



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

**Solicitation**

NUMBER
GSD146440

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
GUY NISBET 304-558-2596

\*709042225 304-296-8216  
 ALPHA ASSOCIATES INC  
 209 PRAIRIE AVE STE 209  
 MORGANTOWN WV 26501

V  
E  
N  
D  
O  
R

S  
H  
I  
P  
T  
O

DEPARTMENT OF ADMINISTRATION  
 VARIOUS LOCALES AS INDICATED  
 BY ORDER

**RECEIVED**

JUN 30 2014

DATE PRINTED
06/25/2014

BID OPENING DATE: 07/24/2014

BID OPENING TIME 1:30PM

ALPHA ASSOCIATES

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-07		
DESIGN SERVICE FOR VARIOUS DOA MAINTENANCE PROJECTS						
EXPRESSION OF INTEREST (EOI)						
THE WEST VIRGINIA PURCHASING DIVISION FOR THE AGENCY, WEST VIRGINIA DEPARTMENT OF ADMINISTRATION'S (DOA), GENERAL SERVICES DIVISION, IS SOLICITING EXPRESSIONS OF INTEREST (EOI) TO PROVIDE ARCHITECTURAL AND ENGINEERING SERVICES FOR VARIOUS SMALL SCALE CONSTRUCTION PROJECTS FOR (DOA) OWNED PROPERTIES LOCATED WITHIN THE STATE.						
***** THIS IS THE END OF RFQ GSD146440 ***** TOTAL:						

07/24/14 09:43:36AM  
 West Virginia Purchasing Division

SIGNATURE	TELEPHONE 304-296-8216	DATE 7-22-14
TITLE President and COO	FEIN 550516286	ADDRESS CHANGES TO BE NOTED ABOVE

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

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

**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:**

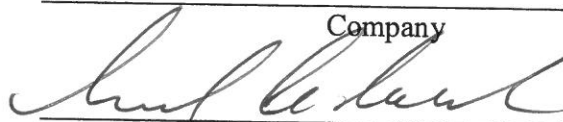
(Check the box next to each addendum received)

- |                                     |                |                          |                 |
|-------------------------------------|----------------|--------------------------|-----------------|
| <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.

Alpha Associates, Incorporated

\_\_\_\_\_  
Company



\_\_\_\_\_  
Authorized Signature

7/22/14

\_\_\_\_\_  
Date

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

RFQ No. GSD146440

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: Alpha Associates, Incorporated

Authorized Signatures: [Signature] Date: 7/22/14  
President and COO

State of West Virginia

County of Monongalia, to-wit:

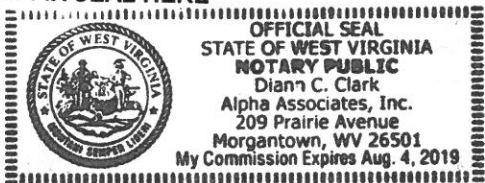
Taken, subscribed, and sworn to before me this 22nd day of July, 2014.

My Commission expires Aug. 4, 2019.

**AFFIX SEAL HERE**

**NOTARY PUBLIC**

[Signature]  
Purchasing Affidavit (Revised 07/01/2012)



**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.

Alpha Associates, Incorporated

(Company)



(Authorized Signature)

Richard Colebank, PE, PS - President and COO

(Representative Name, Title)

304-296-8216

304-296-8216

(Phone Number)

(Fax Number)

July 22, 2014

(Date)



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

**Solicitation**

NUMBER
GSD146440

PAGE
1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
GUY NISBET 304-558-2596

\*709042225      304-296-8216  
 ALPHA ASSOCIATES INC  
 209 PRAIRIE AVE STE 209  
 MORGANTOWN WV 26501

V  
E  
N  
D  
O  
R

DEPARTMENT OF ADMINISTRATION  
 VARIOUS LOCALES AS INDICATED  
 BY ORDER

S  
H  
I  
P  
T  
O

**RECEIVED**

JUL 17 2014

ALPHA ASSOCIATES

DATE PRINTED
07/14/2014

BID OPENING DATE: 07/24/2014

BID OPENING TIME 1:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
				ADDENDUM NO.01		
				ADDENDUM ISSUED TO PUBLISH AND DISTRIBUTE THE ATTACHED INFORMATION TO THE VENDOR COMMUNITY.		
0001	1	LS		906-07		
				DESIGN SERVICE FOR VARIOUS DOA MAINTENANCE PROJECTS		
				***** THIS IS THE END OF RFQ GSD146440 ***** TOTAL:		

SIGNATURE	TELEPHONE 304-296-8216	DATE 07-22-14
TITLE President and COO	FEIN 550516286	ADDRESS CHANGES TO BE NOTED ABOVE

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



July 24, 2014

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

Attn: Mr. Guy Nisbet, Senior Buyer

**RE: GSD146440; A/E Design Services for Small Scale Construction Projects**

Dear Mr. Nisbet,

Alpha Associates, Incorporated is pleased to submit our qualifications to provide professional design services related to the small scale construction projects listed in the Projects and Goals section of the above mentioned solicitation. Alpha's staff has recent experience working for the General Services Department and we are excited about the opportunity to continue building upon our relationship by being your design partner for these upcoming projects.

Together, Alpha and our teaming partner, Miller Engineering, have the ability to complete all design aspects related to the nine (9) projects listed. We will provide you with an all-inclusive design team that includes:



Architects  
Civil Engineers  
Structural Engineers  
Surveyors  
Landscape Designers  
Construction Representatives



Mechanical Engineers  
Electrical Engineers  
Plumbing Engineers  
Fire Safety Engineers

Alpha and Miller have worked together on numerous projects over the past 15 years. We have developed a team synergy that enables projects to be

coordinated from start to finish across all disciplines, which in turn produces successful projects.

As you will see from the related experience section of this proposal, Alpha and Miller both have extensive experience related to projects of this nature. We are committed to providing you with a competent, dependable Design Team that will surpass your expectations.

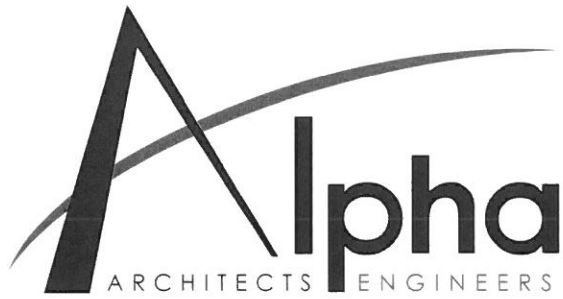
Alpha will work with you and all stakeholders to plan and design your projects with the highest quality and efficiency. Our Team is ready to begin work immediately. We look forward to discussing these projects in greater detail and to continuing our working relationship with the General Services Division.

Sincerely,

**ALPHA ASSOCIATES, INCORPORATED**



Richard A. Colebank, PE, PS  
President and COO  
[rick.colebank@thinkalphafirst.com](mailto:rick.colebank@thinkalphafirst.com)



Successful project management depends upon consensus regarding work efforts, milestones and goals among all parties. We have found that the development of detailed work plans, which delineate tasks and deliverables for each project phase, in concert with the client and full project team is the most effective means of establishing expectations about efforts required by all. In addition to guiding the efforts of the design team, the work plan sets forth specific time frames and decision points for Owner and user reviews, comments and approvals. The successful completion of all projects under GSD146440 will require coordination between both Alpha and Miller Engineering for a variety of jobs.

**HVAC-Related Projects: 3.1.5 Building 84; 3.1.7 Building 88; 3.1.8 Building 5**

Determination of existing conditions will be accomplished through a detailed, facility walk-through. In-depth interviews with owner's maintenance staff and management will occur to determine the concerns and issues arising from operation of the existing systems. Project schedules will be reviewed, and outlined with the owner after all investigations are complete.

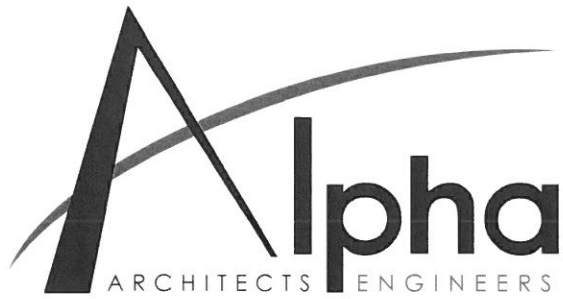
Detailed analysis and measurements of mechanical systems, space allocation, and fact-checking will be done by comparing any existing drawings of the infrastructure with our field observations.

If required, building information modeling will occur to verify design solutions, occupancy and building capacity load. Experience with upgrades and systems repair, give the team valuable insight when conducting facility review.

Following the information fathering phase, our team will confer and design solutions for the projects. A recommendation will be made to the owners on approach. Integration into existing systems will be determined as a "best-approach" method in relation to applicable codes and standards. Owner review will be sought at this time against verification of scope.

The team will assist the owner in bidding and construction management of the project through closeout. Typically, this portion of the project includes: pre-bid meeting attendance, and construction administration with multiple site visits, including "drop in" visits to ensure quality performance. Project closeout will





consist of verifications of repair, demonstration/training, engineer witnessed TAB, approval of record drawing, reviews/approval of owner/operator manuals.

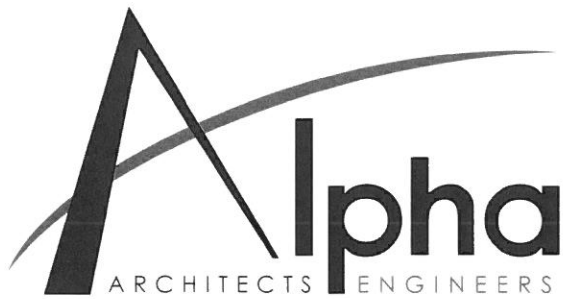
**Roofing Related Projects: 3.1.1 Building 84; 3.1.2 Building 86:**

Roofing materials and roof accessories may provide more than just protection and sheltering of the building inhabitants from the elements. In historic buildings the materials may provide a look back to a time period when certain materials were routinely used with little regard to the expense of installing it. Expensive material and cheap but skilled labor could result in a 100 year roof.

Today's construction materials are all too often forced upon a populace because of their very "cheapness". However, the cost of labor has also gone up, to the point that the material may be in-expensive, but the labor to install it is outsized.

