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WV PURCHASING  
DIVISION



## New District VI Office Complex

West Virginia Division of Natural Resources  
Solicitation CE01 0310 DNR190000001



Sealed Bid: A/E Services for New  
District VI Office Complex

Buyer: Brittany Ingraham

Solicitation No.: CE01 DNR1900000010

Bid Opening Date: April 30, 2019

Bid Opening Time: 1:30 PM EDT

**PARADIGM ARCHITECTURE**

29 April 2019

Ms. Brittany Ingraham  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Re: **WV DNR District 6 Proposed Office Complex**  
Request for Proposals for  
West Virginia Division of Natural Resources

Dear Ms. Ingraham:

Paradigm Architecture Inc. is pleased to submit our proposal for Architectural/Engineering Services for the New District VI Office Complex. We feel we are uniquely qualified having the experience of working with the Division of Natural Resources (DNR) for more than ten years as well as our project specific experience with office buildings and laboratory facilities.

We have worked closely with the Division of Natural Resources for the Canaan Resort and Cacapon Resort State Parks. In 2013, the Canaan Resort Lodge, with its 160 rooms, grand lobby and updated public areas, was completed. Cacapon Resort Lodge Expansion is currently under construction with 79 additional guest rooms and renovating the existing guest rooms. During our years of experience working with the DNR, we have developed effective working relationships with individuals in the agency.

Paradigm's experience also encompasses a wide range of project types that include office buildings and laboratory facilities as showcased in our experience provided in the Projects Section of this Expression of Interest. We previously completed the U. S. Department of Agriculture Office Building for the General Services Administration and an office and records storage facility for the Office of Legacy Management for the U. S. Department of Energy both in Morgantown. Both are LEED certified. We designed a state-of-the-art office building and manufacturing facility for Pillar Innovations in 2011 which included a research and development laboratory space. Our laboratory facility experience highlights the West Virginia University Greenhouse & Labs and the new Science Wing Fit-Up & Lab Classrooms for West Virginia University in Parkersburg.

We have assembled a team of West Virginia-based professionals with appropriate project experience and ability to complete these projects. We have included the services of Miller Engineering of Morgantown to provide Mechanical, Electrical, and Plumbing services. Allegheny Design Services will provide Structural Engineering and Ascent Consulting & Engineering will provide Site and Civil Engineering.

We understand the emphasis that you have placed on communication and adherence to budget and schedule. In our proposal, we have addressed these issues in detail and provided a history of our performance. We would encourage you to contact our references and verify our performance on previous projects.

Thank you again for the opportunity to submit this proposal and we look forward to working with the DNR to complete this very important project.

Best regards,



Paul A. Walker, AIA, President

2223 Cheat Road | Suite 300  
Morgantown, WV 26508  
T 304.284.5015 | F 304.284.5014

2450 Valleydale Road | Suite 150  
Birmingham, AL 35244  
T 205.403.2742 | F 205.403.2743

## Table of Contents |

Paradigm Qualifications & Experience

Approach & Methodology

Resumes | Certs | Staff Plan | References

Experience

Ascent Consulting & Engineering - Civil

Allegheny Design - Structural

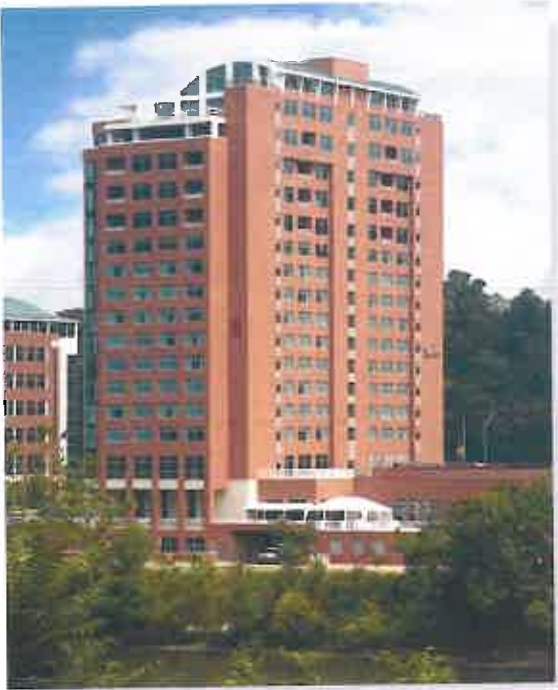
Miller Engineering- MEP

Executed Documents



## Paradigm Qualifications & Experience





Two Waterfront Place

## Firm History

**Paradigm Architecture** was formed in October of 2000 by a group of likeminded individuals who believe that architecture provides the opportunity to practice the career that we love. We as individuals and as team members of a firm have a responsibility to exhibit that passion in the manner in which we live our lives.

We chose the name Paradigm because it means a model that serves as an example.

This represents our highest ideals...

**that our architecture would serve as an example**

**that our client service would serve as an example**

**that our service to our God would serve as an example.**

Originally established in Birmingham, Alabama, Paradigm Architecture expanded in 2002 by opening an office in Morgantown, West Virginia. Our staff of ten includes five registered architects, three architectural technicians, and two administrative assistants.

It is our belief that we should assemble consultants that are uniquely skilled to satisfy the particular requirements of a project. We have close professional relationships with many engineers and specialized consultants and choose those that we feel will best serve the technical specialization, location of the work and sometimes even personality of the client. We choose not to work with firms who do not share our commitment to service and quality.



West Virginia University Mountaineer Station

## Firm Profile

Paradigm by definition means an example that serves as pattern or model. The goal of Paradigm Architecture is to be an example in client service, design quality, and technical proficiency. We practice architecture. For every project, Paradigm works closely with the unique requirements of the particular client to design a structure that reflects both the appropriate image and proper function to optimize the working or living environment.

### EXPERIENCE

Paradigm Architecture has experience in a broad range of project types. This work includes private individual, corporate, governmental, educational, and institutional clients.

#### Healthcare | Institutional

Medical and retirement life care projects dominate our staff's institutional portfolio. Medical projects include outpatient surgery centers, patient care rooms, emergency medicine, surgery suites, labor & delivery suites, Magnetic Resonance Imaging, X-ray diagnostic services, and heart catheterization spaces for hospital clients, radiation and chemotherapy treatment areas in cancer centers, and professional office space for private physicians. Retirement life care facilities range from independent elderly housing and assisted living facilities to full nursing care centers.

#### Educational

Higher Educational experience includes administrative office space, parking facilities, student housing, libraries, student centers, athletic facilities, classrooms, and research laboratory facilities. We have worked on campuses that include: West Virginia University, Fairmont State University, Davis and Elkins College, The College of West Virginia, Hampden Sydney College, Wake Forest University, Ayers State Technical College, The University of North Carolina at Greensboro, and The University of Alabama at Birmingham. Paradigm's staff has also been involved in educational facilities at the elementary and high school level including new and renovated buildings.

*Morgantown Area Chamber of Commerce*  
*2019 – Small Business of the Year Award*  
*Morgantown, WV*

*Mylan Park Foundation*  
*2018 – George R. Farmer, Jr. Award*  
*Morgantown, WV*

*Alabama Masonry Institute*  
*2004 – Top Block Award*  
*Russell Professional Office Building III*  
*Alexander City, AL*

*Main Street Morgantown*  
*2008 – Best New Construction Award*  
*Marina Tower, Morgantown, WV*

*2008 – Best New Office Award*  
*Spilman Thomas Battle, Morgantown, WV*  
*Pittsburgh Corning Glass Block*

*2004 – Circle of Design Excellence Award*  
*Lightning Strikes Family Fun Center*  
*Trussville, AL*

*West Virginia American Institute of Architects*  
*2010 – Honor Award*  
*Upper Monongahela River Center*  
*Morgantown, WV*

*2010 – Merit Award*  
*West Virginia University*

*Transportation Center & Garage*  
*Morgantown, WV*

*International Parking Institute Awards of Excellence*  
*2011 – Honorable Mention*

*Mountaineer Station (WVU Transportation Center)*  
*Morgantown, WV*



WVU Honors Dorm

***Excellence in Construction by the  
Associated Builders & Contractors, Inc.***

- 2014 - WVU College Park  
Morgantown, WV***
- 2010 – Morgantown Event Center  
Morgantown, WV***
- 2010 – GSA USDA Office Building  
Morgantown, WV***
- 2010 – WVU Transportation Center and Garage  
2007 – Waterfront Marina  
Morgantown, WV***
- 2007 – Chestnut Ridge Church  
Morgantown, WV***
- 2004 – Madden Student Center  
Davis & Elkins College  
Elkins, WV***
- 2004 – Two Waterfront Place Hotel  
& Conference Center  
Morgantown, WV***
- 2003 – The Jackson Kelly Building  
Morgantown, WV***
- 2001 – Russell Cancer Center  
Alexander City, AL***

### **Master Planning**

Paradigm Architecture has successfully completed master planning for the Waterfront Development and Trinity Christian School in Morgantown, Avery Court in Parkersburg, and Glade Springs Resort in Daniels. In addition, we have performed master planning for Asian Plaza in Birmingham, AL, and have recently updated the master plan for Russell Medical Center in Alexander City, AL, as well as the West Virginia School of Osteopathic Medicine in Lewisburg, WV.

### **Corporate**

Paradigm has designed entire office buildings as well as tenant fit-up spaces for clients such as Jackson Kelly PLLC, A.G. Edwards, Acordia, Petroplus & Associates Inc., National Biometric Security Project, Simpson & Osborne, DMJM Harris, and the West Virginia University Foundation. Projects also include banking regional and branch offices.

### **Governmental**

Members of Paradigm have been involved in projects for the Federal Government in Charleston and Clarksburg, West Virginia. These commissions were awarded through design competitions and involved office space for Social Security, the Federal Bureau of Investigation, the Drug Enforcement Agency, the Small Business Administration, and hearing rooms for SSA Hearings and Appeals. Paradigm is also currently involved in several projects for the GSA in the Morgantown area.

### **Food Service**

We have been privileged to design many food service facilities. These include private restaurants as well as large, full service commercial catering kitchens and banquet facilities. Examples include Two Waterfront Place Hotel and Conference Center, Morgantown Event Center, Regatta Bar and Grille, Boatouse Bistro, Sargasso Restaurant, Trussville Family Center, and Shono's Restaurant.

### **Hospitality/Multi-Family Housing**

Our multi-family housing experience spans a variety of client types including student dormitories, hotel project, elderly housing, and private residential including single family homes, townhouses, and high end condominiums. West Virginia University Downtown Housing, the Condominiums at Two Waterfront Place in Morgantown, WV, as well as the Glade Springs Resort and Conference Center in Daniels, WV, are a few examples



## Approach & Methodology







Marina Tower and Upper Monongahela River Center

## Approach & Methodology

We understand that communication is fundamental to a successful client relationship and project. We feel that over the years we have worked hard at exercising clear communication skills and it has translated into repeat work with many clients. A record repeat clients is included with this submittal. The following steps and tools are identified to as the means by which we plan to maintain clear communication with the Division of Natural Resources (DNR).

### Planning / Programming Tools

Paradigm believes that defining the problem is the single most important step towards designing and constructing a successful facility. This will be the ultimate purpose of a program of requirements. Paradigm uses a strongly interactive programming process that engages multiple project stakeholders in open communication. This programming methodology depends on interaction and exchange within a systematic process of establishing goals, collecting facts, uncovering concepts, determining needs, and stating the problem.



United States Department of Agriculture

### **Establishing a Project Schedule**

With the Program completed, we will assist with establishing a Project Schedule. This will include the timeframe for the completion of the drawings and specifications as well as the projected Bidding period. Included in the process will be the submittal to the West Virginia State Fire Marshal's office for plans review. Finally, we will include the projected construction schedule with dates for Substantial and Final Completion.

### **Communication at the Highest Level**

Paul A. Walker, AIA, NCARB, has served as Principal-in-Charge of the Cacapon Project since the original award in 2008. He understands the requirements of the project and is committed to a successful completion. Paul is available at any time to address issues or answer questions related to any aspect of the project from design through construction. This is the policy we practiced during the Canaan project and are committed to the same with the DNR proposed Office Complex. Todd Christopher will be the Project Manager who will be continually active on the project and equally able to respond to concerns. This applies to our engineering consultants as well.

### **Regular Meetings**

We have determined that regular meetings are critical to keeping communication fresh and maintaining accountability. We would propose meeting at two-week intervals. This applies to design and construction.

### **Utilize Tools of Technology**

Tools of Technology offer opportunities to provide clarity and access to project information and thereby improve communication. We have utilized Building Information Modeling (BIM) for nearly a decade. BIM models are easily converted to AutoCAD-formatted files. This project documentation software also provides easy generation of 3D images to help communicate design intent. We use Sketch-Up Software for design studies. This program also yields informative images. Project Management software such as Procore or Newforma are becoming common in the industry and we routinely use these on projects. All of these tools have the potential to improve communication but often the best is simply picking up the telephone. We use this as well.

Paradigm Architecture is committed to serving the DNR and clearly communicating all aspects of the work during the Planning, Construction Document, Bidding, and Construction Administration Phases.



