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WV PURCHASING DIVISION

*Expression of Interest for:*

**CEOI 0310 DNR2100000001**

**PROJECT FOLDER:**

**851767 A/E Services-Tomblin WMA Elk Visitor Center (NEW)**

*Prepared for:*

**State of West Virginia  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130**

*Submitted by:*

**UpStreet Architects, Inc.**

541 Philadelphia Street  
Indiana, PA 15701  
724-349-3601

911 Menoher Boulevard  
Johnstown, PA 15905  
814-539-0224



**April 13, 2021**



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April 6, 2021

Department of Administration, Purchasing Division  
2019 Washington St E  
Charleston, WV 25305

**RE: Expression of Interest CEOI 0310 DNR2100000001**

Proc Folder: 851767 A/E Services-Tomblin WMA Elk Visitor Center (NEW)

We are pleased to offer our professional services in this Expression of Interest for the Architectural/Engineering design services including construction bid documents for the construction of Elk Education / Visitor Center located on Tomblin WMA near Holden in Logan County. This letter and its enclosures constitutes our qualifications to provide architectural, engineering, visioning, and cost estimating services for this project.

**Purpose and Understanding of the Project**

We understand your request for our services to be architectural and engineering design and development of construction bid documents for the construction of a multi-purpose building for welcoming visitors, educating the public and a future research station. We will provide the necessary design and engineering of the facilities beginning with review of the existing plans, conditions and evaluation of the site to determine a plan that can be implemented to minimize disruption and meet all objectives consistent with DNR's needs, objectives current law and current code while staying within budget. Our work will include all necessary utility extensions, site work and environmental and other permitting as well as construction contract administration. In addition there may be additional related work at this location and ancillary work near Holden in Logan County, WV.

**Our Qualifications**

We have Fred Lochner on our team with his extensive expertise visioning elk visitor experiences. He has national experience with elk reintroductions as well as regional expertise with elk in Kentucky and Pennsylvania including the renowned Elk Visitor Center in Benezette PA. His knowledge and unique skills will ensure a successful and robust experience for the visitors. The other excellent members of our team will deliver a welcoming, workable design for your

Visitor Center. HF Lenz Company will be the engineering team, JA Cost Engineers and Advisors will provide cost estimating services, and UpStreet Architects, Inc. will provide the Architectural and lead the team on the design for this education, conservation, research, and tourism facility as well as coordination and integration of the drawings with the other team members. We are currently working with these team members on projects for the Letterkenny Army Depot in Baltimore, MD and for the PA Department of General Services project for the rehabilitation of the Clearfield Readiness Center in Clearfield, PA as well as the recently selected project Goddard State Park. Attached are Firm Descriptions for each and resumes for Key Personnel.

UpStreet Architects has been designing new construction, renovation, rehabilitation, and adaptive reuse for more than 25 years. We understand that operating and maintenance costs are critical to the success of the project, and architecture that is designed to attract visitors and provide an exceptional experience while meeting building codes and ADA compliance is critical for the success of this project for The Division of Natural Resources.

**Small, Women-Owned Business**

UpStreet Architects has received SWAM certification with the State of West Virginia. WBENC recognizes UpStreet Architects as a National Women's Business Enterprise and as a Woman Owned Small Business. The certifications are included.

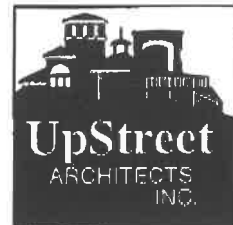
We would be pleased to discuss your project and to elaborate on our qualifications. Thank you for your consideration.

Sincerely,

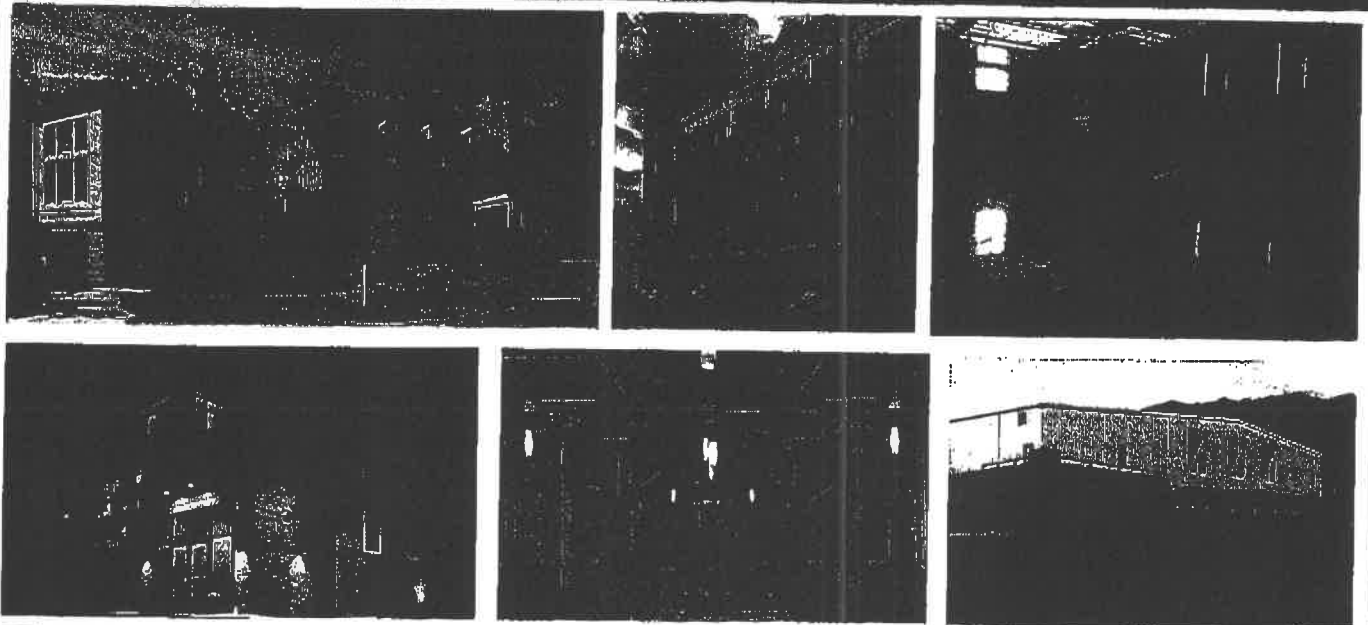


Karen L. Welsh, R.A.  
President





## **B. FIRM DESCRIPTIONS**



Robert L. Walsh, III, P.E.  
Thomas R. Walsh, P.E.

