

State of West Virginia  
Department of Administration, Purchasing Division  
Building Four Renovations Project

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WV PURCHASING  
DIVISION

OMNI



## STATEMENT OF QUALIFICATIONS

### TABLE OF CONTENTS

- Tab 1. Letter of Interest
- Tab 2. Firm Profile
- Tab 3. Overview of Services
- Tab 4. Project Approach and Understanding
- Tab 5. Management & Staffing
- Tab 6. Key Personnel & Resumes
- Tab 7. Similar Projects
- Tab 8. Addendum

OMNI ASSOCIATES—ARCHITECTS, INC.

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Contact Person:

Richard T. Forren, AIA, NCARB

rforren@omniassociates.com



February 26, 2020

WV Dept. of Administration, Purchasing Division  
Melissa Pettrey, Senior Buyer  
2019 Washington Street, East  
Charleston, WV 25305-0130

Re: CEOI 0211 GSD 2000000004 – Building Four Renovations Project

Dear Ms. Pettrey

Omni Associates-Architects is pleased to submit our Statement of Qualifications for design services for the Building Four Renovations Project. We believe that our past and current work with the General Services Administration on projects such as:

- WV State Office Complex in Fairmont
- Renovations and Maintenance Projects
  - Building 11
  - Building 84
  - Building 88
  - Building 97

We propose a project team that would include **HF Lenz Company, Allegheny Design Services, and Watkins Design Works** for the proposed project. Omni Associates shares a long history of successful project collaboration with these firms. We are a proven team uniquely qualified to offer you the following advantages:

- Innovative cost saving design approach to minimize building costs.
- Energy efficient building systems to minimize operational costs.
- A realistic design and construction schedule to meet your needs

Omni Associates is intimately familiar with state-wide building codes, contractors and suppliers, and we have an excellent working relationship with the State Fire Marshal's Office.

Thank you for giving us the opportunity to present our credentials. We would greatly appreciate the opportunity to meet with the selection committee to further discuss our experience and qualifications.

Best regards,  
OMNI ASSOCIATES – ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'R. Forren', written in a cursive style.

Richard T. Forren, AIA, NCARB  
Senior Principal



## Firm Profile

**OMNI ASSOCIATES - ARCHITECTS** is an award-winning architectural firm located in Fairmont, West Virginia. Our approach to design has allowed us to avoid the confines of specialization and afforded us the opportunity to create a diverse body of work.

Since the beginning in 1980, Omni has earned recognition for the programming, planning, and design of a variety of structures; which includes corporate office and governmental buildings, health care facilities and medical campuses, academic and educational buildings, recreational, religious, military and multipurpose facilities.

Our reputation and superior work product are the result of efficient and effective communication with our clients and consultants.

Each project is a unique undertaking that begins with analyzing the needs and desires of the client, and interpreting them into a distinctive design that exceeds expectations.

Omni has a successful history of designing intimately with each client and creating collaborative solutions that meet the project goals, resulting in an impressive record of customer satisfaction. These qualities that draw our clients back, resulting in lasting relationships.

Omni Associates provides clients with the results they value most: Innovative designs consistent with the building program, cost effective designs which meet the budget, and efficient project management to provide on-time deliverables.

We're proud of our reputation and expertise, and our clients are confident that they will receive superior services.



## Overview of Services

**OMNI** provides comprehensive, in-depth professional architectural services for new construction, renovation, addition, and adaptive reuse utilizing a variety of delivery methods to best serve our clients' needs.

### **Design-Bid-Build Delivery Method**

Omni has performed private and public projects of every building type using this traditional method of project delivery. We organize the entire project in advance of bidding and work extensively with our clients to achieve alternates to program goals. Construction documents are prepared and bid to multiple general contractors to achieve competitive pricing. Our advanced preparation and communication with the owner and contractor has been a proven approach to limiting change orders and allows us to deliver projects on-time and on-budget.

### **Fast Track and Multiple Prime Delivery Method**

To achieve an accelerated building construction time schedule, Omni has experience with both fast-track and multiple-prime contract projects. As a variation of the traditional design-bid-build delivery, the negotiated select team approach allows for selection of a contractor early in the design process. We prepare construction drawings in stages and bid these "parts" of the total building program so construction can be ongoing as the next phase is programmed and designed. We have worked with General Contractors, Construction Managers and multiple prime subcontractors to successfully complete this type of project delivery.

### **Design-Build Delivery Method**

Owners and developers are currently seeking a simpler delivery style with a single point of responsibility for both design and construction. Under design-build, a consolidated entity provides both design and construction services to the owner. A single contract is established between the owner and the architect-contractor or design-builder. Omni has experience with both scenarios as well as contracting with owners and general contractors to successfully achieve this streamlined method of project delivery.

### **Construction Administration**

Omni has worked on projects for the construction phase of the total building life. This would include projects designed by a nother firm who needs local supervision or a pre-designed project from a national restaurant or store - which requires local implementation. Omni has also performed bank or financing inspections to determine the completion status of the project for periodic applications for payment.



## Project Approach & Methodology

The project approach at Omni is to assemble the best team to address the challenges of a specific project. That team will be easily accessible under the single contact of our Principal Architect from the beginning of the project all the way through completion. Consistent correspondence and digital review will be maintained throughout the project.

### **ANALYZE**

Omni Associates proposes commencing work with an in-depth evaluation of the existing and previously designed program elements through the review of the building's original construction drawings and the previous design drawings. Our team will quickly move to developing a 3D REVIT Model of the building that will be utilized and updated throughout the design and construction process.

We will undertake a review of the proposed program elements to determine their alignment with the Project Goals and what effect did the recent design effort have on the Project Goals and have the Goals changed since that effort.

A successful evaluation will allow us to add any overlooked program, and prioritize hierarchies in elements.

### **CONCEIVE**

Analysis will result in distinct project goals and a clear program that allow the design team to develop design concepts. This phase would include presentation of many unique ideas. We might suggest more cost, energy efficient and aesthetic solutions relative to the Project Goals of completing certain life/safety elements; accommodating existing tenants and addressing sustainability through sensible life cycle cost oriented design.

**Schematic Design-** Omni views this phase as a collaborative process involving various creative minds within our office as well as any and all stakeholder involvement. We will develop multiple schemes and through a charrette process refine concepts to designs that shall be developed in plan and elevation.

**Design Development-** This phase is intended to develop the chosen schematic design in the direction of a finished set of bidding documents. Design Development is to conclude with a drawing set at approximately 60% of completion. This phase will include coordination of all building trades and shall begin to assemble project specifications. Material selections and finishes shall be coordinated at this stage as well. A more refined cost estimate shall be provided at the end of this phase.

**Construction Documents-** This phase includes full development of the technical aspects of the building renovation. All building systems will be coordinated, interior finishes shall be chosen and specifications will be fully developed. Any budget issues revealed at the culmination of Design Development shall be addressed during Construction Documents. Omni shall verify compliance with all required codes and review with all authorities having jurisdiction, specifically with the WV Fire Marshal's Office.

**Bidding-** During bidding Omni shall assist with the advertising, document interpretation and evaluation of bids. We anticipate responding to any questions from bidders that might arise during the bidding process. Lastly Omni will review all bids for compliance with the contract documents and check all contractor references necessary to help determine and award a contract for construction.

**Construction Administration** – Omni shall oversee the entire construction process to verify compliance with Contract Documents. We shall also evaluate the progress of the job to verify payment and schedule appropriate for successful completion of construction. This phase will include site visits, review of shop drawings and response to any questions arising during construction



## Design Approach & Methodology cont'd

Our team is not only charged with understanding the past and current status of the project, but with looking ahead in the process. By anticipating milestones and needs, we are able to direct the appropriate team members to take measures that will prepare them for these events. Recognizing issues and concerns in their infancy is the only way to diminish their potential negative effect on a project.

We achieve success through innovative thinking and reliance on a collaborative effort. Through partnering arrangements with our clients, consultants, contractors, and other stakeholders, we draw from the strength of each member and share equally in the goals, incentives, and responsibilities of a genuine team approach.

By leveraging expertise, Omni is able to provide the highest level of skills, resources, and technology for each scope of service required within a price structure that is advantageous to the entire team. Our technical design, documentation, and coordination is highly regarded in the industry. We are often complimented by consultants and subcontractors on the coordination, thoroughness, and accuracy of our design and construction documents and bid packages issued through the contractor and to the subs.

We have established documentation, specification, and quality assurance procedures to provide the quality of documents that this project requires. We also view the other consultants as valuable partners in this coordination effort and extend our team coordination to include them. Omni will assist our project team partners with the cross-consultant coordination that is required to achieve a final design that is both aesthetically pleasing and completely functional.

Experience with large projects has demonstrated that there is no substitute for face to face communication. When all team members understand that they have a stake in the successful outcome of a project component and have been afforded the opportunity to ask questions and obtain relevant data related to the effort,

miscommunication is reduced and accuracy of documentation is measurably improved. This is achieved through regular, frequent status meetings; "in person" meetings to clarify changes; "internal coordination" methodology which resolves details before they become issues and coordination meetings centered on specific complex project components when needed.