Fairmont State University Hardway Hall

## Project Budget History

Project	Construction Value	Final Construction Value	% Over Base Bid	Comments
Beitzel Corporation Corporate Headquarters	\$3,800,000	\$4,250,000	12%	Owner-Requested Additions - 5,000 SF Basement & Plaza
City of Trussville Greenway Project - Phase 2	\$337,123	\$352,123	4%	Site Conditions
Coyote Logistics	\$950,000	\$1,100,000	16%	Unknown existing conditions in existing structure caused increase
Enterprise Rent-A-Car Operations Office Renovation	\$787,503	\$840,325	7%	75% Owner-Requested Existing Conditions
Marina Tower	\$11,300,000	\$11,800,000	3%	
Morgantown Event Center	\$22,000,000	\$25,500,000	16%	Owner-Requested Changes
Morgantown Event Center Garage	\$4,800,000	\$4,850,000	1%	Owner-Requested Changes
Pillar Innovations Office Building/Warehouse	\$1,800,000	\$1,860,000	3%	
Sunnyside Commons Student Housing	\$33,000,000	\$36,000,000	9%	
The Foundary - Men's Dorm	\$815,000	\$849,000	4%	Site Conditions
The Foundary - Women's & Children's Center Renovation	\$1,000,000	\$1,000,000	0%	
University Park Student Housing	\$74,000,000	\$73,000,000	-1%	
University Place Parking Garage	\$15,600,000	\$16,502,000	6%	Owner-Requested Changes
US DOE	\$10,700,000	\$10,900,000	2%	Site Conditions; Miscellaneous Interior Issues
USDA	\$7,500,000	\$7,600,000	1%	Owner-Requested Changes
Waterfront Marriott	\$14,300,000	\$16,300,000	14%	Upgrading for Life Safety; Owner-Requested Changes
WVU College Park Student Housing	\$36,000,000	\$36,900,000	0%	
WVU Downtown Student Housing	\$17,600,000	\$17,500,000	-1%	
WVU Parkersburg - Phase 1 (shell)	\$992,000	\$1,032,000	4%	
WVU Parkersburg - Phase 2 (fitup)	\$999,000	\$1,024,000	3%	
WVU Parkersburg - Phase 3 (casework)	\$399,000	\$413,000	4%	
WVU Transportation Center	\$14,500,000	\$15,000,000	3%	



Chestnut Ridge Church | Morgantown

## Project Construction Period History

Project	Scheduled Completion Date	Actual
Beitzel Corporation Corporate Headquarters	July 2015	June 2015
Cacapon Resort State Park Lodge Expansion	TBD	TBD
Canaan Valley Resort State Park Renovations/Additions	October 2014	October 2014
City of Trussville Greenway Project - Phase 2	May 2008	May 2008
Coyote Logistics	March 2015	March 2015
Enterprise Rent-A-Car Group Operations Office Renovation	April 2009	April 2009
Marina Tower	October 2008	October 2008
Morgantown Event Center	February 2010	April 2010
Morgantown Event Center Garage	December 2009	February 2010
Pillar Innovations Office Building/Warehouse	September 2011	November 2011
U Club Sunnyside Student Housing	August 2016	August 2016
The Foundary - Men's Dorm	June 2016	June 2016
The Foundary - Women's & Children's Center Renovation	October 2009	October 2009
University Park Student Housing	August 2015	August 2015
University Place Parking Garage	September 2015	November 2015
US DOE	August 2009	September 2009
USDA	August 2009	August 2009
Waterfront Marriott	May 2017	May 2017
WVU College Park Student Housing	August 2014	August 2014
WVU Downtown Student Housing	May 2009	August 2009
WVU Parkersburg - Phase 1 (shell)	August 2013	August 2013
WVU Parkersburg - Phase 2 (fitup)	May 2014	June 2014
WVU Parkersburg - Phase 3 (casework)	May 2014	June 2014
WVU Transportation Center	October 2009	October 2009



Morgantown Waterfront Development

## Project Construction Period Plan

### Establishing a Project Schedule

Once the Program is completed, we will assist with establishing a Project Schedule. This will include the timeframe for the completion of the drawings and specifications as well as the projected Bidding period. Included in the process will be the submittal to the West Virginia State Fire Marshal's office for plans review. Finally, we will include the projected construction schedule with dates for Substantial and Final Completion.

### Step 1

Meeting a schedule for construction begins with identifying a completion date for drawings and specifications. In the case of this project, the design and document schedule must account for design revisions as directed by the Owner, completion of the construction documents and adequate time for both the update of the initial cost estimate and the final estimate prior to bidding. Time for meetings to review and approve these estimates must be allocated as well as resubmittal to the West Virginia State Fire Marshal's office. There should also be some contingency in the schedule for any changes or modifications based on cost or program changes. Discussion must include winter weather impact on overall schedule and liquidated damages.

### Step 2

We will work with the timeframe identified by the West Virginia Purchasing Division for the bidding process. Advertisement of bids, mandatory pre-bid meeting, deadline for questions, issuance of Addenda, receipt of bids, review and award must be determined. We recommend that a contingency of time be budgeted to accommodate any unforeseen issues that arise during the bidding. Finally, there must be time scheduled for award of the contract by the State.

Marina Tower





### Step 3

With the award of the construction contract, we will work with the contractor to establish a number of practices to make the project efficient.

- a. Establish a regular schedule for on-site meetings at two-week or bi-monthly intervals.
- b. Determine process for shop drawing submittals: Newforma, Procore, or other.
- c. Determine process for Request for information submittals.
- d. Establish Pay Application review and approval process.
- e. Identify a communication process to assure smooth operation of the existing ledge.

We understand that prompt action on the part of the design team and Owner is critical to steady progress by the Contractor. To that end, we strive to provide quick review of shop drawings and Requests for Information. We also want Owners to be aware of issues that require their action. It is also imperative that the Contractor produce a project schedule with critical path items and that the schedule be reviewed and updated at every project meeting. Accountability for recovery in the schedule must be maintained.

The Canaan Resort was an example of scheduling to deliver a project under challenging circumstances. Due to the extreme winter weather conditions, the project was ultimately separated into three bid packages. Early demolition of an old lodging building cleared the way for new construction. The second phase completed the grading, foundations, and structural steel prior to the harsh winter. This allowed the remaining construction documents to be completed, bid, and awarded for early Spring construction. With the steel in place, the construction moved quickly and the new additions were under roof prior to the next winter season.

Many of our recent projects have had completion dates that had to be maintained under any circumstance. Most of these were university student housing projects that involved leases established by the Fall Semester calendar. Under these circumstances, the projects had to be ready for occupancy or there would be significant financial hardship for the Owner. We have been able to successfully deliver these projects which include College Park (\$32M), University Park (\$75M) and UClub Sunnyside (\$35M).



Resumes | Certifications  
Staffing Plan | References



# Paul A. Walker, AIA

## Principal-in-Charge | Design Architect

Paul has 37 years of experience as an architect and received his registration in 1986. He became a business owner in October 2000 when he created Paradigm Architecture. Paul's design responsibilities include programming, development of construction documents, project management, and construction administration. Among the variety of projects he has designed and supervised are: hospitality, medical, commercial, corporate, educational, governmental, industrial, institutional, recreational, religious, and residential. The scope of projects ranges from a few thousand dollars to over 78 million dollars.

## Experience

Pillar Innovations Office Building  
& Manufacturing/Lab Facility  
Morgantown, West Virginia

West Virginia University - Parkersburg  
New Science Wing Fit-Up & Lab Classrooms  
Parkersburg, West Virginia

West Virginia University Greenhouse & Labs  
Morgantown, West Virginia

The General Services Administration for the  
U. S. Department of Agriculture Office Building  
Morgantown, West Virginia

Marina Tower Office Building  
Morgantown, West Virginia

Jackson Kelly Office Building  
Morgantown, West Virginia

U. S. Department of Energy  
Office of Legacy Management Records  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

One Waterfront Place Space Planning  
Morgantown, West Virginia

Monongalia General Hospital - Multiple Renovations  
Hazel Ruby McQuain Family Birth Center  
Major Lab Renovation  
Morgantown, West Virginia

### Education

Bachelor of Architecture  
University of Tennessee  
Knoxville, 1982

### Affiliations

American Institute of Architects  
NCARB [REDACTED]

### Registrations

West Virginia [REDACTED]  
Alabama [REDACTED]  
Florida [REDACTED]  
Georgia [REDACTED]  
Maryland [REDACTED]  
North Carolina [REDACTED]  
Pennsylvania [REDACTED]  
South Carolina [REDACTED]  
Tennessee [REDACTED]  
Virginia [REDACTED]



# The West Virginia Board of Architects

certifies that

**PAUL A WALKER**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2019.*



A handwritten signature in blue ink, reading "Emily Papadopoulos".

---

Board Administrator

# Todd G. Christopher, AIA

## Project Manager

Todd's responsibilities have included development of construction documents and drawings, project management, marketing presentations, bidding procedures, and construction administration. He has a combined 17 years of experience in commercial, corporate, hospitality, educational, performing arts, healthcare, continuing care retirement communities, laboratories, industrial, institutional, sports facilities, and multi-family residential. and joined Paradigm Architecture in February 2009.

## Experience

Pillar Innovations Office Building  
& Manufacturing/Lab Facility  
Morgantown, West Virginia

West Virginia University - Parkersburg  
New Science Wing Fit-Up & Lab Classrooms  
Parkersburg, West Virginia

West Virginia University Greenhouse & Labs  
Morgantown, West Virginia

The General Services Administration for the  
U. S. Department of Agriculture Office Building  
Morgantown, West Virginia

Marina Tower Office Building  
General Services Administration Office Space  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Monongalia General Hospital - Multiple Renovations  
Hazel Ruby McQuain Family Birth Center  
Major Lab Renovation  
Morgantown, West Virginia

West Virginia University Mountaineer Station  
Expansion and Addition  
Morgantown, West Virginia

### Education

Master of Architecture  
Virginia Polytechnic Institute &  
State University  
Blacksburg, 2002

Bachelor of Science  
in Engineering Technology  
Fairmont State College  
Fairmont, WV, 1999

### Affiliations

American Institute of Architects  
NCARB [REDACTED]

### Registrations

West Virginia [REDACTED]  
North Carolina [REDACTED]

# The West Virginia Board of Architects

certifies that

**TODD G. CHRISTOPHER**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2019.*



A handwritten signature in blue ink, reading "Emily Papadopoulos".

---

Board Administrator

# David H. Snider, AIA

## Specifications | Quality Control

Mr. Snider graduated from Auburn University with a degree in architecture and practiced in North Carolina before returning to his hometown of Birmingham, Alabama. As one of the founding members he has spent the last 19 years of his 35-year career with Paradigm Architecture. His responsibilities with Paradigm Architecture have included project management, construction documents, contract administration, and writing specifications. Project experience includes hospitality, educational, healthcare, churches, libraries, schools, historic office buildings, airports, and commercial facilities. David has extensive experience with healthcare facilities throughout the duration of his entire career and currently manages open-end contracts with Russell Medical Center and Lanier Memorial Hospital. These project types include cancer centers, medical office buildings, physical therapy, assisted living facilities, and major hospital renovations.

## Experience

West Virginia University - Parkersburg  
New Science Wing Fit-Up & Lab Classrooms  
Parkersburg, West Virginia

Russell Medical Center Office Building #3  
Alexander City, Alabama

Marina Tower Office Building  
Morgantown, West Virginia

Jackson Kelly Office Building  
Morgantown, West Virginia

U. S. Department of Energy  
Office of Legacy Management Records  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

One Waterfront Place Space Planning  
Morgantown, West Virginia

Monongalia General Hospital - Multiple Renovations  
Hazel Ruby McQuain Family Birth Center  
Major Lab Renovation  
Morgantown, West Virginia

Russell Medical Center Office Building #4  
Alexander City, Alabama

### Education

Bachelor of Architecture  
Auburn University  
Alabama, 1984

Roofing Technology  
The Roofing Industry  
Educational Institute, 1995

### Affiliations

American Institute of Architects

# Tyler B. Etris, AIA

## Architect | Design | Production

Tyler's responsibilities have included development of schematic design, design development, and construction drawings. Since joining Paradigm in 2007, Tyler has aided in the design of projects, when combined, add up to be over \$200 million. He also provides marketing support for proposals and presentations. Project types have included healthcare, commercial, corporate, educational, hospitality, institutional, multi-family housing and retail.

## Experience

West Virginia University Greenhouse & Labs  
Morgantown, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Canaan Valley Resort State Park Lodge Renovations & Additions  
Davis, West Virginia

West Virginia University Health Sciences Center  
Physical Therapy | Occupational Therapy Renovation  
Morgantown, West Virginia

West Virginia University Health Sciences Center  
Museum Renovation  
Morgantown, West Virginia

West Virginia University B&E Startup Engine & Accelerator Space  
Morgantown, West Virginia

West Virginia University Coliseum  
Visitors' Center Renovation  
Morgantown, West Virginia

West Virginia University School of Pharmacy  
Lab Renovation  
Morgantown, West Virginia

Mountaineer Wellness & Education Complex - Aquatic/Track Facility  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

### *Education*

*Bachelor of Architecture  
College of Architecture  
NAAB Accredited Program  
University of Tennessee  
Knoxville, 2011*

*Krakov Polytechnic University  
Krakow, Poland  
Spring, 2010*

### *Affiliations*

*American Institute of Architects  
First United Advisory Group*

### *Registrations*

*West Virginia* [REDACTED]

# The West Virginia Board of Architects

certifies that

**TYLER BLAKE ETRIS**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2019.*



A handwritten signature in blue ink, reading "Emily Papadopoulos".

Board Administrator

# Steve Konya

## Construction Administration

Steve's responsibilities have included development of construction drawings and documents, construction administration, project management tasks, marketing, and photography. He has a combined 23 years of experience in commercial architecture and has been with Paradigm Architecture for 14 years. Project types have included commercial, recreational, corporate, educational, hospitality, institutional, and retail.

## Experience

The General Services Administration for the  
U. S. Department of Agriculture Office Building  
Morgantown, West Virginia

Marina Tower Office Building  
Morgantown, West Virginia

West Virginia University Greenhouse & Labs  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

West Virginia University Oglebay Hall  
Forensics Lab Facilities Renovation  
Morgantown, West Virginia

Glade Springs Resort & Conference Center  
Daniels, West Virginia

West Virginia University Aquatics Lab Renovation  
Morgantown, West Virginia

West Virginia University Mountaineer Station  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

Mountaineer Wellness & Education Complex - Aquatic/Track Facility  
Morgantown, West Virginia

West Virginia University Medicine Residential Treatment Facility  
Morgantown, West Virginia

## Education

*Bachelor of Science  
in Engineering Technology  
Fairmont State College  
Fairmont, West Virginia  
1996*

# Aaron White

## Senior CAD/BIM Manager | Production

Mr. White's responsibilities have included development of construction drawings and documents and project management tasks. He has a combined 17 years of experience in commercial architecture and has been with Paradigm Architecture for 11 years. Project types have included renovations, healthcare, commercial, corporate, educational, hospitality, institutional, residential, and retail.