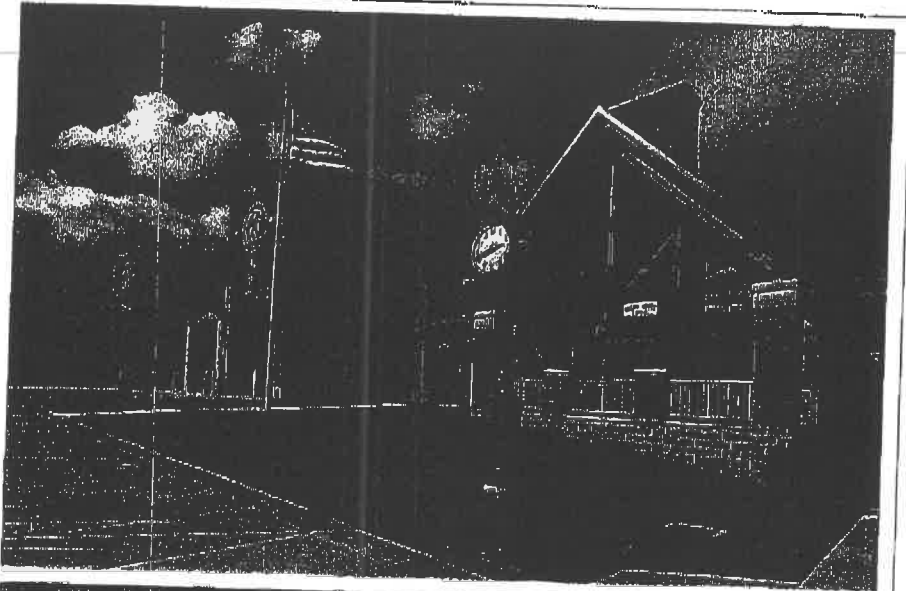
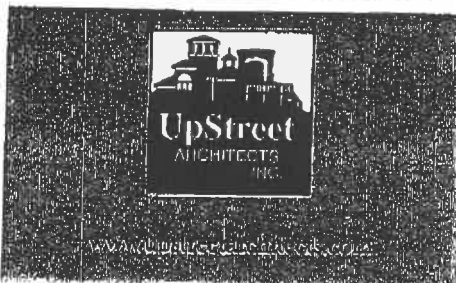
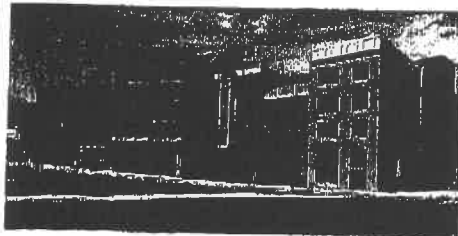
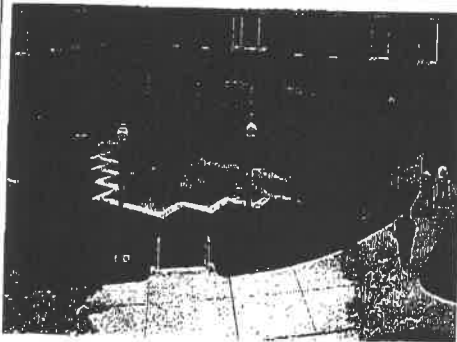
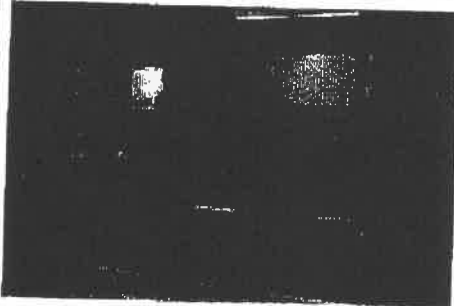
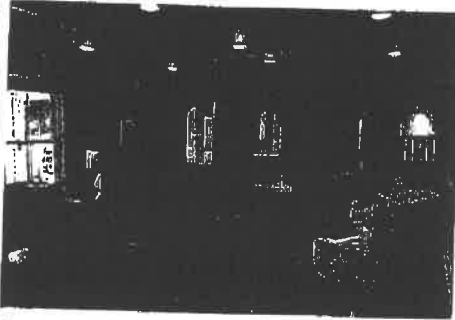
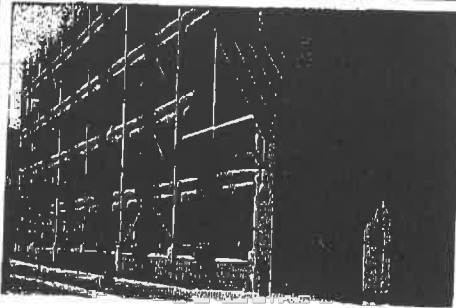
541 Philadelphia Avenue  
Lancaster, PA 17601  
717-548-5001

511 Manchester Boulevard  
Lancaster, PA 17605  
717-548-0224

[www.upstreetarchitects.com](http://www.upstreetarchitects.com)  
a certified WBE

In addition to the traditional aspects of architectural design, all of the firm's work requires compliance with government and financing agency requirements. Typical projects require coordination with the oversight agency, meeting the requirements for review and commitment schedule, establishing relationships with the local community or facility representatives, designing a project that meets the program and budget, responding to community initiatives and ensuring compliance with these layered requirements. We have worked hard to establish a cooperative and responsive reputation with our clients and with third party agencies on behalf of their projects. The following points illustrate our project approach and ability to provide coordinated architectural services to benefit your project.

