

EOI: PROFESSIONAL ENGINEERING AND ARCHITECTURAL  
SERVICES FOR THE DESIGN AND CONSTRUCTION OF  
STRUCTURAL REPAIRS AND OTHER IMPROVEMENTS

EOI: DNR214016  
McKeever Lodge Structural Repairs

Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

DUE:  
September 17, 2013 at 1:30 p.m.

RECEIVED

2013 SEP 16 PM 12:50

WV PURCHASING  
DIVISION

ORIGINAL

CONTACT:  
Randy S Jones, AIA  
Chief Executive Officer

Visit our website at [www.owpr.com](http://www.owpr.com)

**OWPR**  
ARCHITECTS AND ENGINEERS

September 17, 2013

Mr. Guy Nisbet  
Department of Administration, Purchasing Division  
2019 Washington Street, East  
Charleston, WV 25305-0130

Dear Mr. Nisbet and Members of the Selection Committee:

OWPR Architects and Engineers is pleased to have the opportunity to submit our qualifications to you to provide professional engineering and architectural services for the design and construction of structural repairs and other improvements at the McKeever Lodge located at Pipestem Resort State Park. The OWPR, Inc. team is enthusiastic about the opportunity to partner with the West Virginia Division of Natural Resources.

The planning and design to seamlessly repair and/or replace the structure, as well as related engineering and architectural improvements, at McKeever Lodge requires special experience and understanding. OWPR's designs are based on a 48-year commitment to creative solutions that balance aesthetics, practicality and affordability all within a timely manner. OWPR's design experience covers more than 70 different counties and cities throughout Virginia and West Virginia. These projects include studies, new facilities, and renovations and additions to existing facilities, which requires close coordination and scheduling of activities to avoid conflicts with construction.

OWPR, Inc. is dedicated to providing you with a quality design that is within your budget and time frame. The partners and staff of OWPR believe that our Clients deserve more service and attention than they are accustomed to receiving. Our business is built on this principle. You deal with one and only one Project Manager who, along with our design staff, is available at a moment's notice.

The in-depth knowledge and continued training of our architects and engineers, combined with our many years of experience and our strong project management and execution capabilities uniquely qualifies OWPR to provide the level of service you expect. We look forward to an opportunity to meet with your entire committee to discuss the McKeever Lodge's structural repairs and other improvements in more detail. If you have any questions about this submittal, or wish to schedule an interview, please contact me. Thank you for your consideration.

Sincerely,

OWPR, Inc.



Randy S. Jones, AIA  
Chief Executive Officer

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**OWPR**  
ARCHITECTS AND ENGINEERS

# REQUIRED EOI DOCUMENTS

**OVPR**  
ARCHITECTS AND ENGINEERS



State of West Virginia  
 Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**Solicitation**

NUMBER
DNR214016

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF
GUY NISBET
304-558-8802

RFQ COPY

TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

DIVISION OF NATURAL RESOURCES  
 PARKS & RECREATION SECTION

324 4TH AVENUE  
 SOUTH CHARLESTON, WV  
 25303-1228 304-558-3397

DATE PRINTED
08/16/2013

BID OPENING DATE: 09/17/2013

BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-00-00-001		
ARCHITECTURAL AND DESIGN SERVICES						
EXPRESSION OF INTEREST (EOI)						
THE WEST VIRGINIA PURCHASING DIVISION, FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF NATURAL RESOURCES, PARKS AND RECREATION SECTION, IS SOLICITING "EXPRESSION OF INTEREST" FROM QUALIFIED ARCHITECTURAL AND ENGINEERING FIRMS FOR THE DESIGN AND CONSTRUCTION OF STRUCTURAL REPAIRS AND OTHER IMPROVEMENTS AT THE: MCKEEVER LODGE, LOCATED AT PIPESTEM STATE PARK, PIPESTEM, WV. PER THE THE ATTACHED.						
***** THIS IS THE END OF RFQ DNR214016 ***** TOTAL:						

SIGNATURE	TELEPHONE 304.620.2379	DATE 9.11.13
TITLE C.E.O.	FEIN 54-0960553	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO SOLICITATION, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



State of West Virginia  
 Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**Solicitation**

NUMBER
DNR214016

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
GUY NISBET
304-558-8802

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DIVISION OF NATURAL RESOURCES  
 PARKS & RECREATION SECTION

324 4TH AVENUE  
 SOUTH CHARLESTON, WV  
 25303-1228 304-558-3397

DATE PRINTED
09/04/2013

BID OPENING DATE: 09/17/2013 BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
				ADDENDUM NO.01		
				ADDENDUM FOR THE DNR "EXPRESSION OF INTEREST" FOR PIPESTEM STATE PARK'S MCKEEVER LODGE ISSUED TO PUBLISH AND DISTRIBUTE THE ATTACHED DOCUMENTATION.		
0001	1	LS		906-00-00-001		
				ARCHITECTURAL AND DESIGN SERVICES		
***** THIS IS THE END OF RFQ DNR214016 ***** TOTAL:						

SIGNATURE <i>[Signature]</i>	TELEPHONE 304.620.2379	DATE 9.11.13
TITLE C.E.O.	FEIN 54-0960553	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO SOLICITATION, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

CERTIFICATION AND SIGNATURE PAGE

By signing below, I certify that I have reviewed this Solicitation in its entirety; understand the requirements, terms and conditions, and other information contained herein; that I am submitting this bid or proposal for review and consideration; that I am authorized by the bidder to execute this bid or any documents related thereto on bidder's behalf; that I am authorized to bind the bidder in a contractual relationship; and that to the best of my knowledge, the bidder has properly registered with any State agency that may require registration.

OWPR, Inc.

(Company)



(Authorized Signature)

Randy Jones, C.E.O.

(Representative Name, Title)

304.620.2379, 540.951.0219

(Phone Number)

(Fax Number)

9.11.13

(Date)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: DNR214016**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

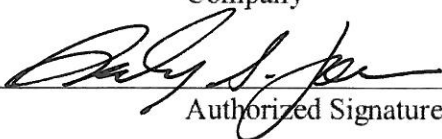
**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

(Check the box next to each addendum received)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2            | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

OWPR, Inc.  
 Company  
  
 Authorized Signature  
9.11.13  
 Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.



RFQ No. DNR214016

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"Related party"** means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: OWPR, Inc.

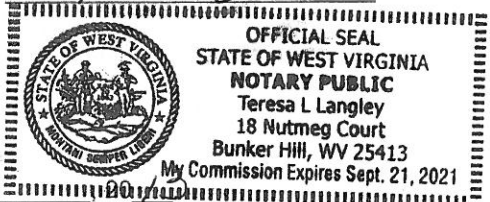
Authorized Signature: [Signature] Date: 9-11-13

State of West Virginia

County of Berkeley, to-wit:

Taken, subscribed, and sworn to before me this 11th day of September

My Commission expires [Signature] 9/21, 2021.



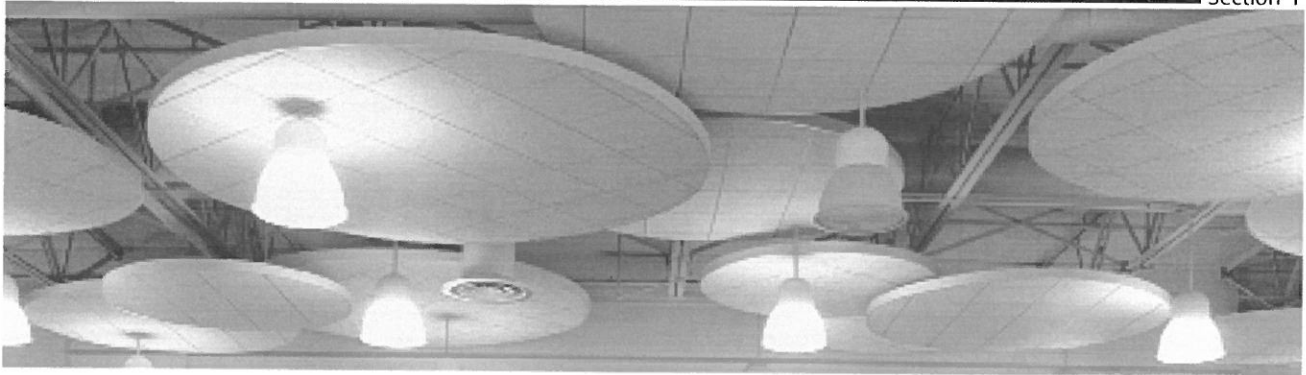
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NOTARY PUBLIC [Signature]

# 1

## FIRM/TEAM QUALIFICATIONS

Section 1



A. Firm Contact

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B. Project's Team Members

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C. OWPR's Statement

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D. Capability Statement

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E. OWPR's Acceptance Statement

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F. Litigation

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G. Profile of OWPR, Inc.

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H. Quality Assurance

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A. Firm Contact:

Randy S. Jones, AIA  
Chief Executive Officer  
OWPR, Inc.  
5550 Winchester Avenue  
Berkeley Business Park, Suite 5  
Martinsburg, WV 25401  
304.620.2379 P  
540.250.3025 C  
rjones@owpr.com



Signature

B. Project's Team Members

Randy S. Jones, AIA	CEO, Project Manager
Todd Poff, PE	Principal, Structural Engineer, Lead Eng.
George Miller, PE	CFO, Structural Engineer
Steve R. Forkner, PE	COO, Mechanical Engineer
Daniel Gibson, PE	Associate, Electrical Engineer
Richard Williams	Plumbing Designer
Allegra Enochs	Architectural Designer
Tim Apisa, LEED AP	Construction Administration

C. OWPR's Statement

OWPR, Inc. is a full service architecture and engineering firm, all work will be done solely by OWPR, Inc., no consultants will be used on this project.

#### D. Capability Statement

OWPR, Inc. is uniquely qualified to provide the necessary replacement and repair of the structural components and other related work at the McKeever Lodge at Pipestem Resort State Park. OWPR has a long history of providing design/renovation to similar systems.

#### E. OWPR's Acceptance Statement

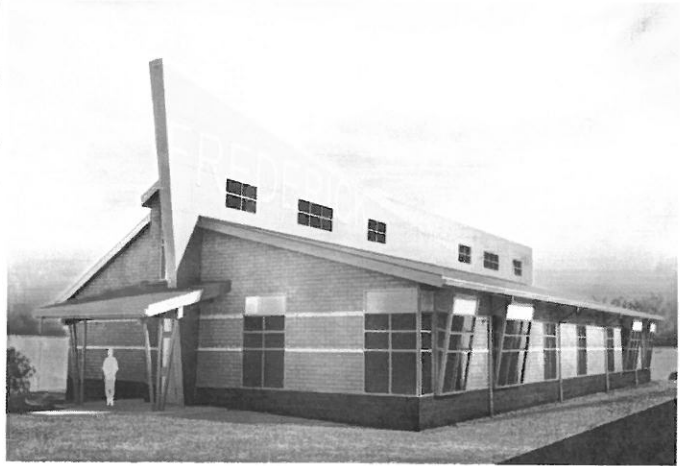
OWPR, Inc. understands and agrees that any and all work produced as a result of the contract will become property of the State of West Virginia Division of Natural Resources and can be used or shared as deemed appropriate by the Agency.

#### F. Litigation

OWPR, Inc. has been providing design services in the State of West Virginia and Virginia for 48 years. During this time our work has followed all local, state and federal regulations and at no time have we had any litigation or arbitration proceedings revolving around our design services.