## Experience

**National Oceanic and Atmospheric Administration Cyber Security Operations Center Expansion**  
Fairmont, West Virginia

**Canaan Valley Resort State Park Renovations & Additions**  
Davis, West Virginia

**Cacapon Resort State Park Lodge Expansion**  
Berkeley Springs, West Virginia

**General Services Administration  
Federal Bureau of Investigation  
Third Floor Renovations**  
Clarksburg, West Virginia

**Marina Tower - WVU Administrative Offices Tenant Upfit  
Second and Fourth Floors**  
Morgantown, West Virginia

**Marina Tower - KCI Technologies Tenant Upfit**  
Morgantown, West Virginia

**Marina Tower - GSA Mollohan Tenant Upfit**  
Morgantown, West Virginia

**West Virginia University Mountaineer Station**  
Morgantown, West Virginia

**Mountaineer Wellness & Education Complex - Aquatic/Track Facility**  
Morgantown, West Virginia

**Morgantown Event Center and Parking Garage**  
Morgantown, West Virginia

*Education  
Computer-Aided  
Drafting/Design  
Morris County Vocational  
Technical School  
Denville, New Jersey, 1990*



## References

### **Mr. Brad Calandrelli**

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High Technology Foundation  
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1399 Stewartstown Road, Suite 200  
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### **Mr. John Sommers**

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Design and Construction Services  
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### **Mr. Rich Lane**

Petroplus & Associates, Inc.  
Platinum Properties  
Two Waterfront Place, Suite 1201  
Morgantown, WV 26501  
(304) 234-5000  
Lane@petropluslane.com

### **Mr. Brian Johnson**

Bright Enterprises  
for Glade Springs Resort  
PO Box 460  
Summersville, WV 26651-0460  
(304) 284-3000 Ext. 219  
bjohnson@brightwv.com

# Paradigm Organization Chart



**Paul A. Walker, AIA**  
Principal-in-Charge | Design Architect  
Relationship Manager

**David H. Snider, AIA**  
Project Management  
Quality Control  
Specifications

**Tedd G. Christopher, AIA**  
Project Management  
CAD/BIM Production  
Construction Administration

**Grant T. Gramstad, AIA**  
Project Management  
Project Design  
Construction Administration

**Tyler B. Etris, AIA**  
Design Architect | Interiors  
CAD/BIM Production  
Renderings | Graphic Design

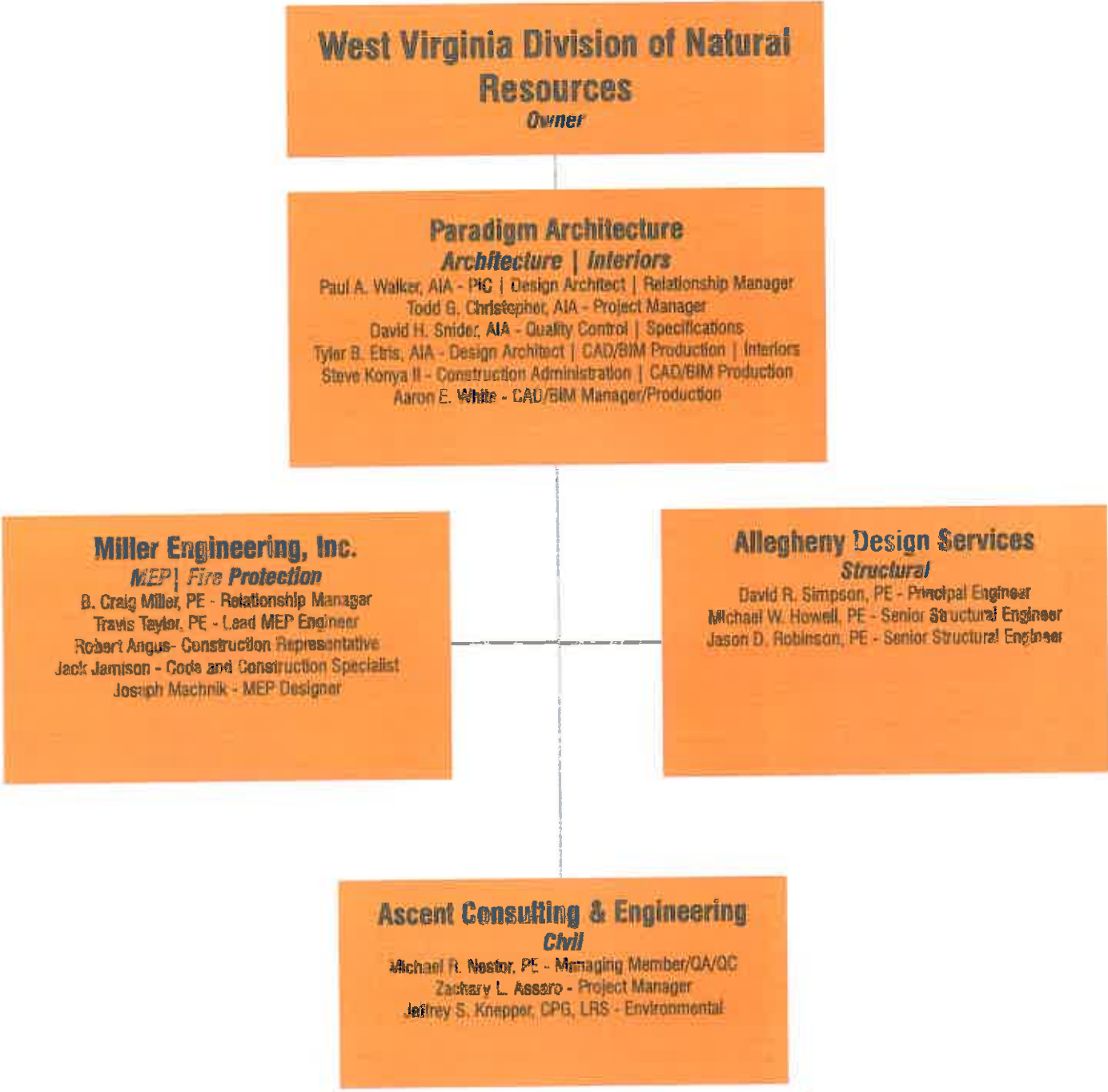
**Steve Konya II**  
Architectural Support  
CAD/BIM Production  
Construction Administration

**Aaron E. White**  
BIM Manager  
CAD/BIM Production

**David S. Smith**  
CAD/BIM Production  
Animations | Renderings

**Sheryl J. Snider**  
Administrative Assistant  
Marketing

# Team Organization Chart



Paradigm - ('pær-ə-dīm)n. An example that serves as **pattern** or **model**

## References

### **Mr. Brad S. Leslie**

WV Department of Natural Resources  
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(304) 284-5000  
Lane@petropluslane.com



## Experience





**Program/Goals:** Provide a new facility to house the various agencies of the United States Department of Agriculture housed in the Federal Building in downtown Morgantown. Support groups such as Information Technology and the Tri-Ag Federal Credit Union will be located in the new facility as well. The program required Federal security standards related to the building, roads, and parking area. Common areas were required for conference/training rooms, break room, mail room and fitness center. In addition, the project was required to achieve LEED Certification.

**Site:** The project site was a relatively flat rectangular parcel along the commercial section of Earl Gore Road in Sabraton. The property was a former "Brown Field" site owned by the WV Department of Highways. A portion of the land was within the 100-year floodplain of Deckers Creek which limited the positioning of the building.

**Solution:** The security standards established the perimeter setbacks and the limitations in property width dictated that only visitor parking could be located in front of the building with employee and secured parking in the rear. This functions well because the Tri-Ag Credit Union requires public access and visibility. The remaining agencies generally function as traditional office environments. The southern and western faces of the building are defined by larger window sections which are screened from harsh summer sunlight by an architectural colonnade and continuous sun screens. These treatments in conjunction with the use of three distinct masonry veneer materials add visual interest to a building that is basically a two-story rectangle.

## The General Services Administration for the U.S. Department of Agriculture | Morgantown, WV

Awarded through a Design-Build Competition sponsored by the General Services Administration. This two-story facility houses five agencies of the USDA including: the Credit Union, Rural Development, Farm Services Administration, Natural Resource Conservation services, and the USDA Information Technology Services as well as a wellness center.

### LEED Certified

**Owner:** Glenmark Holdings, LLC

**Owner Contact:** Mark Saab - (304) 599-3369 ext. 103

**Completed:** Summer 2009

**Cost:** \$7.5 Million (Shell)

**Size:** 36,000 Square Feet

**Delivery Type:** Design-Build Competition

**Contractor:** March-Westin Company, Inc.

**Paradigm** - (/per-a-dīm) n. An example that serves as **pattern** or **model**



## United States Department of Energy Office of Legacy Management | Morgantown, WV

**Program/Goals:** One of the themes of the new DOE mission statement is "Environmental Responsibility." They want to incorporate this theme into their goal of preserving and protecting legacy records and information. The DOE identified that the best way to accomplish these goals was to realign their resources and create a sustainable, stand-alone Office of Legacy Management whose mission is to effectively and efficiently manage the environmental and human legacy issues for current and future generations.

**Site:** The facility is located on a ten-acre site on the newly opened West Virginia University Research Park off of WV Highway 705.

**Solution:** Because sustainability and environmental responsibility were of utmost importance, the design solution concentrated on limiting energy and natural resources. The use of natural light was prioritized throughout the Administration wing. The building not only gathers indirect natural light through clerestory windows, but also light shelves were installed to bring light deeper into the space. Each room has daylight and occupancy sensors so that the artificial lighting can adjust to amount of natural light or turn off if there is no occupant in the room. The restrooms include waterless urinals and low-flow toilets to limit water consumption. The air conditioning and heating loads were reduced by using high performance glass, an exterior sunshade, and heavily insulating the walls and roof. The record storage space is conditioned and humidity controlled and includes a 1,200 square foot cold room for microfilm storage. In addition, the security systems are designed and operated to meet the Minimum Security Standards for Level III Federal Facilities and are in compliance with Homeland Security Presidential Directive 12.

A new sustainable office and records storage facility for the United States Department of Energy Office of Legacy Management which was awarded through a Design-Build Competition sponsored by the General Services Administration. This one-story building includes 37,000 square feet of NARA Certified Records Storage space, including a 1,200 square foot Cold Room, and 23,000 square feet for administration. The administration portion includes both open and individual office space, several conference rooms, a wellness center, locker rooms, a data center, a public research area, and an area for receiving / processing.

**LEED Gold (Core & Shell) | LEED Gold (Commercial & Interiors)**  
**ABC West Virginia Chapter: 2003 Excellence in Construction Award**

**Owner:** F. D. Partners, LLC

**Owner Contact:** Claiborne J. Williams (703) 537-7653

**Completed:** Fall 2009

**Cost:** \$8 Million (Shell); \$2.7 Million (Tenant Improvement)

**Size:** 60,000 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** March-Westin Company, Inc.



## Pillar Innovations Office Building & Manufacturing Facility | Morgantown, WV

**Summary:** The new facility for Pillar Innovations is comprised of 19,830 square feet over two floors. The first floor of the building will house the manufacturing & laboratory spaces of the building as well as core components. The second floor consists of offices, open office areas, a training facility, conference room, catering kitchen, support spaces, and core components. The brick exterior of the building is accentuated with brick banding, composite metal panels, and LOW-E reflective glass. The design allows for future expansion for Pillar Innovations in their ever growing market.

**Owner:** Beitzel Resources, LLC

**Completed:** Fall 2011

**Cost:** \$4.1 Million

**Size:** 19,828 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** TEDCO Construction Corporation

**Program/Goals:** The desire was to create a state-of-the-art office building and manufacturing facility for Pillar Innovations.

**Site:** The site was located within the Chaplin Hill business park in Morgantown, WV. The site was relatively flat with an ample lay down and staging area for construction.

**Solution:** The solution was to create a two story office and manufacturing facility. The first floor houses the manufacturing facility and was planned with open areas for work tables, material storage, and equipment. The second floor contains offices, conference & training areas and support spaces. Anticipating future growth, Pillar Innovations has long term plans to build a larger manufacturing building behind the current building. Once this transition takes place, the first floor will be built out with office spaces similar to the second floor.

The building has a modern flair which pays homage to Pillar Innovation's ideals of being a progressive company pushing the envelope within their industry. The building has large expanses of glass with complimentary brick colors, anodized metal panels, and a modern colonnade. The metal panels make their way within the interior of the building and accent a grand stair.





## Beitzel Corporation Office Building Grantsville, MD



The new corporate headquarters for Beitzel Corporation consists of a three story, 29,745 square foot building. The building houses offices, open office areas, a state-of-the-art training facility, conference rooms, catering kitchen, support spaces, and core components. The building also features an outdoor patio space for employee breaks and gatherings. The brick & metal panel building utilizes LED equipped light fixtures, LOW-E reflective glass, and additional insulation to minimize utility needs and reduce its carbon footprint.



**Owner:** Beitzel Resources, LLC

**Completed:** Summer 2015

**Cost:** \$5.35 Million

**Size:** 29,745 Square Feet

**Delivery Type:** Design-Bid

**Contractor:** Harbel, Inc.



## Russell Medical Center Office Building #4

Alexander City, AL

**Summary:** A new facility for four primary doctors employed by Russell Medical Center. The stand-alone clinic is 12,000 square feet with an urgent care component, x-ray, and lab.

**Site:** While on the Russell Medical Center campus, the site selected was separate from the existing facility establishing a new direction in medical care on campus. Site amenities include surface parking, drop off canopy, handicapped accessible parking, and sidewalk access to building.

**Owner:** Russell Medical Center

**Owner's Representative:** Mike McCaleb - (256) 329-7176

**Cost:** \$4 Million

**Size:** 12,000 Square Feet



**Program/Goals:** Build a new stand-alone medical office building for four new physicians using a new medical delivery approach called 'Patient-Centered Medical Home'. A Patient-Centered Medical Home is a health care setting that facilitates partnerships between individual patients, and their personal physicians, and when appropriate, the patient's family. Care is facilitated by registries, information technology, health information exchange and other means to assure that patients get the indicated care when and where they need. Care that is patient-centered considers patients' culture traditions, their personal preferences and values, their family situations, and their lifestyles. It makes the patient and their loved ones an integral part of the care team who collaborate with health care professional in making clinical decisions. Additionally, an Urgent Care facility was added to address patient health care needs 24 hours / 7 days a week.