- Exhibit an attitude of teamwork and constructability.
- Provide creative solutions to meet our clients goals and budgets.
- Communicate the vision and expectations through coordinated documents.
- Design projects to provide services and amenities, enhance community connections and encourage economic development.
- Utilize our staff's diversity of knowledge, experience and interests to the project's benefit which allow us to evaluate decisions in many aspects and contexts.
- Identify the priorities and timeframes for critical path items, submission requirements and work within the budget for both design and construction.
- Demonstrate a consistent pattern of successful management of projects requiring multi-disciplined teams of professionals.
- Provide support and resources for our clients to cultivate long term relationships, repeat clients and open ended agreements.
- Recognized WBE and Small Diverse Business by the PA Department of General Services and the National Women's Business Enterprise Certification programs.



We take great pride in our designs, our construction documents, our project management skills, and the relationships we build. As a Full Service Architectural Firm, we offer many services for a variety of project types including:

- **Architectural Design:** All phases of design and construction
- **Master Planning and Feasibility Studies:** Balancing vision and financing to achieve goals
- **Rehabilitation/Renovation of Facilities:** Specializing in Adaptive Reuse of existing buildings for efficiency, accessibility, and practicality
- **Historic Preservation:** Preserving, enhancing and rejuvenating
- **Sustainable Design Programs:** Thermal performance and efficiency are used to enhance the project's character and decrease operating costs
- **Building Code and Accessibility Issues:** Thorough knowledge of codes and funding agency requirements
- **Landscape Architecture and Recreation:** Creating spaces and places in the exterior environment
- **Project Management:** During design and construction we manage the groups of professionals needed to complete the project successfully
- **Multi-Family Housing:** more than 25 years experience in all facets, more than 5,000 units of affordable housing created across Pennsylvania
- **Multi-Block and Mixed-Use Developments:** Integrate living, working, commercial, and infrastructure improvements to spur revitalization
- **Manufacturing and Industrial Facilities:** Understanding the processes involved in order to maximize efficiency
- **Financing Applications:** Providing design documents and application materials to secure project funding and strategize resources
- **Interior Design:** Integrating the building and its systems with function and aesthetics



**Fall T&J LLC, Fred Lochner Consultant (FLC)** Fred has a national reputation for his exceptional creativity, innovation, and ideation skills. His visionary approach propels him to construct solutions that are not constrained by status quo. FLC's experience developing project ideas, concepts, designs, and alternative fundraising solutions is unique, and he is skilled in all phases of the project lifecycle. His diversified, country-wide project experience combined with his first-hand knowledge in experience design make him a great fit on almost any project team.

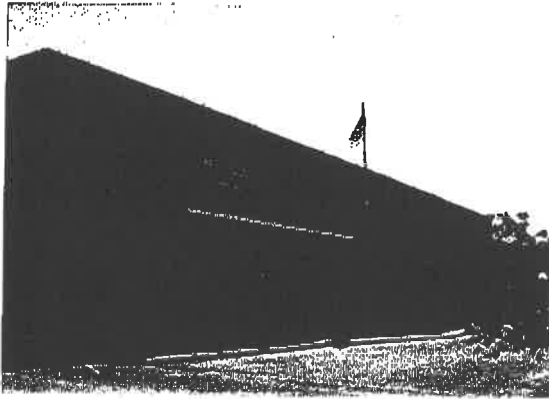
FLC has decades of experience working with Elk conservation and reintroduction projects. During the 1980's, FLC joined the then newly formed Rocky Mountain Elk Foundation (RMEF) and participated in the founding of two Wisconsin chapters. His involvement came after observing firsthand the threat to elk and elk habitat from human expansion. He is an avid elk hunter and expert elk caller having spent more than three decades backpack bowhunting across the rocky mountain elk states. Fred was part of a team who successfully lobbied to fund an elk reintroduction study which eventually led to the first elk reintroduction project in Wisconsin and inclusion in the DNR's wildlife management plan.

FLC's experience with elk is extensive and includes hands on involvement from collaring newborn calves to leading excursions to see and hear elk. As founder of the former Imperial Multimedia (IM) he was active in producing television shows and numerous video documentaries to promote public awareness of elk conservation and habitat protection. IM produced interpretive interactive touch screen elk exhibits in RMEF's Missoula Montana headquarters and in Wisconsin's Chequamegon National Forest elk reintroduction site.

In 2006, FLC was contracted by RMEF to help create a vision for a new Elk Country Visitor Center in Benezette PA. The subsequent report highlighted the wildness of the place given its free ranging elk, black bear etc. and the opportunity to promote wildlife tourism to the massive populations of New York, Baltimore, Philadelphia, Washington DC and Pittsburgh all within a daytrip distance to the region.

FLC was subsequently hired to the team to help develop the new visitor center including guest experience design, site selection, landscape design, building design and an interpretive master plan and eventually an exhibit design plan. The project led to FLC being contracted to develop an interpretive master plan for the region branded "The Pennsylvania Wilds" and included interpretive concepts for five new state funded interpretive visitor centers and two nature inn projects in the region. FLC has a great deal of experience in facilitation of public discussion on these subjects and is routinely recruited as a national speaker for his unique approach and experience promoting outdoor recreation and wildlife conservation and has been a featured speaker at National Association of State Park Directors Conference, National Park and Rec Conference, International Trails Symposium, Outdoor Writers Conference, Society of Outdoor Professionals and America Outdoors Association Conference.