Our proposed work process takes into account the natural progression of the design, moving from the big picture to the details, and from fixed elements to those that are designed to be flexible, to ensure that the architecture, engineering, technology and furnishings solutions align and that the Project Goals are not just met, but exceeded.



## Management & Staffing

We firmly believe that the best gauge in determining our performance and abilities is the quality of the personnel of which we are comprised. Omni's greatest resource is our professional staff of dedicated, experienced, and creative individuals.

Our skilled team includes 5 registered architects, intern architects, computer-aided design specialists, an interior designer, and knowledgeable administrative support staff. Their quality, expertise, and dedication integrate to produce the solid foundation upon which Omni has built its reputation.

OMNI organizes its staff into several teams or "studios." A specific project team is established for each commission. Studio resources are combined for larger projects. Younger staff members bring a fresh perspective and gain valuable knowledge under the guidance of more experienced staff. Utilizing this approach, we are able provide the human resources required for all types of projects, including large and complex projects.

The project team, including the principal-in-charge, actively participates in the project from start to finish. The same professionals who develop an understanding of your needs in programming generate design alternatives, oversee the production of construction documents, and implement the concepts during construction. The consistency afforded by this approach is a benefit to OMNI and you.

In reality, the OMNI project team goes beyond

our in-house staff. It includes consultants, client representatives, owners, and a construction manager, as required. It is the mutual respect of each team member's skills and perspectives that enables the design process to conclude with a successful project of which we all can be proud.



## Organizational Arrangement

### Key Personnel

**Omni Associates – Architects** carefully selects its project team based on each member's ability to add directly-related experience, ensuring our ability to meet the specific challenges and goals of each client

Throughout our years of experience, we have worked with a variety of consultants specializing in structural engineering, civil engineering, mechanical and electrical engineering, and other disciplines as each project dictated. You can be assured that the consultants we select for your project are selected for their particular and relevant experience as well as their superior work ethic.

In short, for each project we undertake at Omni, we carefully staff our teams, including in-house professionals and outside consultants, with the type of personnel we would want working for us, to work for you.

#### **Omni Associates—Architects**

##### **Richard T. Forren, AIA, NCARB**

###### *Principal in Charge*

Mr. Forren has been Project Architect in charge of design and construction for Omni Associates – Architects since 1984. As a Principal-in-Charge, his primary responsibility is to guide and coordinate the team in the development the overall concept of design by performing technical tasks which include project space programming; schematic layout of functional spaces; aesthetic design and development; and concept and coordination of building systems such as mechanical, electrical, plumbing and fire protection.

##### **David E. Snider, AIA, NCARB**

###### *Project Architect/Project Manager*

Mr. Snider has been a valuable member of the Omni team since 1995. He holds a Master of Architecture degree from Virginia Tech as well as a B.S. in Engineering Technology/Architecture from

Fairmont State College. David is one of Omni's most effective project managers with a strong background in historic preservation, renovation and adaptive reuse projects. His strong work ethic has provided him with extensive experience with the preparation of construction documents, material specifications, and bidding documents as well as construction administration.

#### **H. F. Lenz Company**

##### **MEP Engineering**

Currently in its 70th year, the H.F. Lenz Company (HFL) is a national ly ranked multi-discipline engineering firm with a strong commitment to technical excellence and unparalleled customer service. From planning and design through commissioning and operations support, H.F. Lenz is known for working with their clients to find the best solutions that meet current needs while providing the flexibility and scalability to accommodate future growth and new technologies. Today the firm employs 165 individuals working out of our Johnstown-based headquarters and satellite offices in Pittsburgh, Pennsylvania, Conneaut, Ohio, and Middletown, Connecticut.





## Organizational Arrangement

### Key Personnel cont'd

**Steven J. Gridley, P.E.**  
**Principal-in-Charge**

Mr. Gridley works with the team to establish responsibilities, allocate personnel and firm resources and provide quality control. He is also experienced in the design of chilled water, steam, hot water refrigeration, air distribution, heat recovery and control systems, underground power distribution systems, uninterruptible power supplies and interior building distribution systems of all types.

**Joel C. Shumaker, P.E., CBIE, LEED AP**  
**Project Manager—Electrical Engineer**

Mr. Shumaker is experienced in the design of electrical systems for both new buildings and building renovations. He brings vast experience and knowledge in the design of power distribution systems, emergency power systems and monitoring, uninterruptible power supplies, and emergency lighting systems.

systems Additional information on each team member is available in the resume section of this submission.

**John Weiland, P.E. CEM, LEED AP**  
**Mechanical Engineer**

Mr. Weiland specializes in the design of HVAC systems for office buildings and large facilities and institutions. His duties include design calculations, equipment selection, schematic and construction document design, specification writing and life cycle cost analyses.

**David B. Schmidt, Jr., P.E. RCDD**  
**Communications Engineer**

Mr. Schmidt is an Electrical Engineer with a wide range of experience in corporate and commercial projects, providing project planning, cost estimating, facility design and project scheduling. He is also a Registered Communications Distribution Designer (RCDD) with an extensive background in both optical fiber and copper backbone cabling systems.

**Michael G. Spinelli, CPD**

**Plumbing/Fire Protection Designer**

Mr. Spinelli has designed completed plumbing and fire protection systems for office, and commercial buildings. His duties include design, layout, specifications, calculations, equipment sizing and site survey work.



## Organizational Arrangement

### Key Personnel cont'd

#### Allegheny Design Services

##### Structural Engineering

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.

#### David R. Simpson, PE, SECB, MBA

##### President/Principal Engineer

Mr. Simpson is responsible for strategic management, marketing, quality control, personnel development, business development, project management and design at Allegheny Design Services. Experience includes over 32 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.

#### Michael W. Howell, PE, SE, MBA

##### Senior Structural Engineer

Mr. Howell's responsibilities include structural engineering design, construction documents, quality control and field engineering.

#### Watkins Design Works

##### Interior Design

Watkins Design Works is a commercial interior design and green building consulting firm offering all facets of interior design services for corporate, government, hospitality, higher education, healthcare, retail, military, design-build, and architectural clients. Watkins Design Works will be involved with you throughout the entire process, to design functional and beautiful interiors that support your staff, your needs, and your vision.

#### Jill Watkins, NCIDQ, LEED AP BD+C

##### Owner

Jill Watkins, has over 25 years of experience designing a wide variety of commercial interiors and working with architects, engineers, contractors, and other consultants. Her project experience ranges from 123,000 square feet of corporate headquarters to 1,000 square foot tenant renovations and projects up to \$85 million dollars.



**Richard T. Forren AIA, NCARB**  
Senior Principal

**PROJECT ASSIGNMENT**

Principal-in-Charge  
Project Architect

**EDUCATION**

Master of Architecture: Virginia Polytechnic Institute, 1983  
BS, Civil Engineering Technology: Fairmont State College, 1980

**REGISTRATION**

American Institute of Architects, Member  
American Institute of Architects—West Virginia, Member  
NCARB: National Council of Architectural Registration Boards  
U.S. Green Building Council, Firm Membership  
Associated Builders and Contractors Inc., Firm Membership  
International Association of Emergency Managers, Member  
International Council of Shopping Centers, Member  
Association for Learning Environments, Member  
Registered in West Virginia, Pennsylvania, Ohio, Kentucky, Florida,  
and New Jersey

**GENERAL EXPERIENCE**

Joined Omni Associates - Architects in 1984.  
Became a Principal Architect in 1992.

**RELATED EXPERIENCE**

West Virginia Board of Architects, President  
West Virginia Design-Build Board  
Retired Colonel in the United States Army Reserves most recently  
assigned to the Fifth United States Army as the Army's Emergency  
Preparedness Liaison Officer (EPLO) for West Virginia.  
City of Bridgeport Emergency Services Council  
Member of the Faculty Advisory Committee for Civil Engineering Technology and Architectural  
Engineering Technology, Fairmont State College,

**RELEVANT PROJECT EXPERIENCE**

GSA Federal Building Renovations

Wheeling, WV  
Martinsburg, WV  
Huntington, WV  
Beckley, WV

City of Fairmont, West Virginia

Public Safety Building  
Municipal Complex

Fairmont State University

Wallman Hall Renovations  
Engineering Tech Addition and  
Renovations  
Library Addition & Renovation  
Feaster Center Addition & Renovation  
Colebank Hall Renovation  
Inner Campus Renovation

West Virginia State Office Complex  
(Fairmont)

Mon Power Regional Headquarters

West Virginia High Technology  
Consortium

5000 NASA Boulevard

Allan B. Mollohan Innovation &  
Incubator Center

WVHTCF Training Center

Robert C. Byrd Aerospace Center

Canaan Valley Institute Headquarters



**David E. Snider** AIA, NCARB, ALEP

**PROJECT ASSIGNMENT**

Specifications

**EDUCATION**

Master of Architecture - Virginia Polytechnic Institute, 2001

B.S. Engineering Technology (Architecture) - Fairmont State College, 1989

Associate of Applied Design (Drafting and Design) - Fairmont State College, 1989

**REGISTRATION / PROFESSIONAL AFFILIATIONS**

American Institute of Architects, Member

American Institute of Architects—West Virginia, Member  
Accredited Learning Environment Planner (ALEP)

U.S. Green Building Council, Firm Membership

Associated Builders and Contractors, Firm Membership

Registered in West Virginia

**GENERAL EXPERIENCE**

Joined Omni Associates in 1995.