## G. PROFILE OF OWPR, INC.

Who We Are - For nearly fifty years, OWPR has provided innovative design solutions for facilities in Virginia and West Virginia. We partner with our clients to realize their vision of the perfect project. With architects and all engineering disciplines in-house, we offer a holistic, pragmatic design approach that balances creative space planning, aesthetic goals, and sustainability.



Our work in a variety of projects, large to small, lets us understand and convey the latest trends in technology, space planning, and security to our clients. Our engineers utilize systems that balance current technology with tried and true design approaches, resulting in buildings that are low maintenance, energy efficient, and built for generations.

OWPR will provide unparalleled creativity and service to the West Virginia Division of Natural Resources. We will serve the WV DNR for the McKeever Lodge Structural Repairs and Replacements from both our office in Martinsburg, WV and our office in Blacksburg, VA due to the location of the project and proximity to our Blacksburg VA location to Pipestem Resort State Park.

OWPR, Inc. understands the need to provide a client with service that is prompt, efficient and effective. OWPR, Inc. feels that we owe our clients the very best service available. That is why our principals are involved with our projects right from the very start. OWPR, Inc. is committed to meeting and exceeding the level of service requested in this Expression of Interest.

Our reputation for excellence and long-term pledge to consistently provide quality services has established OWPR, Inc. as a leader in our field. Our professionals have built a solid track record of practice in a broad range of project types - from schools and office buildings, to industrial parks, government, and health care facilities. Experienced project managers work with clients throughout their projects, from initial concept through completion. We have established many long-term relationships with both public and private-sector clients, and our steady growth since 1965 is the result of the dedicated response and service we have provided.

## H. QUALITY ASSURANCE

1. Project Methodology and Quality Control
2. Cost Control Measures
3. Delivery of Project On Time and Within Budget
4. Specialized Capabilities and Skill

# 1. PROJECT METHODOLOGY AND QUALITY CONTROL

## Our Management Plan

Experience has taught us that successful management begins with simple lines of communication. At OWPR, this begins with the Project Manager. Our Project Managers are all Principals in the firm with years of experience. Our proposed Project Manager, Randy Jones, has successfully managed many other construction projects.

While our Project Manager is your primary contact, we believe that our 32 personnel should feel like an extension of your staff. We do not discourage phone calls from owners and contractors directly to the resource that they believe can help them most effectively and quickly. This does not diminish the capability of the Project Manager, but does expedite solutions for owner's and contractor's.

We routinely deliver projects on time and under budget by implementing the following plan:

### Design Phase:

- Establish project parameters, goals, and a completion date. Partner with the client to vision and program the project.
- Identify critical path issues.
- Anticipate where problems/delays may occur and create a plan to mitigate.
- Establish a design schedule with actions of the owner, consultants, and approving agencies clearly defined as milestone dates
- Project kick-off meeting with the design team. This may include the owner's representative. Project roles, expectations, and schedule are clearly conveyed to the team.
- Weekly to biweekly in-house design team meetings with OWPR staff. Allows the team to identify critical issues, coordinate design efforts, and communicate. The design schedule is updated after each meeting.
- Cost Estimates are prepared as requested by the owner. Typically, cost estimates are provided at the schematic, design development, and contract document phases. Our close working relationship with area contractors helps make our cost estimates accurate.
- Owner meetings/review agency meetings are held as necessary to address anticipated or real-time issues, or to simply provide an update on the progress report.
- Public meetings are sometimes held to include and inform the public. These may be structured, as small working group meetings, large group visioning sessions, or simply information sessions.
- Owner submittals/agency submittals are given as required. An owner submittal typically consists of a review package at the completion of each design phase (schematic, design development, and construction documents).
- Internal oversight and checking by department heads and the Project Manager occurs continuously. We strive to check and recheck small parts of the project as they are completed; then one thorough check is done by each department head and the Project Manager at the completion of the project. We do not believe in designing by addendum after the bid or change order during construction.

# 1. PROJECT METHODOLOGY AND QUALITY CONTROL

## Bidding Phase:

We have the capability to assist the owner through advertising for bid and distributing hard copies or electronic copies of contract documents to potential bidders. We will provide due diligence and will provide recommendations regarding the acceptance of the lowest responsive bid, and we will prepare and facilitate the necessary contracts between the contractor and the owner.

## Construction Phase:

The construction phase is usually the longest part of the process of bringing a project to fruition. It is also the last impression on the client. OWPR understands that the successful execution of a project includes heavy involvement of the design team during construction. We pride ourselves on fast, thorough responses to contractor's questions and timely, detailed resolutions to problems that arise. We encourage electronic communication during construction to expedite answers and solutions. This allows contractors to receive responses sometimes within minutes. We even encourage electronic shop drawing submittals.



## 2. COST CONTROL MEASURES

To assist in making decisions concerning energy conservation, which influences overall costs, OWPR, Inc. utilizes Life Cycle Cost Analysis and also Value Engineering to determine the most economical cost systems to use.

### Life Cycle Cost Analysis

Our design staff utilizes a computer program to evaluate the Life Cycle Cost in Design (LCCD). The ultimate goal is to arrive at the most energy efficient and economical system available within the parameters that we must work with.

In our design, our mechanical engineers will consider several different mechanical systems and run the LCCD on each option. In this analysis, we utilize an Hourly Analysis Program (HAP) by Carrier which investigates the cost of energy use, considering the initial costs and the escalation costs. We also use an ASHRAE program which takes into account the cost of maintenance. After the LCCD is run on each system, we have all the necessary information which will tell us which system would be best suited for the facility we are designing.

OWPR, Inc. performs a Life Cycle Cost Analysis on the majority of the projects we design.

### Value Engineering

Another cost savings tool which OWPR, Inc. uses is Value Engineering. When a designer can reduce a system, whether it be structural, electrical, mechanical or architectural, a savings in expended production energy can be realized.

During our design stages, we look at different options that may be used, such as, the different ways that the structure might be framed; i.e., structural steel, reinforced concrete, load-bearing walls versus non-load bearing walls. We investigate several ways of framing the building and compare costs of the different elements to determine the most cost-efficient system. This is just one example of what we do on all our projects.

OWPR, Inc. will design your project with your budget foremost in mind. We do our utmost to keep our Clients informed with regard to costs of their project during the schematic, preliminary and final stages of design. If costs appear to be over the established budget, we will let WV Division of Natural Resources know. This generally results in two possible avenues of approach; (1) Reduce the scope of the project to reduce costs or (2) WV DNR will increase the budget in order to obtain the desired facility system.

Regardless, OWPR works with WV Division of Natural Resources to achieve their desired results.

## 2. COST CONTROL MEASURES

### Cost Estimating

OWPR, Inc. utilizes a cost estimating program in each discipline. The program covers every aspect of building construction. We also check costs from MEANS Cost Estimating manuals.

Further, our personnel check vendors for local prices on long lead items and any large pieces of equipment such as mechanical and electrical equipment; vendors that may likely be furnishing such equipment. Our Cost Estimating methods have proven to be quite accurate.

### Maintenance

Maintenance is a very critical consideration and ranks very high with our engineers during design. Following is a list of items which we consider and design/specify into our projects which assists the WV Division Natural Resources with maintenance and helps lower costs:

- Operations & Maintenance Manuals - Require the Contractor to furnish at least three copies of Operations and Maintenance Manuals for equipment
- Equipment Service - Equipment/Products shall be supported by a service organization which maintains an adequate inventory of repair parts which are located reasonably close to the facility.
- Maintenance Orientation - Require the Manufacturers' Representative to conduct a brief orientation class on proper maintenance procedures for the WV DNR's maintenance personnel.
- Standardization of Design - Design systems which utilize the same manufacturer of components and which are compatible with existing equipment/spare parts.
- Photographs - OWPR, Inc. photograph the installation of mechanical/electrical equipment in phases as it is being installed to assist the WV DNR's maintenance personnel for future maintenance. Also, we photograph items that will be concealed in the final completion.
- Record Drawings - OWPR, Inc. provides the WV Division of Natural Resources with record drawings that locate buried lines and other items that may have changed from the initial drawings.
- Access - Design considers space requirements for access for workers to pull motors, dampers, filters, coils, boiler tubes, etc. and provide access panels for equipment, pipes and electrical equipment.
- Placement - We place valves, gages, thermometers so they are accessible without use of a ladder. This encourages maintenance personnel to read them often.
- Warranty Items - Our specifications will also cover warranty items such as roofing and mechanical/electrical items.
- Quality Assurance - Specifications call for all material to be new and bear the manufacturer's name, trade name and the UL label where a standard has been established.
- Tested Systems - Our Architects and Engineers design systems that have been tried and tested; we do not like to utilize a product that literally makes our client a "testing ground" for something that may cost them dearly in a few short months. We do, however, use the latest "state-of-the-art" equipment and technology.

### 3. DELIVERY OF PROJECTS ON TIME AND WITHIN BUDGET

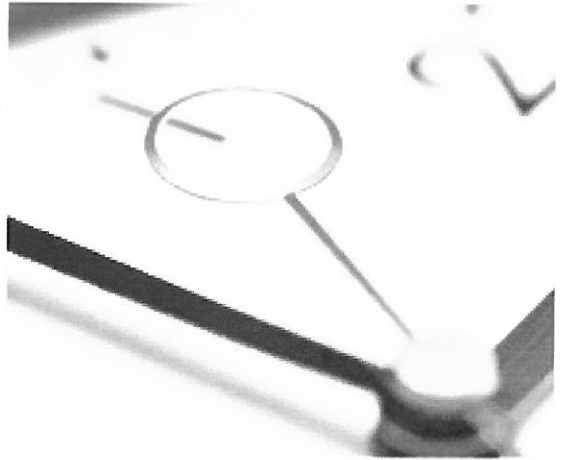
OWPR, Inc. understands the need to provide a client with service that is prompt, efficient and effective. OWPR, Inc. is committed to meeting and exceeding the level of service requested in this Expression of Interest.

OWPR, Inc. has the ability and capacity to complete multiple projects on schedule. We normally have 10 to 15 projects in design simultaneously. This requires close coordination, scheduling and checking. To ensure all of our projects will be completed on or before the completion dates, we adhere to the following procedures:

- We maintain one Project Manager with designated backup personnel throughout the project.
- Schedules are arranged to avoid conflicts between projects where possible.
- Hold initial design staff meeting with all Team Members to cover the entire design scenario, schedules, design procedures, design responsibilities of each team member and establish the Quality Control Program. At this meeting, OWPR, Inc. covers all the "Lessons Learned" that have emerged from the design of previous projects and questions that have arisen during construction of these projects.
- Hold regularly scheduled design meetings with the Design Team to ensure coordination between all design disciplines.
- All checking is done in accordance with OWPR's Quality Control Program.
- Close communications are maintained between our office and WV DNR throughout the project. Our personnel are always available to WV DNR on a moment's notice.

The OWPR Design Team will work with WV DNR to confirm the scope of work and establish the program for the project. Once this is complete, OWPR will establish a design schedule based upon your requirements. The OWPR Design Team is capable of handling multiple projects without difficulty. Our Design Team can and will meet your schedule!

With a staff of 32, OWPR has the capability of a production workload in excess of 45,000 production hours per year. OWPR is actively seeking new commissions for the next 12 to 24 months. We continually look to maintain a balance to our workload, so we are careful not to jeopardize our existing - and future - relationships with our clients.



### 3. DELIVERY OF PROJECTS ON TIME AND WITHIN BUDGET

#### Deliver of Project within Budget

The OWPR Design Team will work with the WV DNR to develop a comprehensive total project cost estimate. We can also establish multiple bid packages and incorporate multiple alternates if desired by the WV DNR. The benefit of this process allows the WV DNR to buy the job incrementally and allows greater flexibility and control of the budget; often allowing the WV DNR to buy more building than they initially thought feasible.