**Johnstown Headquarters**

1407 Scalp Avenue  
Johnstown, PA 15904  
Phone: 814-269-9300  
Fax: 814-269-9301

**Pittsburgh Office**

1051 Brinton Road  
Pittsburgh, PA 15221  
Phone: 412-371-9073

**Central Pennsylvania Office**

549 North Mine Road  
Lebanon, PA 17042  
Phone: 717-461-3916

**Ohio Office**

322 State Street  
Conneaut, OH 44030  
Phone: 440-599-7800  
Fax: 440-599-7801

**Connecticut Office**

101 Centerpoint Drive  
Suite 237  
Middletown, CT 06457  
Phone: 860-316-2124



## H.F. Lenz Company

H.F. Lenz Company was established 1946 in its present form, under the name H.F. Lenz Company, R.E., and in 1953 the company was incorporated, as a Private Corporation, in Pennsylvania as H.F. Lenz Company. Our staff consists of 160+ individuals, including 49 Licensed Professional Engineers and 20 LEED Accredited Professionals. Our headquarters is in Johnstown, Pennsylvania with branch offices in Pittsburgh and Lebanon, Pennsylvania, Conneaut, Ohio, and Middletown, Connecticut.

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

- › Mechanical Engineering
- › Electrical Engineering
- › Data/Communications Engineering
- › Fire Protection / Life Safety Engineering
- › Structural Engineering
- › Civil Engineering
- › Surveying
- › GIS
- Construction Phase Services
- › Commissioning and Training
- › 3D CADD with Full Visualization
- › Energy Modeling
- › Sustainable design/LEED Services
- › Building Information Modeling (BIM)

### EXPERIENCED PROJECT TEAM

H.F. Lenz Company (HFL) has a long history of providing engineering services for state parks and visitor centers. This experience comes from several direct DCNR open-end contracts under which we have provided services at over 15 parks, contracts with PA DGS for state park projects including the Elk Country Visitor Center, Bald Eagle State Park and Cook Forest State Park, and other park experience that involved DCNR funding.

HFL has also been involved in the design of numerous projects for the National Park Service at more than 20 sites throughout the U.S. under the past three Indefinite Delivery/Indefinite Quantity Contracts that we have been awarded. While the Park Service does not register or submit projects to the U.S. Green Building Council, they do require that projects be designed utilizing the LEED Rating system concepts, within the constraints of the project's budget.

### LEED®

Our firm has been a member of the U.S. Green Building Council since 2000 and we currently have 20 LEED® Accredited Professionals on staff. Our experience includes 120+ projects that have attained various levels of LEED Certification and numerous additional projects designed for various levels of LEED Certification, in total over 16 million sq.ft. of facilities.



**JA Cost Engineers and Advisors, Inc. (JACEA)** is a multifaceted advisory firm that specializes in services for construction, development and capital improvement projects.

JACEA's principals have extensive experience with all aspects of the construction process. They have worked across a diverse number of projects, industries and organizations which has allowed adaptation to the ever-changing environment of construction. JACEA experts apply their knowledge and understanding of construction to provide Cost Estimating services on projects of any size or complexity. JACEA understands the importance of starting a project off with a solid cost estimate to establish the correct budgets and project expectations. JACEA can provide either the initial cost estimate, or verification to a cost estimate provided by the CM/GC. Our cost estimating professionals hold multiple designations by CSI, ASCPE and AACEI. The services we provide are:

- Cost Estimating validation
- Estimating analysis at 30/60/90% design levels
- Basis of Design estimates
- Major change in project scope estimating/validation



## **C. DETAILED RESUMES / STAFFING**

**A/E Services - Tomblin WMA Elk Visitor Center (NEW)****Upstreet Architects, Inc.**  
Prime Consultant**Karen L. Welsh, R.A.**  
*President***Thomas R. Harley, R.A.**  
*Architect*  
*Principal in Charge***Gregory J. Watt, R.A.**  
*Project Manager***Mark S. Funyak**  
*Senior Project Coordinator***H.F. Lenz Company**Mechanical, Electrical,  
and Plumbing Engineering**Thomas F. Deter, P.E., LEED-AP**  
*MEP Engineering***John C. Stewart, P.E., LEED-AP**  
*Mechanical Engineer (HVAC) and*  
*LEED-AP***Gregory D. Rummel, CPD**  
*Plumbing / Fire Protection Designer***Steven P. Mulhollen, P.E.**  
*Electrical Engineer*  
*(Fire Alarm, Interior & Exterior*  
*Distribution)***David Blackner, P.E.**  
*Structural Engineer***Keith Gindlesperger, P.E.**  
*Civil Engineer***Fred Lochner**  
*Elk Visioning*  
*Consultant***Fred Lochner**  
*Elk Visioning Consultant*  
*for an exceptional*  
*visitor experience***JA Cost Engineers**  
**& Advisors, Inc.**  
*Cost Estimating***Antonio Fratangelo,**  
**CCC, CCA**  
*Vice President***Daniel Frondorf, CPE,**  
**CDT**  
*Cost Estimator*



Key Personnel Participation in Example Projects										
		Example Projects Listed Below								
Names of Key Personnel	Role in this contract	1	2	3	4	5	6	7	8	9
Karen L. Welsh R.A.	Architect, Quality Control	x	x			x				
Tom Harley, R.A.	Principal in Charge			x	x		x	x		
Greg Watt, R.A.	Architect, Project Manager	x	x	x						
Mark Funyak	Senior Project Coordinator	x	x	x						
Tom Deter, P.E.	MEP Engineering	x	x	x		x			x	
John Stewart, P.E.	Mechanical Engineering	x	x	x		x			x	
Steven Mulhollen, P.E.	Electrical Engineering	x		x		x			x	
Gregory Rummel, CPD	Plumbing, Fire Protection		x	x		x			x	
David Blackner, P.E.	Structural Engineering	x	x	x		x			x	
Keith Gindlesperger	Civil Engineering	x	x	x		x			x	
Antonio Fratangelo	Cost Estimating		x	x						
Daniel Frondorf	Cost Estimating		x	x						
Fred Lochner	Elk Visioning Consultant								x	x
Example Projects Key										
	1 LetterKenney Army Depot									
	2 Clearfield Readiness Center									
	3 Goddard State Park									
	4 Indiana Fire Association Central Station									
	5 Community Arts Center of Cambria County									
	6 Indiana Fire Association West Station									
	7 Milton Library									
	8 Elk County Visitor Center - Benezette, PA									
	9 Rocky Mountain Elk Foundation Interpretive Center & National Headquarters, Missoula MT									