Practice has included diverse project types including primary, secondary, and higher-education education facilities, office buildings, health care facilities, commercial design, multifamily and single-family housing, and manufacturing facilities.

Extensive experience with the preparation of construction documents, material specifications, and bidding documents as well as construction administration. **One of Omni's most effective project managers.**

Strong background in K-12 and higher education projects and has also developed solid credentials in historic restoration and adaptive reuse.

**RELEVANT PROJECT EXPERIENCE**

Brookhaven Elementary School

Simpson Elementary School

Christ Episcopal Church

Fairmont Senior High School  
Auditorium

Riverview at Clendenin

First Ward Apartments

Fairmont State University 1-Room  
Schoolhouse

**Fairmont State University:**

Wallman Hall Renovations

Robert C. Byrd Aerospace Center  
Renovations

Colebank Hall Renovations

Brookhaven Elementary School

Lincoln Middle School

Franklin Elementary School

Lumberport Elementary School

West Fairmont Middle School

Fairmont Senior High School Cafeteria

Genesis Youth Crisis Center

West Virginia High Technology  
Consortium Foundation (WVHTCF)

Mylan Pharmaceuticals

## H.F. Lenz Company

Currently in its 72<sup>nd</sup> year, the H.F. Lenz Company (HFL) is a nationally ranked multi-discipline engineering firm with a strong commitment to technical excellence and unparalleled customer service. From planning and design through commissioning and operations support, we work with our clients to find the best solutions that meet current needs while providing the flexibility and scalability to accommodate future growth and new technologies.

### COMPANY HISTORY

Harold F. Lenz began offering his services as a registered engineer in 1927. He established the H.F. Lenz Company in its present form in 1946, and in 1953 the company was incorporated in Pennsylvania. In 1978 the firm expanded its services to include civil and structural engineering, and professional surveying services. Today the firm employs 155 individuals working out of our Johnstown-based headquarters and satellite offices in Pittsburgh, Pennsylvania, Conneaut, Ohio, and Middletown, Connecticut.

### DISCIPLINES/SERVICES OFFERED IN-HOUSE INCLUDE:

- › Mechanical Engineering
- › Electrical Engineering
- › Fire Protection / Life Safety Engineering
- › Communications Engineering
- › Structural Engineering
- › Civil Engineering
- › Energy Services
- › Commissioning
- › Construction Phase Services
- › LEED Design Services
- › ENERGY STAR
- › GIS Mapping
- › Surveying
- › Studies

### LEED AND SUSTAINABLE DESIGN

H.F. Lenz Company has been a member of the United States Green Building Council since 2000 and currently have 17 LEED® Accredited Professionals on staff. At present, we have designed over 16 million sq.ft. of facilities utilizing LEED principles including 100+ projects that have attained various levels of LEED Certification. In addition, we also became an ENERGY STAR® Partner Firm in 2008, and have completed validation services for numerous projects which have completed validation services for numerous projects which have attained an ENERGY STAR Building Label.

### MARKET SECTORS

- › Corporate / Workplace
- › Mission Critical
- › Academic
- › Energy Services
- › Government
- › Healthcare
- › Historic
- › Hospitality
- › Industrial
- › Laboratory & Research
- › Commercial/Retail
- › Museums

H.F. LENZ COMPANY

FIRM PROFILE





## Steven J. Gridley, P.E.

*Principal-in-Charge*

As Principal-in-Charge Mr. Gridley is responsible for interfacing with the Owner, and reviewing the program, budget, and project schedule. He works with the project team to establish responsibilities, allocate personnel and firm resources, and provide quality control. He is also involved with the project management and multi-discipline design of data centers, operations centers, and other mission critical facilities. He is experienced in the design of chilled water, steam, hot water, refrigeration, air distribution, heat recovery and control systems, underground power distribution systems, uninterruptible power supplies, and interior building distribution systems of all types.

### EDUCATION

Bachelor of Science, Architectural Engineering, 1979, Pennsylvania State University

### EXPERIENCE

H.F. Lenz Company 1979-Present

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in all 50 States and the District of Columbia

### PROFESSIONAL AFFILIATIONS

First Place, 1987 ASHRAE International Energy Award • National Society of Professional Engineers • Pennsylvania Society of Professional Engineers • American Society of Heating, Refrigerating and Air-Conditioning Engineers • Building Officials Code Administrators International • Professional Engineers in Private Practice • National Fire Protection Association

### PROJECT EXPERIENCE

#### Clarksburg State Office Building – Clarksburg, West Virginia

- › Multi-discipline design of a new 85,250 SF, five-story office building to house seven West Virginia state agencies; sustainable design features include an HVAC system that utilizes a chilled water system with ice storage to save energy costs

#### West Virginia University – Morgantown, West Virginia

- › Phased renovation and life safety upgrade of the 95,500 SF White Hall including a 1,000 SF Computer Cluster Room with specialized cooling and conditioned power

#### West Virginia State Capitol – Charleston, West Virginia

- › Design of a new 4,800-ton central chilled water plant and distribution loop to serve seven buildings of the West Virginia State Capitol Complex

#### Robert F. Kennedy Main Justice Building – Washington, DC

- › Upgrade and modernization of the mechanical and electrical systems in the seven-story, 1.3 million sq.ft. Main Justice Center in Washington, D.C. The building is listed on the National Register of Historic Places

#### The Lits Building – Philadelphia, Pennsylvania

- › Renovation/retrofit and adaptive reuse of an 890,000 SF former department store into modern office and retail space; complete mechanical/electrical retrofit of the entire structure including fire alarm and life safety design

#### The Wanamaker Building – Philadelphia, Pennsylvania

- › Conversion of a 865,000 SF occupied, historic high-rise retail building to modern office space



## Joel C. Shumaker, P.E., CBIE, LEED AP

*Project Manager / Electrical Engineer*

As a project manager and electrical engineer at H.F. Lenz Company, Mr. Shumaker is responsible for client contact, project scheduling, preparation of reports and cost estimates, coordination and supervision of project design teams, and other project management functions. Mr. Shumaker is experienced in the design of electrical systems for both new buildings and building retrofits for educational, health care, commercial, government, industrial, residential, and utility-related facilities. He is experienced in the design of power distribution systems; emergency power systems and monitoring; uninterruptible power supplies; lighting and emergency lighting systems; fire alarm systems; nurse call; security; sound; and telephone systems.

### EDUCATION

Bachelor of Science, Electrical Engineering Technology 1993,  
University of Pittsburgh at Johnstown

### EXPERIENCE

H.F. Lenz Company 1985-Present

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in  
Pennsylvania, Connecticut,  
Delaware, Maryland, New York,  
Vermont, Virginia and West Virginia

### PROFESSIONAL AFFILIATIONS

Pennsylvania Society of Professional  
Engineers, Johnstown Chapter  
Secretary • National Society of  
Professional Engineers • Keystone  
Chapter of Association of Physical  
Plant Administrators

### PROJECT EXPERIENCE

#### Clarksburg State Office Building – Clarksburg, West Virginia

- › Engineering design of a new 85,250 SF, five-story office building to house seven West Virginia state agencies; sustainable design features include an HVAC system that utilizes a chilled water system with ice storage to save energy costs

#### West Virginia University – Morgantown, West Virginia

- › Phased renovation and life safety upgrade of the 95,500 SF White Hall including design for a 600 kW standby generator to support the life safety systems

#### U.S. General Services Administration – Charleston, West Virginia

- › Electrical Engineer for the design of a new, two-story 19,427 sq.ft. office building to house offices for the Federal Bureau of Investigation; the building was designed with sustainable design criteria including water conservation, increased ventilation, and use of renewable energy sources

#### Fannie Mae – Urbana, Maryland

- › Electrical and mechanical critical infrastructure upgrade to two data center bays totaling 25,724 sq.ft. Included installation of a 2,500 kW Tier 4i generator

#### Social Security Administration – Wilkes-Barre, Pennsylvania

- › Electrical design of a new 240,000 sq.ft. office building and data operations center

#### University of Pittsburgh – Pittsburgh, Pennsylvania

- › Comprehensive renovation of 400,000 sq.ft. Benedum Hall laboratory building including a new 600 kW standby generator to provide backup power for the researcher's needs



## John M. Weiland, P.E., CEM, LEED AP

*Mechanical Engineer*

Mr. Weiland specializes in the design of HVAC systems for office buildings, colleges and universities and healthcare facilities. His responsibilities include client contact, project scheduling, preparation of reports and cost estimates, coordination and supervision of project design teams and other projects management functions. His duties include design calculations, equipment selection, schematic and construction document design, specification writing, and life cycle cost analyses.