As architects and engineers, Alpha would assess the building condition with the goals stated by the owner representatives. Among the questions needing answered would be:

- Is there a certain energy efficient level the owner's wish to achieve?
- What have been the problems with the existing EPDM roofs?
- What balance is needed between high first cost and longevity of the roofing system?
- Are there anticipated future disruptions to the roof in the form of mechanical equipment tear-down and/or added equipment to the roof?
- Is there a better product than EPDM? Is that material too costly?
- What current economic systems are on the market today that could mimic the historic roof covering, if that is what is desired?
- Is timing of construction critical?
- How often are maintenance crews inspecting the roof system?
- Are original profile drawings of gutters available?
- Have the lack of or deteriorated gutters, and downspouts created damage to other parts of the structure?
- If the existing roof is ballasted, Has the ballast been shifted from the EPDM membrane, causing it to shrink, since it is not adhered and thereby creating leaks?



- What type of counter flashing has been provided? Does it need to be replaced?
- Have all former roof layers been removed? If not, how many layers are there?
- What type of phasing plan is necessary to complete the work and protect the building?

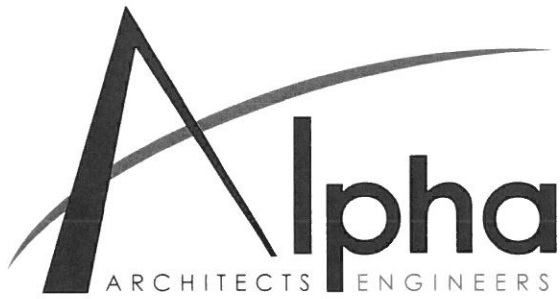
Extensive documentation through photographs and field observations would be provided and form the basis of the design recommendations and ultimate bid documents for roof replacement. Evaluating the various systems available on the market, Alpha would take into consideration:

- Economy
- Scheduling
- Aesthetics
- Usability (Walking paths, Plaza type deck?)
- Energy Efficiency
- Fireproof properties
- Durability and protection from UV rays
- Ease of Repair
- Recyclable properties
- Weather Resistance to hail
- Storm water management (green roof, reduce run-off)
- 

Thorough detailing and specification with recommended phasing plans based upon the owner's needs will result in a project that will be easy to price/bid, install and maintain for the long term.

**Additional Civil and Structural Related Projects: 3.1.3 Building 97; 3.1.4 Building 1; 3.1.6 Building 11; 3.1.9 Building 23**

The approach to each of these different projects will be similar in that an evaluation will be undertaken to determine the cause of the failure in order to determine the proper remedy for the problem. With Building 97 it will be necessary to determine the reason for the uneven floor slabs and to correct the underlying problem. The Trough drains at the main capital complex represent an entirely different problem. In this situation the solution must not only be a

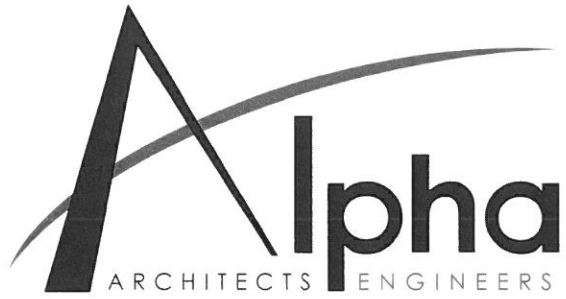


economical solution for the problems but also must satisfy the historical needs of the Capital complex. The drains will need to be reproductions that exceed the current designs for removing drainage from the complex. In this situation the requirements of the State Historic Preservation Office are paramount to the function of the system.

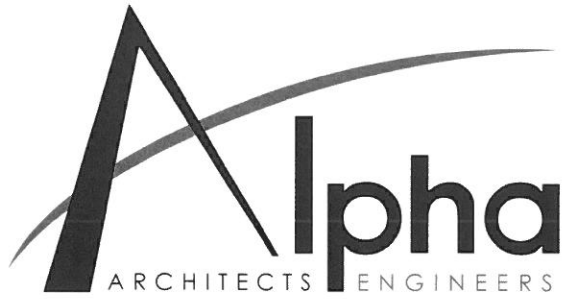
The pre-cast panel on Building 11 will need to be not only replaced but all areas surround the panel will be investigated to insure no damage has occurred. The solution will be an Architectural panel that will not only meet the structural needs but also provide an esthetic façade for the building. Measures should be taken to minimize the possibility of the building being struck by vehicles in the future. Building 23 will require the services of the entire team to remove the elevator, redesign the space and create a safe structure that allows for removal of the necessary walls. A thorough review of the existing situation will be required before beginning the design process. This review will identify the areas of concern that require addressing. All areas of concern will be addressed during the design of the structure.

#### **Similar Projects:**

1. DOH District 2 Roof Renovations: Equipment Shed footprint located in Huntington is approximately 40,000 SF. Study provided solutions for repairing and/or replacing metal roof material with no less than 3 types of roofing material. Building was measured in field. Each solution was developed with sufficient information and details on gutters, roof drains, skylights, etc. so as to provide a probable estimate of cost. Phasing of project is to be developed upon selection of roof replacement material and approach. Construction documents shall be forthcoming.
2. DOH Headquarters Building: District 2 located in Huntington. Headquarters building had an approximate foot print of 70,000 SF. Existing roof was combination of ballasted EPDM and non-ballasted EPDM. Methods of creating positive roof drainage as well as correcting deficiencies that allow rain and moisture to migrate to the interior of the building were developed. Alpha provided two different types of roof covering, EPDM and SBS, with sufficient information on tapered insulation, coping, and gutters, etc., so as to provide probable estimates of costs. Once course of action by DOH is provided, Alpha will develop construction documents.



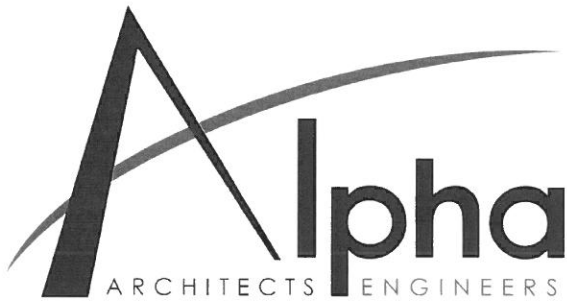
3. Berkeley Springs Bath House: also worked with Miller Engineering on this building. Historic structure renovation that addressed replacement gutters, downspouts, copings and roof repair as a part of the overall project for the DNR.
4. Renovation and addition of Ridgedale Elementary School in Morgantown, WV: project experience in matching roof type, coping, etc.



## CONTACT INFORMATION

Richard A. Colebank, PE, PS – President and COO  
2506 Kanawha Boulevard, East  
Charleston, WV 25311  
304-205-5380 or 304-216-8324  
[Rick.colebank@thinkalphafirst.com](mailto:Rick.colebank@thinkalphafirst.com)

Mr. Colebank has full authority to execute a binding contract on behalf of Alpha Associates, Incorporated. Additionally, Alpha Associates and MEI accept and fully understand that any and all work produced as a result of the contract will become property of the Agency and can be used or shared by the Agency as deemed appropriate.



## ALPHA RESUMES

### SUMMARY

Mr. Colebank is President and Chief Operating Officer of Alpha. He has been with Alpha Associates, Incorporated since 1985. He began his career with Alpha as a staff engineer and progressed through the ranks from Project Manager to his current position. Mr. Colebank has worked with diverse clients such as WVU, City of Morgantown, WVDOH, WVU Foundation, and the Morgantown Municipal Airport, as well as numerous other public and private clients. Since 1988, Mr. Colebank has been the Principal-In-Charge of many of the Civil Engineering projects developed at Alpha. In his current capacity, Mr. Colebank provides financial and administrative guidance for the day to day operations of the company while continuing to manage Civil Engineering Projects.

**Richard A. Colebank, PE, PS**

President and COO



### PROFILE

Broad-based responsibilities in the following areas:

- Project Management
- Business Operations and Financial Management
- Quality Assurance/Quality Control
- Civil Engineering Project Management and Design
- New Business Development
- Expert Testimony and Investigation

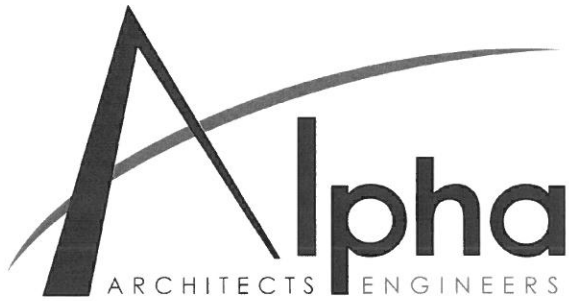
### PROFESSIONAL HIGHLIGHTS

#### Project Manager:

- WVU Research Park; Morgantown, WV
- Federal Bureau of Prisons Hazelton Medium Security Prison
- WV Medal of Honor Recipients Plaza; Hazelton, WV
- North Fork Hughes River Recreation Facilities; Ritchie County, WV
- WVDOH I-77 Welcome Center; Williamstown, WV
- Ices Ferry Bridge; Morgantown, WV
- Monongalia General Hospital Expansion; Morgantown, WV
- Monongalia General Hospital Access Road; Morgantown, WV
- Morgantown Municipal Airport Access Road; Morgantown, WV

#### Indefinite Delivery/Indefinite Quantity Contracts:

- Morgantown Municipal Airport Open End Contract
- West Virginia Division of Highways Open End Contract
- National Energy Technology Laboratories Open End Contract
- West Virginia University Open End Contract
- United States Postal Service Open End Contract



## ALPHA RESUMES

**Richard A. Colebank, PE, PS** | President and COO

### EMPLOYMENT HISTORY

1985 – Current	Alpha Associates, Incorporated
1983-1985	Charles Townes and Associates, P.C.
1983	US Army Corps of Engineers

### EDUCATION

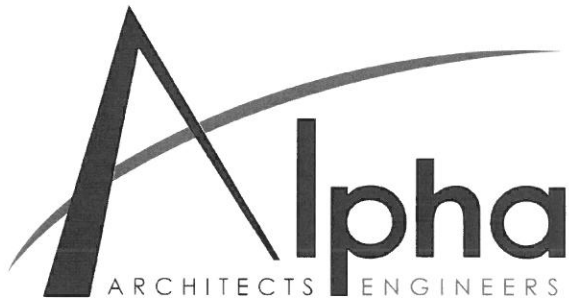
West Virginia University  
 Masters of Business Administration; 1999  
 Bachelor - Civil Engineering; 1982

### QUALIFICATIONS

- **License:** Professional Engineer: West Virginia, Maryland, Pennsylvania, Virginia
- Professional Surveyor: West Virginia
- Certified Private Pilot

### AFFILIATIONS

- Former NSPE/PEPP Governor of WV
- ACEC/WV; Former President and National Director
- University High School Foundation; Charter Member; President
- Morgantown Area Chamber of Commerce; Past Chairman
- Monongalia County MPO Technical Advisory Committee; Member
- Morgantown Area Economic Partnership; Member
- American Red Cross, River Valley Chapter B.O.D.
- WVU College of Civil and Environmental Engineering Visiting Committee



## ALPHA RESUMES

### SUMMARY

Mr. Luttrell has worked with Alpha Associates, Inc. since 1996. He is the chief structural engineer on all projects at Alpha. Before coming to Alpha, Mr. Luttrell's graduate work resulted in several contributions to the cold-formed steel deck industry. His new method of analysis for non-uniform loads on composite concrete and cold formed steel decks has been made a permanent part of the Steel Deck Institute's design manual. Mr. Luttrell also worked on projects that involved pre-stressed timber bridge research with the WVU Constructed Facilities Center. Since coming to Alpha, Mr. Luttrell has had significant involvement in the effort to begin utilizing modern composite materials in practical bridge applications.