Karen L. Welsh, R.A.  
Principal Architect

## PROFESSIONAL REGISTRATION

### REGISTERED ARCHITECT

- Pennsylvania
- West Virginia
- Maryland
- Tennessee
- Ohio
- National Council of Architectural Registration Boards

## PROJECT TYPE EXPERTISE

- Urban and Rural Environments
- New Construction
- Adaptive Reuse
- Additions and Modifications
- Historic Preservation
- Multi-Block and Mixed Use Developments
- Affordable Multi-Family Housing
  - Senior
  - Family
  - Special Needs
- Rehab and Modernization
- PHFA, HUD, USDA, HUD
- Civic and Assembly Buildings
- Offices and Workplaces
- Commercial Tenant Fit Out
- Industrial & Manufacturing
- Facility Improvements
- Accessibility Modifications
- Master Planning
- Site Assessment
- Multi-disciplined Project Management



871 Menhoner Boulevard  
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[www.upstreetarchitects.com](http://www.upstreetarchitects.com)

## EXPERIENCE SUMMARY

Since 1994, Karen has led the firms of UpStreet Architects, Inc. and its predecessor firm Welsh + Harley + Architects, providing complete architectural planning, design and contract administration services. In her role as Principal and Project Architect, she interfaces and coordinates with the development team members, consultants, contractors and financing entities from feasibility review to construction completion. She balances aesthetic and programmatic aspects while meeting the requirements of developers, contractors, financing agencies, government programs and their oversight.

## PROFESSIONAL EXPERIENCE

### PRESIDENT

**UpStreet Architects, Inc.,** Indiana, PA and Johnstown, PA  
September 1997-Present

- provides full architectural design services from project initiation to completion.
- analyzes project development and feasibility analysis of scope and site.
- designs concept development and identification of requirements, impacts and risks to be addressed.
- assembles consultant teams and resource allocation to serve project needs.
- provides presentations and participates in public meetings.
- assists client through project financing applications.
- interfaces with governing entities and code officials.
- provides code and accessibility reviews.
- evaluates budgets and benchmark scheduling.
- provides quality assurance and constructability reviews of contract documents.
- interfaces with client throughout the process.

### PARTNER

**Welsh + Harley + Architects,** Indiana, PA  
January 1994-August 1997

Project development, design, contract administration and coordination of various types of projects including assembly, multi-family housing developments and community services, historic restoration and rehabilitation.

### INTERN ARCHITECT / PROJECT MANAGER

**Thomas R. Harley, Architects,** Indiana, PA  
July 1992-December 1993

Design, construction document production and coordination of various types of projects including multi-family housing, historic restoration and rehabilitation and commercial renovation concentrated in the Western Pennsylvania area.

RESUME

**EDUCATION**  
**BACHELOR OF**  
**ARCHITECTURE**  
 Carnegie Mellon University  
 Pittsburgh, PA 15260

**PROFESSIONAL ACTIVITIES**

Pennsylvania Housing  
 Research Center Industry  
 Advisory Council 2018-2021  
 PA Labor and Industry UCC  
 Review and Advisory Council  
 2014-2015  
 International Code Council  
 Young Member 2015 IBC  
 Code Hearings Atlantic City  
 NJ October 2013  
 ANSI AIA 700-2008 and 2012  
 National Green Building  
 Standard Multi-Family  
 Housing Task Group member  
 NAHB as Secretary  
 Grant Review Panel PA  
 Historical and Museum  
 Commission Keystone  
 Historic Preservation Grant  
 Program 1997

**PROFESSIONAL  
 REFERENCES**

Mike Kearney, President  
 Mullin & Lorenzen Associates  
 2 Keedy Court Suite 201  
 Mechanicsburg, PA 17055  
 (717) 731-1161  
 mike@mlaonline.com

Andy Haines, Exec VP  
 Gatesburg Road Development  
 2121 Old Gatesburg Road  
 State College, PA 16803  
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 ahaines@gatesburgroaddevelopment.com



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

**Karen L. Welsh, R.A.**  
**Principal Architect**

**ARCHITECTURAL DESIGNER / INTERN ARCHITECT /  
 PROJECT MANAGER**

**I.J. Chung Associates, Pittsburgh, PA**  
 November 1989-July 1992

Design, construction document production, presentation drawings, contract administration and general coordination for a wide variety of projects including renovations to several Housing Authority of the City of Pittsburgh projects, high end single family housing, and light commercial.

**ARCHITECTURAL DESIGNER/ INTERN ARCHITECT**

**E. Pawlowski Associates, Johnstown, PA**  
 May 1988-August 1988 and June 1989-September 1989

Design and presentation drawings for a large number of historic restoration and rehabilitation projects associated with Johnstown's 1889 Flood Centennial Celebration and various public housing improvement projects.