### EDUCATION

Bachelor of Architectural Engineering, 2002, Pennsylvania State University

### EXPERIENCE

H.F. Lenz Company 2002-Present

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania • Certified Energy Manager • LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

ASHRAE – Johnstown, PA Chapter

### PROJECT EXPERIENCE

#### Clarksburg State Office Building – Clarksburg, West Virginia

- › Multi-discipline design of a new 85,250 SF, five-story office building to house seven West Virginia state agencies; sustainable design features include an HVAC system that utilizes a chilled water system with ice storage to save energy costs

#### West Virginia University – Morgantown, West Virginia

- › Phased renovation and life safety upgrade of the 95,500 SF White Hall including a 1,000 SF Computer Cluster Room with specialized cooling and conditioned power

#### U.S. General Services Administration – GSA Region 3

- › Term Contract for AE Design Services; projects involve alteration, renovations, and modernizations of federal buildings and courthouses in Region 3 North Service Sector

#### University of Pittsburgh – Pittsburgh, Pennsylvania

- › Renovation of 400,000 SF Benedum Hall; included the replacement of the existing mechanical, electrical, plumbing and fire protection systems on all 15 floors of the building over three project phases; the project has achieved LEED Gold

#### West Virginia University – Morgantown, West Virginia

- › Renovations to the basement level of the Engineering Sciences Building; replaced the existing mechanical system with a new system capable of meeting the HVAC requirements of new labs

#### University of Pittsburgh at Johnstown – Johnstown, Pennsylvania

- › Mechanical and electrical renovations to the 66,000 Engineering & Science Building that houses chemistry and engineering labs; due to the complex phasing and the desire to replace the majority of the infrastructure, temporary infrastructure services were designed to allow for continuous building occupancy





## David B. Schmidt, Jr., P.E., RCDD

*Communications Engineer*

Mr. Schmidt is an Electrical Engineer with a wide range of engineering experience in corporate and commercial projects. His experience includes project planning, project management, facility design, project scheduling, cost estimating, construction administration, and training of operations and maintenance personnel. He is also a Registered Communications Distribution Designer (RCDD) with an extensive background in communications systems design including both optical fiber and copper backbone cabling systems. His specific experience includes project management and engineering design for office buildings, data centers, call centers, operations centers, and other critical facilities.

### EDUCATION

Graduate Studies, Manufacturing Systems Engineering, 1995, University of Pittsburgh

Bachelor of Science Electrical Engineering Technology, 1990, University of Pittsburgh at Johnstown

Associate in Specialized Technology, Electronics, 1979, Penn Technical Institute

### EXPERIENCE

H.F. Lenz Company 1995-Present • Johnstown America Corporation 1994-1995 • LTV Steel 1991-1994 • Metalworking Technology, Inc. 1989-1991 • Lincoln Contracting & Equip. Co. 1982-1984

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania, Maryland and West Virginia • Registered Communications Distribution Designer

### PROFESSIONAL AFFILIATIONS

Building Industry Consulting Service International (BICSI) • National Society of Professional Engineers (NSPE)

### PROJECT EXPERIENCE

#### Robert M. Ball Federal Building – Woodlawn, Maryland

- › Communications Designer for the renovation and retrofit of the 1.2 million SF Social Security Administration main operations building; cabling systems included voice, data, and video cabling capable of evolving with future technologies; the cabling systems are distributed through cable tunnels and under raised access floors; the data cable system design is for centralized network electronics and fiber to the desk.

#### Kennametal, Inc. World Headquarters – Latrobe, Pennsylvania

- › Design of new campus fiber optic and copper telephone systems backbones, and Category 5 horizontal communications wiring system for telephone, voice, and data in a new 135,000 SF corporate office facility

#### BNY Mellon Client Service Center – Pittsburgh, Pennsylvania

- › Design of communication cabling infrastructure for the 750,000 SF \$150 million building and data center; project included 1,200 miles of optical fiber and 26,000 copper information ports

#### Harvard Business School Data Center – Boston, Massachusetts

- › Design of communication cabling system for a new Technology Operations Center including the extension and reconfiguration of the campus backbone

#### Time Warner Cable – Charlotte, North Carolina

- › Project Manager and Communications Engineer for telecom design for a new 175,000 SF data center with four data halls of 12,000 SF each



## Michael G. Spinelli, CPD

*Plumbing/Fire Protection Designer*

Mr. Spinelli has designed complete plumbing and fire protection systems for office buildings, hospitals, colleges, schools, prisons, and laboratories. He is responsible for plumbing design, layout, specifications and calculations; selection and sizing of equipment; cost estimates; and site survey work. Mr. Spinelli coordinates the plumbing design with utility companies, with other trades, and with the Project Engineer and Project Architect; and is responsible for assembling complete and accurate plumbing bid documents which meet H.F. Lenz Company standards.

### EDUCATION

Associate Degree in Building Systems Technology, 1997, Cambria County Community College

### EXPERIENCE

H.F. Lenz Company 1997-Present •  
Miller-Picking Corp. 1987-1994

### PROFESSIONAL REGISTRATION / CERTIFICATION

Certified in Plumbing Design, ASPE;  
ASSE 6005 Medical Gas Specialist

### PROFESSIONAL AFFILIATIONS

Currently serves as VP Technical of  
the Johnstown ASPE Chapter

### PROJECT EXPERIENCE

#### Clarksburg State Office Building – Clarksburg, West Virginia

- › Design of a new 85,250 SF, five-story office building to house seven West Virginia state agencies; sustainable design features include an HVAC system that utilizes a chilled water system with ice storage to save energy costs

#### University of West Virginia – Morgantown, West Virginia

- › Design services for a 124,000 SF new addition and major renovations to the existing 86,000 SF Charles Wise Jr. Library.

#### University of Pittsburgh – Pittsburgh, Pennsylvania

- › Renovation of 400,000 SF Benedum Hall; included the replacement of the existing mechanical, electrical, plumbing and fire protection systems on all 15 floors of the building over three project phases; the project has achieved LEED Gold

#### University of Pennsylvania – Philadelphia, Pennsylvania

- › Wharton Academic Research Building, a new four-story \$44.9 million building containing lecture halls classrooms, research areas, academic offices and administrative spaces; The new facility is designed to attain LEED Silver

#### University of Pittsburgh – Pittsburgh, Pennsylvania

- › Various renovations and building system replacements to address building layout and operational requirements for the 4-building, 45,000 SF Life Sciences Complex

#### Mascaro Center for Sustainable Innovation – Pittsburgh, Pennsylvania

- › Engineering design services for a new 42,000 SF facility housing wet and dry labs for 18 faculty members and 94 graduate and postdoctoral researchers in a single interdisciplinary space; the project has attained LEED Gold



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.:

- Nemacolin Woodlands Sundial Lodge Farmington, Pa. (25,000 sf 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.



**Education:**

West Virginia Institute of Technology - B.S. Civil Engineering  
West Virginia University - Masters Business Administration  
West Virginia State College - Architectural Technology Courses

**Professional Registrations:**

Year first registered: 1984  
West Virginia, Pennsylvania, Maryland, Virginia, Florida, District of Columbia, North Carolina, South Carolina, Georgia, Ohio, Structural Engineering Certification Board and National Council of Examiners for Engineering and Surveying

**Professional Memberships:**

American Society of Civil Engineers, Structural Engineering Institute, Charter Member, American Concrete Institute, American Institute of Architects – West Virginia Chapter, American Institute of Steel Construction, Inc., American Iron and Steel Institute Member, Associated Builders & Contractors (ABC), National Academy of Forensic Engineers

**Professional Experience:**

Responsible for strategic management, marketing, quality control, personnel development, business development, project management and design at Allegheny Design Services. Experience includes over 32 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:

**Experience Record:**

Allegheny Design Services, LLC, President,	May 2002 to Present
R.M. Gensert and Associates, Vice President,	August 1998 to May 2002
WVU, Assoc. Director of Planning, Design & Construction	August 1988 to August 1998
Simpson Engineering, Owner	August 1988 to August 1998
CECO Buildings Division, Senior Structural Engineer	April 1985 to August 1988
Rockwell International, Facility Structural Engineer	March 1982 to April 1985
Bellard Ladner & Assoc., Staff Structural Engineer	Sept. 1981 to March 1982
PPG Industries, Facility Structural Engineer	January 1980 to Sept. 1981

**Project Experience Includes:**

Morgantown Event and Conference Center, Morgantown, WV  
Phipps Conservatory Addition, Pittsburgh, PA  
Waterfront Hotel and Conference Center, Morgantown, WV  
WVU Basketball Practice Facility  
WVU Mountaineer Field North Luxury Suites  
UPMC Hillman Cancer Center  
William Sharpe Hospital Addition  
Chestnut Ridge Church  
University of Pittsburgh Bio Medical Tower  
Glade Springs Hotel & Conference Center  
Fairmont State University Parking Garage

**Education:**

University of Pittsburgh - B.S. Civil Engineering  
West Virginia University - Master of Business Administration

**Professional Registrations:**

Professional Engineer – Virginia, West Virginia, Pennsylvania, Tennessee, Indiana, Louisiana and California.  
NCEES Record Holder

**Professional Memberships:**

Board President of Children's Discovery Museum at WVU  
American Society of Civil Engineers - Past Branch President  
Richmond Joint Engineers Council - Past Council Chairman  
Structural Engineering Institute - Member

**Continuing Education:**

Blodgett's Welding Design Seminar – April 2013 – Cleveland, OH  
Simpson Strong-Tie Continuous Load Paths in Wood Structures – November 2011 – Charlottesville, VA  
Kaplan 28 Hour SE Exam Review Course – August 2011 – Richmond, VA  
Emerging Leaders Alliance Workshop – November 2010 – Denver, CO  
OSHA 10 Hour Safety Course for Construction Personnel – April 2006 – Alexandria, VA  
SE University multiple structural technical training webinars.