The following table shows only the cost associated with the construction portion of a project. Other costs, such as soft cost, furniture, equipment, site acquisitions etc. are not reflected here. In establishing the overall budget, including a reasonable contingency, we are proud that all of our projects have been completed at or close to the total project budget and change orders other than Owner requested or concealed conditions are kept to a minimum.

#### A/E ESTIMATE VS. CONTRACT AWARDED

Project	A/E Estimate	Contract Amount
Giles and Narrows High School Football Stadium Renovations	\$1,309,500	\$1,195,112
Rural Retreat Middle and High Schools (bid together)	\$12,300,000	\$10,720,000
Honaker Elementary School Additions and Renovations	\$1,613,000	\$1,450,000
Lebanon Primary School Renovations	\$3,600,000	\$3,582,000
Pulaski County High School Gymnasium Renovation	\$350,000	\$339,000
Dabney S. Lancaster Community College - Backels Hall	\$1,234,000	\$1,596,221
Radford Univeristy - Heth Hall	\$6,800,000	\$6,436,900

## 4. SPECIALIZED CAPABILITIES AND SKILLS

### Sustainable Concepts and LEED Design

OWPR is deeply committed to sustainable design principles as a matter of routine practice. OWPR is a member of the U.S. Green Building Council and we have LEED® Accredited Professionals on staff. Although not every client is prepared to pursue LEED® certification, our architects and engineers continually look for every opportunity to incorporate sustainable design principles into all projects. We view this as a primary responsibility of our profession.



Sustainable architecture seeks to minimize the negative impact of a building on the environment by increasing efficiency and moderation in the use of materials, energy, and space while connecting people to their natural surroundings.

Several members of the OWPR Design Team are LEED® Accredited Professionals. Sustainable design practices have influenced our projects for many years. In fact, most projects designed by the OWPR Design Team exhibit many LEED® design principles, without actual LEED® certification. Among these principles are:

**Sustainable Sites** – This category deals with the issues involved with the building's site such as erosion, transportation, density, storm water management, heat island reduction and light pollution.

**Water Efficiency** – This category covers matters involved with the building's water systems such as water efficiency and waste water management.

**Energy and Atmosphere** – This category handles issues involved in the building's energy management systems and power consumption such as energy performance, renewable energy and refrigerant management.

**Materials and Resources** – This category deals with matters involved with the building's material and resource usage and consumption such as recycling, building reuse, waste management, use of recycled content in materials, using regional materials and using renewable materials.

**Indoor Environmental Quality** – This category deals with issues involved in the quality of the indoor environment such as indoor air quality, acoustical performance, ventilation, cleaning materials, lighting systems, thermal comfort, daylight and views, and mold prevention.

**Innovation and Design Process** – This category handles unique and innovative items. Having both ARCHITECTS and ENGINEERS under one roof has provided us with an advantage in coming up with a completely integrated building design. OWPR understands the interrelationships of all building systems and materials. With both professions working together closely in the same office we can optimize all elements of the design through complete integration resulting in a cost effective and high performance 'green' building.

We find that most of our clients share our values of responsible environmental citizenship, but many encounter barriers that inhibit the reflection of their personal values in their professional activities. These barriers may include issues of cost, access to information, and knowledge of available products and systems. As designers, it is our responsibility to realize our clients' commitments, remove these barriers and provide leadership, a balanced planning approach and promote innovative solutions.

### LEED® Projects

**Lylburn Downing Middle School Addition and Renovations** - Lexington, Virginia The school was designed to meet LEED® standards, however, the client opted not to pursue LEED® certification.

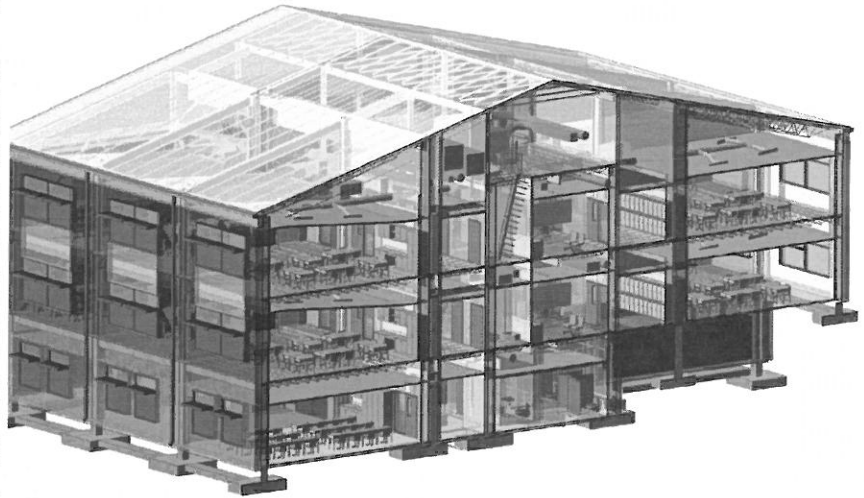
**Lucas Hall Addition and Renovations** - Roanoke College - Salem, Virginia This project was designed to meet LEED® standards and acquired LEED® Silver.

**Frederick County Public Schools Transportation Facility** - Frederick County, Virginia This project is currently under development. This project will be designed to meet LEED® standards and LEED® certification is being pursued.

## 4. SPECIALIZED CAPABILITIES AND SKILLS

### Building Information Modeling (BIM)

OWPR utilizes Building Information Modeling (BIM) software to digitally construct the building during design. This avoids coordination issues between design disciplines, creates more accurate drawings, and allows designers and owners to accurately visualize building components and spaces. The BIM can also be used by building owners to track operation and maintenance throughout the life of the building.



### Knowledge of Codes and Regulations

OWPR, Inc. has been designing and renovating facilities for over 48 years. During that period of time, we have had the opportunity to work with many various codes, state regulations and agencies. OWPR, Inc. is very knowledgeable of the codes and regulations.

### Ability to Respond on Short Notice

One of OWPR's strong points is communicating with our clients. The most important aspect which we stress is that our client will be dealing with the same Project Manager from start to finish. Our entire staff is available for a meeting any time at the WV DNR's office or at the construction site. When you contact our office, you do not have to go through an automated answering service or several people; you get our Project Manager right away.

Whenever the Owner has a question or desires to meet on a moment's notice, our Project Manager and any design personnel are available for such a meeting. OWPR, Inc. feels that we owe our clients the very best service available. That's why all the principals are involved with our projects right from the very start. We do not promise you service then not deliver. Our clients get more attention than they have been accustomed to receiving. This has led to several return clients, some spanning a couple decades of satisfaction. We encourage you to contact the references listed herein.

### Resolving Day-to-Day Problems

During the course of construction, questions or problems may arise due to a discrepancy, a misinterpretation of a detail or because something unforeseen is encountered.

Whenever the General Contractor has a question concerning a particular item, he will issue a Request for Information (RFI). This is normally done by sending a fax or email which the General Contractor has in his field office. Immediately upon receiving his question, the following action is taken:

- The project manager evaluates the problem.
- He coordinates with the design discipline involved and the designer.
- We resolve the problem or explain the detail to the General Contractor.
- In the event a revised detail is required, we issue a sketch and fax or email the solution back to the General Contractor immediately; no delays.

Sometimes, our Construction Contract Administrator will discover a problem at the job site which may require the involvement of the engineer. When this occurs, which is not often, he will call our office, get the engineer on the phone and explain the problem or question. Again, the engineer will explain the situation or, where necessary, will fax or email a copy of a sketch which will resolve the problem. All such items are always routed through our project manager. Regardless, any problem that arises is always addressed immediately by our personnel in order to avoid construction delays. During such times, the Owner's Representative is always kept abreast of such events.

# 2

## PROJECT ORGANIZATION

Section 2



A. Design Team Organization Chart

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B. OWPR Design Team Resumes

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C. Location of Firm

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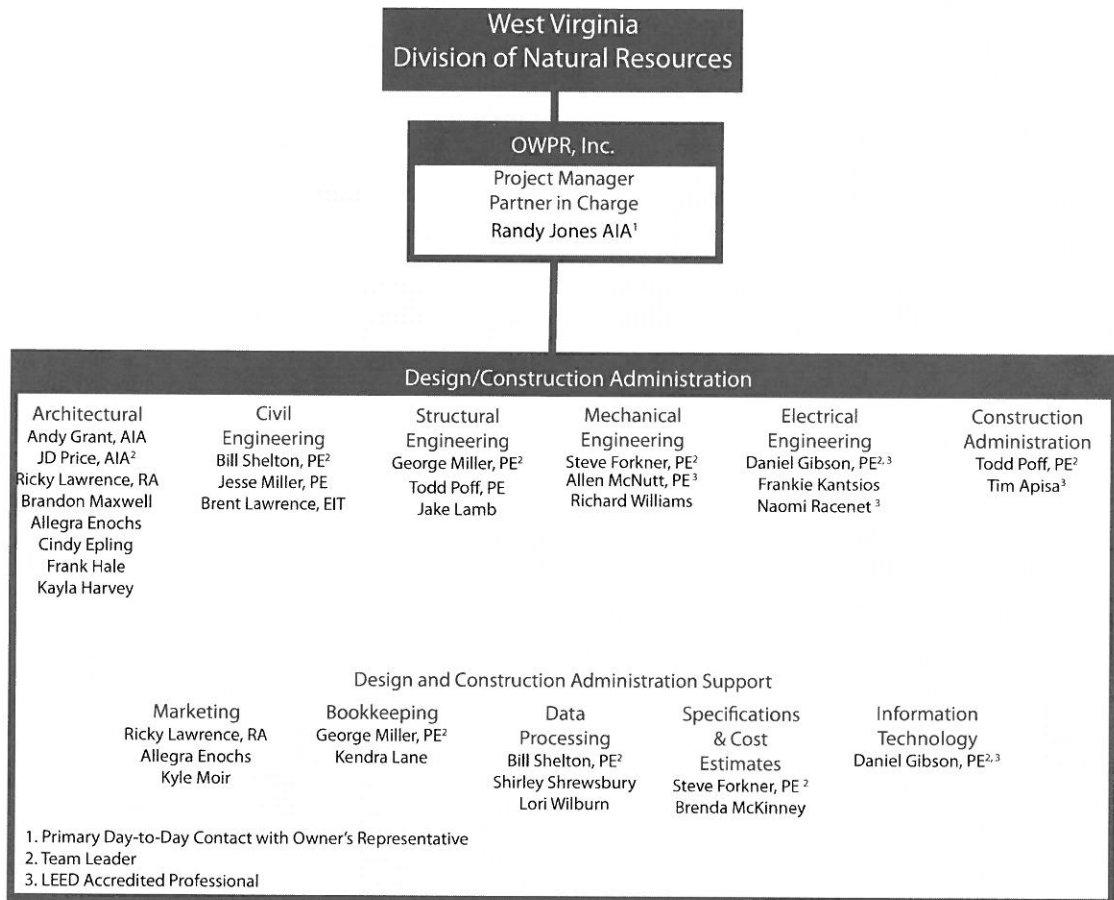
D. Statement to Provide Services

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# A. DESIGN TEAM ORGANIZATION CHART

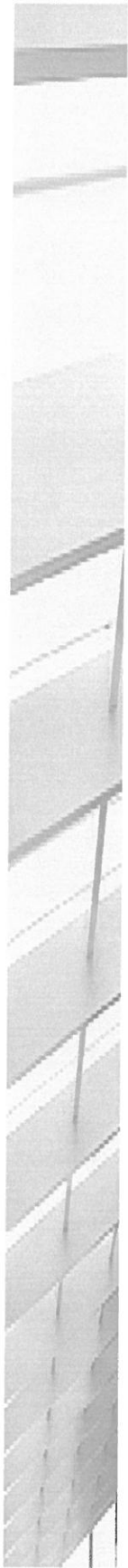
Mr. Randy Jones, AIA , Chief Executive Officer, will serve as the Project Manager for this project. Our firm consists of all architectural and engineering design disciplines in-house. All members of the design team will report directly to Randy Jones. Mr. Jones has the experience and authority to make critical decisions.