**Charles B. Luttrell, PE** | Principal, Structural Engineer



### PROFILE

Broad-based responsibilities in the following areas:

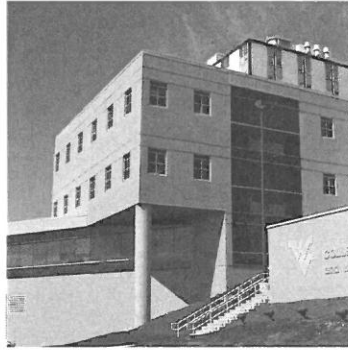
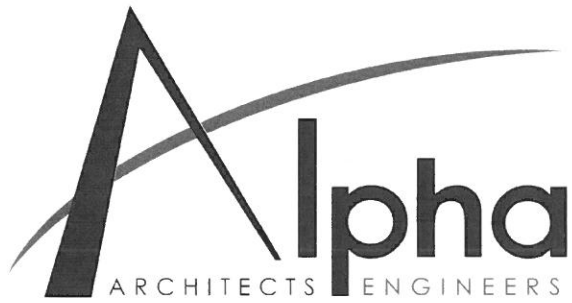
- Bridge Structural Design and Analysis
- Innovative Bridge Materials Applications
- Building Structural Design and Analysis
- Historical Restoration and Evaluations

### PROFESSIONAL HIGHLIGHTS

#### Structural Engineer:

- Alumni Center Structural Framing and Foundation; WVU
- Engineering Science Building, East Wing Addition, WVU
- Hazel Ruby McQuain Amphitheater Roof; Morgantown, WV
- West Buckeye Bridge; Core, WV
- Washington High School; Charles Town, WV
- WVU Coliseum Structural Inspection; Morgantown, WV
- WVU Coliseum Scoreboard Hoist Project; Morgantown, WV
- Alderson Broaddus College, Rex Pyles Arena Deck; Philippi, WV
- Mountaineer Middle School Renovation; Morgantown, WV
- Salem International Building Inspections; Salem, WV
- Monongalia County Sheriff's Building; Morgantown, WV
- South High Street Bridge, Morgantown, WV
- Ices Ferry Bridge, Morgantown, WV





## ALPHA RESUMES

**Charles B. Luttrell, PE** | Principal, Structural Engineer

### EMPLOYMENT HISTORY

1996 – Current	Alpha Associates, Incorporated
1995-1996	Larry D. Luttrell, PE, Ph D
1991-1994	West Virginia University
1990-1991	WVU Constructed Facilities Center

### EDUCATION

West Virginia University  
 Masters - Structural Engineering; 1995  
 Bachelor - Civil Engineering; 1993

### QUALIFICATIONS

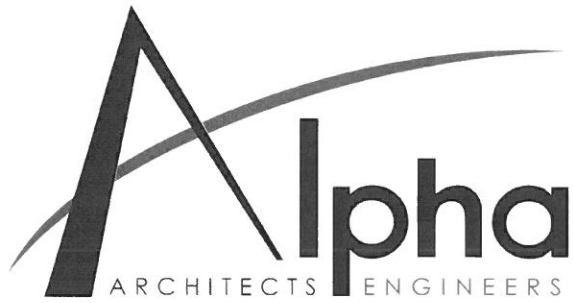
- **License:** Professional Engineer: West Virginia, Pennsylvania

### AFFILIATIONS

- WV Society of Professional Engineers
- National Society of Professional Engineers
- Chi Epsilon; Member
- American Concrete Institute; Member

### Research Experience

- Cold Formed Steel Deck Research
  - ✓ Fastener Failures
  - ✓ Edge conditions/failures
  - ✓ Buttoned overlap shear failures
- Composite Cold Formed Steel and Concrete Deck Research
  - ✓ Line load behavior/failures
  - ✓ Concentrated load behavior/failures
  - ✓ Web crippling
  - ✓ Punch failures



## ALPHA RESUMES

**Rebecca Key, AIA, LEED-AP** | Architect, Associate

### SUMMARY

Ms. Key has worked in the architectural field for over 35 years. She is Project Architect/Project Manager for numerous architectural designs at Alpha Associates, Incorporated. Ms. Key is involved from the programmatic stages and schematic designs all the way through construction documents to construction administration.



### PROFILE

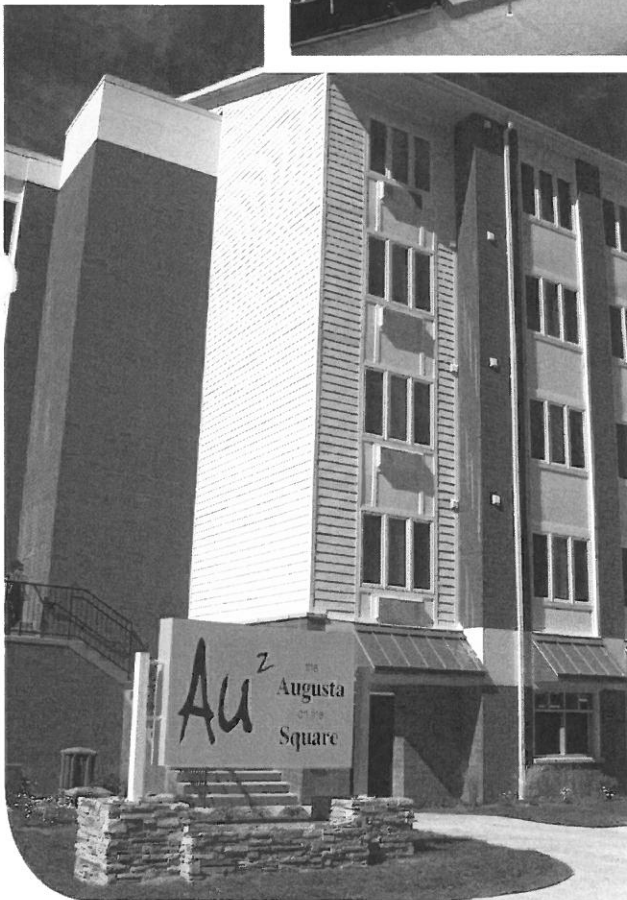
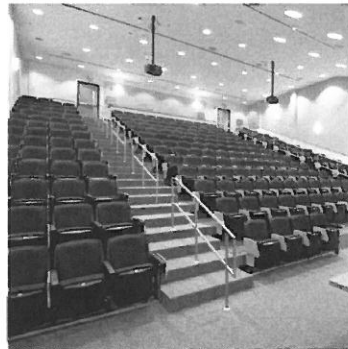
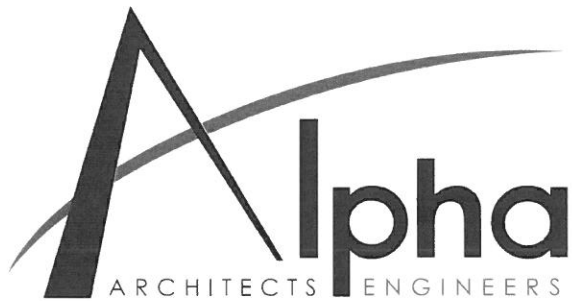
Broad-based responsibilities in the following areas:

- Architectural Design
- Interior Design
- Medical Design
- Interior Space Planning
- Historic Renovation

### PROFESSIONAL HIGHLIGHTS

#### Architectural Design:

- Mon County Family Court Renovation; Morgantown, WV
- West Virginia Regional Technology Park Renovation to Building 770; South Charleston, WV
- Mon County Sheriff's Building; Morgantown, WV
- WVU South Agricultural Sciences Building; Morgantown, WV
- Washington High School; Charles Town, WV
- Prichard Hall Renovation; Fairmont State University; Fairmont, WV
- WVU CRRB Renovation, 5th and 7th Floors; Morgantown, WV
- WVU Boreman Hall, Boreman Bistro; Morgantown, WV
- WVU Hatfields Restaurant; Morgantown, WV
- Hart Field Maintenance Facility; Morgantown, WV
- Norwood Fire Station; Morgantown, WV
- FMW Composites; Bridgeport, WV
- Hart Field Terminal Renovation; Morgantown, WV
- White Hall Municipal Building; White Hall, WV
- WV State Office Building; Clarksburg, WV
- Ruby McQuain Amphitheater Roof; Morgantown, WV
- Augusta Apartment Building; Morgantown, WV
- Cass Scenic Railroad Clubhouse Renovation; Cass, WV
- Berkeley Springs Bath House Renovation; Berkeley Springs, WV



## ALPHA RESUMES

**Rebecca Key, AIA, LEED-AP** | Architect, Associate

### EMPLOYMENT HISTORY

2000 – Current	Alpha Associates, Incorporated
1983-1999	Alexander Key and Associates
1978-1983	Webster Clothes; Director of Store Planning

### EDUCATION

University of Maryland  
 Bachelor of Architecture; 1977  
 Maryland Institute College of Art  
 Coursework in Furniture Design; 1986-1987

### QUALIFICATIONS

- **License:** Registered Architect: West Virginia, Maryland, Washington DC, New York, Virginia, Pennsylvania
- NCIDQ Certified
- Leadership In Energy and Environmental Design Accredited Professional