**Solution:** The design approach for this one-story building includes an efficient work flow for each physician in separate zones with shared spaces like patient waiting room, check-in/out, nurse stations, medication rooms, x-ray, and lab. Exterior building materials include similar brick veneer; new materials like fiber cement and composite aluminum canopy panel are introduced. The overall building scale, composition, and exterior expression are much more contemporary.



## Russell Medical Center Office Building #3

Alexander City, AL

**Owner:** Russell Medical Center

**Owner's Representative:** Mike McCaleb - (256) 329-7176

**Completed:** 2004

**Cost:** \$4.1 Million

**Size:** 46,510 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** The Robins and Morton Group

Physician Office Suites (30,000 SF)

Clinical Laboratory (3,000 SF)

Outpatient Dialysis Suite

Open MRI (area's first)

Physical Therapy Department  
(20,700 SF)

Ground Floor

Two Pools

*Fitness Pool*

*Therapy Pool*

Treatment Rooms

Aerobics Studio

Two Gyms

Staff Offices

Locker Rooms

Support Areas

Exam Rooms

A new facility for doctors' suites and patient treatment.

**2004 Top Block Award from the Alabama Masonry Institute**

**Program/Goals:** The desire to create new patient rehabilitation with fitness areas and Class A Medical Office Space for doctor's suites. Accessibility for patient to existing medical office buildings and hospitals was a high priority. Program spaces include indoor pool, locker rooms, individual treatment rooms, group exercise areas, and traditional exercise room with fixed exercise equipment. Space for occupational treatment and life skills training are provided. New medical office space is provided on two upper floors. Two new car drop off canopies are provided for patient with limited mobility and protection from the weather.

**Site:** Due to limited site options, an existing surface parking lot was selected with required adjacencies to other existing campus buildings. Soil investigation reports, however, indicated poor bearing capacity. To overcome this site limitation, the foundations included drilled piers or caissons to bed rock. Space between buildings includes a peaceful courtyard design with landscaping.

**Solution:** The design approach included traffic flow studies of patients for the existing buildings and site. To simplify the circulation within the building, a new corridor connecting the existing and proposed elevator lobbies was proposed and approved. This simple approach reduces patient anxiety finding doctor's offices and reduces travel distances. Per direction from the Owner, building scale and materials had to match the existing buildings, reinforcing the campus theme



## The Jackson Kelly Office Building | Morgantown, WV

**Program/Goals:** Provide lease office space within the historic Wharf District within the city limits of Morgantown, WV. The Owner's wish to respect the historic character of the area created a need for a palette of materials; fenestration along with building massing that complimented the existing structures.

**Site:** The site is a triangular-shaped lot within the Wharf District. Site limitations included the unusual shaped lot along a formal street and a rail trail which runs along the Monongahela River. The formal street includes street design features established for the District by the City of Morgantown, WV.

**Solution:** Off-street parking on-site was not possible due the geometry of the lot. Therefore, the solution used an existing adjacent parking deck owned by the same Owner. The building design solution started with a zero lot line concept common in the district. This approach maximizes the available lease space with a limited site. The building exterior uses brick details and 2 different brick colors which are complimentary to surrounding structures. Fenestration size, shape, and placement mirror existing buildings. Views to Monongahela River and City are spectacular from within the building and from the rooftop terrace. While the final design solution fits the contexts of its historic roots and surroundings, this project starts a new dialogue for future projects.

Designed to fit its historic context in the Wharf District, this office building houses multiple business tenants, including Jackson Kelly PLLC, DMJM Harris, Simpson & Osborne, MetLife, Luttner Financial, and National Biometric Security Project, with restaurant functions on the first floor.

### ABC West Virginia Chapter: 2003 Excellence in Construction Award

**Owner:** Platinum Properties

**Owner Contact:** Rich Lane - (304) 284-5013

**Completed:** Spring 2002

**Cost:** \$4.5 Million (Shell)

**Size:** 50,000 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** March-Westin Company, Inc.



## Marina Tower | Morgantown, WV

**Program/Goals:** The desire was to create a new Class A office building that fit into the context of the historic Waterfront District.

**Site:** Because of its urban setting, the construction staging area was quite limited and extra care had to be taken to work on the tight site.

**Solution:** The solution was to create a façade which responded to the district with portrait, punched windows, and brick walls. These materials, proportions, and forms reflect the character of area. Visual interest was added by introducing contrasting brick colors and accentuating the corners of the building. This type of treatment did not add much cost or increase the project schedule.

There are multiple tenants in this building. Some occupy the whole floors such as the West Virginia University Administration which occupies two floors, while others, such as Federal Government tenant Representative Mollohan's Office, only occupy 933 SF of space. Some Federal Government tenants have sensitive documents like the 6,362 SF United States Census Bureau Office Suite. Because of these differing requirements, the core and shell of the building had to be flexible enough to handle different size suites, but also the circulation path had to be able to be easily secured.

An eight-story office building with retail/dining elements on the first level located along the rail trail in Morgantown's Wharf District. Situated between the Jackson Kelly Building and the Waterfront Parking Garage, Marina Tower is the sixth addition to the Waterfront Master Plan. West Virginia University occupies two floors in the Marina Tower office building.

### 2008 Best New Construction Award from Main Street Morgantown

**Owner:** Bocci, LLC

**Owner Contact:** Rich Lane - (304) 284.5013

**Completed:** Winter 2008

**Cost:** \$20 Million (Shell & Fit-Up)

**Size:** 90,000 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** March-Westin Company, Inc.



## One Waterfront Place Space Planning Morgantown, WV

**Program/Goals:** Focus on unit “needs” and existing non-utilized space are where future growth should occur as well as addressing confidentiality issues.

**Solution:** Programming information forms were distributed for documentation of base data including personnel, position, type of work space, size of work space, degree of confidentiality, functional relationships, equipment, and furniture. Interviews were then conducted to review the information on these forms and understand the nature and operation of each group. This data was compiled, analyzed, and summarized in a document which served as a basis for design. The Programming process yielded a 300+ page document that was used to plan for expansion, relocation, and reconfiguration of virtually every department located in the building.

Paul Walker, President of Paradigm Architecture, was the original architect for the building. Paradigm was then commissioned to provide programming services and reconfiguration of all the divisions within West Virginia University’s Administration Services building, which included Finance, Information Technology, Human Resources, WVU Parents’ Club, and Internal Audit.

**Owner:** Platinum Properties, LLC

**Owner’s Representative:** Ames Y. Blake, Asst. VP, WVU Facilities Office

**Phone:** (304) 293-2903

**Completed:** 2009

**Cost:** \$3 Million

**Size:** 100,000 Square Feet

**Delivery Type:** Design-Build

**Contractor:** WVU In-House Construction



**Solution:** The solution included the construction of a two-story, 9,250 SF Headhouse using traditional construction to serve as the public "Front Door" for the complex. The design incorporated the scale, fenestration, materials and details required by the Evansdale Campus design standards. Using traditional steel frame construction, the building accommodates teaching laboratories, plant preparation areas, offices, conference room, and additional Dry & Wet Laboratories for use by the U.S. Dept. of Forestry. The 28,250 SF of acrylic and aluminum greenhouse space is divided into three distinct structures with subdivisions for smaller "Growing Rooms". This configuration was dictated by the shape of the property and the need to keep one building from casting shadows on an adjacent structure. Unique features include growth lighting, irrigation systems, ventilation and heating control, and adjustable shading devices. A connection to the existing plastic greenhouse assured that the facility was in continuous operation during construction and allowed for the addition of future greenhouse wings. The new complex was able to utilize the campus steam loop as the primary energy source.

## West Virginia University Greenhouse and Labs | Morgantown, WV

**Program/Goals:** Design a replacement for the aging Greenhouse for the West Virginia University Ag Science Department at the location of the current Evansdale Campus facility. Make the complex a state-of-the-art laboratory, research teaching, and plant growth facility. Design to comply with architectural standards developed for the campus.

**Site:** The site is situated on the perimeter of the Evansdale campus and is the location of the current Greenhouse complex. The site is excellent because it has the perfect southern orientation and therefore is the best location for the new structures. This will require demolition of the existing Headhouse but the preservation of an existing plastic greenhouse structure for purposes of continued teaching and research.

**Owner:** West Virginia University

**Owner's Rep:** John Sommers, Construction Manager (304) 293-2856

**Completion:** Spring 2012

**Cost:** \$7.4 Million

**Size:** 28,250 Square Feet

**Delivery Type:** Design-Bid-Build

**Contractor:** March-Westin Company, Inc.



## West Virginia University - Parkersburg New Science Wing Fit-Up & Lab Classrooms

**Summary:** Paradigm Architecture and Stanley Beaman Sears were tasked with renovating an existing Automobile Welding Shop into the New Science Wing at the Main Campus of WVU Parkersburg. The space was designed for five classroom labs and supporting space for a total of about 11,800 SF of renovated space. Additionally, a new entrance façade converted the existing shop front with its row of garage doors into a contemporary look for the New Science Wing.

This project was done in multiple phases as funding was approved.

**Owner:** West Virginia University - Parkersburg

**Architect of Record:** Paradigm Architecture, Inc.

**Lab Architect:** Stanley Beaman Sears

**Completed:** Summer 2013

**Cost:** \$1 Million

**Size:** 11,800 Square Feet

**Contractor:** Interiors Plus & MIRC Construction Services

**Program/Goals:** West Virginia University – Parkersburg wished to convert an existing automobile welding shop into the campus' New Science wing.

**Site:** The site was contained to the existing building which was approximately 11,800 SF.

**Solution:** The open nature of the automobile welding shop presented a large open area without many obstructions to design around. Labs for biology, botany, zoology, microbiology, anatomy, and other disciplines were provided consisting of both wet and dry lab spaces. Also provided are support and storage spaces for lab equipment.

The exterior of the building incorporates a new façade in front of the existing garage doors giving the building a new contemporary look. The new façade also incorporated a lobby area for the building with a large expanse of glass reinforcing the modern feel of the building.





## Canaan Valley Resort State Park Renovations & Additions Davis, WV

**Program/Goals:** The lodge facility at Canaan Resort State Park was comprised of five 1970s modular lodging buildings and a Main Lodge structure housing the public amenities. When Paradigm Architecture was hired, several challenges were apparent. At least two old lodging buildings were in conflict with the desired additions and would have to be demolished. Furthermore, it would be impossible to complete new construction work prior to the onset of Canaan Valley's notoriously brutal winter. This meant months of idleness for the project.

**Solution:** Working closely with the State of West Virginia DNR, we devised a plan to fast track two packages, one for demolition of the two lodging buildings and a foundation and structural steel package. Full construction documents for completion of the project would be bid during the winter months allowing the contractors to begin work in early spring. This decision would result in modest additional costs to the project but speed the opening up by almost a full year. The final facility added 100,000 SF of new construction to 60,000 SF existing Lodge. Canaan Resort represents a highly complex challenge of existing conditions documentation, scheduling, and budget management.

Situated in one of the most scenic and tranquil settings in the Mid-Atlantic, with unlimited recreation and family-focused activities, Canaan Valley Resort is a four-season destination providing the perfect escape from the pressures of daily life. The construction/renovations was administered in phases and included the construction of two brand new guest wings (162 rooms) along with extensive refurbishing of the main lodge (where the front desk, meeting rooms, dining room, and indoor pool are located).

**Coordinated with the State Historic Preservation Office  
Eligible for National Register of Historic Places**

**Owner:** West Virginia Division of Natural Resources  
Park & Recreation  
324 Fourth Avenue, Room 203  
South Charleston, WV 25303-1228

**Owner's Representative & Phone:** Brad Leslie, PE; (304) 558-2764

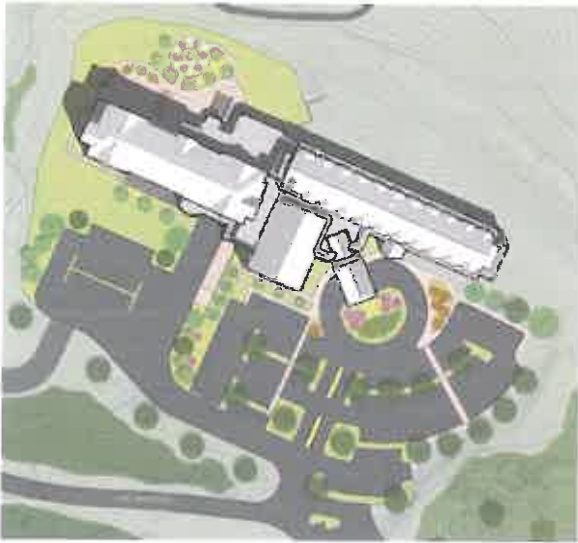
**Completed:** Fall 2013

**Size:** 102,534 SF (addition); 64,993 SF (renovation)

**Cost:** \$27.6 Million

**Delivery Type:** Design-Bid-Build

**Contractor:** Harbel, Inc.



## Cacapon Resort State Park Lodge Expansion

Berkeley Springs, WV

**Summary:** Located in the eastern panhandle of West Virginia, Cacapon Resort State Park is available for both family vacations and business retreats, offering access to golf, lake, and camping activities. The facility functions as the main lodging and meeting center of the resort and offers a mix of hotel rooms and suites, and a conference center. The new addition provides an additional 79 guest rooms, swimming pools, new dining facilities and commercial kitchen, and a spa and fitness area. Additional renovations to the resort includes existing guest rooms, golf course upgrades, as well as water and wastewater treatment upgrades.

**Program/Goals:** Enhance guest experience by providing additional quality lodging, meeting and recreational opportunities. Upgrade aging utility systems to assure long-term operation of the park.

**Solution:** By master planning the entire complex and creating an addition that fulfills the functional goals while maintaining the architectural character of the original lodge.