Once the team has been established, all team members will stay on your project through completion. Even during construction, the designing architects and engineers will support the project. Our structure is simple, efficient and very effective.





## B. OWPR DESIGN TEAM RESUMES



# Randy S. Jones, AIA

## CHIEF EXECUTIVE OFFICER

Project Assignment: Project Manager

Years of Experience: 23

Education: Bachelor of Architecture - VA Tech 1990

Active Registrations: Virginia, North Carolina, Tennessee,  
West Virginia

### Professional Summary

I am one of the principals in charge of architectural projects at OWPR, Inc. I have a diverse career that includes over 20 years of professional practice as a Designer, Project Architect and Project Manager. I bring and cutting-edge educational design experience and extensive recreational expertise to the team.

As an Architect, I strive for inventive and aesthetically pleasing designs that meet the unique needs of each client. I want to involve my client in the design process, utilizing both experiences of the past, and the new concepts and ideas of today. I take great care to design a building that is not only aesthetically pleasing, but also sustainable. I want to complete each project to the satisfaction of the client.

Leading the talented, highly skilled team at OWPR, Inc. is exciting and rewarding. I encourage and nurture our career-minded staff, involving them in OWPR's vision for the future. Our commitment to creativity and client satisfaction are what have continually set OWPR apart for nearly five decades.

### Select Project Experience:

#### Caroline County Public Schools Caroline County, Virginia

- System Wide School Study
- Bowling Green Primary School Addition and Renovation

#### Covington City Public Schools City of Covington, Virginia

- System Wide School Study
- New Elementary School Site Study
- Joint Alleghany/Covington High School Study

#### Frederick County Public Schools Frederick County, Virginia

- Frederick County Middle School Renovations
- Greenwood Mill Elementary School
- James Wood Middle School Renovations
- Orchard View Elementary School
- New Transportation Facility Study
- Redbud Run Elementary School
- Sherando High School
- Stonewall Elementary School

#### City of Galax Public Schools City of Galax, Virginia

- Galax High School Renovation

#### Giles County Public Schools Giles County, Virginia

- Narrows Elementary/Middle School Addition & Renovations
- Eastern Elementary School Addition & Renovations Study
- Giles County Vocational Center Addition & Renovations Study

#### Lexington City Public Schools Lexington, Virginia

- Lylburn Downing Middle School Addition & Renovation
- System Wide School Study

#### Montgomery County Public Schools Montgomery County, Virginia

- Auburn Strand Facility Study
  - Auburn Elementary School
  - Auburn Middle School Renovations
  - Blacksburg Middle School
  - Christiansburg Middle School
  - Eastern Montgomery High School
  - Shawsville Middle School Kitchen Addition & Renovations
  - Six School Window Replacement
- #### Pulaski County Public Schools Pulaski County, Virginia

- Critzer Elementary School Addition & Renovations
- Snowville Elementary School Addition & Renovations
- Pulaski Middle School Renovation Study
- Claremont Elementary Renovation Study

#### Roanoke Catholic School Roanoke, Virginia

- Master Plan Study
- Multi-Purpose Building
- New Lower School and Gymnasium
- Study for A Gymnasium Addition & Renovations

#### Roanoke County Public Schools Roanoke County, Virginia

- Monterey Elementary School Renovations

#### Russell County Public Schools Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
- Givens Elementary School Renovations

#### Warren County Public Schools; Warren County, Virginia

- Preliminary Design Study of 4 Schools
- Warren County High School
- Skyline High School

#### Wise County Public Schools; Wise County, Virginia

- St. Paul High School Study

#### Wythe County Public Schools Wythe County, Virginia

- System Wide Facilities Study
- Rural Chiswell Middle School Addition & Renovations
- Jackson Memorial Elementary School Addition & Renovations
- Max Meadows Elementary School Addition & Renovations
- Rural Retreat Elementary School
- Rural Retreat Middle/High Agriculture Building
- Rural Retreat Middle School Addition & Renovation
- Rural Retreat High School Addition & Renovation
- Scott Memorial Middle School Addition & Renovations
- Spiller Elementary School Addition & Renovations



# Todd D. Poff, PE

## VICE-PRESIDENT

Project Assignment: Structural Engineer  
Years of Experience: 26  
Education: Bachelor of Science - VA Tech 1987  
Active Registrations: Virginia, North Carolina West Virginia, Maryland

### Professional Summary

From the beginning of my career at OWPR, Inc. in 1989, I have worn many hats. I started as a Civil Engineer. After working in that department for several years, I began moving over to the Structural Engineering Department; where my true interest, and most of my training lies. I also serve as one of our Project Managers.

As a Principal, I enjoy being involved with the day-to-day operation of the company. I particularly enjoy my responsibilities as Information Technology Director.

As a Structural Engineer, it is my responsibility to insure the safety of the structures I design, as well as that of any occupants inside those structures. I take that responsibility very seriously. As a member of the design team, I understand that the structural system of a building needs to have the least amount of impact possible on the architectural design and on the way our clients use our buildings. It is that kind of teamwork, with all major design disciplines in-house, that allows me to say with confidence we provide our clients with a building design that will not only meet their needs but will be a place they can enjoy for many years to come.

### Select Project Experience:

#### Covington City Public Schools City of Covington, Virginia

- Edgemont Primary & Jeter Watson Intermediate Combined School
- System Wide Facility Study

#### Frederick County Public Schools Frederick County, Virginia

- Armel Elementary School
- Admiral Richard E. Byrd Middle School
- Evendale Elementary School
- James Wood Middle School Addition and Renovation
- Middletown Elementary School Addition
- Old Frederick County Middle School Investigation

#### Giles County Public Schools Giles County, Virginia

- Narrows Elementary/Middle School Addition & Renovation
- Giles High School Renovation
- Giles County Technology Center Addition and Renovation
- Macy McClagherty Roof Renovation
- Narrows High School Renovation

#### Lexington City Public Schools Lexington, Virginia

- System Wide Facilities Study
- Lylburn Downing Middle School Addition and Renovation

#### Madison County Public Schools Madison County, Virginia

- Waverly Yowell Elementary School

#### Montgomery County Public Schools Montgomery County, Virginia

- Blacksburg Middle School
- Christiansburg Middle School
- Auburn Strand Facilities Study

#### Pulaski County Public Schools Pulaski County, Virginia

- Riverlawn Elementary School
- Snowville Elementary School Addition and Renovation

#### Rappahannock County Public Schools Rappahannock County, Virginia

- Rappahannock County Elementary School

#### Smyth County Public Schools Smyth County, Virginia

- Chilhowie Elementary School HVAC Renovation

#### Tazewell County Public Schools Tazewell County, Virginia

- Graham Intermediate School Addition and Renovation

#### Warren County Public Schools Warren County, Virginia

- Skyline High School

#### Wise County Public Schools Wise County, Virginia

- St. Paul High School Study

#### Wythe County Public Schools Wythe County, Virginia

- George Wythe High School Agriculture Building
- Jackson Memorial Elementary School Addition & Renovation
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation
- Rural Retreat Elementary School
- Rural Retreat Middle School Addition and Renovation
- Rural Retreat High School Addition and Renovation
- System Wide Facilities Study



## George F. Miller, PE CHIEF FINANCIAL OFFICER

Project Assignment: Structural Engineer

Years of Experience: 32

Education: Bachelor of Science - VA Tech 1981

Active Registrations: Virginia, West Virginia, Tennessee

### Professional Summary

I am a Structural Engineer. I design the structure undergirding buildings to resist the forces of wind, gravity and earthquakes. The challenge is designing a structure that melds the functional requirements of the building and the aesthetic of the architectural vision, while being both practical and cost effective.

OWPR is a wonderful place to learn and practice the art and science of Structural Engineering. I have designed buildings from the foundation to the roof, then shepherd it from design through construction. I have the opportunity to work on a richly diverse portfolio of buildings including: single family homes, factories, foundries, multi-family housing, nursing homes, airports, dormitories, churches, commercial buildings, post offices, elementary schools, middle schools, high schools and colleges.

OWPR is the perfect size; large enough to meet our client's needs, yet small enough that each project is overseen by an Owner of the firm. This keeps our Owners connected with each project in a way that progress reports and meetings can't.

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### Select Project Experience:

Frederick County Public Schools  
Frederick County, Virginia

- Apple Pie Ridge Elementary School, Structural Investigation
- Armel Elementary School
- Greenwood Mill Elementary School
- James Wood High School Addition
- Indian Hollow Elementary School, Structural Investigation
- Middletown Elementary School, Structural Investigation
- Millbrook High School
- Redbud Run Elementary School
- Senseny Road Elementary School Addition & Renovations
- Sherando High School
- Sherando High School Addition
- Stonewall Elementary School

Galax City Public Schools  
Galax, Virginia

- Galax High School Renovation

Giles County Public Schools  
Giles County, Virginia

- Eastern Elementary/Middle School Addition & Renovation
- Narrows Elementary/Middle School Addition & Renovations
- Macy McClougherty School Addition & Renovations
- Narrows High School Stadium Renovations

Montgomery County Public Schools  
Montgomery County, Virginia

- Auburn Elementary School
- Blacksburg High School Stadium Half-Time Facility
- Blacksburg Middle School
- Christiansburg Middle School
- Eastern Montgomery High School

Madison County Public Schools  
Madison County, Virginia

- Waverly Yowell Elementary Addition & Renovations

New River Community College  
Dublin, Virginia

- Edwards Hall

Pulaski County Public Schools  
Pulaski County, Virginia

- Critzer Elementary School Addition & Renovations
- Dublin Middle School Elevator Addition
- Pulaski Elementary School

Roanoke Catholic School  
Roanoke, Virginia

- Multi-Purpose Building

Roanoke College  
Salem, Virginia

- Caldwell, Alleghany & Ritter Residence Hall (New)
- Chesapeake Residence Hall (New)
- Chesapeake Residence Hall Parking Lot
- Lucas Hall Addition & Renovation
- Massengil Hall Exterior Stair Replacement
- Market Street Residence Hall Complex Additions & Renovations
- Olin Hall Structural Investigation
- Trout Hall Additions and Renovations

Warren County Public Schools  
Warren County, Virginia

- Warren County High School

Wythe County Public Schools  
Wythe County, Virginia

- Fort Chiswell Middle School Addition & Renovations
- George Wythe High School Elevator & ADA Upgrade
- Jackson Memorial Elementary School Addition & Renovations
- Max Meadows Elementary School Addition & Renovations
- Spiller Elementary School Addition & Renovations
- Wythe County Technology Center ADA Upgrade

# Stephen R. Forkner, PE

## CHIEF OPERATIONS OFFICER

Project Assignment: Mechanical Engineer  
Years of Experience: 30  
Education: Bachelor of Science - VA Tech 1983  
Active Registrations: Virginia, North Carolina,  
Tennessee, West Virginia

### Professional Summary

As a Mechanical Engineer, I use computer technology and experience to develop and design mechanical systems for a broad range of project types. I apply engineering principles to develop economical solutions to technical and physical problems. My goal is to make the indoor human environment unnoticeable to the five human senses for maximum comfort, while minimizing the amount of energy and material used, all the while keeping an eye on equipment maintainability.