**Professional Experience:**

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. 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:

**Experience Record:**

Allegheny Design Services, LLC, Sr. Structural Engineer	June 2012 to Present
Austin Brockenbrough and Associates, Structural Engineer	March 2008 to June 2012
McKinney and Company, Civil Engineer	March 2007 to March 2008
American Bridge Company, Field Engineer	May 2005 to March 2007

**Project Experience Includes:**

Project experience (past and present) includes:

Puskar Center Auditorium Expansion, West Virginia University, Morgantown, WV  
White Oaks Office Development Building II, Bridgeport, WV  
College Park Apartments, Morgantown, WV  
University Park Dormitory, West Virginia University, Morgantown, WV  
Brownsville Marine Product Plant Upgrade and Repairs, Brownsville, PA  
High Bridge Trail State Park Pedestrian Bridges, Prince Edward County, Virginia  
Observation Platform, Midlothian Mines Park, Chesterfield County, Virginia  
Fuel System & Facility Upgrades, Fort Drum, NY  
Eppington Plantation Restoration and Structural Stabilization, Chesterfield County, Virginia  
Old City Hall Plaza Replacement, Richmond, Virginia  
Woodrow Wilson Bascule Replacement, Alexandria, Virginia  
Monongalia County Ball Park, Morgantown, WV  
Nashville Sound Scoreboard, Nashville, TN  
Indianapolis 500 Sign Upgrade  
Milan Puskar Stadium North End Renovations



## Firm Profile

### ABOUT

Watkins Design Works is a commercial interior design and green building consulting firm. We offer all facets of interior design services for corporate, government, hospitality, higher education, healthcare, retail, military, design-build, and architectural clients. Jill Watkins, Owner, has over 25 years of experience designing a wide variety of commercial interiors and working with architects, engineers, contractors, and other consultants. Her project experience ranges from 123,000 square feet of corporate headquarters to 1,000 square foot tenant renovations...from an \$85 million dollar project for a national guard base to kitchen and bath renovations at a low-income multi-family housing facility. From programming through construction administration, from conceptual color palettes to custom millwork detailing, Watkins Design Works will be involved with you throughout the entire process, to design functional and beautiful interiors that support your staff, your needs, and your vision.

We also provide overall guidance, eco-charrette facilitation and in-depth knowledge of the LEED Green Building Rating System for clients interested specifically in green building. By embracing an integrative design process, where designers, architects, engineers, contractors, and all stakeholders are involved in a design project early and often, we are able to connect the built environment with the natural environment, so that quality of life is improved for end users and local habitat is regenerated. Economic savings are realized through this early decision-making process, rather than diminishing value through traditional "value engineering" at the end of the design process. Thus, the triple bottom line of sustainability is inherent in everything we do: environment-equity-economy, each considered in equal parts.

### SERVICES

- Programming, project planning, and pre-design
- Schematic design, space planning, and design development
- Contract and bid documents
- Interior construction administration
- Lighting design
- Custom casework and millwork design
- Furniture design
- LEED Green Building Rating System consulting

### CERTIFICATIONS

- Small Business Administration:
  - Woman-Owned Small Business
  - Economically Disadvantaged Woman-Owned Small Business
- State of West Virginia:
  - Small Business and Woman-Owned Business
  - WV Oasis Registered Vendor

### MEMBERSHIPS

- American Institute of Architects WV Chapter.....Professional Affiliate Member
- U.S. Green Building Council.....National Organizational Member

Watkins Design Works, LLC  
815 Quaker Street, Suite 202  
Charleston, WV 25301  
304.553.7002 office  
www.watkinsdesignworks.com

## Resume

**Jill M. Watkins**



### EDUCATION

Bachelor of Science in Interior Design..... May 1993  
The University of Tennessee, Knoxville..... CIDA Accredited

### CERTIFICATIONS / ACCREDITATIONS

National Council for Interior Design Qualification [REDACTED]..... Oct 1997  
LEED Accredited Professional BD+C..... Apr 2003  
Wilderness First Aid..... Nov 2018

### COMMUNITY INVOLVEMENT / MEMBERSHIPS

U.S. Green Building Council West Virginia ..... Chair  
Appalachian Mountain Club..... Backpacking Leader  
BridgeValley Community & Technical College..... Former Adjunct Professor  
Leadership Kanawha Valley ..... 2015 Graduate  
Charleston Area Alliance GROW Program..... 2015 Graduate  
Citizens' Climate Lobby West Virginia ..... Member

### EXPERIENCE

Watkins Design Works, LLC..... Jan 2014 - Present  
Owner ..... Charleston, WV  
Jill started her own interior design and green building consulting business in 2014. As an NCIDQ-certified interior designer with over 25 years of experience, and now as an entrepreneur, Jill brings both knowledge of and a passion for interior design and green building to all her clients.

ZMM Architects and Engineers..... May 2008 - Dec 2013  
Interior Designer/Sustainability Coordinator ..... Charleston, WV  
In this dual role, Jill worked alongside project architects in developing comprehensive finish and furniture designs, as well as with all project team members on the firm's LEED projects, including the JITEC facility at Camp Dawson (LEED Gold Certified) and the Wood County Justice Center (LEED Certified). She selected colors for many of the firm's school projects, and was integrally involved with their military and higher education clients.

Cubellis..... Dec 2005 - May 2008  
Senior Interior Designer..... Boston, MA  
Jill was responsible for design of the firm's Boston headquarters, which received LEED-CI Gold Certification in August of 2009. She was also a key team member in the design of Gillette's global headquarters renovation and subsequent tenant redistribution in their former lease space.

- Wolf Maison Limited .....Feb 2004 - Aug 2005  
 Interior Designer .....Cleveland, OH  
 As interior designer for this architectural start-up, Jill expanded her experience into dental office design and high-end residential projects, along with additional corporate work. She also provided LEED assistance to Cleveland State University in the form of drawing and specification reviews and recommendations for the new Recreation Center; the building is LEED Silver Certified.
- Doty & Miller Architects .....May 2003 - Feb 2004  
 Interior Designer .....Cleveland, OH  
 For one of Cleveland's greenest architectural firms, Jill provided sustainable interior design for a variety of project types, including healthcare, public projects and nonprofit organizations.
- AECOM (formerly URS Corporation).....Nov 1999 - Feb 2003  
 Senior Interior Designer .....Cleveland, OH  
 Jill participated among teams of interior designers, architects and engineers to work on secondary schools, higher education, and public projects. She served an integral role on the design team for the Nathaniel R. Jones Federal Building and U.S. Courthouse in Youngstown, Ohio. This was the first courthouse in the U.S. and the first building in Ohio to become LEED Certified.
- KA, Inc. Architecture .....Apr 1998 - Nov 1999  
 Interior Designer .....Cleveland, OH  
 Jill went to KA after their purchase of Triad Design in 1998. As part of the Corporate Studio, she gained experience in the design of corporate headquarters, but also assisted architects with malls and big-box retail store design and documentation.
- Triad Design Interiors.....Aug 1996 - Apr 1998  
 Interior Designer .....Cleveland, OH  
 As a designer with this small interior design firm, Jill was involved in many different project types, including corporate offices, restaurants, and private suites for the new Cleveland Browns football stadium.
- Koster & Associates Architects.....Mar 1995 - Aug 1996  
 Interior Designer .....Cleveland, OH  
 Koster & Associates specialized in library design throughout the Midwest. Jill was responsible for interior finishes, furniture design and custom millwork design and documentation.
- Capitol Business Interiors.....May 1993 - Feb 1995  
 Interior Designer.....Charleston, WV  
 After working at CBI in the summer months while in college, Jill worked as a full-time designer supporting the salespeople in the firm's many public and private projects, including Union Carbide's Building 6000 and the initial renovation of One Station Place.



kanawha valley community and technical  
college & west virginia higher education  
policy commission headquarters



*institute, west virginia*  
kvctc renovation: 70,953 square feet  
kvctc addition: 14,174 square feet  
hepc renovation: 124,692 square feet  
  
kvctc: \$11,350,000  
hepc: \$13,830,000  
total budget: \$25,180,000

## Kanawha Valley Community and Technical College & West Virginia Higher Education Policy Commission

### about . . .

One goal of recent higher education reform is to create a stronger community and technical college system able to provide specialized industry training as well as general college level education curriculum. In order to better facilitate that vision, Kanawha Valley Community and Technical College needed a new Headquarter Building to serve as its flagship structure and provide state-of-the-art space for administration, student services, current program offerings and future program expansion.