### AFFILIATIONS

- American Institute of Architects
- West Virginia Society of Architects
- Fairmont, WV ICC Board of Appeal; Board Member
- U.S. Green Building Council
- AIA Liveable Communities
- Marion County Chamber of Commerce
- Leadership Kanawha Valley Class of 2014

think **Alpha** first.com

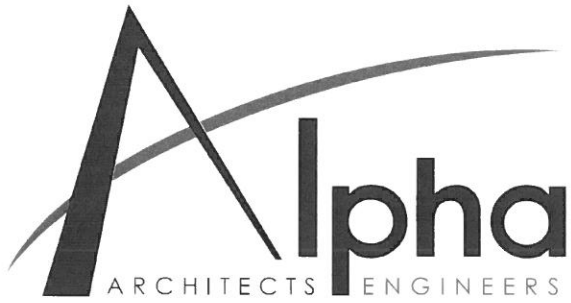
Contact

**Rebecca Key**

304.296.8216

800.640.8216

rebecca.key@thinkalphafirst.com

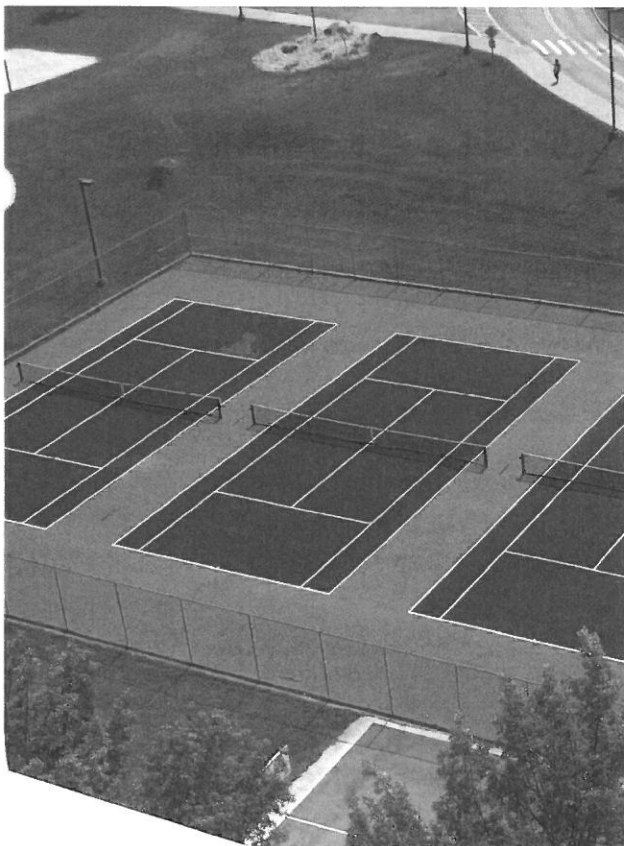


**ALPHA RESUMES**

**Charles Branch, PE** | Principal, Civil Engineer

**SUMMARY**

As Chief Engineer for site development and planning projects, Mr. Branch is a vital part of the design process at Alpha. His involvement spans from strictly civil engineering projects, to the design of large scale educational projects and medical facilities. Mr. Branch acts as peer review for young engineers in the firm on issues ranging from storm water management to site design. Mr. Branch is also involved in commercial and residential development design, roadway and bridge design and utilities layout.



**PROFILE**

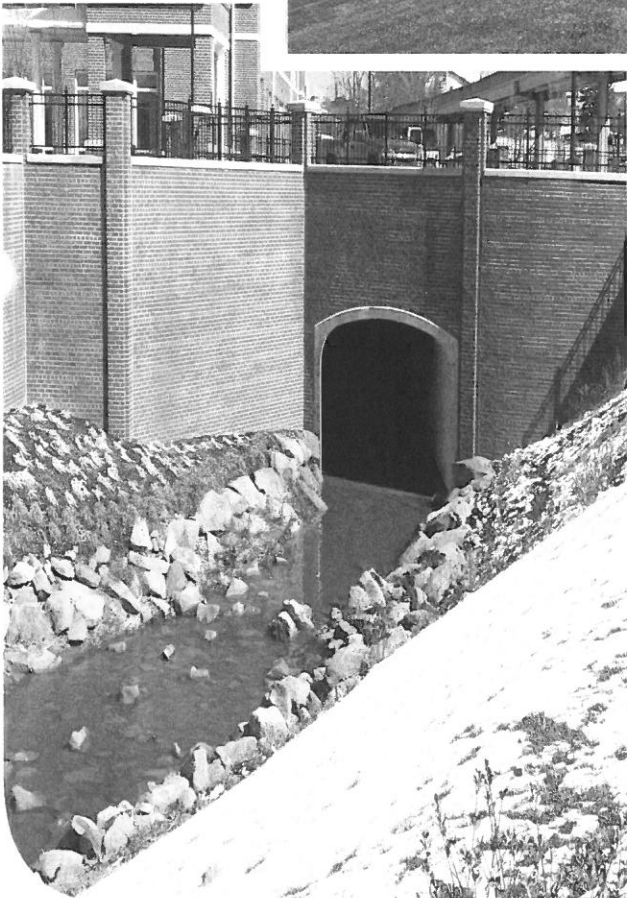
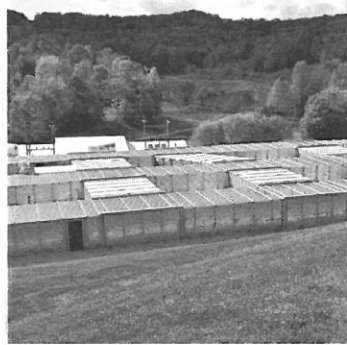
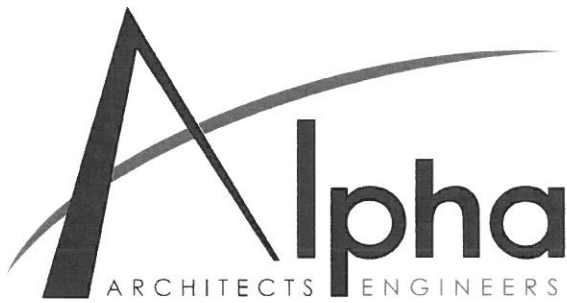
Broad-based responsibilities in the following areas:

- Highway Design
- Municipal Engineering
- Wastewater Collection
- Storm Sewer System Design
- Storm Water Management
- Site Engineering
- Project Management

**PROFESSIONAL HIGHLIGHTS**

**Civil Engineer/Project Manager:**

- WVU Parking Lot 81 Renovations; Morgantown, WV
- WVU Doll's Run Burn Room; Morgantown, WV
- WVU Alumni Center Parking Lot; Morgantown, WV
- WVU Alumni Center Storm Water Management; Morgantown, WV
- WVU Evansdale Redevelopment; Morgantown, WV
- WVU Health Sciences Center Eastern Division; Martinsburg, WV
- Blackshere Bridge; Mannington, WV
- WVDOH I-77 Welcome Center; Williamstown, WV
- WV Medal of Honor Recipients Plaza; Hazleton, WV
- Lewis County High School Bridge; Weston, WV
- Wyoming County Route 10 Relocation; Wyoming County, WV
- Fairmont Federal Credit Union; Bridgeport, WV



## ALPHA RESUMES

**Charles Branch, PE** | Principal, Civil Engineer

### EMPLOYMENT HISTORY

1992 – Current    Alpha Associates, Incorporated  
1988-1992        Reimer, Muegge, & Associates, Inc.

### EDUCATION

West Virginia University  
Bachelor - Civil Engineering; 2000  
Fairmont State College  
Bachelor Architectural Engineering Technology; 1988

### QUALIFICATIONS

- **License:** Professional Engineer: West Virginia

### AFFILIATIONS

- WV Society of Professional Engineers
- National Society of Professional Engineers

think  **Alpha** first.com

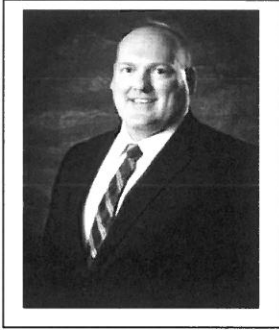
Contact

**Charles B. Branch**

304.296.8216

800.640.8216

chuck.branch@thinkalphafirst.com



**B. Craig Miller PE, LEED-AP**

**President • Principal Engineer**

Founder of Miller Engineering in 2003, he serves as President and Principal Engineer; Craig has more than (20) years of experience in design, specification, and project management. During his employment with WVU, he was directly involved with approximately \$130 million in new capital construction. Craig has served as principal engineer on over \$75 million dollars in MEP projects.

Experience in a wide range of projects including HVAC, electrical, plumbing, infrastructure upgrades, building automation, energy efficiency, and maintenance/renovation among others, allow him to serve in multiple capacities within our complete assessment process. Engineered solutions that are constructable and designed with maintenance simplicity are guiding principles in all of the firm's projects.

### **PROFILE**

#### **President**

- Principal Engineer in Responsible Charge and Project Manager
- Design of Mechanical, Electrical, Plumbing Projects
- Concept and Construction Design
- Business Operations and Financial Management Oversight
- Quality Assurance and Control

### **PROFESSIONAL PROJECT HIGHLIGHTS**

- Greer Industries HVAC and Systems Upgrade
- Cheat Lake Elementary HVAC Upgrade
- Metropolitan Theater HVAC Upgrade
- Advanced Surgical Hospital HVAC Design
- MedExpress Renovation, Data, MEP Design/Upgrade
- WVU Chestnut Ridge Research Building HVAC Upgrade
- Hawk's Nest Lodge HVAC Upgrade

### **EMPLOYMENT HISTORY**

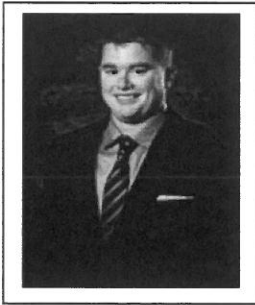
2003- Present	Miller Engineering, Inc.	President and Principal Engineer
2002-2003	Casto Technical Services	Existing Building Services Staff Engineer
2001-2002	Uniontown Hospital	Assistant Director of Engineering
1995-2001	West Virginia University	Staff Engineer
1990-1995	BOPARC	Caretaker, Krepps Park
1983-1988	University of Charleston	Electrician/HVAC Mechanic

### **EDUCATION**

1995	West Virginia University, BS-Mechanical Engineering
1988	University of Charleston, BA-Mass Communications

### **LICENSE/CERTIFICATION**

- Professional Engineer (West Virginia, Pennsylvania, Maryland, and Ohio)
- Licensed Master Plumber and LEED-AP Certified



**Travis Taylor, PE**

**Staff Engineer**

Experience in project management facilitates Travis's ability to create and design constructable projects. Prior to joining the Miller Engineering team he was directly responsible for managing \$10 million in electrical construction budgets. His experiences encompass both new construction and renovation. Travis maintains professional competencies by attending seminars and continuing education classes.