**Coordinated with the State Historic Preservation Office  
Eligible for National Register of Historic Places**

**Owner:** West Virginia Division of Natural Resources

**Owner's Representative:** Bradley S. Leslie, PE  
(304) 558-2764

**Completed:** Fall 2020

**Cost:** \$22 Million

**Size:** 63,669

**Delivery Type:** Design-Bid-Build Competition

**Contractor:** Paramount Builders



## Government Experience



### **GSA - Federal Bureau of Investigation**

Third Floor Renovations - Clarksburg, WV

### **Undisclosed Client**

Two LEED Gold Office Buildings - Undisclosed Location, PA

### **U. S. Census Bureau Upfit**

Morgantown, WV

### **Mine Safety and Health Administration (MSHA)**

Renovation/Addition - Morgantown, WV

### **U. S. Department of Agriculture**

Office Building - LEED Certified - Morgantown, WV

### **U. S. Department of Energy**

**Office of Legacy Management Records**

Storage Facility

LEED Gold (Core & Shell) | LEED Gold (Commercial & Interiors)

Morgantown, WV

### **West Virginia University**

Parking Garage - Morgantown, WV

### **National Biometrics Security**

Office Upfit - Morgantown, WV

### **Trussville City Hall Renovations**

Trussville, AL

### **GSA - Social Security Administration**

Office of Hearing and Appeals - Bridgeport, WV

### **Social Security Administration**

Office of Hearing and Appeals - Fairmont, WV

### **City of Trussville Greenway Project**

Phase II - Restroom Facility - Trussville, AL

### **U. S. General Services Administration**

Representative Mollohan Office Upfit - Morgantown, WV

### **Canaan Valley Resort State Park**

Renovations/Additions - Davis, WV

### **Cacapon Resort State Park**

Lodge Expansion - Berkeley Springs, WV

### **Charleston Federal Center Renovation\***

Charleston, WV

### **Clarksburg Federal Center\***

Office Building - Clarksburg, WV

### **U. S. Postal Service Projects**

Indefinite Quantity A/E Services in Appalachian Region

Indefinite Quantity A/E Services Contract in VA & WV

Miscellaneous Renovations to the following Post Offices:

Clarksburg, WV - Salem, WV - Weston, WV

Spencer, WV - Grafton, WV

\*Key involvement in project with firm(s) other than Paradigm Architecture, Inc.

## Repeat Clients

### West Virginia University

Puskar Stadium Renovations  
 Puskar Stadium Scoreboard Addition  
 Press Box Renovation  
 Wrestling Locker Room Renovation  
 School of Pharmacy Lab Renovation  
 College Park Housing Community  
 University Park Housing Community  
 Ag Sciences Greenhouse & Labs  
 Vandalia Hall Stair Addition  
 Connector Building & Site Plan Study  
 Visitors' Resource Center Renovation  
 Oglebay Hall Forensics Facilities Renovations  
 Evansdale Campus Animation  
 Honor's Hall Residence Hall  
 Mountaineer Station Intermodal Garage  
 Mountaineer Station Expansion  
 Marina Tower—2nd & 4th Floor Upfits  
 Administrative Offices Build-Out, Jackson Kelly Building  
 Aquatics Lab Renovation  
 Mountaineer Student Union Renovation  
 Milan Puskar Stadium Touchdown Terrace Addition  
 Milan Puskar Stadium Concession Stand Addition  
 Coliseum Visitors Center Addition  
 Coliseum Renovations/Additions—Team Shop & Phys Ed Dept.  
 Coliseum Renovations—Upper Concourse & HVAC Upgrades  
 Coliseum Renovations—Phys Ed Offices & Floor Concession  
 Jackson Kelly Building—3rd Floor Upfit  
 Stewart Hall General Counsel Renovations  
 Stewart Hall Presidential Suite Renovations Study  
 Data Center Relocation Study  
 Creative Arts Center – Construction Administration  
 Creative Arts Center Rehearsal Room Renovation  
 College of Creative Arts Additions/Renovations  
 Alumni Center Screen Wall  
 One Waterfront Place Space Planning and Reconfiguration  
 General Open End Contract  
 Satellite Campus Open End Contract  
 Research Corporation Open End Contract  
 Athletic Department Open End Contract  
 Professional Architectural Services Open End Contract

### West Virginia University Hospitals, Morgantown, WV

Physician Office Center, 2nd, 3rd, 4th Floor Renovations  
 Physician Office Center Space Planning  
 Physician Office Center First Floor ENT MRI Renovation  
 Ruby Office Complex - Information Technology Renovations  
 Anesthesia Renovation  
 Cheat Lake Addiction Rehab Clinic  
 School of Pharmacy Lab Renovation

### Glenmark Holding, LLC, Morgantown, WV

Glenmark Office Building  
 U. S. Department of Agriculture Office Building  
 Mountaineer Wellness & Education Complex (Aquatic/Track)  
 CVS Health Institutional Pharmacy  
 University Park Mixed-Use Student Housing  
 453 Oakland Street Shell Building  
 Friendly Nail Salon

### Cellular Sales (Verizon Wireless), Alexander City, AL

25+ Retail Stores in Alabama and Florida

### Russell Medical Center, Alexander City, AL

Additions & Alterations  
 Cafeteria Renovations  
 Cancer Center Renovations  
 Cath Lab Renovation  
 CT Renovations  
 Dialysis Suite  
 Doctors' Parking  
 Education Department  
 Emergency Room Canopy  
 Emergency Department Renovation  
 Exam Rooms Renovation  
 Eye Surgery  
 Goodwater  
 Hospice House  
 Information Technology Suite  
 Lab Addition & Renovation  
 Linear Accelerator Addition  
 Modified Lab Renovations  
 MRI & Open MRI Addition  
 Master Plan  
 Multiple Doctors' Offices (13+)  
 Nurse Station Renovations  
 Orthopedic Surgery  
 Parking Expansion  
 PET Scanner  
 Pharmacy Renovations  
 Physical Therapy  
 Physicians' Office Building #3  
 Physicians' Office Building #4 Master Plan  
 Physicians' Office Building #4  
 Pre-Admit Testing  
 Satellite Lab  
 Sleep Lab  
 Surgery Soiled Workroom Renovation  
 Women's Center  
 Wound Care Center  
 X-Ray Renovation

### American Red Cross

West Park Drive Conference Room Fitup, Birmingham, AL  
 Blood Donor Center Fitup, Myrtle Beach, SC  
 Blood Donor Center Renovation, Madison, WI  
 Chicago Blood Services Distribution Center &  
 Chapter Services Renovation, Chicago, IL  
 Regional Blood Donor Center, Distribution  
 & Bio-Med Tenant Fitup, San Diego, CA  
 Relocation of Testing Support, Charlotte, NC  
 Biomedical Lab Interior Renovations, Ric Pedras Facility, San Juan, PR  
 Relocation of Chapter Services & Biomed Blood Services, Springfield, MA  
 Interior Office Renovations, St. Vardell Lane Facility, Charlotte, NC  
 Blood Donor Center Renovation, Virginia Beach, VA  
 Alt Operations Site (Disaster Services), Richmond, VA  
 IRL Renovation, Houston, TX

### Monongalia General Hospital, Morgantown, WV

Microlab Renovation  
 Cardiothoracic Suite Renovation  
 Birthing Center  
 North Tower West AHU  
 Complete Hospital Lab Renovation

\*Key involvement in project with firm(s) other than Paradigm Architecture, Inc.



**Ascent Consulting & Engineering - Civil**





## **FIRM IDENTIFICATION AND BACKGROUND**

### **FIRM PROFILE**

Founded in January 2018, Ascent Consulting and Engineering is a young company with big experience. Ascent employs a diverse staff, bringing expertise in nearly every facet of Civil and Environmental Engineering. We are committed to providing quality services, building long lasting relationships, and supporting/encouraging our employees.

### **LAND DEVELOPMENT**

Ascent knows development. Our knowledge in Site Development ranges from on thousand-acre mixed use developments and business parks to small commercial site plans and residential housing communities. We pride ourselves in understanding the goals of the development and our designs are practical, complete, well-coordinated, and on budget.

### **UTILITIES**

Ascent has a wide range of experience in utility designs and upgrades. From service line extensions to major system expansions and replacement projects, ACE has the technical knowledge and personnel to meet your needs.

### **STORMWATER MANAGEMENT & DRAINAGE**

Every project is different. Ascent evaluates drainage patterns and works with clientele to determine which best management practice are best suited for each project. From traditional basin design to underground systems and bio-retention facilities, Ascent has the knowledge to work with any site, providing a responsible design that compliments the landscape and fits the budget.

### **ENVIRONMENTAL SERVICES**

With over twelve years of experience, our environmental capabilities cover a wide range of services including Phase I and Phase II Environmental Site Assessments, aquatic resource surveys/permitting, endangered species consultations, asbestos inspections, operating permit compliance, and general environmental consulting.

### **INSPECTION SERVICE**

We have built a senior team of construction inspectors that have knowledge in utilities, earthwork, slip repairs, retaining walls, pipeline, etc. No matter what your project is we will always strive to give you the best service, with the highest quality at all times.

## **ASCENT CONSULTING AND ENGINEERING**

2361 Davison Run Rd, Suite 103 Clarksburg, WV 26301

304.933.3463



## PROJECT HISTORY

- **Project Name:** Valley Hills Shopping Plaza, Bridgeport, West Virginia  
**Project Description:** Commercial redevelopment project in existing Valley Hills Shopping Plaza parking lot. Ascent performed fine grading, stormwater drainage, utility connections, and permitting for this new 6,000 sf retail development.
- **Project Name:** The Vale Subdivision, Harrison County, West Virginia  
**Project Description:** 22 lot residential development. Project included +/- 3,500 lineal feet of roadway, major sanitary sewer and waterline extensions, stormwater management, and coordination with local and state regulatory agencies.
- **Project Name:** Enterprise Truck Rental, Monongalia County, West Virginia  
**Project Description:** Ascent was tasked with the layout and design of an Enterprise truck facility, including a +/- 2,400 sf building and parking lot. This project was located in a small retail park and required significant regrading in order to fit the new facility. Scope of services included grading, drainage, utility design, stormwater management, as well as construction management.
- **Project Name:** Applied Construction Services Office Building, Harrison County, West Virginia  
**Project Description:** Ascent completed the layout and design of a new 10,000 sf facility utilized for office space and truck maintenance. Scope of services included grading, drainage, utility connections, and stormwater management design.
- **Project Name:** Athletic Fields, Taylor County, West Virginia  
**Project Description:** Ascent completed master facilities plan for Taylor County fairgrounds that includes the addition of baseball fields, multi-purpose fields, indoor recreation space, amphitheater, etc. In general, Ascent has been providing general consulting services for the Fair Board, walking them through the processes in order for them to make decisions on how to proceed with their project. Ascent has provided plans, schedules, cost estimates as well as many other services for this future land development.
- **Project Name:** 5M Development, Fairmont, Marion County, West Virginia  
**Project Description:** Ascent has provided consulting and design services for a commercial redevelopment project at an existing concrete and materials supply business. The future development will incorporate the existing facility within a mix used development that includes retail, multi-family, and residential developments. The development has also planned for recreation spaces such as walking trails, an amphitheater and other amenities.

ASCENT CONSULTING AND ENGINEERING

2361 Davisson Run Rd, Suite 103 Clarksburg, WV 26301

304.933.3463



# MICHAEL R. NESTOR, PE



## SUMMARY

Mr. Nestor is a Civil Engineer registered professionally in WV and serves as the Managing Member of Ascent Consulting and Engineering, LLC. He has over 15 years of consulting experience focusing on land development projects and stormwater management in WV, MD, and PA. His expertise allows him to guide projects from concept to completion by understanding the goals/vision of the project, effectively communicating with the project team, and paying careful attention to the details. Mr. Nestor will be responsible for client communication as well as QA/QC on this project.

## HIGHLIGHTED PROJECTS

### ***ASCENT CONSULTING AND ENGINEERING (BRIDGEPORT, WV) – JANUARY 2018 - PRESENT***

- **VALLEY HILLS PLAZA**

*Site plan development for the addition of a 12,000 sf retail space in the parking lot of an existing retail development. The project consisted of layout to allow for circulation within the existing development, parking, and new drive though, utility connections, stormwater conveyance, and re-grading of the existing parking lot.*

- **THE VALE**

*Layout and engineering design for an upscale housing development in Bridgeport, WV. The community utilizes low impact development practices to provide 22 lots ranging in size from 1 to 7 acres. The project required substantial utility extensions and creativity in stormwater management controls.*

### ***THE THRASHER GROUP (BRIDGEPORT, WV) – MARCH 2005 – JANUARY 2018***

*Throughout Mr. Nestor's employment with The Thrasher Group, he served in a variety of roles ranging from Staff Engineer up to Site Group Division Manager. This allowed him to work on teams for a wide variety of projects and in a range of capacities.*

- **BUSINESS AND INDUSTRIAL PARKS**

*Designed and permitted the sites for multiple commercial properties including Sheetz, Huntington Bank, Subway, Ihop, Comfort Suites, etc.*

*Managed team of professionals through the design and construction of multiple park expansions involving major earthwork operations, road and utility extensions, permitting operations and large site developments such as the Dominion Energy Headquarters Facility.*

- **ROADS/SIDEWALKS**

*Designed and managed road extension projects such as the Phase II White Oaks Boulevard extension and the "Double Camp" and "Tunnel Hill" access road improvements for Antero Resources.*

- **STORMWATER MANAGEMENT**

*Developed stormwater management programs for compliance to the State of WV's MS4 requirements in the communities of Clarksburg, Westover, Oak Hill, Fayetteville, and Sophia.*

## REGISTRATIONS

- Professional Engineer – West Virginia PE [REDACTED]

## ASSOCIATIONS

- American Society of Civil Engineers
- American Society of Highway Engineers (Past President of NCWV Region)

## EDUCATION

- Fairmont State College, Fairmont, WV – Bachelor of Science in Engineering Technology – 2003





**West Virginia State Board of Registration  
for Professional Engineers**

304-558-3554 Phone  
304-558-6232 Fax  
800-324-6170 Toll Free  
[www.wvpebd.org](http://www.wvpebd.org)

January 25, 2018

On behalf of the West Virginia State Board of Registration for Professional Engineers, I am pleased to inform you that your Certificate of Authorization (COA) application has been approved and your official COA wall certificate is enclosed. The use of this COA is governed by WV Engineering Law, in particular Chapter 30, Article 13, Section 17 as well as the corresponding Legislative and Procedural Rules. The WV Engineering Law governing the engineering profession in our state can be downloaded from our web site at [www.wvpebd.org](http://www.wvpebd.org).

Please recognize the enclosed COA certificate is valid from the date of your application approval through December 31, 2019. The biennial renewal of your firm's COA must be remitted in December of the appropriate year to avoid a lapse in your firm's ability to practice or to even offer to provide engineering services on projects within West Virginia.