Phase I of the project was an in-depth evaluation of the existing 196,800 sf Dow Chemical Building to determine its suitability for continued use as a community and technical college with office space for an existing tenant. The initial evaluation included building codes compliance, ADA accessibility, building envelope analysis, MEP analysis, an existing conditions report, and conceptual energy calculations. Phase II was the development of retrofit alternatives for the existing building to house KVCTC utilizing a revised 85,925 square feet program. Services provided included the development of base plans of the existing facility, schematic design alternatives, assisting the owner with selecting a preferred scheme, determining the scope of work, preparation of a preliminary construction cost estimate as well as a design and construction schedule.

One challenge with this project was that the project funding came from two different sources, requiring separate Schedules of Value and Applications for Payment. Additionally, the project was constructed in three phases in order to rotate three separate tenants while space was being renovated.



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ruth ann musick library renovations  
fairmont, west virginia



renovation:  
1st floor: 4,428 square feet  
2nd floor: 2,531 square feet  
3rd floor: 496 square feet  
total renovation: 7,425 square feet

addition:  
1st floor: 1,730 square feet  
2nd floor: 1,502 square feet  
3rd floor: 1,648 square feet  
total addition: 4,880 square feet

## Ruth Ann Musick Library Renovations at Fairmont State University

### about . . .

Since 1973, Fairmont State University's enrollment has increased by 48 percent and the curriculum and programs have expanded significantly. The Library was previously housed in a 52,000 square foot facility that was renovated and expanded in 1973. However, the expansion fell far short of meeting the College's needs. With the advent of the Community and Technical component in 1974, program offerings have increased fivefold to approximately 40 distinct, identifiable programs. Besides being woefully in need of "book" space, the library's greatest need was additional people space that enabled students to utilize the technology that is available. Additionally, the facility needed to be more acclimated to user needs by establishing a milieu that encouraged usage.

To that end, the entrance was relocated from the second floor to the first floor. The Library was expanded by approximately 5000 square feet to accommodate an Internet cafe/lounge area, service units such as an Internet help desk, and a printing/photocopy service center. Various multi-media classroom areas were also upgraded.

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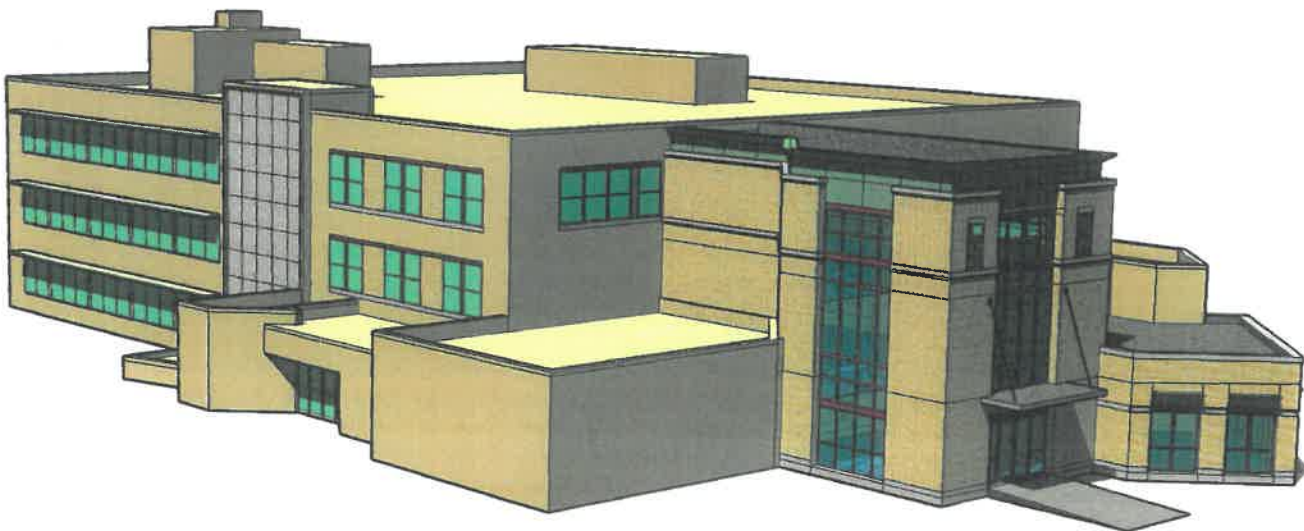


## ruth ann musick library (cont.)

The addition to the Library also addressed campus-wide ADA accessibility compliance concerns. Although the campus elevation rises 300 feet from the entrance on Locust Avenue to the football field, creative planning by Omni Associates has made it possible for persons with disabilities to access the majority of the inner campus without encountering major obstacles. Students now have ground level access to all buildings that make up the academic core of the campus.

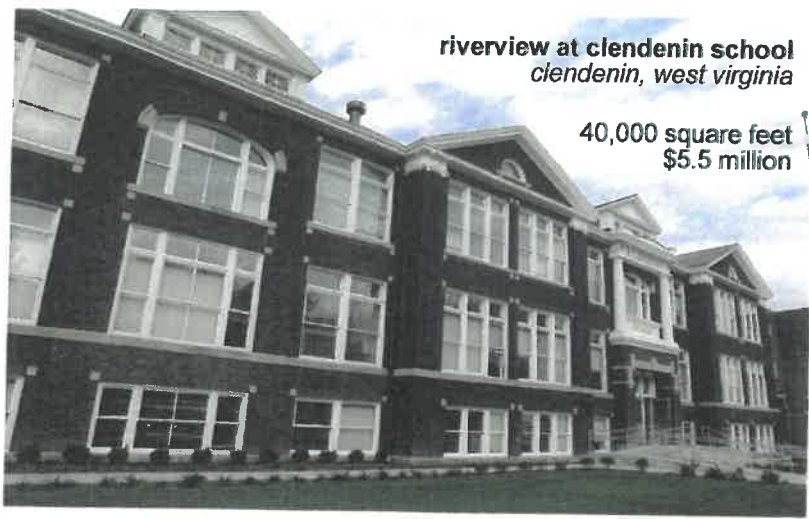
The expansion and renovation includes:

- ◆ *A facility that allows for greater utilization of technology in the delivery of Library Services.*
- ◆ *A more user friendly facility by establishing informal areas (e.g., Internet Café, Computer Lounge) for Library usage and by increasing overall accessibility to campus information resources.*
- ◆ *Definitive areas for library services, media service and Internet user services.*
- ◆ *Space to provide supplemental services that enhance library usage, e.g., Internet help desk, photo copying/printing service center, etc.*
- ◆ *A facility that can be oriented to twenty-four hour usage.*
- ◆ *A facility that will not only serve the college community more effectively but also the public schools and general public.*
- ◆ *Benchmark ADA compliant, wheelchair ground level access to buildings located in the academic core of the campus.*



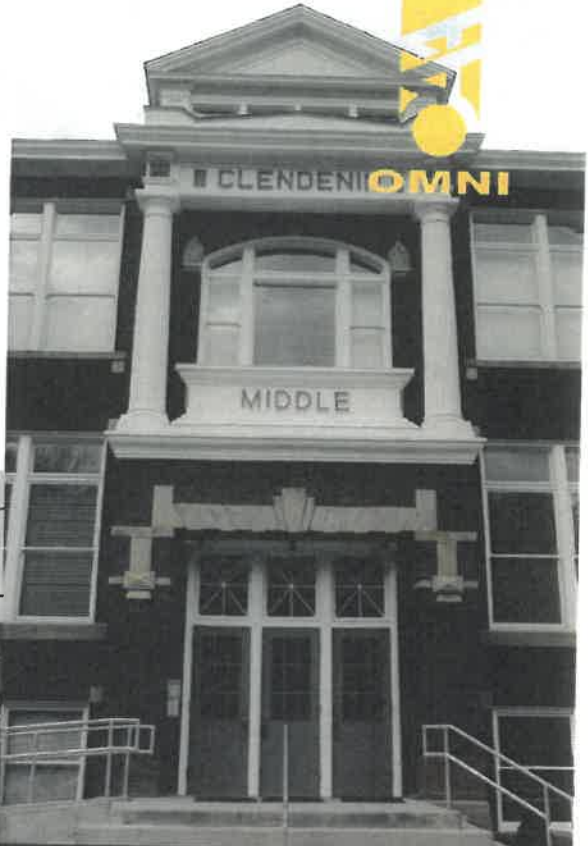
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omni associates—architects