I have provided my services for a variety of projects from conception to completion. My project responsibilities include life cycle studies, heating system design, air conditioning system design, ventilation system design (industrial and general indoor air quality), fire protection design, and fuel storage and distribution (above and below grade). I am experienced in all phases of design development including drawings, cost estimates, specifications, and inspections.

Through my years of experience, I have gained a comprehensive knowledge of building systems and the construction process. This enables me to guide the team to deliver exceptional solutions. I want our client to get the most from their investment. Many years ago a commitment was made to provide our clients with the highest level of customer service possible. Principal involvement and attention to detail continues to set OWPR apart.

### Select Project Experience:

#### Caroline County Public Schools Caroline County, Virginia

- System Wide School Study
- Bowling Green Primary School Additions and Renovations

#### Frederick County Public Schools Frederick County, Virginia

- Armel Elementary School
- Admiral Richard E. Byrd Middle School
- Evendale Elementary School
- Gainesboro Elementary School
- Greenwood Mill Elementary School
- Indian Hollow Elementary School
- James Wood High School Addition and Renovation
- James Wood Middle School Addition and Renovation
- Middletown Elementary School Addition
- Millbrook High School
- New Transportation Facility Study
- Orchard View Elementary School
- Redbud Run Elementary School
- Sherando High School
- Sherando High School Addition
- Stonewall Elementary School

#### Giles County Public Schools Giles County, Virginia

- Eastern Elementary/Middle School Renovations
- Giles High School Renovations
- Giles Vocational Center Addition/Renovations
- Macy McLaugherty Elementary/Middle School Addition and Renovation
- Narrows Elementary/Middle School Addition and Renovation
- Narrows High School Renovations

#### Montgomery County Public Schools Montgomery County, Virginia

- Auburn Elementary School
- Auburn Strand Facilities Study
- Blacksburg High & Shawsville Middle Chiller Replacements
- Blacksburg and Christiansburg Middle School
- Eastern Montgomery High School
- Shawsville Middle School Addition and Renovation

#### Pulaski County Public Schools Pulaski County, Virginia

- Critzer Elementary School Addition and Renovation
- Dublin Middle School Renovations
- Pulaski County High School Chiller Replacement
- Pulaski Elementary School
- Snowville Elementary School Addition and Renovation

#### Russell County Public Schools Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
- Givens Elementary School Renovations
- Honaker High School Renovations

#### Smyth County Public Schools Smyth County, Virginia

- Chillhowie Elementary School HVAC Renovation

#### Tazewell County Public Schools Tazewell County, Virginia

- Cedar Bluff Elementary School Renovations
- Graham Intermediate School Addition
- North Tazewell Elementary School Renovations
- Richlands Elementary School Renovations
- Springville Elementary School Renovations
- Tazewell Elementary School Renovations

#### Warren County Public Schools Warren County, Virginia

- E. Wilson Morrison Elementary School Renovations
- Skyline High School
- Warren County High School

#### Wythe County Public Schools Wythe County, Virginia

- Fort Chiswell Middle School Addition and Renovation
- Jackson Memorial Elementary School Addition and Renovation
- Max Meadows Elementary School Addition and Renovation
- Rural Retreat Elementary School
- Rural Retreat High School Renovations
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation

# Daniel Gibson, PE

## ASSOCIATE

Project Assignment: Electrical Engineer

Years of Experience: 9

Education: Bachelor of Science - VA Tech 2004

Active Registrations: Virginia, North Carolina,  
West Virginia

Certifications: LEED® Accredited Professional

### Professional Summary

I bring a diverse mix of experience in commercial, industrial, educational and governmental projects to the design team. This experience allows me to draw from all realms of electrical design to anticipate problems before they occur and to use new design techniques to produce a higher quality product.

As an Electrical Engineer, I feel that a building needs to be sustainable. The building should be beneficial for the client and the environment for the life of the building. I want the client to enjoy the building in 20 years as much, if not more, than he did the first day he walked through the doors. I am also a LEED® (Leadership in Energy & Environmental Design) Accredited Professional. This enables me to assist in the design process of projects that aim to be certified by the U.S. Green Building Council. Using my knowledge of green design enables me to provide a design with a minimal impact on the environment it resides.

Working with the highly skilled team at OWPR, Inc. and seeing each member of the team's dedication to every client is refreshing. It is a drastic contrast from working within a large architecture and engineering firm where every client gets a number. The small firm atmosphere provides for quality care on each project.

### Select Project Experience:

Caroline County Public Schools  
Caroline County, Virginia

- System Wide School Study
- Bowling Green Primary School Additions and Renovations

Covington City Public Schools  
City of Covington, Virginia

- New Elementary School Site Study
- Edgemont Primary and Jeter Watson Intermediate Combined School

Frederick County Public Schools  
Frederick County, Virginia

- Administration Building Addition and Renovation
- New Transportation Facility

Galax City Public Schools  
City of Galax, Virginia

- Galax Elementary School Renovations
- Galax High School Renovations

Giles County Public Schools  
Giles County, Virginia

- Eastern Elementary & Middle School Addition & Renovation
- Narrows High School Football Stadium Renovation

Lexington City Public Schools  
City of Lexington, Virginia

- Lylburn Downing Middle School Addition & Renovation
- Lylburn Downing Middle School Annex Renovation

Peninsula Workforce Development Center  
Hampton, Virginia

- Mechanical Upgrade

Montgomery County Public Schools  
Montgomery County, Virginia

- Air Conditioning Upgrade
- Auburn Strand Facilities Study
- Auburn Elementary School Electrical Upgrade
- New Blacksburg High School
- Old Blacksburg High School Chiller Replacement
- Technical Education Building Electrical Upgrade

Pulaski County Public Schools  
Pulaski County, Virginia

- Riverlawn Elementary School

Radford University  
Radford, Virginia

- Heth Hall Renovation

Roanoke College  
Salem, Virginia

- Bowman Hall Replacement
- CAR Residence Hall Complex Electrical Study
- Chalmers Hall Service Upgrade
- Elizabeth Campus Tennis Facility
- Lucas Hall Addition & Renovation
- Market St. Residence Hall Complex Addition & Renovation
- Massengil Hall Exterior Stair Replacement

Roanoke County Public Library - Headquarters  
Roanoke, Virginia

Russell County Public Schools  
Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
- Givens Elementary School Renovations

Tazewell County Public Schools  
Tazewell County, Virginia

- Tazewell Elementary School Renovations
- Springville Elementary School Renovations
- Cedar Bluff Elementary School Renovations
- North Tazewell Elementary School Renovations
- Richlands Elementary School Renovations

Virginia Highlands Community College  
Abingdon, Virginia

- Greenhouse and Maintenance Building Addition

Wythe County Public Schools  
Wythe County, Virginia

- Rural Retreat High School Renovation

# Richard L. Williams

## PLUMBING DESIGNER

Project Assignment: Plumbing Designer  
Years of Experience: 41  
Education: Associate of Science - 1972  
Mechanical and Architectural Design  
New River Community College

### Professional Summary

As a Plumbing Designer, I have had many years of experience in the mechanical design field with a concentration in Plumbing and Fire Suppression Design. I approach all designs by looking at how the plumbing system of the building relates to other design disciplines, owners, installers, operators, users and the community outside the building. I am committed to providing my clients with the most economical and energy efficient design available within the set design parameters.

This commitment has been foremost throughout my design of water distribution, storm and sanitary drainage systems, as well as gas distribution systems. In addition to interior plumbing systems, I have worked with our Civil Engineers on many projects including water supply, wells, water storage tanks and pumps, gravity sanitary sewage collection, lift stations, force mains and natural gas distribution.

I enjoy working with the highly skilled OWPR Team because of the immense dedication of each team member. It is this dedication that makes each client feel like our only client, and each project like our only project.

### Select Project Experience:

Caroline County Public Schools  
Caroline County, Virginia

- System Wide School Study

Frederick County Public Schools  
Frederick County, Virginia

- Armel Elementary School
- Admiral Richard E. Byrd Middle School
- Evendale Elementary School
- Gainesboro Elementary School
- Greenwood Mill Elementary School
- Indian Hollow Elementary School
- James Wood High School Addition and Renovation
- James Wood Middle School Addition and Renovation
- Middletown Elementary School Addition
- Millbrook High School
- New Transportation Facility Study
- Orchard View Elementary School
- Redbud Run Elementary School
- Sherando High School
- Sherando High School Addition
- Stonewall Elementary School

Giles County Public Schools  
Giles County, Virginia

- Eastern Elementary/Middle School Renovations
- Giles High School Renovations
- Giles Vocational Center Addition/Renovations
- Macy McClagherty Elementary/Middle School Addition and Renovation
- Narrows Elementary/Middle School Addition and Renovation
- Narrows High School Renovations

Montgomery County Public Schools  
Montgomery County, Virginia

- Auburn Elementary School
- Auburn Strand Facilities Study
- Blacksburg High & Shawsville Middle Chiller Replacements
- Blacksburg and Christiansburg Middle School
- Eastern Montgomery High School
- Shawsville Middle School Addition and Renovation

Pulaski County Public Schools  
Pulaski County, Virginia

- Critzer Elementary School Addition and Renovation
- Dublin Middle School Renovations
- Pulaski County High School Chiller Replacement
- Pulaski Elementary School
- Snowville Elementary School Addition and Renovation

Russell County Public Schools  
Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
- Givens Elementary School Renovations
- Honaker High School Renovations

Smyth County Public Schools  
Smyth County, Virginia

- Chilhowie Elementary School HVAC Renovation

Tazewell County Public Schools  
Tazewell County, Virginia

- Cedar Bluff Elementary School Renovations
- Graham Intermediate School Addition
- North Tazewell Elementary School Renovations
- Richlands Elementary School Renovations
- Springville Elementary School Renovations
- Tazewell Elementary School Renovations

Warren County Public Schools  
Warren County, Virginia

- E. Wilson Morrison Elementary School Renovations
- Skyline High School
- Warren County High School

Wythe County Public Schools  
Wythe County, Virginia

- Fort Chiswell Middle School Addition and Renovation
- Jackson Memorial Elementary School Addition and Renovation
- Max Meadows Elementary School Addition and Renovation
- Rural Retreat Elementary School
- Rural Retreat High School Renovations
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation

# Allegra Enochs

## Architectural Designer & Marketing Manager

Project Assignment: Architectural Designer

Years of Experience: 11

Education: Bachelor of Science, Architecture -  
The Ohio State University 2002

### Professional Summary

Through my years of work, my primary focus has been in the educational sector. I take great pride in the way a structure can transform from a client's aspirations into a place of learning. I strive to utilize my design abilities to transform the colors, materials, and flow of the building to create an energy within and about the facility. My passion is to design an environment which stimulates the senses.

As an architectural designer for OWPR, Inc., I feel we as a company are here to take the client's wants, the contractor's know-how, and our design skills to create a facility that endures over time. It has been a valuable asset to each facility created to have a talented team of both architects and engineers within the same company. I enjoy the interaction with the client and the contractor throughout the various phases of a building. I believe my job is more than providing a building, it is the connection the design makes within the community. It takes the design's innovation to make tomorrow better than today.