On behalf of the West Virginia Board, I wish your firm success! Should you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script that reads "Lesley L. Rosier-Tabor".

Lesley L. Rosier-Tabor, P.E.  
Executive Director

Enclosure

# CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers  
having verified the person in responsible charge is registered in  
West Virginia as a professional engineer for the noted firm, hereby certifies*

**ASCENT CONSULTING AND ENGINEERING, LLC**

**Engineer in Responsible Charge: MICHAEL NESTOR - WV PE 018467**

*has complied with section §30-13-17 of the West Virginia Code governing  
the issuance of a Certificate of Authorization. The Board hereby notifies you of its  
certification with issuance of this Certification of Authorization for the period of:*

**January 22, 2018 - December 31, 2019**

*providing for the practice of engineering services in the State of West Virginia.*

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,  
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA  
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

BOARD PRESIDENT

# ZACHARY L. ASSARO



## SUMMARY

Mr. Assaro is an Engineering Consultant/Manager and Member of Ascent Consulting and Engineering, LLC. He has over 6 years of consulting experience focusing on land development projects and stormwater management in WV, MD, and PA. His expertise allows him to guide projects from concept to completion by understanding the goals/vision of the project, effectively communicating with the project team, and paying careful attention to the details. Mr. Assaro will be responsible for managing support staff and project details throughout this project.

## HIGHLIGHTED PROJECTS

### ***ASCENT CONSULTING AND ENGINEERING (BRIDGEPORT, WV) – MAY 2018 - PRESENT***

- **JENKINS SUBARU – ADDITION**  
*Site plan development for the addition of a 10,000 sf office space in the parking lot of an existing dealership. The project consisted of layout to allow for circulation within the existing dealership, parking, utility connections, stormwater conveyance, and re-grading of the existing gravel parking lot.*
- **THE VALE**  
*Layout and engineering design for an upscale housing development in Bridgeport, WV. The community utilizes low impact development practices to provide 22 lots ranging in size from 1 to 7 acres. The project required substantial utility extensions and creativity in stormwater management controls.*

### ***THE THRASHER GROUP (BRIDGEPORT, WV) – MAY 2012 – MAY 2018***

*Throughout Mr. Assaro's employment with The Thrasher Group, he served in a variety of roles ranging from Staff Engineer up to Project Manager. This allowed him to work on teams for a wide variety of projects and in a range of capacities.*

- **BUSINESS AND COMMERCIAL/RETAIL**  
*Designed and permitted sites for multiple commercial properties including Hawthorn Suites, TGI Friday's, Generic Retail Centers, Shop N' Save, Dollar General, Kia, Audi, Subaru, and Ford Dealerships. Also served on Project Team as lead engineer for the Boy Scouts of America Welcome Center located on US Rt. 19*
- **INDUSTRIAL PARK**  
*Designed and managed a block factory known as America's Best Block. Throughout this experience handled foreign affairs and foreign design coordination.*
- **STORMWATER MANAGEMENT**  
*Designed and managed multiple stormwater upgrades for municipalities such as the City of Bridgeport and Fayetteville.*

## EDUCATION

- Fairmont State University, Fairmont, WV – Bachelor of Science in Engineering Technology – 2012

## JEFFREY S KNEPPER, CPG, LRS



### SUMMARY

Mr. Knepper has 20 years of experience working on complex environmental and regulatory projects specializing in environmental/regulatory compliance, remediation, permitting, and aboveground storage Tank (AST) services. Mr. Knepper is adept at developing practical and innovative solutions to challenging environmental issues often faced by oil and gas and other industrial clients. His track record in regulatory compliance, permitting, soil and groundwater remediation, and environmental impacts make him a key team member on projects. Mr. Knepper is a certified professional geologist and a WV licensed remediation specialist. Mr. Knepper is an experienced AST inspector with over 1,000 completed inspections in various states including: WV, PA, OH, KY, WI, MI, VA and NY.

### HIGHLIGHTED PROJECTS

#### **ENVIRONMENTAL INVESTIGATIONS**

*CPFilms, Industrial Facility, Fieldale, VA* – Mr. Knepper performed nature and extent and site characterization studies for volatile organic compounds. He developed corrective action plans, installed groundwater monitoring wells and performed statistical analyses on results.

*Federal Mogul, Industrial Facility, Winchester, VA* – Mr. Knepper performed groundwater sampling and statistical analyses on results to determine the cause of upgradient groundwater contamination. Mr. Knepper received a commendation from the Virginia Department of Environmental Quality for exemplary sampling methods and techniques.

*U.S. Silica, Berkeley Springs, WV* – Mr. Knepper led the field operations team at an emergency spill cleanup for chemicals which included: sulfuric acid, caustic soda and petroleum sulfonate from aboveground storage tanks. Mr. Knepper's full knowledge of the WVDEP regulations for tanks and site cleanup proved invaluable in minimizing potential contamination and receiving high praise from the WVDEP.

#### **ENVIRONMENTAL REGULATORY AND COMPLIANCE**

*Dominion Energy Transmission, Bridgeport, WV* – Mr. Knepper developed a permitting guide to monitor permit conditions, permit expirations and regulatory deadlines. This guide encompassed all of Dominion's permits. It helped to mainstream and organize permits regardless of personnel responsibilities and turnover.

*American Electric Power, Mountaineer Plant, New Haven, WV* - Mr. Knepper developed the first Carbon Capture and Sequestration (CCS) permit in WV and the United States. The permit was issued prior to the Environmental Protection Agency releasing the regulations for the newly established class VI rules which now govern CCS.

*Vesuvius, Globe Mine, Newell, WV* – Mr. Knepper led a team to renew a NPDES permit at an old clay mine. The facility had been violation for many years because of the high concentration of iron. Mr. Knepper was instrumental in renewing the NPDES permit and providing an alternative to help bring the facility back into compliance with the WVDEP.

#### **ABOVEGROUND STORAGE TANK SERVICES**

Mr. Knepper was integral in developing an AST inspection service in response to the WVDEP new AST rule. Mr. Knepper has conducted well over 1,000 AST inspections in various states. He has also written numerous SPCC and state specific Spill Response Plans.

*Addivant, Chemical Facility, Morgantown, WV* – Mr. Knepper provided AST inspection services for new installations, closures and annual compliance. He also helped develop site specific inspection forms for the various ASTs located at the facility including, steel, fiberglass, polyethylene and insulated tanks.

*Abarta Energy, Mount Clare, WV* – Mr. provided annual inspections for 374 ASTs as well as provided registration and modification assistance with the WVDEP ESS system.

*FCA Chrysler – Michigan & Toledo, OH Assembly Plants* – Mr. Knepper performed installation inspections at both the Michigan and Toledo plants in compliance with the RCRA and State specific rules for aboveground storage tanks.

*Ormet, Industrial Facility, Hannibal, OH* – Mr. Knepper conducted both internal and external inspections on a 500,000 and a 1.5 million-gallon ASTs. The inspections were performed using API-653 protocols.

*American Electric Power, Kammer Plant, Moundsville, WV* – Mr. Knepper was contracted to help with the installation of leak detection devices on three double-walled ASTs. The leak detection was installed in the interstitial space between the two AST shell courses. Mr. Knepper also supervised the installation as required by the WVDEP AST rules.

*Seneca Resources, Kane, PA* – Mr. Knepper performed internal and external inspections on two 500,000-gallon wastewater treatment tanks. Mr. Knepper also conducted a secondary containment evaluation for the two ASTs.

#### **HYDROGEOLOGY**

*Georgia Pacific, Industrial Facility – Martinsville, VA* - Mr. Knepper performed groundwater sampling and statistical analyses on volatile organic compounds, metals and semi-volatile organic compounds from groundwater samples.

*Virginia Polytechnic Institute, Blacksburg, VA* – Mr. Knepper performed an evaluation of methane in groundwater at the VT campus. He also conducted groundwater statistics on volatile organics that were contaminating a site owned by VT.

*Scott County, Gate City, VA* – Mr. Knepper performed site characterization studies on volatile organic compounds contaminating multiple sites. Mr. Knepper prepared corrective action plans and nature and extent studies. He also performed groundwater statistics that were used by the VDEQ as a model for how to perform the various investigations and studies.

*Patrick County, Stuart, VA* – Mr. Knepper helped design and manage a gas extraction system for the County. He also was instrumental in the approval of a corrective action plan from the VDEQ for vinyl chloride contamination. Mr. Knepper developed alternatives the State of Virginia now uses to evaluate nature and extent studies and site characterization reports.

#### **UNDERGROUND INJECTION CONTROL**

Mr. Knepper has over 10 years of experience working with underground injection control projects. He was the state-wide Environmental Resources Program Manager for WV handling all permitting and compliance approvals for mining facilities working closely with various mining companies including: Wolf Run Mining, Greenbrier Minerals, Independence Coal, Brooks Run Mining, Mid-Vol Coal Sales, Pinnacle Mining, ICG-Beckley, LLC and many more. Mr. Knepper has also provided this knowledge to the consulting realm as an alternative to existing permits or lack of efficiency in current treatment options.

#### REGISTRATIONS

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- Certified Professional Geologist – Virginia
- Licensed Remediation Specialist – West Virginia
- Certified Aboveground Storage Tank Inspector – [REDACTED]
- Certified Aboveground Storage Tank Inspector - Pennsylvania

#### ASSOCIATIONS

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- American Institute of Professional Geologist
- West Virginia Manufacturers Association
- IOGA of West Virginia
- PIOGA – PA

#### EDUCATION

---

- West Virginia University, Morgantown, WV – Bachelor of Science in Geology – 1998



**Allegheny Design - Structural**





102 Leeway Street, Morgantown, WV 26505  
Phone: 304.599.0771

ENGINEERING FOR  
STRUCTURAL SYSTEMS  
MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FORENSIC INVESTIGATION

## Overview

Allegheny Design Services (ADS) is a consulting engineering firm specializing in structural and MEP building design and building analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full-service engineering support. ADS provides all phases necessary for the successful completion of a building project including schematic design studies, design development, construction documents and specifications, and construction administration. Allegheny Design Services was chosen as one of "Building Design and Construction" Magazine's Top 300 Engineering Firms 2015.

ADS' experience in Design and Project Management includes:

- Commercial Facilities
- Industrial Facilities
- Institutional Facilities
- Educational Facilities

ADS was established by David Simpson, PE, MBA, in 2002 as a result of a need in North Central West Virginia for reliable structural engineering services. In 2009 MEP engineering services were added, led by Mike Chancey, PE. ADS utilizes a combination of office technology and a motivated staff to deliver projects typically up to \$40 million in construction value. Our clients include architects, contractors, developers, attorneys and insurance companies. ADS currently utilizes the latest engineering design and BIM software for the development of project work.

### Value Added Services

Our company strives to provide efficient, quality engineering services that serve both the needs of the client as well as the needs of the design team. We achieve this level of service by leveraging our extensive project experience with a work-flow built upon the cohesive integration of 3D Revit modeling and the latest analysis software. This integration allows us to produce the highest quality designs in the timeframe needed for successful design-build projects. Our staff is comprised of multiple licensed Professional Engineers.

### Company Recognition/Awards

ADS is proud to have received numerous awards and recognition for our work regionally and across the country, including the following awarded by the West Virginia Chapter of Associated Builders and Contractors, Inc.:

- Nemaquin Woodlands Sundial Lodge Farmington, Pa. (25,000sf Multi-Purpose Ski Lodge, Restaurant, and Bowling Alley) 2013;
- GSA Building Charleston, WV. (GSA Office /Operations Facility) 2012;
- Jerry Dove Medical Office Building Bridgeport, WV. (Structural Mat Foundation System Steel Framing) 2012;
- Marina Tower Morgantown, WV. (8 Story Office Building) 2010; and
- Mon Power Regional Headquarters Fairmont, WV. (Transmission Control Center, Offices, and Conference Rooms) 2009.





102 Leeway Street, Morgantown, WV 26505  
Phone: 304.599.0771

## KEY TEAM MEMBERS



### **DAVID R. SIMPSON, PE, SECB, MBA, PRESIDENT / PRINCIPAL ENGINEER**

Responsible for strategic management, marketing, quality control, personnel development, business development, project management and design at Allegheny Design Services for the last 15 Years. Experience includes over 35 years in structural design and project management for industrial, commercial, institutional, and nuclear/chemical facilities utilizing steel, concrete, masonry, and wood. Past accomplishments include design and construction administration of health care facilities, hotels, schools, shopping centers, aircraft hangars, numerous retail facilities, and numerous forensic engineering assignments. Experience has been obtained from the following assignments:

#### **RELEVANT PROJECT EXPERIENCE**

##### **Built**

Canaan Valley Institute - Davis, WV  
Canaan Valley Resort State Park - Davis, WV - (102,534 SF Addition) (64,993 SF Reno)  
Glade Springs Hotel & Conference Center - Daniels, WV-(54,000 SF)  
Glenmark Office Building - Morgantown, WV - (10,000 SF)  
Cacapon Resort State Park Lodge Addition and Renovations - Berkeley Springs, WV  
GSD Fairmont - State Office Building - Fairmont, WV - (72,000 SF)



### **JASON D. ROBINSON, PE, SENIOR STRUCTURAL ENGINEER**

Responsibilities at Allegheny Design Services include structural engineering design, construction documents, quality control and field engineering. Jason has over 10 years' experience with ADS and was featured in the December 2016 issue of Modern Steel Construction Magazine for the University Place Parking Garage project.