As a staff engineer, he provides HVAC, Mechanical, Plumbing, and Electrical design solutions and services for our clients. Travis's hands-on electrical and HVAC construction experience enable him to provide engineered solutions with consideration of maintenance. In addition, he is part of our team's complete assessment process in both planning and MEP design through construction administration.

### **PROFILE**

#### **Engineer**

- Design of Mechanical, Electrical, and Plumbing Systems
- Constructable Design and Materials Evaluation
- Site Evaluation and Mechanical System Review
- Submittal and RFP Review
- RFI Coordination, Review, and Response
- Construction Observation

### **PROFESSIONAL PROJECT HIGHLIGHTS**

- WVU Football Stadium Scoreboard
- WVU Lot 81 Parking Improvements
- WVU Temperature Control Upgrades
- Holly River State Park Primary Electric Service Replacement
- Tygart Lake State Park Bath Beach House Renovations
- Pipestem State Park Switchgear and Piping Replacement
- North Elementary Gym HVAC Upgrade
- Suncrest Middle School Gym HVAC Upgrade

### **EMPLOYMENT HISTORY**

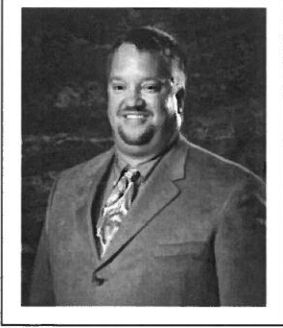
2011- Present	Miller Engineering, Inc.	Staff Engineer
2006-2011	Tri-County Electric, Co.	Project Manager

### **EDUCATION**

2006 West Virginia University, BS – Mechanical Engineering

### **LICENSE/CERTIFICATION**

- Professional Engineer - State of West Virginia
- OSHA 10-hour Course: Construction Safety & Health



**Robert Angus**

**Construction Project Representative**

Expertise in project management is at the forefront of Robert's abilities and during the past (10) years he has been directly involved with over \$30 million dollars of construction projects. Years of maintenance, operations, plumbing, and HVAC construction add valuable knowledge and experience to our complete assessment process.

Robert's hands-on experience enables him to interface with construction personnel seamlessly alongside engineers and architects. He is adept at preventing, mitigating, and resolving construction issues. He is involved at the site evaluation and estimation phase to enhance outcomes of collaboration for all stakeholders' interest and to help ensure constructable designs.

### **PROFILE**

#### **Construction Review, Estimation, and Building Information Modeling**

- Construction Project Administration
- Site Evaluation, Mechanical System Review
- Submittal Review and Project Planning
- RFI, RFPCO Review and Response

### **PROFESSIONAL PROJECT HIGHLIGHTS**

- Greer Industries – HVAC and Systems Upgrade
- 3<sup>RD</sup> Party Construction Observation – Canaan Valley Resort
- Cheat Lake Elementary HVAC Upgrade
- Suncrest Middle School Gym HVAC Upgrade
- North Elementary School Boiler/AC
- Mapletown Jr./Sr. High School HVAC/Boiler Upgrade
- WVU Research Building Office Renovation

### **EMPLOYMENT HISTORY**

2009- Present	Miller Engineering, Inc.	Construction Project Representative
2000-Present	Angus Contracting, LLC	Owner/Project Manager
1991-2000	BOPARC	Director of Maintenance

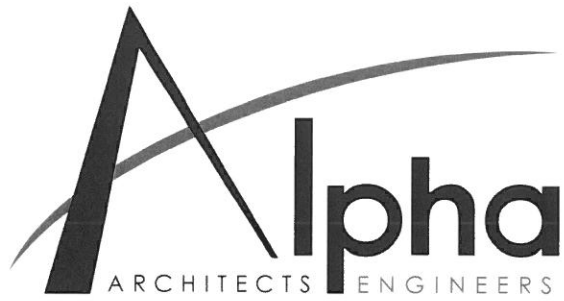
### **EDUCATION**

2000	Monongalia County Technical Education Center	Heating, Cooling, and Refrigeration Certification
1996	West Virginia University	Recreation and Parks Administration

### **LICENSE/CERTIFICATION**

- Licensed WV General Contractor
- Licensed HVAC Contractor and Certified Mechanical Contractor
- Licensed Journeyman Electrician
- Licensed Master Plumber
- OSHA 10-Hour Construction Safety & Health



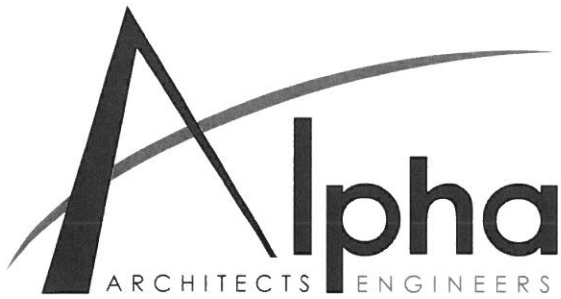


---

## CAPACITY

Alpha Associates, Incorporated and Miller Engineering, Incorporated are prepared to commit staff resources to the General Services Division for all projects listed under the Scope of Work in GSD146440. Our team has the qualified and experienced personnel, administrative support, and the production equipment and resources to ensure the successful completion of this project. We are confident in our ability to provide the General Services Division with a dedicated and dependable design team.

Our multidisciplinary design team is prepared to meet and exceed the expectations of the General Services Division by committing whatever resources are necessary to meet the project schedule.



## ADDITIONAL STATEMENTS

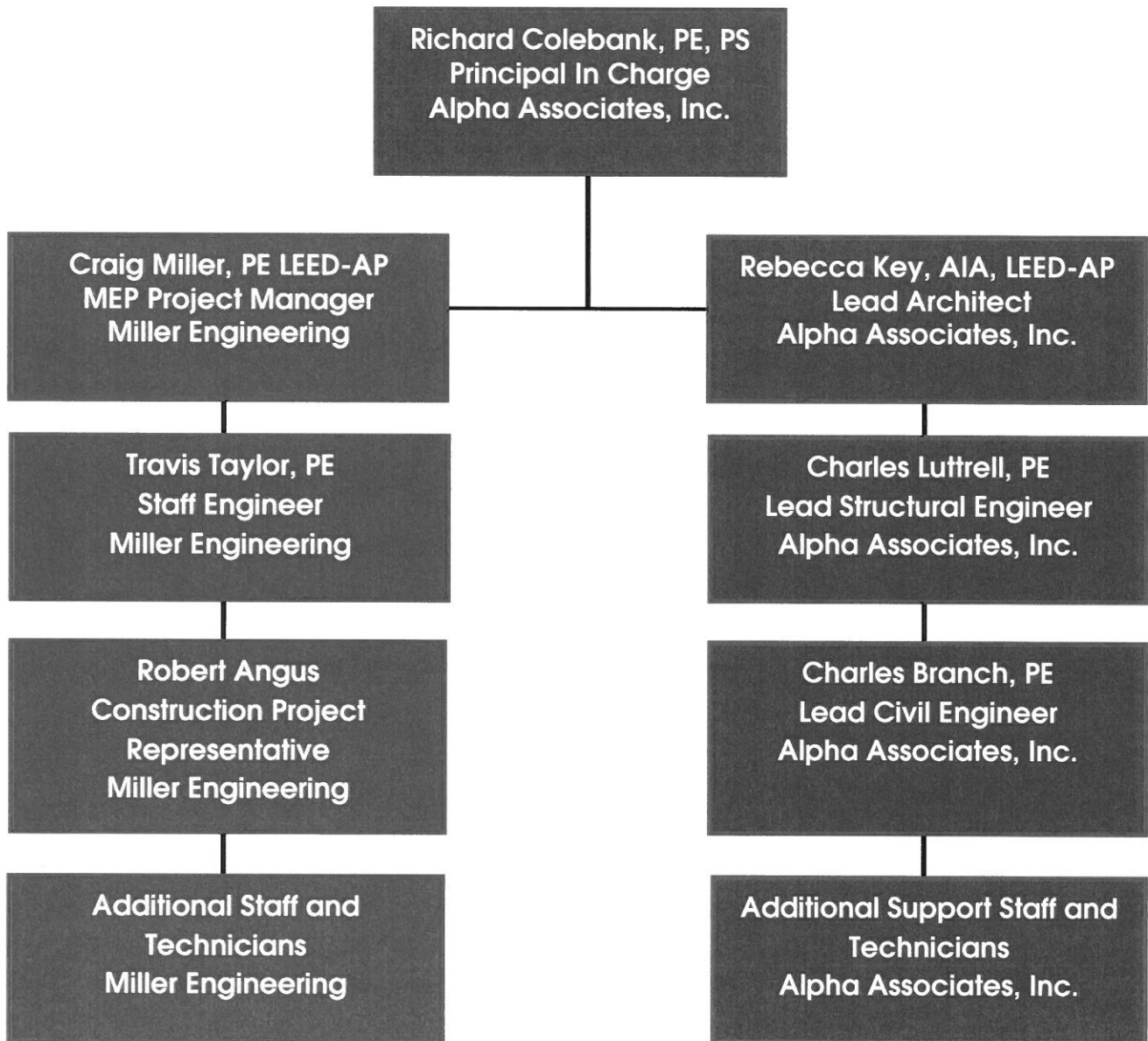
Alpha Associates, Incorporated (Alpha) has not had any lawsuits filed against the firm, its principals, or any joint venture partner for misfeasance or malfeasance of professional services. Nor has Alpha had any litigation or arbitration proceedings, debarments, suspensions or other adverse sanctions or actions that the firm has been part to or subject to within the last five (5) years.

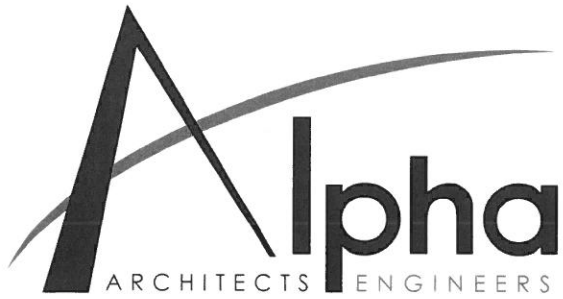
Miller Engineering, Incorporated (MEI) has not had any lawsuits filed against the firm, its principals, or any joint venture partner for misfeasance or malfeasance of professional services. Nor has MEI had any litigation or arbitration proceedings, debarments, suspensions or other adverse sanctions or actions that the firm has been part to or subject to within the last five (5) years.