### Select Project Experience:

Caroline County Public Schools  
Caroline County, Virginia  
• System Wide School Study

Covington City Public Schools  
City of Covington, Virginia  
• Edgemont Primary & Jeter-Watson  
Intermediate School

Frederick County Public Schools  
Frederick County, Virginia  
• Gainesboro Elementary School

Galax City Public Schools  
Galax City, Virginia  
• Galax High School Addition & Renovation

Giles County Public Schools  
Giles County, Virginia  
• Giles County Technology Center Addition  
and Renovation

Lexington City Public Schools  
Lexington, Virginia  
• Lylburn Downing Middle School Addition and  
Renovation  
• Lylburn Downing Middle School Annex  
Addition and Renovation

Montgomery County Public Schools  
Montgomery County, Virginia  
• Auburn Strand Facility Study

Pulaski County Public Schools  
Pulaski County, Virginia  
• Riverlawn Elementary School

Roanoke College  
Salem, Virginia  
• Colket Dining Hall Renovation

Tazewell County Public Schools  
Tazewell, Virginia  
• Graham High School Half-Time Facility

Wythe County Public Schools  
Wythe County, Virginia  
• George Wythe High School Elevator and ADA  
Upgrades  
• Rural Retreat Middle School Addition and  
Renovation  
• Rural Retreat High School Addition and  
Renovation

Cabell County Public Schools\*  
Cabell County, West Virginia  
• Barboursville Elementary  
• Beverly Hills Middle School Renovations

Fayette County Public Schools\*  
Fayette County, West Virginia  
• Valley Elementary School Addition

Greenbrier County Public Schools\*  
Greenbrier County, West Virginia  
• Greenbrier East High School Additions and  
Renovations  
• White Sulphur Springs Elementary Renovations and  
Additions

Kanawha County Public Schools\*  
Kanawha County, West Virginia  
• Dunbar Intermediate School  
• St. Albans High School Additions and Renovations

Lincoln County Public Schools\*  
Lincoln County, West Virginia  
• Lincoln County High School

Dr. Miller\*  
Teays Valley, West Virginia  
• Miller Orthodontics Clinic  
\* Indicates Project Experience with Previous Employer





# Tim Apisa

## CONSTRUCTION ADMINISTRATOR

Project Assignment: Construction Administrator  
Years of Experience: 17  
Education: Bachelor of Finance - Radford University - 1996  
Master of Science, Building Construction Virginia Tech - 2004

Certifications: LEED® Accredited Professional

### Professional Summary

As a Construction Contract Administrator my responsibilities consist of conducting on site progress meetings and inspections once a project begins the construction phase. I am also a LEED (Leadership in Energy & Environmental Design) Accredited Professional. This enables me to assist in the design process of projects that aim to be certified by the U.S. Green Building Council.

As a Construction Contract Administrator, I enjoy the many opportunities for personal interaction with our clients and other professionals in the field through site meetings and correspondences. The real satisfaction comes when I can see months of design work come to fruition, from drawings on paper to real bricks and mortar. I also take pride in my attention to detail and meeting the needs of all parties involved in the process. My desire is to achieve the ultimate goal, a well crafted building that serves the clients needs for many years to come.

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### Select Project Experience:

Dabney S. Lancaster Community College  
Clifton Forge, Virginia

- Amphitheater
- Renovation of Backels Hall
- Renovation of The Sawmill Building
- Renovation of Scott Hall

Covington City Public Schools  
Covington, Virginia

- Jeter-Watson Intermediate School

Galax City Public Schools  
Galax, Virginia

- Galax High School Renovation

Giles County Public Schools  
Giles County, Virginia

- Eastern Elementary/Middle School Renovations
- Giles High School Football Stadium Renovation
- Giles Vocational Center Addition/Renovations
- Narrows High School Football Stadium Renovation

Lexington City Public Schools  
Lexington, Virginia

- Edgemont Primary School
- Lylburn Downing Middle School Addition & Renovation
- Lylburn Downing Middle School Annex Renovation

Meadowbrook Public Library  
Shawsville, Virginia

Mountain Empire Community College  
Richlands, Virginia

- Maintenance Building

Pulaski County Public Schools  
Pulaski, Virginia

- Riverlawn Elementary School

Radford University  
Radford, Virginia

- Renovation of Heth Hall

Roanoke City Public Schools  
Roanoke, Virginia

- Monterey Elementary School Upgrade

Roanoke College  
Salem, Virginia

- Lucas Hall Addition & Renovation
- Massengil Hall Exterior Stair Replacement

Russell County Public Schools  
Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
- Givens Elementary School Renovations
- Honaker High School Renovations

Southside Virginia Community College  
Alberta and Keysville, Virginia

- Maintenance Building - Keysville, VA
- Renovation of Classrooms and Laboratories

Southwest Virginia Community College  
Richlands, Virginia

- Maintenance Building
- Renovation of Classrooms and Laboratories

## C. LOCATION OF FIRM

OWPR recognizes that responsiveness is an important consideration in your selection of a professional services firm. OWPR's professionals are committed to being available anytime, anywhere to meet your needs. We want to be the trusted architectural and engineering service advisors whom you can rely on for valuable advice and creative solutions.

Our goal is to exceed your expectations. We will guarantee a fast response. Every member of our project team will come to you with a sense of commitment, responsibility, and an earnest desire to deliver the value-added service you demand. We are prepared to be continually involved in helping WV Division of Natural Resources achieve your goals. We will react quickly to your requests and inquiries and will offer creative, practical advice on the challenges that designing and repairing and/or replacing the structural system at McKeever Lodge brings.

One of OWPR's strengths is communicating with our clients. One important aspect is that you will be dealing with the same Project Manager from start to finish, and, because of our convenient locations, our entire staff is available for a meeting any time.

Whenever WV Division of Natural Resources has a question or desires to meet on a moment's notice, our Project Manager and any design personnel are available for such a meeting. With an average staff size of 32, OWPR is large enough to meet our client's needs, yet small enough that each project is overseen by an Owner of the firm. This keeps our Owner's connected with each project in a way that progress reports and meetings can't.

OWPR's Corporate Office is located at 200 Country Club Drive in Blacksburg, VA. In order to provide the level of service we feel our clients need and deserve, we have an office in Martinsburg, WV. Whether we are 4 minutes from our client or 4 hours – the dedication to customer service remains the same. Our personnel are always available at a moment's notice.

1. Corporate Office  
200 Country Club Drive  
Plaza One, Building E  
Blacksburg, Virginia 24060  
Phone: 540.552.2151

2. West Virginia Office  
5550 Winchester Avenue  
Berkeley Business Park, Suite 5  
Martinsburg, WV 25401  
Phone: 304.620.2379

## D. STATEMENT TO PROVIDE SERVICES

OWPR, Inc. is a full service architecture and engineering design firm that provides our services to clients across an expansive range of markets and localities. Our dynamic team of multi-disciplined professionals works toward design solutions that contribute to the quality of the built environment while achieving clients' goals. The firm's emphasis on client interaction has helped build many on-going relationships resulting in an extensive volume of repeat clients. OWPR's ability to provide comprehensive design services in-house includes:

- Architecture
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Construction Contract Administration



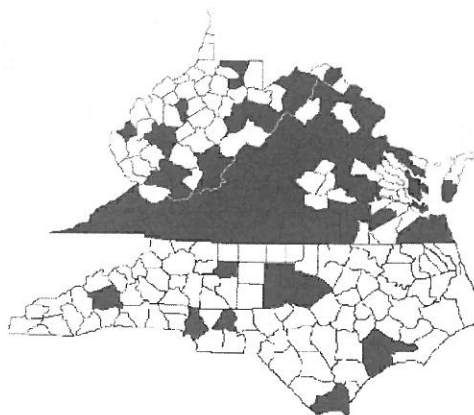
Our multi-disciplinary services join forces, knowledge, and experience to give you a single point of contact and a strong business relationship you can count on. The open work environment in our office allows the opportunity for design collaboration and constructive problem solving. We are a dynamic team of individuals with the experience and talent needed to provide our clients with creative, sensible and responsive design that is cost effective and exceeds client expectations.

OWPR holds a standard of consistently delivering high-quality, client-oriented design, shaped by sound environmental solutions to create places that are beneficial to the user as well as the environment.

OWPR, Inc. has the in-house capabilities and experience to complete the design services within a timely manner and the project's schedule.

### RANGE OF CAPABILITIES

- Educational
- Recreational
- Industrial
- Commercial
- Government/Military



**OWPR**  
ARCHITECTS AND ENGINEERS

# 3

## DEMONSTRATED EXPERIENCE

Section 3




A. Project Experience

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B. References

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We have tailored our practice to offer the very best possible service to our clients. We believe that clients place a great value on the responsiveness of their Architects and Engineers and we have built our success on exceeding this expectation.

Discussion of similar previous projects and how these issues were resolved.

Below is a list of previous projects completed by the structural engineers at OWPR. The projects illustrate OWPR's experience with renovations to buildings while in operation and the structural repair and replacement of buildings.

**James Wood High School:** OWPR was alerted by the Frederick County Public School System with whom we have an open end contract with of the discovery of walls that were unsafe and did not meet code due to their height and the fact that they were built out of masonry that was not thick enough and not reinforced properly. The repair solution was to take the walls down and re-build them. Due to the extreme fatigue and lack of code requirements partnered with the site constraints and the areas, gymnasium and auditorium, of the building effected this option was the best solution.

**Pulaski Middle School:** OWPR assisted Pulaski County Public Schools to repair structural damage at their high school. This was a similar situation to James Wood HS at FCPS: the walls exceeded the height for the size of masonry used. The difference with this particular project is that OWPR designed a system of structural steel supports that were placed outside the building to shore up the walls so the school system could avert having them torn down. This was a much more creative solution.

**Volvo Crane Projects:** Over the years, OWPR has done several projects with Volvo that involved researching / investigating the existing structures and making sure they were adequate to support new and/or relocated cranes as well as new and/or relocated mechanical and manufacturing equipment due to the plant's re-organization. In several instances new structural members were added to support the new loads.

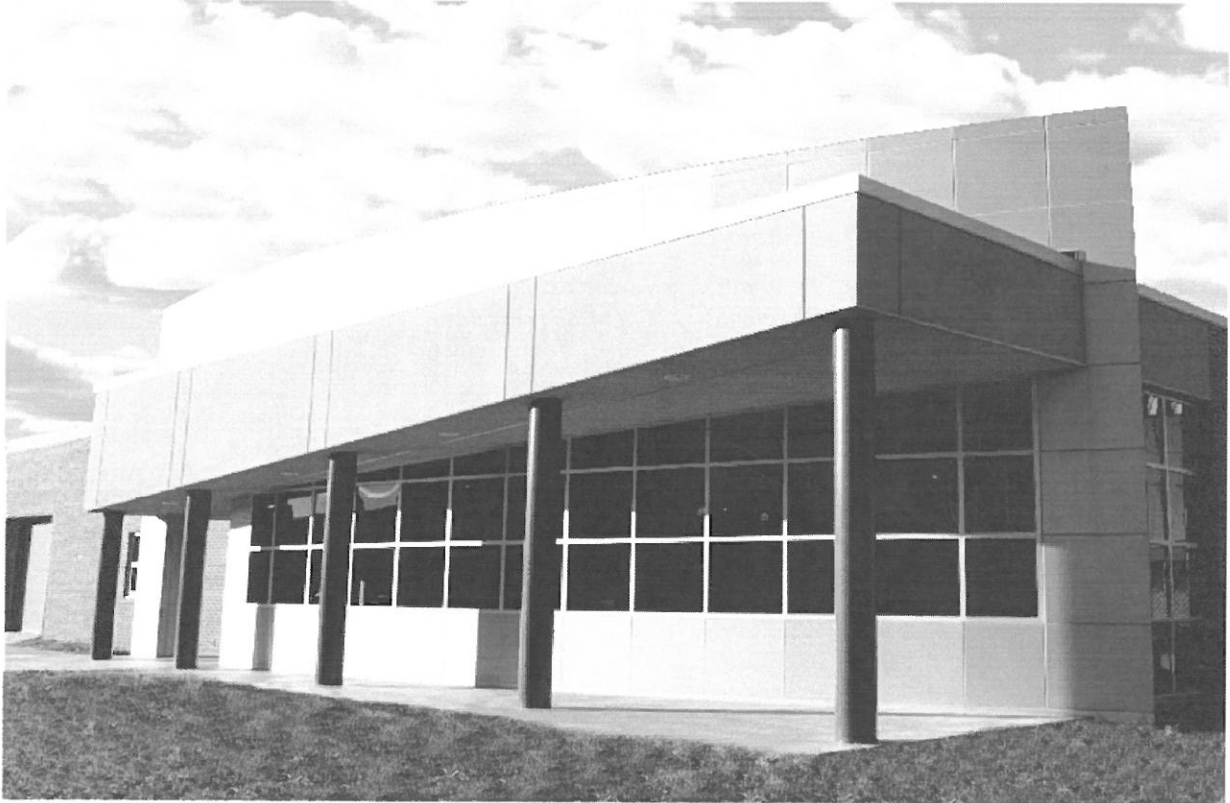
OWPR over the years have done MANY more projects at Roanoke College, Montgomery County Schools in Blacksburg VA involving the collapse of the existing high school gymnasium, Military Housing projects, US Post Offices (many of the USPS work being located throughout WV), that involve structural repairs.