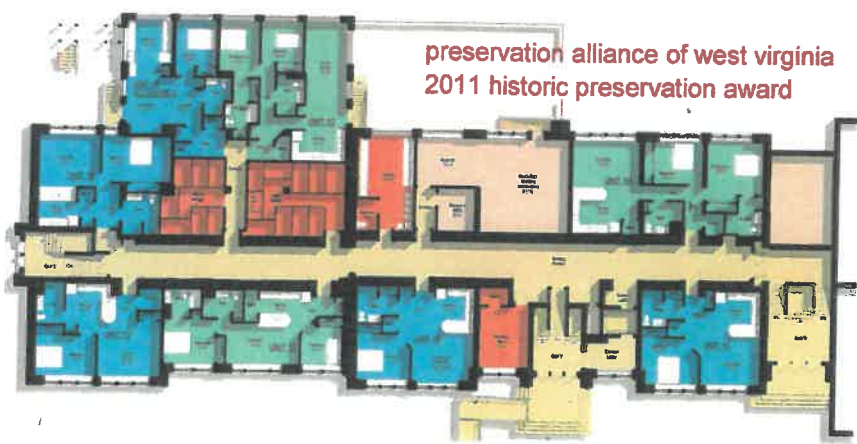


**riverview at clendenin school**  
*clendenin, west virginia*

40,000 square feet  
\$5.5 million



## Riverview at Clendenin School



**preservation alliance of west virginia**  
**2011 historic preservation award**

Omni Associates – Architects was chosen by Kentucky-based developers AU Associates to design the historic preservation, renovation, and conversion of the historic Clendenin School into a mixed-use building. Riverview at Clendenin School opened in October 2011 with two main uses: a non-profit community health center and 18 units of safe, quality, affordable housing for seniors. The health clinic includes an on-

site dentist, radiology department, fully stocked pharmacy and physical therapy center. The project was recognized by the Preservation Alliance of West Virginia for “Best Use of Tax Credits.”

Funding for the renovation came from a combination of local, state and federal funding, with large portions coming through federal economic stimulus money, including a \$2.7 million grant from the West Virginia Neighborhood Stabilization Program and \$400,000 from the U.S. Department of Health and Human Services. Both grants were part of the American Recovery and Reinvestment Act. The U.S. Department of Agriculture is providing a \$1.2 million loan for 40 years at no more than 4.5 percent interest. About \$1 million in state and federal historic tax credits also will help fund the project.

visualization. realization  
omni associates—architects

www.omni411.com



## State of West Virginia

Clarksburg, West Virginia

### CLARKSBURG STATE OFFICE BUILDING

H.F. Lenz Company provided the mechanical, electrical, plumbing, fire protection, and telecommunications engineering services for the design of a new 85,250 sq.ft., five-story office building to house seven West Virginia state agencies.

The HVAC system utilizes a chilled water system with ice storage to save energy costs. The majority of the building is served by three VAV modular air handling units located in the building penthouse. A Direct Digital Control (DDC) System provides the control for the HVAC system. The system interfaces with the current system that the State of West Virginia uses to monitor its buildings from a remote location in Charleston, WV.

Lighting relay panels provide 24/7 control of the lighting in the larger areas on the various floors. Relay panels are installed on all floors except the basement. Vacancy (Occupancy) sensors are installed in all areas not described above to provide automatic shut off lights. In areas subject to larger amounts of natural light, daylight harvesting sensors are placed near windows to step-dim (reduce light output to 50%) local light fixtures in response to amount of sunlight present within the space and save energy.

A Main Telecommunications Room (MTR) is provided that houses all the service entrance equipment for signal system demarcation points as well as distribution equipment to provide the buildings signal infrastructure. Intermediate Telecommunications Rooms (ITR), feed from MTR, are constructed on each floor and contain equipment to distribute signal systems to the end user.

The project was designed to achieve LEED Silver Certification. State agencies began moving into the new building in 2016.

#### Meeting the Project Goals

An important goal of the project was to provide an energy efficient, state-of-the-art facility with sustainable design features capable of achieving LEED Silver Certification. H.F. Lenz Company helped meet this goal by designing an HVAC system that utilizes a chilled water system with ice storage to save energy costs. The lighting system design also contains several energy conserving elements.

**Owner Contact:** Mr. David Hildreth  
304-558-0510



## Robert F. Kennedy Department of Justice Building

Washington, D.C.

### UPGRADE / MODERNIZATION OF FEDERAL BUILDING

The H.F. Lenz Company was responsible for the upgrade and modernization of the M/E systems in the seven-story, 1.3 million sq.ft. Main Justice Center in Washington, D.C. The building is listed on the **National Register of Historic Places**. The main goal of the project was to upgrade the Robert F. Kennedy Department of Justice Building, constructed in 1931, to provide a modern, energy efficient, flexible office building for the use of the U.S. Department of Justice.

#### Engineering Elements of the Project Included:

- › New 2,700-ton chiller plant with variable speed drive pumping and DDC controls
- › New central steam-to-hot water heating system
- › Electrical upgrade included three switchgear cubicles and eighteen 13.2 kV/480 V network transformers
- › Upgrade power distribution from 208 V to 430 V
- › Upgrade office lighting to 277 V high efficiency systems
- › Office HVAC retrofit with four-pipe fan coil units for heating and cooling
- › New sprinklers and fully addressable fire alarm system
- › New plumbing systems and emergency power system
- › Specialized environmental control for the Department of Justice Main Library and Archival Book Storage Room

The new HVAC, electrical, plumbing, and fire/ life safety systems were designed to have minimum impact upon the historic character of the building.

#### Meeting the Project Goals

The entire project had to be designed as a phased renovation to accommodate two-thirds of the building's occupants (including the Attorney General) who remained in the building throughout the construction period.

To achieve this, work on the building was accomplished in three separate phases. Portions of the building were vacated for construction, and when completed, reoccupied. H.F. Lenz Company worked with the Architect to coordinate the moves.

**Owner Contact:** Mr. Dean Smith  
202-359-5720





## Social Security Administration

Woodlawn, Maryland

### ROBERT M. BALL FEDERAL BUILDING RENOVATION AND RETROFIT

The Robert M. Ball Federal Building (formerly the Woodlawn Operations Building) is a 1.2 million square foot structure in 3 ½ stories, which was constructed in 1959 to house the computer operations of the SSA. The Building is the largest structure on the 22-building campus.

H.F. Lenz Company provided the mechanical, electrical, plumbing/fire protection and telecommunications engineering services for the renovation and retrofit of the facility.

**Electrical.** In addition to the replacement of the entire electrical distribution system, the electrical scope of work included new lighting and power distribution for all office spaces. Key electrical aspects include: replacement of main switchgear and existing load centers; new distribution system; digital metering system monitored by a central PC; new generator; and complete life safety and emergency electrical system distribution.

**Mechanical.** The existing HVAC system consisted of 23 separate AHUs that were dispersed throughout the building and used a low-pressure air distribution system. The new system consists of six central station AHUs utilizing medium-pressure distribution. By strategically placing the reduced number of units in a central location, additional floor space was gained for tenant use. Units were custom designed to provide both redundancy and meet the indoor air quality requirements of ASHRAE Standard 62. A new DDC Energy Management Control System involving over 13,000 monitoring points was installed.

**Telecommunications.** Voice, data, and video cabling systems capable of evolving with the technologies of tomorrow was designed. The cabling systems are distributed through cable tunnels and under raised access floors. The data cable system design is for centralized network electronics and fiber to the desk.

Construction phasing was necessary to allow for the facility to remain occupied during construction. The project also included energy conservation measure upgrades and compliance with current codes and standards. Project is LEED Certified.

#### Meeting the Project Goals

The overall goal of the project was to provide the Social Security Administration with a facility that will meet tenant needs and support the agency as it advances into the future. To achieve this, the Project Team planned and designed a modern office facility characterized by modern workstations, state-of-the-art lighting, improved heating, ventilation, and air conditioning (HVAC) and a communications system capable of evolving with the technologies of tomorrow.

**Owner Contact:** Mr. John Morrell  
215-446-4614

H.F. LENZ COMPANY

PROJECT EXPERIENCE



## West Virginia University

Morgantown, West Virginia

### PHASED RENOVATION AND LIFE SAFETY UPGRADES TO WHITE HALL

The H.F. Lenz Company provided mechanical, electrical, plumbing and fire protection engineering services for the phased renovation and life safety upgrades to the 95,500 sq.ft. White Hall. The building, which was originally constructed in 1942 as a high-rise, now houses classrooms, laboratories, offices and a 175 seat auditorium. The goal of the first phase of the project was to complete the interior demolition work while the second phase was to fit out the shell to match the requirements of the users.