Our team has the qualified and experienced personnel, administrative support, and the production equipment and resources to ensure the successful completion of this project. We are confident in our ability to provide the General Services Division with a dedicated and dependable design team.



ORGANIZATION CHART





---

LOCATION 

All work to be performed for project GSD146440 will be serviced out of Alpha's Charleston Office, located along Kanawha Boulevard in downtown Charleston. Additionally, Alpha's team will include Miller Engineering for all mechanical, electrical, and plumbing services that may rise throughout the completion of the projects.

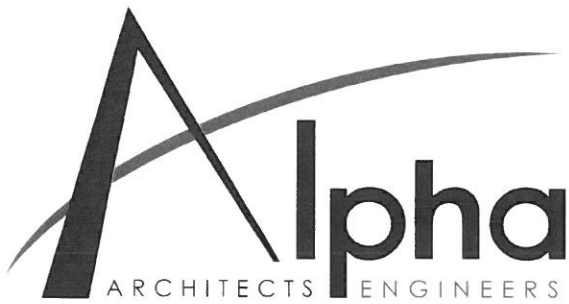
Addresses for the offices of Alpha Associates and Miller Engineering are listed below:

**Alpha Associates, Inc.**

2506 Kanawha Boulevard, East  
Charleston, WV 25311

**Miller Engineering Inc.**

250 Scott Avenue  
Morgantown, WV 26508



## FIRM PROFILE

### Firm Profile

#### FIRM NAME

**Alpha Associates, Incorporated**

#### OFFICE LOCATIONS:

209 Prairie Avenue  
Morgantown, West Virginia 26501

535 West King Street  
Martinsburg, West Virginia 25401

2506 Kanawha Blvd. East  
Charleston, West Virginia 25311

#### INCORPORATED

1969; Morgantown, WV

#### FIRM PRINCIPALS

Richard A. Colebank, PE, PS; President and COO  
Richard W. Klein, PE, PS; Chairman and CEO  
Charles B. Luttrell, PE; Principal  
Matthew S. Breakey, AIA, LEED-AP; Principal  
Charles B. Branch, PE; Principal

#### NUMBER OF EMPLOYEES

25 Employees

#### SERVICES

Architectural Design  
Civil Engineering  
Structural Engineering  
Surveying  
Interior Design  
Landscape Architecture  
Construction Administration

Alpha Associates, Incorporated was established in 1969 and since that time has completed hundreds of projects throughout Morgantown and the state of West Virginia. Alpha's Corporate Office is located in Morgantown with our Eastern Regional Office located in Martinsburg.

think **Alpha** first.com



We provide Solutions. You can expect Excellence.

## FIRM PROFILE

Miller Engineering respectfully provides this expression of interest to the State of West Virginia Department of Administration for design services of various maintenance projects, EOI # GSD146440.

Our engineered solutions involve a **complete assessment process**: investigation, observation, communication with stakeholders, system analysis, building modeling, and engagement from our entire team. We approach each and every project with this process and the guiding principle that buildings are designed to be livable and function in their intended purpose.

Many years of experience with HVAC correction, HVAC upgrades, and mechanical system replacement is a mainstay of the type of work produced. Over the past (11) years Miller Engineering has engineered solutions for over \$17.2M in mechanical system upgrades, repairs, and renovations for projects of all scopes for private owners, local, and state government. Our team has engineered repairs and stabilized systems to assist an owner to plan for required upgrades, system repair or develop a maintenance plan to extend the life of a system.

Our team has unique skill-sets regarding engineered maintenance solutions. Each member of the team has hands-on mechanical system installation, construction, design, and maintenance experience.

Mechanical designs are expected to meet specific criteria for technical and regulatory requirements. Our designs will be practical, operable, and above all maintainable. Dedicated and customary site visits will ensure that the intended, designed solution is installed and integrated into the building's system and project scope requirements.



### Engineering Design and Consultation

- Mechanical
- Electrical
- Plumbing
- HVAC Design
- Renovation
- New Construction

### Construction Administration

Project Management  
Maintenance/Facility Plans  
Code Observation

### Communication Systems

Intercomm & Public Address  
Voice/Data/CATV  
Urgent Response

### Energy

Power Supply (main & backup)  
Green & Renewable Consulting  
Systems Utilization & Upgrades  
Sustainable Solutions

### Facility Maintenance

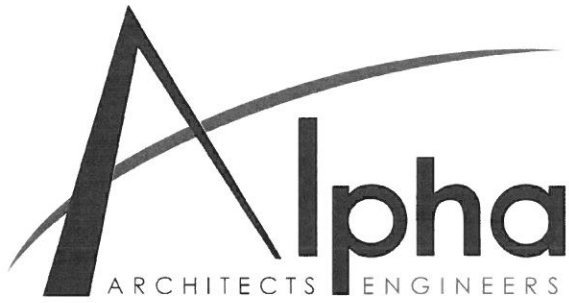
Systems Assessment & Solutions  
Evaluation for Upgrading  
Planning/Life-Cycle Control  
Engineered Replacement

### Life Safety Inspection/Design

Fire Protection & Alarm Systems  
Access Control  
Fire & Electrical Investigation

### Industry Experience

Education  
Local & State Government  
Commercial Development  
Healthcare  
Public Pools (indoor & outdoor)  
Department of Parks & Recreation



ALPHA EXPERIENCE

Mountaineer Middle School | 2009

Educational Case Study

Mountaineer Middle School
Morgantown, WV

This renovation project included the transformation of a high school into a middle school for Mon County Schools. The renovation included new interior finishes, new HVAC and sprinkler systems, new roof, new entryway, and the paving and redesign of parking lots and access road to comply with ADA regulations.

The project consisted of the demolition of the 80 year old boiler heating system, removing existing wall partitions and floor coverings, and the abatement of asbestos containing materials.

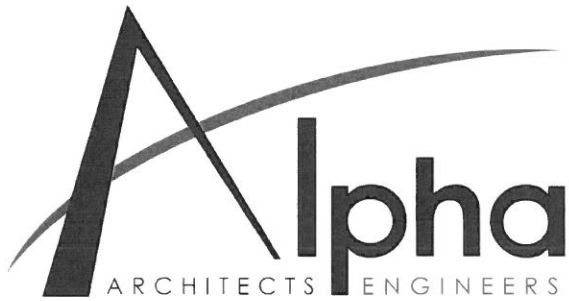
The renovation also included relocating the administrative offices adjacent to the buildings primary entrance.

Project Contact:
Ed McCabe
13 South High Street
Morgantown, WV 26505
304-291-9210

At a Glance

CLIENT: Mon County Schools
LOCATION: Morgantown, WV
COMPLETION DATE: 2009
SIZE: 115,780 Sq. Ft.
CONSTRUCTION COST: \$8.4 Million





## ALPHA EXPERIENCE

Terminal Renovations | 2011

### Architectural Case Study

Morgantown Municipal Airport -  
Terminal Renovation  
Morgantown, WV

Alpha Associates provided services for multi-year, multi-phase contracts for improvements to the runways and terminal building.

Terminal renovations provided security upgrades and improvements to the TSA facilities for passenger check-in; improvements to the toilet facilities to facilitate compliance with ADA requirements, improvements and renovations to enhance general aviation services and improvements to the building envelope, mechanical, electrical and fire-life safety systems.

The renovation successfully provided better access through the building, an improved building envelope from a R1 value to R14, a **new roof system** and upgraded the **mechanical systems in a phased project that allowed the airport to continue operation on a daily basis during the construction periods.**



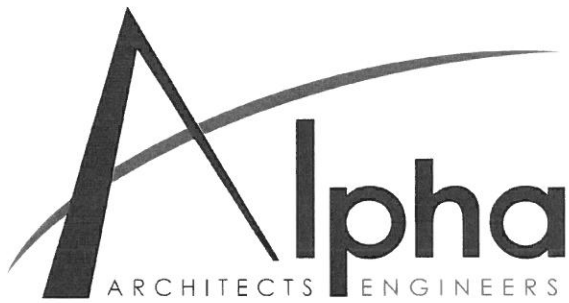
Project Contact:  
**Bob Hammel**  
100 Hart Field Road  
Morgantown, WV 26505  
304-291-7461

### At a Glance

**CLIENT:** City of Morgantown  
**LOCATION:** Morgantown, WV  
**COMPLETION DATE:** 2011  
**SIZE:** 20,000 square feet  
**CONSTRUCTION COST:** Multiple Phases and Contracts

think **Alpha** first.com





**ALPHA EXPERIENCE**

**Willowdale Road Sidewalk** | 2007

**Engineering Case Study**

**Willowdale Road Sidewalk**  
Morgantown, WV

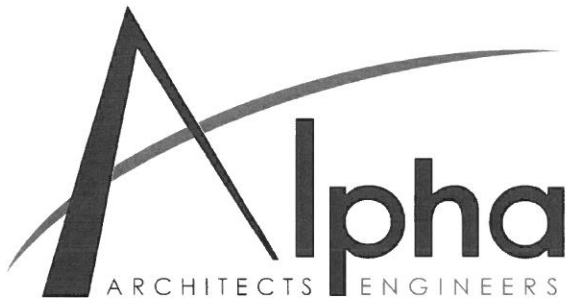
Alpha provided funding application assistance, surveying, civil engineering, and construction administration services for the Willowdale Road Sidewalk project near West Virginia University's Milan Puskar Stadium. This project included approximately 2000 linear feet of under drain, curb and gutter, five foot wide sidewalk, lighting, various utility relocations and other related appurtenances

**Project Contact:**  
**Paul Hanko**  
Po Box 6572  
Morgantown, WV 26506  
304-293-2854

**At a Glance**

**CLIENT:** West Virginia University  
**LOCATION:** Morgantown, WV  
**COMPLETION DATE:** 2007  
**SIZE:** 2,000 LF 5' Wide  
**CONSTRUCTION COST:** \$550,000





ALPHA EXPERIENCE

Lot 81 Parking Lot | 2011

## Engineering Case Study

West Virginia University Parking Lot 81

Morgantown, WV

Alpha Associates provided surveying, civil engineering, and construction administration services for the West Virginia University Parking Lot 81 Project. This project was the renovation of a parking lot of approximately 1000 spaces. Phase 1 provided revised entrances and additional handicap parking. Phase 2, provided additional asphalt and storm water management controls as well as new lighting.

Alpha's civil engineering components included: site grading, storm water management, utility design, and storm drain design. Alpha coordinated the project with the Morgantown Utility Board, the City of Morgantown, and all local utility companies.