## A. PROJECT EXPERIENCE



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## Giles County Technology Center Giles County, Virginia



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**Total Renovation GSF**  
41,500 SF

**Total New GSF**  
25,390 SF

**Cost of Construction**  
\$5,980,000

**Completion**  
Fall 2010

**Contact:**  
Dr. Terry Arbogast  
Superintendent  
540.921.1421

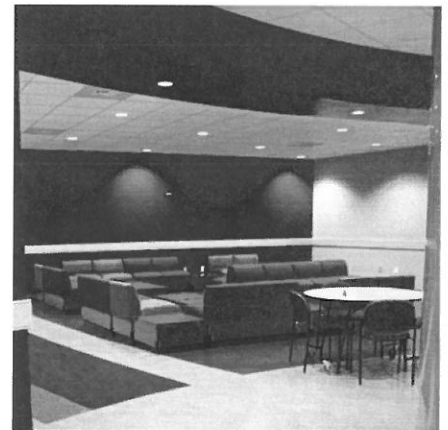
The Giles County Technology Center serves students from two high schools, as well as offering courses to college level students. Renovations and additions to the Giles County Technology Center include: approximately 3,700 SF addition for Machine Technology shop/classroom & locker rooms; approximately 4,500 SF addition for Nursing classrooms; approximately 2,500 SF addition for 3 new Auto Technology garage bays; approximately 3,300 SF addition for an Administrative Area; renovations and joining of two existing 1960's era buildings, totaling approximately 41,500 SF. The renovations include new finishes, reconfigured classroom and lab areas, new HVAC system, new sprinkler system, new electrical system, new security system, new windows and doors, renovations to provide handicap accessibility, and a new electronic access control system.

Site work includes a new parking area, creation of a delivery loop around the building, new perimeter fencing with electronic, motorized gate access, enhanced storm water management incorporating 'green' design, new 3-bay storage building, new 30' x 60' greenhouse, and new site lighting.

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# Radford University - Heth Hall Renovations Radford, Virginia



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**Total Renovated Area**  
72,684 SF

**Cost of Construction**  
\$6,018,000

**Completion**  
August  
2009

**Contact**  
Roy Saville, Director of  
Facilities Planning and  
Construction  
540.831.7812

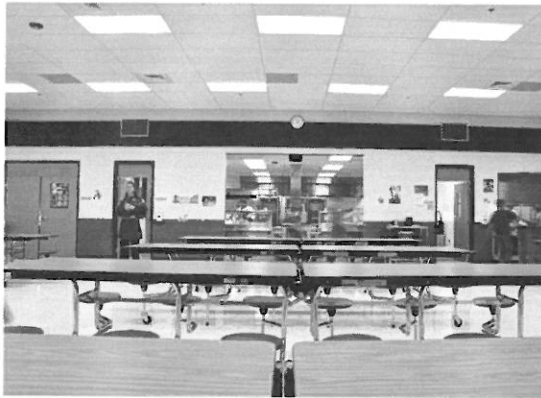
In order to better serve the students of Radford University, the renovated 72,684 SF Heth Hall will house nine different Student Services Departments currently spread throughout the campus.

Located in the center of Radford University's campus, highlights of this complete three-story campus building renovation includes asbestos abatement, new Mechanical, Electrical and Plumbing Systems, new building entry modifications to meet ADA requirements, and a new elevator. In order to increase the energy efficiency of the building, the exterior windows and doors were also replaced.

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# Eastern Elementary and Middle School Additions and Renovations Giles County, Virginia



**Total New GSF**  
6,519 SF

**Total  
Renovation  
GSF**  
62,721 SF

**Cost of  
Construction**  
\$ 6,524,754  
**Completion**  
2011

**Contact  
Information**  
Dr. Terry Arbo-  
gast  
Superintendent  
540.921.1421

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

In the early 1980's, Eastern Elementary & Middle School (EEMS) was originally designed by OWPR as an open-plan school with earth berms against the exterior walls. The school division desired a complete renovation of the existing building and two additions, consisting of a stage addition and a four classroom addition.

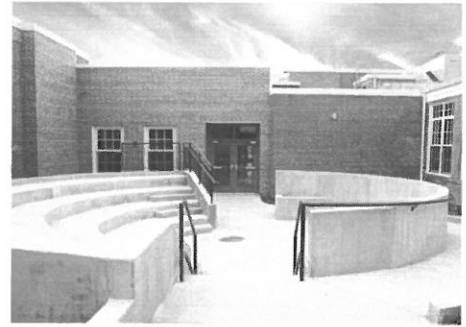
The renovation replaced the coal fired furnace and 4-pipe HVAC system with a new energy efficient 4-pipe induction unit system. This system dehumidifies and distributes air from roof-top units, which eliminates all moving parts within the classroom space and requires no condensate piping. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating condensate piping, it requires less maintenance.

The renovations also included new, larger windows, new casework, and new finishes throughout the building. The larger windows required that the earth berms be removed and a new brick wainscot and water table were added to cover the former berm locations. The renovations also included the creation of individual classrooms from the open plan.

This project transformed a dated building with an awkward plan into a building with a bright, current, learning environment and an exterior aesthetic that identifies the building as a school, yet fits the surrounding community.

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# Lylburn Downing Middle School Additions and Renovations Lexington, Virginia



**Total  
Renovation GSF**  
36,415 SF  
Renovation

**Total New GSF**  
14,655 SF

**Cost of  
Construction**  
\$9,879,862

**Completion**  
Fall 2010

**Contact**  
Dr. Dan Lyons  
Superintendent  
(540) 463-7146

The architectural style is tempered to reflect the heritage of the surrounding historical structures in Lexington, Virginia.

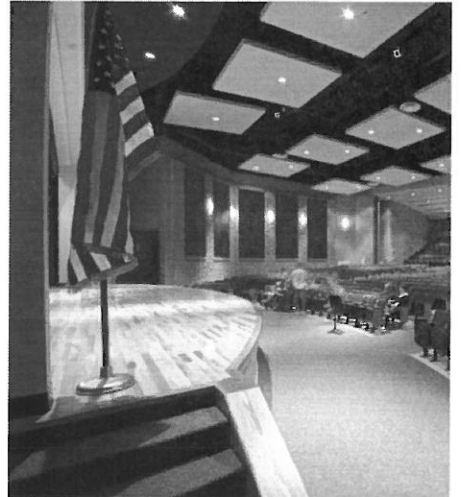
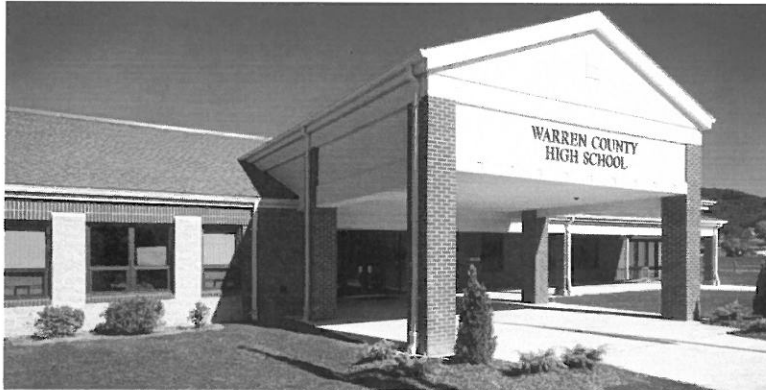
The renovation of the existing structure consisted of new windows, new interior finishes and new casework. In modernizing the athletic facilities, new bleachers, goals, and flooring were added to the existing gymnasium. The deteriorated exterior façade required brick, fascia, and a roofing restoration to restore the historical value. New high efficient lighting and electrical distribution services were provided to assist in energy conversation practices. The renovation replaced the existing system with a new energy efficient hybrid geothermal to 4-pipe system via water-to-water heat pumps. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating any moving parts (i.e. fans in space), it requires less maintenance.

The addition provides new locker rooms, cafeteria, kitchen, band room and a stage. The new administrative offices are re-oriented to provide for a more spacious and secure entry point for guests and students.

This project transformed an undersized and dated middle school into an inviting, spacious and modern learning environment incorporating local exterior aesthetics.

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# Warren County High School Additions and Renovations Warren County, Virginia



**Total New GSF**  
109,222 SF

**Total  
Renovation  
GSF**  
95,085 SF

**Cost of  
Construction**  
\$31,347,015

**Completion**  
July 2006

**Contact  
Information**  
Ms. Pam  
McInnis  
(540) 635-2171  
[www.owpr.com](http://www.owpr.com)

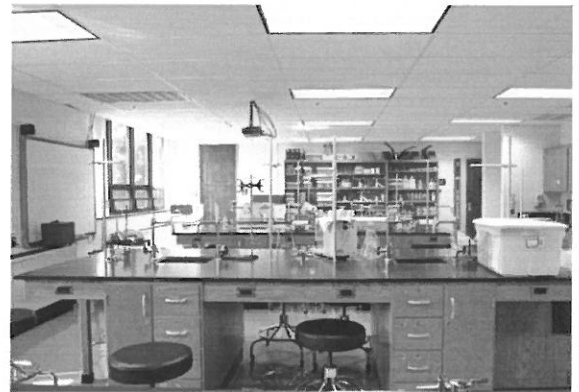
With the major addition totaling 109,222 SF along with the renovation of 95,085 SF, the existing Warren County Junior High School was converted into one of two high schools within Warren County. The project involved a phasing process, enabling continuous use of the facility during construction with the use of multiple modular classrooms. This was accomplished through a great level of teamwork between the contractor, the school district and the architects.

Designed for 1,100 students, the project encompassed a cafeteria expansion, construction of two main entrances, a library expansion, a large instrumental room, athletic storage, new food court and student common area. The technical education center was renovated and updated. The project also included complete mechanical and electrical upgrades, new interior finishes and door replacement throughout. Exterior facilities included parking, two soccer/PE fields, baseball and softball fields, a 3,400 seat football/soccer/track stadium, long jump, high jump, discus, shot put areas and eight tennis courts. Pressbox, concession and toilet buildings were provided for the football and softball stadiums. A halftime and storage building was also provided for the football stadium.