**ORGANIZATIONS**

- American Institute of Architects
- Energy Star Partner
- US Green Building Council
- International Code Council
- Housing Alliance of Pennsylvania
- Women in Housing and Finance PA
- Pennsylvania Housing Research Center
- National Association of Home Builders
- Pennsylvania Builders Association
- Pennsylvania Association of Housing and Redevelopment Authorities
- Indiana County Chamber of Commerce
- Cambria Regional Chamber

**RECENT RECOGNITION**

- 2019 PA Business Central Women in Business 50 to Follow
- 2019 PA Business Central Top 100 Businesses
- 2018 PA Business Central & Saint Francis University - "Women Making a Difference"
- 2018 PA Business Central Top 100 People
- 2018 YWCA Cambria & Somerset Counties Tribute To Women Award for Business Category
- 2016 PA Business Central Women in Business 50 to Follow inaugural class
- 2015 PA Builders Association Associate of the Year

Resume

# The West Virginia Board of Architects

certifies that

**Karen Welsh**

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



*The registration is in good standing until June 30, 2021.*



*Emily Papadopoulos*  
Executive Director



Thomas R. Harley, R.A., AIA  
Principal Architect

#### EDUCATION

MASTER OF ARCHITECTURE  
Carnegie-Mellon University  
Pittsburgh, PA, 1975  
Thesis: Alvin Kleeber, History of  
a Pittsburgh Institution

BACHELOR OF ARTS IN  
ARCHITECTURE  
North Dakota State University  
Fargo, ND, 1973  
History Minor  
Interior Design Minor

#### PROFESSIONAL REGISTRATION

REGISTERED ARCHITECT  
Pennsylvania, Indiana, Ohio,  
New York, and Virginia  
National Council of Architectural  
Registration Boards (NCARB)

#### EXPERIENCE SUMMARY

Tom is a founding partner in the firms of UpStreet Architects, Inc. and its predecessor firm Welsh + Harley • Architects, providing complete architectural planning, design and contract administration services since 1994. During his lengthy career beginning in 1984, Tom has designed many large and high-profile projects in the civic, community, manufacturing, commercial, religious, education and financial industries throughout Western Pennsylvania and Indiana County. He also has a special interest and expertise in the areas of adaptive reuse, historic preservation, and energy efficiency. Tom has focused on integrating community planning with housing and mixed use spaces to maximize shared efficiencies in areas of parking and traffic issues, energy conservation, and pedestrian experiences to improve the quality of downtowns.

#### PROFESSIONAL EXPERIENCE

##### ARCHITECT / CORPORATE SECRETARY

**UpStreet Architects, Inc.;** Indiana, PA and Johnstown, PA • 1997-  
Present

Affordable high quality living units along with commercial, institutional, and industrial projects have been provided across the Commonwealth of Pennsylvania.

- provides full architectural design services from project initiation to completion.
- analyzes project development and feasibility of scope and site.
- provides concept development and identification of requirements, impacts and risks to be addressed.
- addresses code and accessibility requirements.
- assembles consultant teams and resource allocation to serve clients.

##### PRINCIPAL

**Thomas R. Harley, Architects, LLC.;** Indiana, PA • 1984 to Present

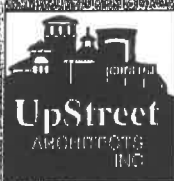
For 35 years providing custom architectural services for commercial, recreational, and single family residential projects with diverse building types and scale, throughout Western Pennsylvania.

- focus on a creative use of space and efficiency on all project.
- creative designs with high level capabilities grounded in practicality.
- desire to have a high impact on the people and communities served.
- integrates building and site through design.
- brings teams of consultants together to solve complex problems especially in adaptive reuse and historic preservation to save structures and breath new life into them.

##### PARTNER

**Welsh + Harley • Architects;** 1994-1997

Provided complete Architectural Services for various types of projects focused on multi-family housing developments, community service facilities, historic restoration and rehabilitation, across Pennsylvania.



UpStreet Architects, Inc.  
541 Philadelphia Street  
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[www.upstreetarchitects.com](http://www.upstreetarchitects.com)

RESUME

**Thomas R. Harley, R.A.**  
**Principal Architect**

#### **PROJECT EXPERIENCE**

**Indiana Fire Association: Indiana, PA**

Both fire stations for the Indiana Fire Association were designed by Tom. The West Station includes a large training room with video that is also available to rent. There is a Fire Museum with an antique fire truck and memorabilia about the association.

**Indiana Area School District Gymnasium: Indiana, PA**

35,000sf addition to existing high school, seating for 850, six-lane rifle range convertible to softball-baseball double cage, 4,500sf fitness center and 3,500sf theatrical scene shop. Radiant floor heat, improved insulation and energy efficiency.

**Citizens Ambulance West Station: Indiana, PA**

This new building was designed for superior energy efficiency to reduce operating costs. There is a Response station with living quarters, administration area and classrooms.

#### **PROFESSIONAL ORGANIZATIONS**

American Institute of Architects (AIA)

AIA, Pittsburgh Chapter

Pennsylvania Society of Architects

National Trust for Historic Preservation/Preservation Forum

America's Industrial Heritage Project; Indiana County Board Member

#### **RECOGNITION**

- 2020 PA Business Central Top 100 People, Leaders in Business & Economic Development
- 2018 Eagle Award for Excellence in Construction from the Associated Builders and Contractors of Western PA for Buttermilk Falls Access Bridge & Stairs, New Florence, PA with Thomas R. Harley Architects, LLC
- 2018 PA Business Central Top 100 People, Leaders in Business & Community
- 2017 PA Business Central Top 100 People, Leaders in Business & Community
- 2011-present Indiana Area School District, Appreciation, service on School Board
- 2014 Indiana County YMCA, Ralph McCreary Award, Volunteer Service, Untiring Dedication and Support



UpStreet Architects, Inc.

541 Philadelphia Street

Indiana, PA 15704

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

Resume

Gregory Watt, R.A.  
Senior Project Architect

# PROFESSIONAL REGISTRATION Pennsylvania Registered Architects

## EDUCATION The Pennsylvania State University Courses completed

## SEMINARS AND CONTINUING EDUCATION Since 1989 attended various topics related to architecture, construction methods and materials, planning and building codes.