#### **RELEVANT PROJECT EXPERIENCE**

##### **Built**

Canaan Valley Institute - Davis, WV  
GSD Fairmont - State Office Building - Fairmont, WV - (72,000 SF)  
GSA - Department of Energy - Morgantown, WV  
GSA Building - Charleston, WV  
The Health Plan Office Headquarters - Wheeling, WV



### **MICHAEL W. HOWELL, PE, SE, MBA, SENIOR STRUCTURAL ENGINEER DIRECTOR SPORTS & RECREATION**

Responsibilities at Allegheny Design Services include project management and structural design. Professional experience is comprised of a wide variety of roles as both a designer and contractor. Mike has over 12 years' experience, his past accomplishments include a mix of residential, commercial, industrial, military and government facilities utilizing all major building elements including steel, concrete, masonry, wood, and aluminum. Experience includes domestic as well as international projects for a variety of public and private clients from the following assignments:

#### **RELEVANT PROJECT EXPERIENCE**

##### **Built**

University Park Student Housing & Mixed Use (434,104 SF) Morgantown, WV  
WVU College Park Student Housing (258,000 SF) Morgantown, WV  
WVU Residential Drug Rehab Facility (24,869) Morgantown, WV

##### **In Progress**

Mountaineer Center for Wellness & Education (87,500 SF) Morgantown, WV



**West Virginia State Board of Registration  
for Professional Engineers**

**DAVID R.  
WV** [REDACTED]

**This is to certify that the above named PRO  
requirements of the law, is duly registered an  
in the State of West Virginia**

**EX**



# Your **ACTIVE PE** renewal fee has been received...

Your ACTIVE PE renewal fee has been received. Your pocket card indicating you are entitled to practice engineering in West Virginia until the noted expiration date may be detached and used unless invalidated as a result of Board audit of your renewal form or formal disciplinary action.

## IMPORTANT REMINDERS:

1. Please include your WV ACTIVE PE license number on any correspondence to this office.
2. To use this license as a pocket card, please cut along the dotted line and laminate if desired.
3. You are required to immediately notify the Board, in writing, of the following: loss or theft of license or seal, any name change, any address change, or any employment change.


## West Virginia State Board of Registration for Professional Engineers

300 Capitol Street, Suite 910  
Charleston, West Virginia 25301  
304-558-3554 Phone  
800-324-6170 Toll Free  
[www.wvpebd.org](http://www.wvpebd.org)

**THIS IS ONE FORM OF YOUR RENEWAL RECEIPT**

**PLEASE SAVE THIS FOR YOUR RECORDS**

Date of Renewal: December 4, 2018  
Amount Paid: \$70.00



West Virginia State Board of Registration  
for Professional Engineers

**JASON D. ROBINSON**  
WV [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2020**

**JASON D. ROBINSON**  
**ALLEGHENY DESIGN SERVICES**  
**102 LEEWAY STREET**  
**MORGANTOWN, WV 26505**

# Your ACTIVE PE renewal fee has been received...

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304-558-3554 Phone  
800-324-6170 Toll Free  
[www.wvpebd.org](http://www.wvpebd.org)

**THIS IS ONE FORM OF YOUR RENEWAL RECEIPT**

**PLEASE SAVE THIS FOR YOUR RECORDS**

Date of Renewal: December 14, 2018  
Amount Paid: \$70.00



West Virginia State Board of Registration  
for Professional Engineers

**MICHAEL W. HOWELL**  
WV [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2020**

**MICHAEL W. HOWELL**  
[REDACTED]



**Allegheny**  
Design Services  
*Consulting Engineers*

## **PROJECT PROFILE**

**GSA Building  
Charleston, WV**



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

Allegheny Design Services, LLC, Morgantown, WV  
March-Westin Company, Inc., Morgantown, WV

**PROJECT SCOPE:**  
GSA Office/Operations Facility

**PROJECT VALUE:** \$3 Million

**PROJECT COMPLETION:** 2011



# Allegheny Design Services

Consulting Engineers

## PROJECT PROFILE

### GSD Fairmont State Office Building Fairmont, WV



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

Allegheny Design Services, LLC, Morgantown, WV  
P.J. Dick, Pittsburgh, PA

**PROJECT SCOPE:**

- Approximately 72,000 Sq. Ft., Five Story Office Building
- Conventional Steel Framing with Dual Lateral Resisting Systems of Steel Moment Frames and Masonry Shear Walls
- Deep Foundations Utilizing Drilled Piers and Grade Beams

**PROJECT VALUE:**

\$17 Million

**ESTIMATED PROJECT COMPLETION:**

Early 2015





# Allegheny Design Services

Consulting Engineers

## ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE

**Davis & Elkins College  
Benedum Hall Renovation  
Elkins, WV**



**Glade Springs Hotel  
& Conference Center  
Daniels, WV**



**Fairmont State University Parking  
Garage  
Fairmont, WV**



**Chestnut Ridge  
Church  
Morgantown, WV**



**Fairmont State University Parking  
Garage Pedestrian Bridge  
Fairmont, WV**



**Davis & Elkins  
College Athletic  
Center  
Elkins, WV**



**The View at the Park  
Morgantown, WV**



**Glades Springs Re-  
sort Clubhouse  
Expansion**



**Waterfront Place Hotel & Conference  
Center  
Morgantown, WV**



**Boathouse Bistro  
Morgantown, WV**



**Trinity Christian School  
Morgantown, WV**





# Allegheny Design Services

Consulting Engineers

## ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE

**WVU Milan Puskar Stadium Touch-down Terrace Club Addition  
Morgantown, WV**



**GSA - Department  
of Energy  
Morgantown, WV**



**Fairmont State University Hunt  
Haught Hall Renovations  
Fairmont, WV**



**GSA/USDA Building  
Sabraton, WV**



**The Dayton  
Morgantown, WV**



**Marina Tower  
Morgantown, WV**



**WVU Coliseum Team Shop Conver-  
sion  
Morgantown, WV**



**Morgantown  
Event Center  
Morgantown, WV**



**Glenmark Office Building  
Morgantown, WV**



**WVU Honors Dormito-  
ry  
Morgantown, WV**







# Allegheny Design Services

Consulting Engineers

## ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE

**WVU Mountaineer Station  
Morgantown, WV**



**Pillar Innovations  
Office Building  
Morgantown, WV**



**Fairmont State University Hard-  
way Hall Entrance Renovation  
Fairmont, WV**



**WVU Greenhouse  
Morgantown, WV**



**Key Logic Renovation  
Morgantown, WV**



**WVU Visitor's Resource  
Center  
Morgantown, WV**



**Morgantown Event Center Parking  
Garage  
Morgantown, WV**



**WVUP –New  
Science Wing-  
West Virginia  
University  
Parkersburg**



**Middletown Tractor  
Fairmont, WV**



**Canaan Valley  
Resort State  
Park  
Davis, WV**





# Allegheny Design Services

*Consulting Engineers*

## ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE

**College Park Dormitories  
Morgantown, WV**



**Beitzel Office Building  
Grantsville, MD**



**Cacapon Resort State Park  
Addition and Renovations  
Cacapon, WV**



**University Place  
Parking Garage  
Morgantown, WV**



**University Park Apartments  
Morgantown, WV**



**University Park, Morgantown, WV**

**University Park  
Mixed Use Building  
Morgantown, WV**



**University Park Dormito-  
ry  
Morgantown, WV**





Miller Engineering - MEP





### Firm Profile

*MILLER ENGINEERING is a solely held (S) corporation owned by Craig Miller PE, President. The corporation maintains a Certificate of Authority with the WV State PE Board and has carried professional liability insurance since its inception. Neither the firm nor its professional engineers have ever faced disciplinary action in any form from the states in which they are registered.*

*Our engineered solutions involve a detailed 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.*

*Over the past 13 years Miller Engineering, Inc. (MEI) has engineered solutions for over \$17.2M in MEP system upgrades, repairs and renovations for projects of all scopes and sizes, with clients ranging from private owners to local and state governments. With a strict attention to detail and commitment to delivering a job done well and done right the first time, every time, MEI has accumulated a change order percentage of less than 0.1% over the past 8 years.*

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

*Miller Engineering takes pride in being **different by design**, and that difference shines through in all phases of our work and continued relationships with our clients.*

- Experienced and Licensed Professional Engineers
- Quality, Value-Engineered Project Delivery
- Qualified Construction Representative on Staff
  - LEED-AP Certified
  - Below Industry Change Order Status
    - Building Information Modeling
    - Emergency Facility Response

### Engineering Design and Consultation

- Mechanical
- Electrical
- Plumbing
- HVAC Design
- Renovation
- New Construction
- Building Information Modeling

#### Aquatic Facility Design

- Public Pools & Areas
- ADA Compliance
- Indoor & Outdoor (air flow)
- Chlorination/Filtration

#### Construction Administration

- Maintenance/Facility Improvement Plans
- Contract Administration
- Code Observation

#### Communication System

- Intercomm & Public Address
- Voice/Data/CATV
- Urgent Response

#### Energy

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

#### Facility Utilization

- Systems Assessment & Solutions
- Adaptive Re-use
- 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





**B. Craig Miller, PE**

Craig founded Miller Engineering in 2003, and serves as President and Principal Engineer. He has more than 20 years experience in design, specification, operations and project management. During his employment with WVU, Craig was directly involved with approximately \$130 million in new capital construction. His experience with a wide range of projects including HVAC, electrical, plumbing, infrastructure upgrades, building automation, energy efficiency and maintenance/renovation, among others, allows him to serve in multiple capacities within a given project. Craig will serve as the "Relationship

Manager" for Miller Engineering as the main communication interface between the Owner, the design team, contractors and end users.

**Project Role: Relationship Manager – Primary Point of Contact**

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

**Professional Project Highlights**

- WVU Recreation Center Indoor Pool – Owner’s Engineer
- WVU Life Sciences Building and Student Recreation Center – Owner’s Engineer
- WV Bldg 25 HVAC Renovations
- Morgantown HS Art Wing HVAC Replacement
- Advanced Surgical Hospital
- Holly River State Park Primary Electric Service Replacements Phase I & II
- Beech Fork State Park – MEP New Construction Design
- WVDNR Pipestem Piping Replacement

**Professional History**

2003- Present	Miller Engineering, Inc.	President, Relationship Manager
2002-2003	Casto Technical Services	Existing Building Services Staff Engineer
2001-2002	Uniontown Hospital	Supervisor 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

**Licenses and Certifications**

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



### **Travis Taylor, PE**

Experience in project management facilitates Travis's ability to create and design constructible 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 lead engineer he provides HVAC, mechanical, plumbing and electrical design solutions and services for our clients. In addition, he is part of our team's complete assessment process in both planning and MEP design through construction administration.

#### **Project Role: Lead MEP Engineer**

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

#### **Professional Project Highlights**

- Krepps Park ADA Upgrades
- Holly River State Park Primary Electric Service Replacements Phase I & II
- Beech Fork State Park Lodge Design Development
- Pipestem Lodge McKeever Lodge HVAC Piping Replacement
- WV Veterans Memorial Restoration
- Bobtown Elementary School HVAC Upgrades

#### **Professional History**

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

#### **Education**

2006 West Virginia University, BS – Mechanical Engineering

#### **Licenses and Certifications**

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



**Robert Angus**

20 Years of maintenance, operations, and construction management precede Rob's engagement with Miller Engineering. Professional expertise of construction project management was gained as an owner of his own contracting company specializing in residential and commercial construction, electrical, plumbing, and HVAC projects. Rob's hands-on approach, common sense and valuable work history knowledge enables him to interface with construction personnel seamlessly alongside engineers and architects. He is adept at preventing and handling issues. Rob is involved at the estimation phase

to allow for continuity within the project's design and construction.

**Project Role: Construction Representative**

- Construction Project Representation and Management
- Project Cost Estimation
- Submittal Review
- RFI, RFPCO Review and Response

**Professional Project Highlights**

- 3<sup>RD</sup> Party Construction Observation – Canaan Valley Resort
- Advanced Surgical Hospital
- 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

**Professional History**

2009- Present	Miller Engineering, Inc.	Aquatic Construction Representative
2000-2009	Angus Contracting, LLC	Owner/Operator
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

**Licenses and Certifications**

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



### **Jack Jamison**

Jack brings 15 years as an electrical/building inspector and over 25 years of experience in the commercial electrical construction industry. His knowledge and experience are valuable resources to Miller's complete assessment process.

#### **Project Role: Code and Construction Specialist**

- Facility Review, Code Research, and Project Evaluation
- Field Observations and Issue Resolutions

#### **Professional Project Highlights**

- Board Member of the WV Code Officials
- Founder and Secretary of the West Virginia Division of the International Association of Electrical Inspectors
- IAEI Ohio Chapter – Membership Chair

#### **Professional History**

2010- Present	Miller Engineering, Inc.	Code and Construction Specialist
1999-2010	Megco Inspections	Chief Inspector
1972-1998	Jamison Electrical Construction	Master Electrician

#### **Education**

1971 Fairmont State College, BS-Engineering Technology-Electronics

#### **Licenses and Certifications**

- Master Code Professional, IAEI Master Electrical Inspector, Class C Electrical Inspector – WV, PA, MD, & OH
- ICC Commercial Building, Building Plans, Commercial Plumbing, Residential Energy, and Accessibility Inspector/Examiner
- WV Master Electricians License
- NCPCCI-2B, 2C, 4B, 4C: Electrical & Mechanical General/Plan Review
- OSHA 30 Hour Course: General Industry
- NFPA Code Making Panel 14 – NEC 2014 Edition



### **Joseph Machnik**

Joe has experience with AutoCAD, MEP and Revit MEP. He provides design modeling, drafting and supervised design services and construction support for Miller Engineering.

