RMK will assist in finding furniture dealerships to bid on your project. We typically have 3 bidders, to ensure competitive pricing. The dealerships will bid on the project based on our Furniture Specifications. When all bids have been submitted, RMK will review and create a summarized sheet to assist you in selecting the best dealership for your project. Typically, we will ensure that orders are placed about 4 – 5 months from project completion.

At the time of reviewing bids, we will also take a look at the original furniture budget to compare to the actual costs of furniture.

RMK will provide you with a digital furniture binder that includes all Furniture documentation, images of each piece and all cleaning information needed for your records. You will also receive a physical binder which includes small scale physical samples.

### FURNITURE INSTALL & PUNCH LIST

RMK will be present at project completion to oversee the furniture install. We will also install artwork, signage, and accessory items. When furniture install is complete, we will write up a punch list calling out any damage, or missing / incorrect items we might see. We will stay in touch with you and the dealership to ensure that all punch list items are completed.



d e s i g n  
a s s o c i a t e s , l l c

**designing professional environments in partnership**

## MEET THE TEAM



**NICOLE KENEFIC, RID**  
OWNER, CEO



**BRIAN KENEFIC**  
COO

**MEGAN BARNHART, NCIDQ**  
SENIOR DESIGNER /  
SENIOR PROJECT MANAGER



**TESS SALMON, NCIDQ**  
DESIGNER

**CHANTEL RIEMER**  
DESIGNER



**ABBY FARLOW**  
DESIGNER

**MEGHAN HERNANDEZ**  
DESIGNER



**DIANE STAYTON**  
DESIGNER