Greg has been in the architectural field for over 40 years. He has a thorough understanding of construction details and the specification process. He is experienced in architectural, mechanical, and civil engineering contract document preparation for government, commercial, institutional, medical, and manufacturing projects. Greg's responsibilities within the firm include, but are not limited to, contract document preparation, building design, construction administration, specification writing and code research. In addition he has provided the full line of architectural services; preliminary design, contract document preparation, interior design, and project administration.

## PROFESSIONAL EXPERIENCE SENIOR PROJECT ARCHITECT

### UpStreet Architects, Inc., Johnstown, PA 2017 - Present

- full architectural design services for projects from concept through construction documents and contract administration.
- project administration including scheduling and organizing projects.
- works with engineering and design consultants to provide full integration of systems.
- interfaces with clients to meet their needs and budgets.
- research of codes and regulations to meet health, safety, welfare and accessibility requirements.
- prepares architectural specifications and reviews consultant specifications.
- reviews shop drawings and submittals for accuracy.

## PROJECT ARCHITECT

### Frank Dachille Architects, P.C., Johnstown, PA 1984 - 2016

- provided full architectural design services for numerous projects.
- coordinated design concepts through to contract documents.
- provided specific expertise in construction detailing and specifications.
- interfaced with consultants and integrated MEP systems.
- assured code and regulatory compliance in contract documents.
- provided contract administration services and evaluated contractors compliance with the documents.

## DRAFTSPERSON

### Ross, Cramer, and Pawlowski, Johnstown, PA 1976 - 1984

- construction contract document preparation.
- construction contract administration.



UpStreet Architects, Inc.  
811 Mencher Boulevard  
Johnstown, PA 15605  
610-538-0224  
[www.upstreetarchitects.com](http://www.upstreetarchitects.com)

RESUME

Mark S. Funyak  
Senior Project Coordinator

#### EDUCATION

MASTER OF SCIENCE IN  
ENGINEERING MANAGEMENT  
Robert Morris University  
Pittsburgh, PA (1994)

BACHELOR OF SCIENCE IN  
EDUCATION  
Edinboro University, PA (1979)

#### CERTIFICATIONS

TS/SCI Clearance Active 2010-2015

#### ADDITIONAL TRAINING

- ASHRAE Means How to Develop
- Facility Assessment Programs &
- Facility Planning & Relocation
- Manufacturing Plant Layout
- National Contract Management
- Association Program and
- Contract Changes
- Dale Carnegie Effective Speaking
- and Human Relations
- Fred Pryor Seminars Manage
- Multiple Projects, Meet Deadlines
- and Achieve Objectives

#### REFERENCES

Mr. David Williams  
Director of Physical Plant  
Saint Francis University  
1411 Juniper Lane  
Loretto, PA 15940-0800  
814-472-6251  
dwilliams@francisc.edu

Bryan Templin  
Vice President/Property Management  
Zamias Services Inc.  
PO Box 5540  
Johnstown, PA 15904  
Direct: 814-532-8103  
btemplin@zamiasinc.com



UpStreet Architects, Inc.  
911 Menasha Boulevard  
Johnstown, PA 15905  
814-535-0224

www.upstreetarchitects.com

Mark has extensive experience as a General Construction and Facility Manager for commercial and government projects nationwide. His background also includes technical engineering management experience specializing in commercial construction, Department of Defense (DoD) facilities management, and GSA contract management. Mark provides engineering and project management support throughout the firm. He has excellent project coordination skills and a focus on constructability.

#### PROFESSIONAL EXPERIENCE

##### SENIOR PROJECT COORDINATOR

**UpStreet Architects, Inc.,** Indiana, PA 2018-Present

- manages projects from inception to design through construction.
- coordinates multi-disciplinary teams of consultants.
- interfaces and applies agency systems and procedures.
- evaluates facilities and user needs for adaptation and fit-out.
- provides Cost Estimates.

##### CONSTRUCTION ENGINEERING AND DESIGN BUILD MANAGEMENT CONSULTING

**General Contracting Solutions,** Johnstown, PA 2008-Present

- managed engineering and construction including implementing design, and engineering solutions for commercial and residential projects.
- assists with business development.

##### CONSTRUCTION/PROPERTY MANAGER

**Zamias Services Inc.,** Johnstown, PA 2013-2018

- provided technical engineering and construction management.
- implemented design, and engineering solutions for commercial and retail properties.

##### FACILITY ENGINEERING MANAGER FOR DEPARTMENT OF DEFENSE

**BAE Systems,** Newport News, VA 2010-2012

- led/coordinated strategic construction engineering management.
- implemented facility planning, architectural and engineering design, construction management, and General Services Administration construction management for the Training Brain Operations Center.

##### PROFESSIONAL SERVICES PRINCIPAL TECHNICAL MANAGER OF FACILITY OPERATIONS

**Concurrent Technologies Corporation,** Johnstown, PA 1993-2008

- provided Executive leadership at 28 locations in the US and Canada.
- led facility resource company operations of building infrastructure, providing comprehensive engineering to sustain company growth and long range strategic planning.
- provided cross-functional management of managers & employees.
- directed operations of architectural design, engineering, construction management, and 24/7 service for infrastructure in US.

Resume





## FRED LOCHNER

Consultant

### CONTACT

#### PHONE:

608-963-4764

#### EMAIL:

[Flochner227@gmail.com](mailto:Flochner227@gmail.com)

**Fred Lochner** has built a reputation for his outstanding skills in creativity, innovation, and ideation in Elk habitat interpretation. His visionary approach propels solutions that are not constrained by status quo.

His experience developing project ideas, concepts, designs, and alternative fundraising solutions is unique, and he is skilled in all phases of the project lifecycle.

He has diversified, country-wide project experience combined with my first-hand knowledge in experience design that make him a great fit for our team.

After pursuing a successful career in marketing for more than a decade, he founded Imperial Multimedia in 1999 to leverage the emerging digital revolution. The resulting organization developed solutions in a wide array of environments that respond to diverse audience expectations, while consistently enhancing the guest experience.