Project Contact:

Kevin Kilinsky

PO Box 6572

Morgantown, WV 26506

304-293-4731

### At a Glance

CLIENT: West Virginia University

LOCATION: Morgantown, WV

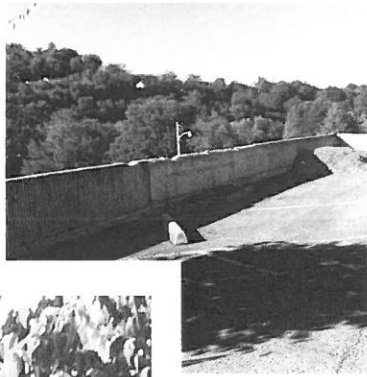
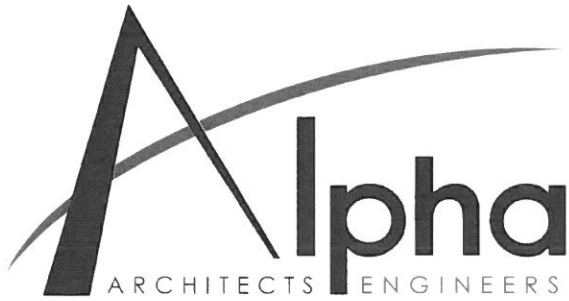
COMPLETION DATE: 2011

SIZE: Multiple Phases

CONSTRUCTION COST: Phase I \$197,700

Phase II \$1.3 Million

think  first.com



**ALPHA EXPERIENCE**

**FSU Merchant St. Retaining Wall** | Early 2014

**Engineering Case Study**

**Fairmont State University,  
Merchant Street Retaining Wall  
Fairmont, WV**

Fairmont State University asked Alpha to design a replacement for an existing retaining wall on its Merchant Street campus. The existing poured in place concrete wall, which supported the building's parking lot, was failing; becoming unsafe, and unsightly. About 200 feet long and as much as 20 feet tall, the wall was a problem that needed a well-engineered solution. Alpha investigated alternative retaining wall designs ranging from poured in place concrete, precast tilt-up concrete panels, and segmental walls. After Alpha provided cost-benefit analyses, the University chose the Redi-Rock alternative, a large scale segmental retaining wall system. Addressing safety, drainage, and the replacement of the wall, Alpha was able to design the wall system, and produce construction documents for contractor bidding. Working with the contractor through construction, the final product is a cost efficient, aesthetically pleasing solution that will serve the University for decades.

**Project Contact:**  
**Lenora Montgomery**  
1201 Locust Avenue  
Fairmont, WV 26554  
304-367-4657

**At a Glance**

**CLIENT:** Fairmont State University  
**LOCATION:** Fairmont, WV  
**COMPLETION DATE:** Early 2014  
**SIZE:** 200' x 20' Retaining Wall  
**CONSTRUCTION COST:** \$309,000



# Hawks Nest Lodge HVAC Upgrade



**(Miller Engineering Services)  
 Mechanical, Electrical, Plumbing**



## Background and Project Scope

**Total Project Budget: \$1.3M**      **Location: Ansted, West Virginia**  
**MEP Budget: \$509k**                      **Facility Area: 28, 500 ft<sup>2</sup>**  
**Project Status: Complete**              **Project Completion Date: 2012**

Hawks Nest Lodge is located on the grounds of Hawks Nest State Park in West Virginia. Hawks Nest HVAC replacement focused on the patron rooms within the lodge but the designs for the public areas were also included to prepare for future funding. A building on the National Register of Historic Places, the replacement had to be accomplished with minimal impact on the building façade and structure. As an ARRA/WVDOE funded project, it had an extremely short design period and delivery requirement.

### Miller Engineering's Role

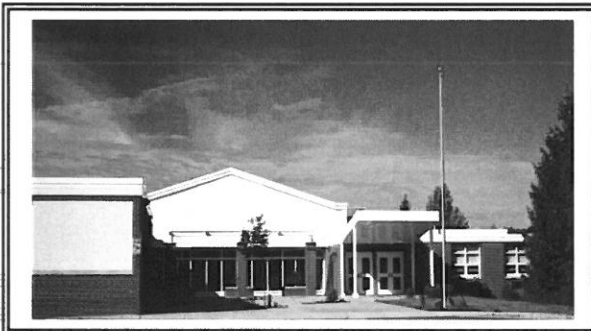
The construction period was shortened by (20%) by the owner after bidding, making our construction administration all the more critical in delivering the project. The funding agency commented that the project was initiated by the owner "much later" than many others but finished first and completely met the requirements of the funding agency. The response has been excellent, the patrons of the lodge immediately began to comment on how much nicer their visits are now than before.

Project Owner	Project Manager	Prime Contractor
West Virginia Department Of Natural Resources 324 Fourth Ave. S. Charleston, WV 25303 Phone: (304) 558-3315	Bradley S. Leslie, PE Assistant Chief State Parks Section 324 Fourth Ave. S. Charleston, WV 25303 Phone: (304) 558-2764 Ext. 51826	Reno Bros, Inc. Eric Mahaffey 3406 43 <sup>rd</sup> St. Box 53 New Brighton, PA 15066 Phone: (724) 843-8000

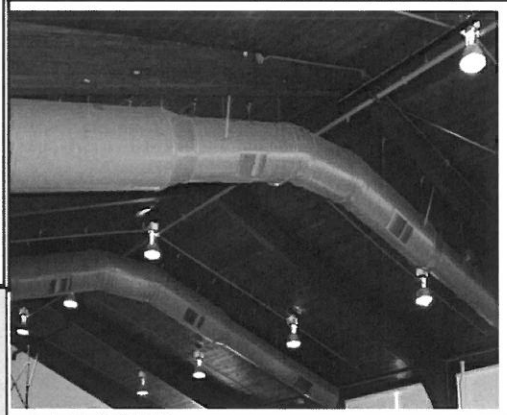


# Cheat Lake Elementary School HVAC and Systems Upgrade

Expression of Interest: GSD146440  
Design Services for Various Maintenance Projects



(Miller Engineering Services)  
Mechanical, Electrical, Plumbing,  
Fire Protection, Fire Alarm, Public  
Address and Clock System



## Background and Project Scope

Total Project Budget: \$5.5M  
MEP Budget: \$1.6M  
Project Status: Complete

Location: Cheat Lake, West Virginia  
Facility Area: 17,000 ft<sup>2</sup>  
Project Completion Date: 2011

Due to growth in the area, the middle school and elementary school are being conjoined into one, expanded elementary school. The once separate structures are now connected by a sky bridge walkway. The occupancy of the building was increased producing a need for upgrades. New air conditioning was added to previously unconditioned areas by commercial-grade roof top units.

The new structure will require systems to be unilateral and upgraded in order to create consistent atmosphere.

## Miller Engineering's Role

Joining two separate structures into one large structure precipitated a need to design new systems while revamping existing systems, and addressing fire safety standards to meet the demands of the owner's new expanded facility. Multiple systems were upgraded and integrated during the project.

Ventilation, electrical, data, and expansion of the sprinkler and fire systems were all addressed. The original steam heating system was replaced, bathrooms were updated, and the gym's air conditioning was improved under this project. Finally, the clock, public address, and intercom systems were updated to serve the new expanded facility. The project's goals were successful and integration of the new cooling system inside the gym was completed with a level of aesthetical value.

The owner is very pleased with the outcome and occupancy satisfaction of the atmosphere in the building has increased.

### Project Owner

Monongalia County Schools  
210 High Street  
Morgantown, WV 26505  
Phone: (304) 276-0669

### Project Manager

Ed McCabe  
Clerk of the Works  
210 High Street  
Morgantown, WV 26505  
Phone: (304) 276-0669

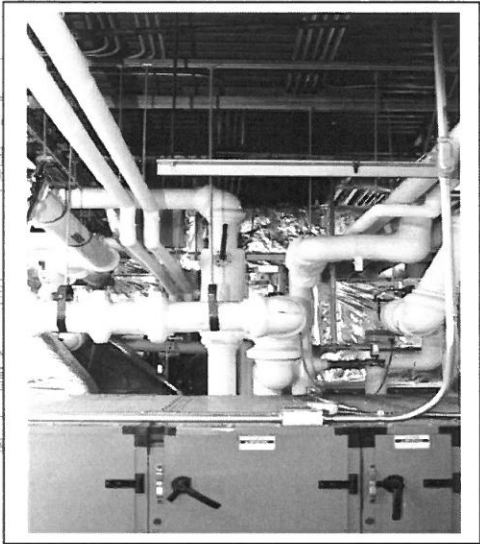
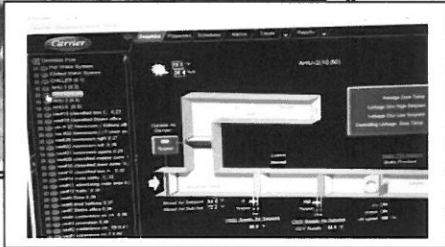
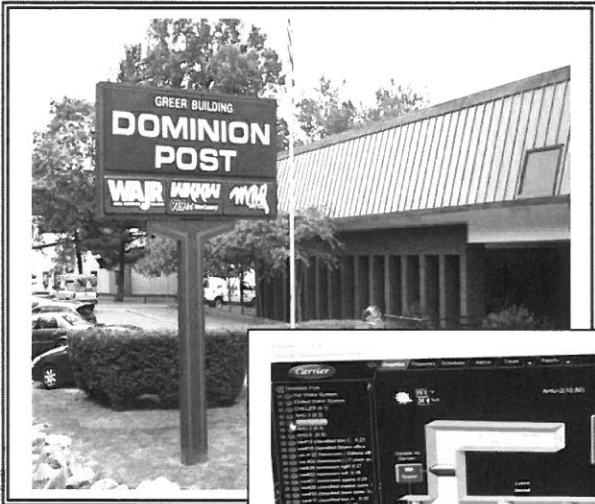
### Prime Contractor

Rycon  
Nick Grguras  
2525 Liberty Avenue  
Pittsburgh, PA 15222  
Phone: (412) 392-2525



# Greer Industries Building HVAC and Systems Upgrade

Expression of Interest: GSD146440  
Design Services for Various Maintenance Projects



(Miller Engineering Services)  
Mechanical and Electrical

## Background and Project Scope

Total Project Budget: \$1.8M  
MEP Budget: \$1.8M  
Project Status: Complete

Location: Morgantown, West Virginia  
Facility Area: 18,000 ft<sup>2</sup>  
Project Completion Date: 2010

The Greer building is home to the Dominion Post newspaper, several local radio stations, and office space for these media entities. Upon construction in 1967, the multi-zone HVAC systems were state of the art. The systems have lasted twice their life expectancy. This project entailed reconfiguring air systems to better serve the floor plan of the building and create consistent atmospheric conditions for its residents; keeping in mind the electronic production needs of the facilities users. Temperature fluctuations throughout the building were extreme and posed issue to its residents.