#### **Project Role: MEP Designer**

*Revit/CADD Coordination of New Construction and Renovation Designs*

#### **Professional History**

2010 – Present Miller Engineering, Inc. MEP Designer

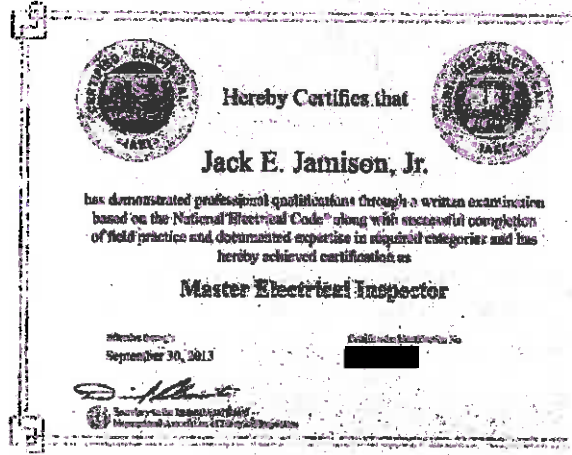
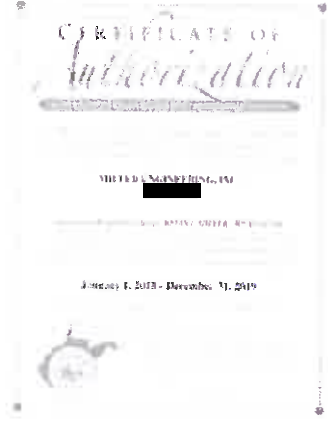
#### **Education**

2008 Penn State – Fayette, AS - Building Engineering Systems Technology: *Building Environmental Systems Technology*

2007 Penn State – Fayette, AS - Building Engineering Systems Technology: *Architectural Engineering Technology*



# Staff – Proposed Staffing Plan



## Project Experience: HVAC Upgrade

### Building 22 2nd Floor Upgrades

Charleston, WV

#### Services Provided:

- Mechanical
- Electric
- Telecommunications
- Construction Administration

**Estimated Budget: \$325k**

**Contract Amount: \$398k**

**Owner: State of West Virginia –  
General Services Division**



West Virginia State Building 22 required renovations to the 2nd floor, which houses the state tax office. New mail processing equipment which have cooling, power, and data requirements were purchased by the state and the floor plan needed modifications. Miller Engineering, along with Montum Architecture designed the renovations to the 2nd floor to accommodate the changes needed. The existing space was served by a fan powered VAV AHU. The existing air distribution was modified to meet the requirements of the new floor plan. The processing room and server rooms, which require year round cooling, are being served with computer-room air conditioning (CRAC) units. The revised floor plan called for modifications to the power and telecommunications layouts for the integrated furniture systems. The grounding and bonding systems for the server room were upgraded as well. The project is under construction and anticipated to be complete by April 2018.

#### Project Contact:

*David Parsons, Operations and  
Maintenance Manager  
State Capitol, Room E-119  
(304) 957-7122*

## Project Experience: HVAC Upgrade

### West Virginia State

### Building 25

Parkersburg, WV

#### Services Provided:

- Mechanical Piping
- Electric
- Construction Administration

**Estimated Budget: \$843k**

**Facility Area: 58,500 ft<sup>2</sup>**

**Owner: State of West Virginia –  
General Services Division**



The PVC piping system at Building 25 had a history of leaking, along with smaller piping sagging over time and breaking, prompting the owner to replace the entire system. The building was a logistic challenge to design due to offset multi-level mezzanines, resulting in low deck-to-deck heights in the lower levels. A new, rolled-groove piping system was installed, including a new cooling tower and supporting structure, and connected to the original boilers. To eliminate the problems associated with manganese, which forms solids and clogs piping, the system was converted from water to propylene glycol with the flow rates adjusted to accommodate the change. The water source heat pumps which serve the building were flushed and cleaned to prevent contamination of the new water. MEI designed a phased approach to accomplish the piping, which was adjusted in consultation with the owner and contractor during construction to minimize the impact on the building occupants, who remained in the building during the entire construction period. MEI worked on an almost daily basis with the contractor to accomplish the re-piping of the building, providing support and real-time answers to questions and to work around challenges.

#### Project Contact:

*David Parsons, Operations and  
Maintenance Manager  
State Capitol, Room E-119  
(304) 957-7122*

## Project Experience: HVAC Upgrade

**West Virginia State  
Building 36 (1 Davis Sq.)  
Charleston, WV**

**Services Provided:**

- HVAC System Replacement
- Mechanical Piping
- Electric
- Construction Administration

**Estimated Budget: \$2.1M**

**Facility Area: 58,400 ft<sup>2</sup>**

**Owner: State of West Virginia –  
General Services Division**



The 30-plus year old chiller serving Building 36 failed in the spring of 2016. MEI was retained to design the installation of a temporary rental chiller, which remains in service at this time. MEI was then retained to design a full HVAC retrofit to the building due to the condition of the air handlers, ductwork, VAV boxes, and associated systems. The building presented unique challenges as it was originally two buildings in which the common space was later in filled to create one building. The deck to deck heights in some areas are very limited, resulting in the need for accurate evaluation, design, and detailing in the construction documents. MEI designed a phased approach to accomplish the project. The phasing was developed directly with the owner to minimize the impact on the building occupants; who had to relocate to swing space phase by phase. Instead of just replacing the existing system in-kind, MEI designed a system utilizing three rooftop units ducted vertically through the building, which eliminates the sole source failures that have plagued the system for several years. The project was bid and then cancelled by the Owner.

**Project Contact:**

*David Parsons, Operations and  
Maintenance Manager  
State Capitol, Room E-119  
(304) 957-7122*

## Descriptions of Past Projects Completed – Adaptive Renovation

### MedExpress National Headquarters

#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Fire Protection/Alarms

**Estimated Budget: \$12M**

**Facility Area: 31,000 ft<sup>2</sup>**

**Owner: MedExpress, Inc.**



A full mechanical, electrical and plumbing upgrade was necessary for this former grocery store in order to meet the needs and demands of the client's use. A full computational model of the building and the new floor plan revealed that use of rooftop units of varying configurations would effectively condition the facility. Variable air volume (VAV) and constant volume systems were utilized to accomplish this goal. In addition, a dedicated air system was required for the critical corporate data center which would also accommodate both the current system load and anticipated growth of the owner. Halon systems, extensive fire and alarm systems, were installed to bring the facility to safety and state regulation codes. The critical corporate data center also required the design of a full standby power system with generator, uninterruptible power supply and transient voltage surge suppression. All project goals were met and the project was a success.

## Descriptions of Past Projects Completed – Renovation

### **WVU Chestnut Ridge Research Building**

**Morgantown, WV**

#### **Services Provided:**

- MEP Engineering
- Fire Protection/ Fire Alarm
- Telephone/Data

**Construction Budget: \$610K**

**Facility Area: 5,700 ft<sup>2</sup>**

**Owner: West Virginia University**



The retrofit of approximately 5700 ft<sup>2</sup> of previous storage space into usable office/conference space was successfully achieved. The Owner wanted a finished look using exposed overhead mechanical systems, so the MEP systems had to be aesthetically and architecturally appropriate while working around existing building systems, such as existing roof drain leaders, within the space. The existing systems were successfully reused as much as possible to help control project costs. A full restroom and kitchen area was developed to meet the needs of the occupants, while extensive detailing of system components and aggressive Construction Administration resulted in a highly successful project. This project resulted in MEI doing adaptive re-use to two more floors in the building



***What our satisfied customers have to say...***

**"Hard working, do-whatever-it-takes, diligent team that provides excellent customer service is what you can expect from Miller Engineering."**

***--Chris Halterman***

**"As a design/build team, working with Miller Engineering, our project involving a private surgical hospital together was a success – completed ahead of schedule and on budget. Miller worked with us throughout the project to consult, engineer and inspect the mechanical systems. Craig Miller, PE and his staff are working with us again, and are very important members of our design/build team. I highly recommend their services.**

***--Richard J. Briggs***

**Patrick Bracey**

*Vice President  
MacBracey  
Corporation  
2155 Park Street  
Washington, PA 15301  
(724) 229-0119  
[patrick.bracey@macbracey.com](mailto:patrick.bracey@macbracey.com)*

**Kerri J. Wade, MSW**

*Extension Agent - Kanawha  
County  
West Virginia University  
4700 MacCorkle Avenue, SE  
Suite 101  
Charleston, WV 25304  
304.720.9573  
[Kerri.Wade@mail.wvu.edu](mailto:Kerri.Wade@mail.wvu.edu)*

**J. Douglas Carter**

*General Manager  
Potomac Valley Transit  
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185 Providence Lane  
Petersburg, WV 26847  
(304) 257-1414  
[jcarter@potomacvalleytransit.org](mailto:jcarter@potomacvalleytransit.org)*

**Bob Ashcraft**

*School Safety & Loss  
Coordinator  
Monongalia County Schools  
533 East Brockway Street  
Morgantown, WV 26501  
(304) 276-0152  
[rbashcraft@access.k12wv.us](mailto:rbashcraft@access.k12wv.us)*

**Mike Trantham**

*Program Administrator Senior  
WVU Environmental Health &  
Safety  
P.O. Box 6551  
975 Rawley Avenue  
Morgantown, WV 26506  
(304) 293-5785  
[Mike.Trantham@mail.wvu.edu](mailto:Mike.Trantham@mail.wvu.edu)*

**Richard J. Briggs**

*Vice President  
Lutz Briggs Schultz & Associates  
Inc.  
239 Country Club Drive  
Ellwood City, PA 16117-5007  
(724) 758-5455  
[lbsa@zoominternet.net](mailto:lbsa@zoominternet.net)*

***From Jonathan Miller, Mechanical Project Manager, Nitro Mechanical:***

**"Miller Engineering is not your average engineering company; they work with the owner AND the contractor to solve all issues that arise throughout the project to make the process as fluid as possible**



## Executed Documents







Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

State of West Virginia  
 Centralized Expression of Interest  
 02 - Architect/Engr

Proc Folder: 568443

Doc Description: Addendum 2 - A/E Services for New District VI Office Complex

Proc Type: Central Contract - Fixed Amt

Issued	Solicitation Closes	Solicitation No	Version
2019-04-26	2019-04-30 13:30:00	CEOI 0310 DNR1900000010	3

RECEIVING LOCATION

CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305

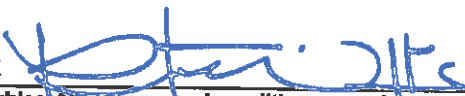
ENDOR

Vendor Name, Address and Telephone Number:

Paradigm Architecture, Inc.  
 23 Cheat Road, Suite 300  
 Morgantown, WV 26508  
 (304) 284-5015

INFORMATION CONTACT THE BUYER

Lany E Ingraham  
 (304) 558-2157  
 lany.e.ingraham@wv.gov

Signature X  FEIN # 63-1263568

DATE April 29, 2019

Offers subject to all terms and conditions contained in this solicitation

**ADDITIONAL INFORMATION:**

Memorandum  
 Memorandum No.02 issued to publish and distribute the attached information to the vendor community.

Expression of Interest

New District VI Office Complex

The West Virginia Purchasing Division is soliciting Expression(s) of Interest for the Agency, The Division of Natural Resources, from qualified firms to provide architectural/engineering services to provide necessary engineering, and other related professional services to design and specify for construction as well as provide construction administration, for the New District VI Office Complex, per the bid requirements, specifications, terms and conditions attached hereto.

Online submissions of Expressions of Interest are prohibited.

VOICE TO	SHIP TO
DIVISION OF NATURAL RESOURCES PARKS & RECREATION-PEM SECTION 144 4TH AVE SOUTH CHARLESTON WV25305	SUPERINTENDENT DIVISION OF NATURAL RESOURCES PIPESTEM STATE PARK 3405 PIPESTEM DR PIPESTEM WV 25979-0150 US

Item	Comm Ln Desc	Qty	Unit Issue
	Architectural engineering		

Item Code	Manufacturer	Specification	Model #
01508			

Extended Description :  
 Architectural/engineering services and contract administration for a new District VI Office Complex.

<b>DNR1900000010</b>	<b>Document Phase</b> Final	<b>Document Description</b> Addendum 2 - A/E Services for New District VI Office Complex	<b>Page 3</b> <b>of 3</b>
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**ADDITIONAL TERMS AND CONDITIONS**

See attached document(s) for additional Terms and Conditions

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI DNR19\*10**

**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 checked="" 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.

Paradigm Architecture, Inc.

Company



Authorized Signature


April 29, 2019

Date

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

Revised 6/8/2012

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

  
 \_\_\_\_\_ President  
 (Name, Title)  
 Paul A. Walker, AIA, President  
 \_\_\_\_\_  
 (Printed Name and Title)  
 Paradigm Architecture, Inc., 2223 Cheat Rd., Ste. 300, Morgantown, WV 26508  
 \_\_\_\_\_  
 (Address)  
 304.284.5015 | 304.284.5014  
 \_\_\_\_\_  
 (Phone Number) / (Fax Number)  
 pwalker@paradigm-arch.com  
 \_\_\_\_\_  
 (email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Paradigm Architecture, Inc.

\_\_\_\_\_  
 (Company)

  
 \_\_\_\_\_ Paul A. Walker, AIA, President  
 (Authorized Signature) (Representative Name, Title)

Paul A. Walker, AIA, President

\_\_\_\_\_  
 (Printed Name and Title of Authorized Representative)

4/29/19

\_\_\_\_\_  
 (Date)

304.284.5015 | 304.284.5014

\_\_\_\_\_  
 (Phone Number) (Fax Number)

West Virginia Ethics Commission  
**Disclosure of Interested Parties to Contracts**

(Required by W. Va. Code § 6D-1-2)

Contracting Business Entity: Paradigm Architecture, Inc. Address: 2223 Cheat Road, Suite 300

Authorized Agent: Paul A. Walker, AIA Address: Morgantown, WV 26508

Contract Number: CEOI DNR19\*10 Contract Description: A/E Services for New District VI Office Complex

Governmental agency awarding contract: West Virginia Division of Natural Resources

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

**Subcontractors or other entities performing work or service under the Contract**

Check here if none, otherwise list entity/individual names below.

Ascent Consulting - Michael Nestor; Allegheny Design Services - David Simpson; Miller Engineering - Craig Miller

**Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)**

Check here if none, otherwise list entity/individual names below.

We interpret the definition for interested parties to mean an ownership entity that has outside investment ownership of 25% or more in Paradigm Architecture. This is not the case.

**Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)**

Check here if none, otherwise list entity/individual names below.

Signature:  Date Signed: 4/29/19

**Notary Verification**

I, Paul A. Walker of West Virginia, County of Monongalia

Paul A. Walker, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

I, Notary, sworn to and subscribed before me this 29th day of April, 2019.

  
Notary Public's Signature

**Completed by State Agency:**

Received by State Agency: \_\_\_\_\_

Submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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: Paradigm Architecture, Inc.

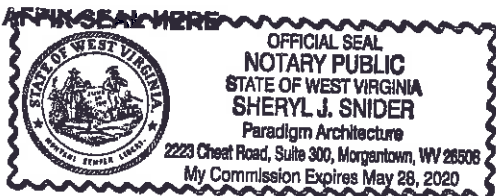
Authorized Signature: [Signature] Date: 4/29/19

State of West Virginia

County of Monongalia, to-wit:

Taken, subscribed, and sworn to before me this 29th day of April, 2019.

My Commission expires May 28, 2020.



NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 01/19/2018)