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# Dabney S. Lancaster Community College Lucas Hall Addition and Renovations Clifton Forge, Virginia



**Total Renovation GSF**  
23,000 SF

**Cost of Construction**  
\$1,596,221

**Completion**  
December 2006

**Contact**  
Mr. Ed Kenny,  
Supervisor Buildings  
and Grounds  
540.863.2880

The Scope of Work for this project included renovating the existing second floor janitorial closet into a new unisex handicapped toilet for ADA compliance, the repair and/or replacement of exterior doors and hardware, providing ADA hardware on interior doors, replacing stairwell door hardware, providing a card reader on exterior doors, providing sprinkler system throughout the entire building, upgrading the fire alarm system, renovating the Nursing Lab, converting the Physics Lab into a classroom, converting the existing Biology Lab into a classroom and offices, renovating the Chemistry Lab, converting existing classrooms into Biology/A&P/Micro Lab, providing new data wiring in existing raceways, providing new HVAC system including new chiller, reusing existing boiler (replaced recently), new piping, new DDC controls, new ceilings with reinstalled existing light fixtures, asbestos abatement, as well as, new enclosed space for the server

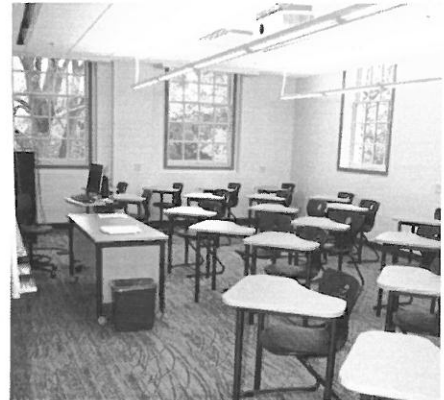
**OWPR**  
ARCHITECTS AND ENGINEERS

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# Roanoke College

## Lucas Hall Addition and Renovations

### Salem, Virginia



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**Total  
Renovation  
GSF**  
27,939 SF

Roanoke College's Lucas Hall reopened after an impressive makeover. The classic character of the structure remained intact while the renovation expanded the building from 13,449 SF to over 26,000 SF. On certification, Lucas Hall is Roanoke College's first LEED project, signifying the campus's commitment to sustainability.

**Cost of Con-  
struction**  
\$6,018,000

Early on, a commitment was made to seek LEED certification from the United States Green Building Council. Sustainable features in Lucas include mechanical, lighting and electrical systems designed to achieve increased energy efficiency, dual flush toilets, motion-activated faucets and light fixtures as well as high performance windows. A storm water treatment system captures and removes pollutants and rainfall runoff.

**Completion**  
August 2010

**Contact**  
Mark  
Noftinger  
VP of Business  
Affairs  
540.375.2283

Ninety-five percent of existing walls, floors and roof areas were retained or reused. At least 87 percent of non-hazardous construction waste was recycled and diverted from landfills. Over 50 percent of all wood products are certified by the Forest Stewardship Council, and more than ten percent of all materials used to renovate Lucas Hall came from recycled products.

Design elements that include cutting-edge technology and flexibility of space were incorporated as often as possible. The building includes a high-tech media classroom, a computer lab, larger work spaces to accommodate more modes of technology and audio-visual equipment prominent in classrooms and meeting spaces. Two classrooms have retractable walls, which can be used to create one much larger space if needed. Television monitors in lobby areas will air telecasts related to foreign languages curricula. A rooftop garden terrace provides additional outdoor space to enhance the meeting and teaching experience.

**OWPR**  
ARCHITECTS AND ENGINEERS

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# Frederick County Transportation Facility

## Frederick County, Virginia



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**Total New Construction**  
8,750 SF  
Administrative Offices

The design of the transportation complex consists of two separate primary buildings. One building for administration offices, the other building houses vehicle maintenance. The administration building will contain 9 offices with 2 future spaces, 2 conference rooms, a lobby with receptionist area, a work area, a storage area, and restrooms. This building will also contain a driver training room for a minimum of 50 drivers and a drivers lounge. The interior will be designed to allow for future expansions.

39,083 SF  
Vehicle Maintenance Facility

The vehicle maintenance building will be made up of office space in the center with repair bays on each side. The office space will have 7 offices (with the potential to grow), a lobby with receptionist area, restrooms, a waiting room, a separate employee lounge with restrooms and showers, a technical research room, a work room, and a custodial closet. A separate area will include a tool storage room, a component room, parts storage, fluid storage, pump room, and a compressor room. Heavy duty bays will be grouped together on one side of the facility. The opposite side will house light duty bays. The service bays will be designed for future expansion and all service bays will be equipped with the required necessities relevant to the task to be performed.

6,452 SF  
Wash and Fuel Facility

The Wash and Fuel Facility has 4 Fueling Service Bays, a Tire Service Bay, 2 Wash Bays, and an Office. The complex also has a Storage Facility.

4,805 SF  
Storage Facility

**Cost of Construction**  
\$17,200,000

**Completion**  
Fall 2013

The Administration Building is designed and will be constructed to meet basic LEED certification requirements.

**Contact:**  
Dr. David Sovine  
Superintendent  
(540) 662-3888

**OWPR**  
ARCHITECTS AND ENGINEERS

## B. REFERENCES

All references listed are very familiar with our firm. We encourage you to contact these references.

Dr. David Sovine  
Superintendent  
Frederick County Public Schools  
1415 Amherst Street  
Winchester, VA 22601  
(540) 662-3888  
dsovine@frederick.k12.va.us



Frederick County  
Transportation Facility  
Frederick County, VA  
New Project  
Completion:  
Fall 2012  
Total gsf: 226,147  
Will be LEED certified



The design of the transportation complex consists of two separate primary buildings. One building for administration offices, the other building houses vehicle maintenance. The facility will be LEED certified upon completion in late October of this year. The HVAC system at the transportation building is a variable refrigerant flow system connected to a ground source geothermal loop with a geothermal air to ground heat exchanger.

Dr. Daniel Lyons  
Superintendent  
Lexington City Public Schools  
300-A White Street  
Lexington, VA 24450  
(540) 463-7146  
delyons@lexedu.org



Lyburn Downing  
Middle School  
Lexington, VA  
Renov/Add. Project  
Completion: 2010  
Total new additions sf:  
14,655  
Total renovation sf:  
36,415



The deteriorated exterior façade required brick, fascia, and a roofing restoration to restore the historical value. New high efficient lighting and electrical distribution services were provided to assist in energy conservation practices. The renovation replaced the existing system with a new energy efficient hybrid geothermal to 4-pipe system via water-to-water heat pumps. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating any moving parts (i.e. fans in space), it requires less maintenance.

## B. REFERENCES

Ms. Pam McInnis  
Superintendent  
Warren County Public Schools  
210 North Commerce Ave  
Front Royal, Virginia 22630  
(540) 635-2171  
pmcinnis@wcps.k12.va.us



Warren County High School  
Warren County, VA  
Renov/Add. Project  
Completed: 2006  
Total new additions sf:  
109,222  
Total renovation sf:  
95,085



With the major addition totaling 109,222 SF along with the renovation of 95,085 SF, the existing Warren County Junior High School was converted into one of two high schools within Warren County. The project also included complete mechanical and electrical upgrades, new interior finishes and door replacement throughout

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Mr. John Mills  
Building Official  
Giles County, Virginia  
315 North Main Street  
Pearisburg, VA 24134  
(540) 921-2527  
jmills@gilescounty.org



Eastern Elementary and Middle School  
Giles County, VA  
Renov/Add. Project  
Completed: 2011  
Total new additions  
sf: 6,519  
Total renovation sf:  
62,721



The renovation replaced the coal fired furnace and 4-pipe HVAC system with a new energy efficient 4-pipe induction unit system. This system dehumidifies and distributes air from roof-top units, which eliminates all moving parts within the classroom space and requires no condensate piping. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating condensate piping, it requires less maintenance.



## B. REFERENCES

Mr. Ed Kenny, Supervisor Buildings and Grounds  
1000 Dabney Drive  
Clifton Forge, VA 24422  
Phone: 540.863.2880  
Email: ekenny@dslcc.edu



Dabney S. Lancaster  
Community College  
Lucas Hall  
Clifton Forge, VA  
Renov/Add. Project  
Completed: 2006  
Total renovation sf:  
23,000



The Lucas Hall renovation at Dabney Lancaster Community College provided new data wiring in existing raceways, provided new HVAC system including new chiller, reusing existing boiler (replaced prior to start of project), new piping, the repair and/or replacement of exterior doors and hardware, providing ADA hardware on interior doors, replacing stairwell door hardware, providing a card reader on exterior doors, providing sprinkler system throughout the entire building, upgrading the fire alarm system

Mr. Mike Vaught  
Director of Maintenance  
Roanoke College  
101A Maintenance Shops  
Salem, VA 24153  
540.375.2280  
mvaught@roanoke.edu



Lucas Hall  
Roanoke College  
Renovation Project  
Completed: 2010  
Total renovation sf:  
27,939  
Leed Silver



Roanoke College's Lucas Hall received LEED Silver certification. Sustainable features in Lucas include mechanical, lighting and electrical systems designed to achieve increased energy efficiency, dual flush toilets, motion-activated faucets and light fixtures as well as high performance windows.

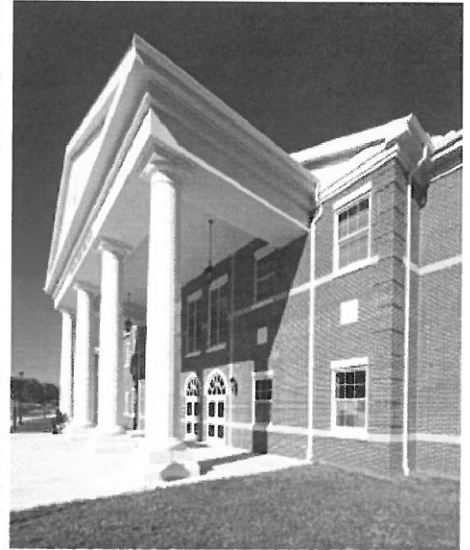
# 4

## SUMMARY

Section 4



As a full-service firm, OWPR, Inc. offers a comprehensive array of architectural and engineering services. Our Project Managers emphasize client communication to coordinate and monitor the progress and budget of each project. We provide detailed plans and specifications that minimize change orders during construction.



Consider our strong points:

**Experience**

This team has been put together to provide the WV Division of Natural Resources with specialized experience in structural repair and/or replacement at McKeever Lodge at Pipestem Resort State Park. OWPR will utilize our many years of experience in analysis, programming, planning and design to complete your project.

**Principal Involvement**

Principals of the firm, in each discipline, take a hands-on approach by furnishing input and checking throughout the entire project. We have a very thorough Quality Control Program.

**Project Manager**

Mr. Randy Jones, AIA, will be the OWPR Design Team Representative.

**Access to Personnel**

Our team is always available to the WV Division of Natural Resources for consultation at anytime. We are only a phone call away. We have LEED (Leadership in Energy & Environmental Design) Accredited Professionals on our team to meet Green Energy design principles and to further enhance the design and function of the buildings' systems.

**Schedule/Budget**

Our Design Team has the Technical Staff to perform the Scope of Work within your schedule and budget.

**Availability Date**

Our firm can start design work immediately upon Notice to Proceed.

Our Team sincerely appreciates this opportunity of submitting our qualifications. We would ensure that the West Virginia Division of Natural Resources would receive our priority attention. Thank you for your time and consideration.

Sincerely,

Randy S. Jones  
Chief Executive Officer