The building will mainly be used by the Physics Department for research and instruction. With the researchers' expanding use of lasers, and the technologies associated with them, the need to design the project with low vibration creating equipment and high power capacity was a top priority. Flexibility for the laboratories was also a request of the university. Due to the constantly changing research and researchers, they needed to be able to quickly adapt to these changes. Therefore, each lab was fitted with a 400A-3 phase-208V panelboard and surface mounted raceway around the perimeter of the room that allows for receptacles to be placed wherever they may be required in the future. Electrical busway with capacity for future taps were provided vertically through the building and taps provided at the electrical closets on each floor for additional panelboards to be added in the future.

#### Meeting the Project Goals

The University wanted the ability to easily add laboratory space in the future without a major disruption to daily building operations. This was addressed by designing two classrooms with flexible HVAC and electrical systems that will allow conversion to laboratory space. The other classrooms were configured in a manner that will allow them to be used as teaching laboratories when required.

**Owner Contact:** Mr. John Sommers  
304-293-2856







# Allegheny Design Services

Consulting Engineers

## PROJECT PROFILE

### GSD Fairmont State Office Building Fairmont, WV



**PROJECT ARCHITECT:**  
**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

The Omni Associates—Architects, Inc., Fairmont, WV  
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 OMNI ASSOCIATES-ARCHITECTS, INC.

### **Canaan Valley Institute Headquarters/ Educational Facility** Davis, WV

ADS was a consultant to Omni Associates for the Canaan Valley Institute Headquarters/Educational Facility. CVI Headquarters houses research facilities, offices, and public service facilities. Construction cost was approximately \$6.5 Million. It was completed in 2009.



### **Fairmont State University Feaster Center Addition** Fairmont, WV

ADS was a consultant to Omni Associates for the Fairmont State University Feaster Center Addition. An entrance addition was added to the existing facility. Completed in 2009 for approximately \$1.1 Million.



### **Suncrest Towne Centre Building 600** Morgantown, WV

ADS is a consultant to Omni Associates for the Suncrest Towne Centre Building 600. This 13,000 square foot facility was completed in 2009 for approximately \$3 Million. The lower level consists of retail space with the upper floors consisting of offices.



**N3, Tenant Fit-Out for the West Virginia Office**

Client: N3

Contact: Ken Boggs, Vice President of Operations

2001 Union Carbide Drive, Suite 1500, South Charleston, WV 25303

202.340.4237, kenneth.boggs@n3results.com

Project: Tenant Fit-Out

Size: 27,033 SF

Location: 2001 Union Carbide Drive, Suite 1500, South Charleston, WV 25303

Cost: \$2,361,170

N3, an Atlanta-based private company, recently opened an office at the West Virginia Regional Technology Park in South Charleston. Their new tenant space includes mostly systems furniture in an open plan environment, with some private offices and smaller meeting rooms throughout the space. There is also a large staff lunch room and executive suite. Branding is an important component of N3's culture, so their logo and corporate colors are prominent in the design. The project delivery method was design-build, but furniture was procured through a private bidding process. Watkins Design Works provided programming, space planning, interior design services, and worked closely with BBL Carlton throughout construction. The project was completed in February 2018, Phase 2 was completed at the end of May 2018, and the firm already has plans for additional expansion.

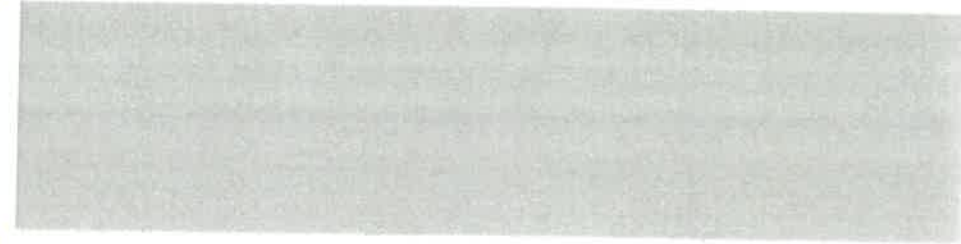


Reception Area



Typical open workstations (above) / Vice president's office (below)





Staff lunch room (above) / Typical private office and adjacent meeting room (below)





Typical private office (above) / Open kitchenette (below)



**WV Department of Commerce, Office of the Former Cabinet Secretary**

Client: ZMM Architects and Engineers

Contact: Adam Krason, Principal

222 Lee Street West, Charleston, WV 25302, 304.342.0159, ark@zmm.com

Project: Furniture design for the WV Department of Commerce

Size: 4,000 SF

Location: Capitol Complex, Building 6, Room 525, Charleston, WV 25305

Cost: \$105,000

Offices for the former Cabinet Secretary and his staff were located on one-quarter of the 5<sup>th</sup> floor in State Office Building 6. A primary goal of the renovation was to create a modern, professional first impression for visitors who are interested in starting or expanding a business in West Virginia. Private offices were created using systems furniture, lots of glass to let in natural light, and wood-grain walls and desks. A large conference room and plenty of meeting space and storage within each office are key features.



Reception Area

**watkins  
design  
works**



Even interior offices have access to daylight (above) / Former Cabinet Secretary's office (below)



Watkins Design Works, LLC  
815 Quarrier Street, Suite 202  
Charleston, WV 25301  
304.552.7002 office  
[www.watkinsdesignworks.com](http://www.watkinsdesignworks.com)



**watkins  
design  
works**

Watkins Design Works, LLC  
81 E. Chamber Street, Suite 102  
Charleston, WV 25301  
304.553.7102 office  
[www.watkinsdesignworks.com](http://www.watkinsdesignworks.com)

**Jefferson County Commission, 23<sup>rd</sup> Judicial Circuit Courtroom**

Client: ZMM Architects and Engineers

Contact: Adam Krason, Principal

222 Lee Street West, Charleston, WV 25302, 304.342.0159, ark@zmm.com

Project: Third Floor Renovation, St. Margaret's Judicial Annex

Size: 7,000 SF

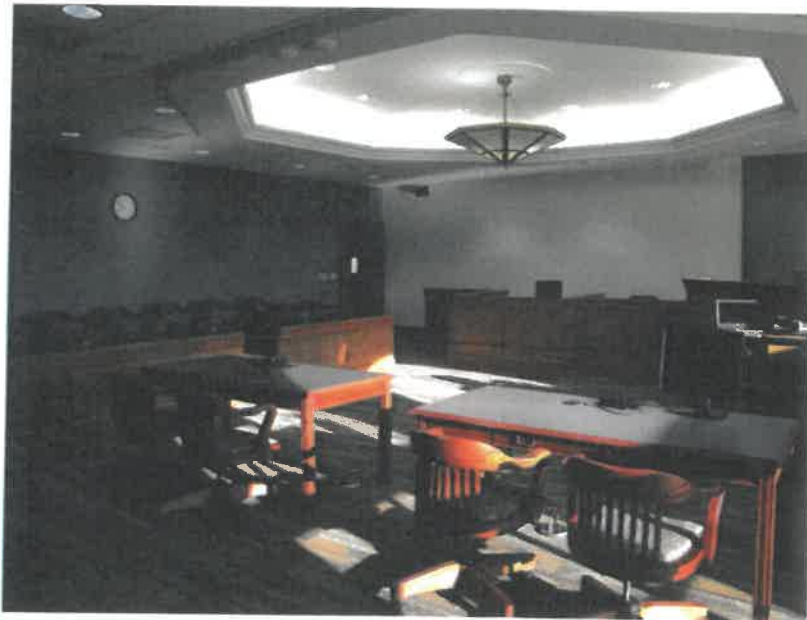
Location: 119 North George Street, Charles Town, WV 25414

Cost: \$450,000

With West Virginia's 23<sup>rd</sup> Judicial Circuit adding one Circuit Judge, the Jefferson County Commission undertook a project to renovate one of their Magistrate Courtrooms into a Circuit Courtroom, as well as add Judge's Chambers, a jury room, offices, and other spaces associated with the Circuit Court. The project consisted of both new and existing millwork, and new and existing furniture. New furniture was purchased by the county from a preferred vendor. Watkins Design Works provided programming, space planning, interior design, and furniture design services.



New seating was selected in a period style, and which would work with existing attorney's tables. Carpet and finishes were chosen to blend with existing casework and work well with the angles in the room.



Existing features of the former Magistrate Courtroom include the judge's bench, adjacent casework, and the ceiling.



The expanded jury box included a new low wall to match existing millwork, and new pedestal base chairs in the period style.



Judge's Chambers.



Meeting area in the Judge's Chambers.

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: GSD2000000004**

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

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

**Addendum Numbers Received:**

(Check the box next to each addendum received)

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

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

Omni Associates - Architects  
\_\_\_\_\_  
Company  
  
\_\_\_\_\_  
Authorized Signature  
February 26, 2020  
\_\_\_\_\_  
Date

**NOTE:** This addendum acknowledgement should be submitted with the bid to expedite document processing.  
Revised 6/8/2012