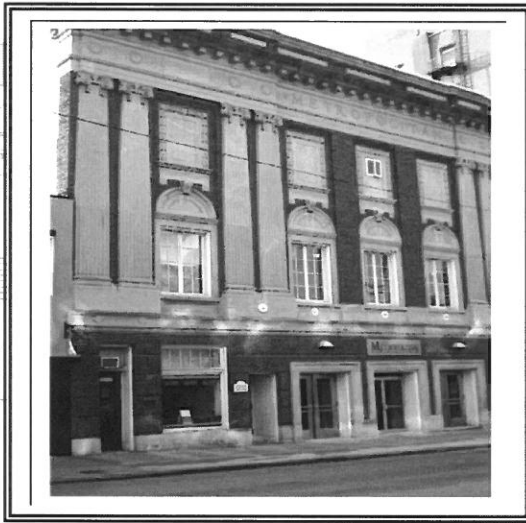
## Miller Engineering's Role

During a field study, Miller learned of HVAC system disintegration, interconnection of air systems between two levels of the building, and the need for the facility to maintain occupancy during the renovation process. The goal of the project was to be a phased approach that integrated, updated, and stabilized temperatures throughout the current floor plan, building levels, and pending office reconfigurations. The main air handling systems, piping, and ductwork were replaced and reconfigured as a necessity to serve the building's multiple levels and floor plans. The project was a success as a newly designed system was implemented into the existing floor plan and devised as scalable for future changes. Thus, temperature control issues were resolved and the residents of the building could enjoy a more consistent, hospitable working environment.

Project Owner	Project Manager	Prime Contractor
Greer Industries, Inc. 1201 Hal Greer Boulevard Morgantown, WV 26508 Phone: (304) 376-2642	Chris Halterman Director of Operations 1201 Hal Greer Boulevard Morgantown, WV 26508 Phone: (304) 376-2642	Delattre Corporation Marty Delattre 505 Hudson Avenue Monongahela, PA 15063 Phone: (724) 258-8571



# Metropolitan Theater HVAC Upgrade



(Miller Engineering Services)  
Mechanical, Electrical and Plumbing

## Background and Project Scope

Total Project Budget: \$325k  
MEP Budget: \$325k  
Project Status: Complete

Location: Morgantown, West Virginia  
Facility Area: 15, 400 ft<sup>2</sup>  
Project Completion Date: 2006

The Metropolitan Theater is a historical structure which is currently being revitalized by the City of Morgantown and a concerned group of citizens. Air condition is required to use the facility throughout the year and to maintain a consistent atmosphere to preserve the structure's unique plaster interior finish and for patrons to enjoy the facility year round.

## Miller Engineering's Role

The Metropolitan Theater underwent an HVAC system upgrade several years ago but work was left unfinished and the budget was expended by a previous contractor. No project record drawings were created. After a field study was concluded, new, independent, HVAC calculations and computer modeling of the building systems were necessitated.

The goal of protecting the historic nature of the theater during system upgrades was paramount. The project entailed design, code upgrades, and the installation of air distribution systems, retrofits of air handling systems, completion of hot water reheat systems, and new control systems utilizing (CO<sub>2</sub>) demand based ventilation. The project was a success and yielded systems with increased energy efficiency. Project record drawings were created, renovations enhanced the facility utilization, and the historic landmark's integrity was left intact.

### Project Owner

BOPARC of Morgantown  
797 E. Brockway Avenue  
Morgantown, WV 26501  
Phone: (304) 296-8356

### Project Manager

Mark Wise  
BOPARC  
797 E. Brockway Avenue  
Morgantown, WV 26501  
Phone: (304) 296-8356

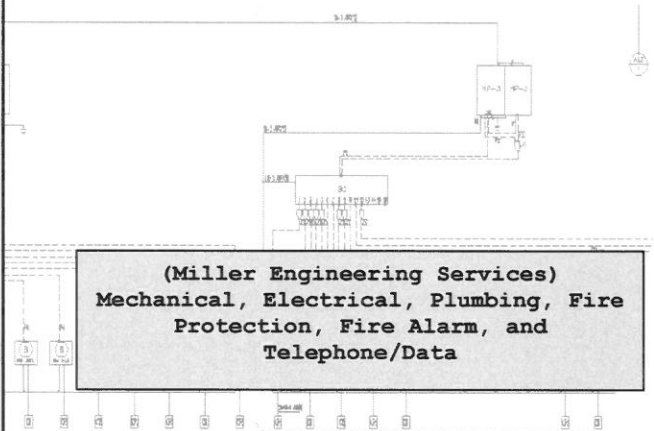
### Prime Contractor

Suburban Plumbing and  
Heating  
Tom Turner  
240 Scott Avenue #3  
Morgantown, WV 26508  
Phone: (304) 216-5570



# WVU - Chestnut Ridge Research Building HVAC Upgrade

Expression of Interest: GSD146440  
Design Services for Various  
Maintenance Projects



(Miller Engineering Services)  
Mechanical, Electrical, Plumbing, Fire  
Protection, Fire Alarm, and  
Telephone/Data

## Background and Project Scope

Total Project Budget: \$610k  
MEP Budget: \$185k  
Project Status: Complete

Location: Morgantown, West Virginia  
Facility Area: 5,700 ft<sup>2</sup>  
Project Completion Date: 2009

The renovation of previous storage space into usable office and conference space was the goal of this project. The owner sought an aesthetic, structural and architectural appropriate, concealed mechanical system integrated into the structure's existing space. The existing systems were to be recycled and incorporated into the renovation to minimize expense.

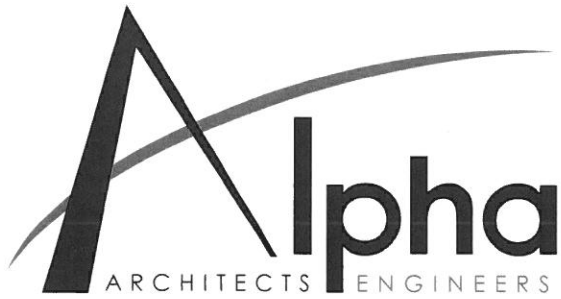
## Miller Engineering's Role

The project required the installation of a new HVAC system to serve the (5<sup>th</sup>) and (7<sup>th</sup>) floors of this building. A new air system was installed in the space while incorporating a rooftop condenser. During a field study, the need for a hot water system was discovered and resulted in re-piping the existing building's hot water system to increase heating capacity. Electrical and plumbing systems were developed to support the retrofit of this building. The air system incorporated enthalpy-based, outside air economizer and (CO<sub>2</sub>) control of ventilation for increased energy efficiency. The mechanical, electrical, and plumbing systems had to be concealed were appropriate and work around existing building systems, such as roof drain leaders and space constraints. Engineered solutions were critical to achieve the HVAC upgrade without affecting the building's structural or load capacity. Extensive detailing of system components and aggressive construction management combined to bring this highly successful project to completion.

Project Owner	Project Manager	Prime Contractor
West Virginia University 979 Rawley Lane Morgantown, WV 26506	John Summers WVU Facilities Management PDC 979 Rawley Lane Morgantown, WV 26506 Phone: (304) 293-7773	Landau Building Company Alex Dixon 9855 Rinaman Road Wexford, PA 15090 Phone: (724) 935-8800







## REFERENCES

**Jim King**  
**WV Higher Education Policy Commission**  
1018 Kanawha Blvd, East  
Charleston, WV 25301  
304-558-0281

**Belinda Rollins**  
**WV Department of Public Transit**  
446 Novak Drive  
Martinsburg, WV 25404  
304-263-0876

**Kevin Kilinsky**  
**West Virginia University**  
P.O. Box 6572  
Morgantown, WV 26506  
304-293-4841

**Leonard Lewis**  
**WVU Robert C. Byrd Health Sciences Center**  
PO Box 9004  
Morgantown, WV 26506  
304-293-6924

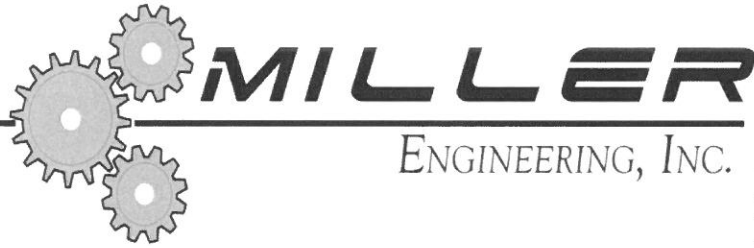
**Brad Leslie**  
**WV DNR**  
324 4<sup>th</sup> Street  
South Charleston, WV 25303  
304-558-2764

“Alpha Associates is one of the best architectural, engineering, and surveying firms we have dealt with. I commend them for their design excellence and professionalism. They are an easy company to work with, creative and innovative in their approach, and always available to answer questions.”

**Frank Blackwell,**  
**Wyoming County Schools**

Every aspect and detail of your planning, coordination, and completed projects have been exceptional and outstanding in every regard.

**Robert Hammel, Former Director**  
**Morgantown Municipal Airport**



*We provide Solutions. You can expect Excellence.*

**REFERENCES**

<b>Project Name/ Description</b>	<b>Contact</b>	<b>Address</b>	<b>Phone</b>
<b>Hawk's Nest Lodge HVAC Upgrade</b>	<b>Bradley S. Leslie, PE</b> Assistant Chief	State Parks Section 324 Fourth Ave. S. Charleston, WV 25303	(304) 558-2764
<b>Cheat Lake Elementary School HVAC and Systems Upgrade</b>	<b>Ed McCabe</b> Clerk of the Works	210 High Street Morgantown, WV 26505	(304) 276-0669
<b>Greer Industries Building HVAC and Systems Upgrade</b>	<b>Chris Halterman</b> Director of Operations	1201 Hal Greer Boulevard Morgantown, WV 26508	(304) 376-2642
<b>Metropolitan Theater HVAC Upgrade</b>	<b>Mark Wise</b> Project Manager	BOPARC 797 E. Brockway Avenue Morgantown, WV 26501	(304) 296-8356
<b>WVU - Chestnut Ridge Research Building HVAC Upgrade</b>	<b>John Summers</b> Project Manager	Management PDC 979 Rawley Lane Morgantown, WV 26506	(304) 293-7773