In 2016, joined MSA Professional Services as Director of New Services to promote the development of new parks and recreation and fundraising divisions. In 2019 he left the company to become an independent consultant and continue to provide consulting to MSA and a variety of other companies to meet their goals.



## Thomas F. Deter, P.E., LEED AP

### Principal-in-Charge

Mr. Deter has over 30 years of experience and is responsible for the engineering design of all trades, the supervision of senior designers, the preparation of reports to determine optimal systems and/or equipment selections, and the coordination and checking of contract documents for completeness and quality. He has extensive experience in the design of building 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; security; sound; and telephone systems.

#### EDUCATION

Bachelor of Science, Electrical Engineering Technology, 1987, University of Pittsburgh at Johnstown

#### EXPERIENCE

H.F. Lenz Company 1992-Present •  
Parfitt/Ling Consulting Engineers 1990-1992 • Gary Johnston & Assoc., Inc. 1987-1990

#### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania, Arkansas, Idaho Illinois, Indiana, Maryland, Nebraska, New Jersey, North Carolina, Ohio, Oklahoma, Oregon, South Dakota, Virginia, and West Virginia  
• LEED Accredited Professional

#### PROFESSIONAL AFFILIATIONS

NSPE/PSPE • U.S. Green Building Council

#### PROJECT EXPERIENCE

##### Elk Country Visitor Center, PA DCNR, Forest District # 13 - Benezette Township, Pennsylvania

- › New 8,500 sq.ft. Elk Viewing Center which contains a 4D theatre, hands-on education center, various exhibits, gift shop, office space, several elk viewing blinds and an outdoor amphitheater - LEED Gold
- › 3,200 sq.ft. ECCO (Elk Country Campus Outdoors) Building
- › New generator - Current project

##### New Wildlife Center, PA Game Commission, Ford Island in Pymatung Reservoir, Pennsylvania

- › New 10,000 sq.ft. Wildlife Center with visitor and educational areas and an outdoor viewing area - Current project

##### Bald Eagle State Park, PA DCNR, Howard, Pennsylvania

- › Renovation of the 895 sq.ft. existing building and a new 5,738 sq.ft., two-story addition

##### Penn Nursery, PA DCNR, - Spring Mills, Pennsylvania

- › New 8,000 sq.ft. office building designed to attain LEED™ Gold

##### Cook Forest State Park, PA DGS, - Cooksburg, Pennsylvania

- › New 4,087 sq.ft. Cook Forest State Park Office/Visitor Center

##### Rock Run Visitor Center, Patton, Pennsylvania

- › New 2,000 sq.ft. Welcome Center for a new ATV park. The facility incorporates offices, a meeting area, toilet rooms and storage, outdoor shower areas and camp grounds

# 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: November 23, 2020  
Amount Paid: \$70.00



West Virginia State Board of Registration  
for Professional Engineers

**THOMAS F. DETER**  
WV PE [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, 2022**

THOMAS F. DETER  
H. F. LENZ COMPANY  
1407 SCALP AVENUE  
JOHNSTOWN, PA 15904



## John C. Stewart, P.E., LEED AP

### Mechanical Engineer

Mr. Stewart has over 30 years of experience in the design of HVAC, plumbing, and fire protection systems. His responsibilities have included code compliance verification, schematic layout, calculations, equipment selection, control system selection, specification writing, coordination, life cycle cost analyses, and cost estimating. His experience includes the design of mechanical systems for laboratories, hospitals, educational facilities, industrial plants, and military installations. He has also been involved in the design of chiller and boiler plants.

#### EDUCATION

Master of Science, Mechanical Engineering, 1995, University of Pittsburgh

Graduate Courses in Facilities Engineering, 1984-1987, Air Force Institute of Technology

Bachelor of Science, Mechanical Engineering, 1984, University of Pittsburgh

#### EXPERIENCE

H.F. Lenz Company 1995 – Present / Peter F. Loftus Division, Eichleay Engineers, Inc. 1989 – 1996 / Newport News Shipbuilding 1988 – 1989 / U.S. Air Force 1984 – 1988

#### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania; LEED Accredited Professional

#### PROFESSIONAL AFFILIATIONS

ASHRAE; APPA; U.S. Green Buildings Council

#### PROJECT EXPERIENCE

Elk Country Visitor Center, PA DCNR, Forest District # 13 - Benezet Township, Pennsylvania

- › New 8,500 sq.ft. Elk Viewing Center which contains a 4D theatre, hands-on education center, various exhibits, gift shop, office space, several elk viewing blinds and an outdoor amphitheater - LEED Gold
- › 3,200 sq.ft. ECCO (Elk Country Campus Outdoors) Building
- › New generator - Current project

New Wildlife Center, PA Game Commission, Ford Island in Pymatuning Reservoir, Pennsylvania

- › New 10,000 sq.ft. Wildlife Center with visitor and educational areas and an outdoor viewing area - Current project

Bald Eagle State Park, PA DCNR, Howard, Pennsylvania

- › Renovation of the 895 sq.ft. existing building and a new 5,738 sq.ft., two-story addition

Penn Nursery, PA DCNR, - Spring Mills, Pennsylvania

- › New 8,000 sq.ft. office building designed to attain LEED™ Gold

Cook Forest State Park, PA DGS, - Cooksburg, Pennsylvania

- › New 4,087 sq.ft. Cook Forest State Park Office/Visitor Center

Rock Run Visitor Center, Patton, Pennsylvania

- › New 2,000 sq.ft. Welcome Center for a new ATV park. The facility incorporates offices, a meeting area, toilet rooms and storage, outdoor shower areas and camp grounds





#### EDUCATION

Bachelor of Science, Mechanical Engineering Technology, 2000, Point Park College

Associate in Specialized Technology 1984, Architectural Drafting and Construction with CAD Technology, Triangle Institute of Technology

#### EXPERIENCE

H.F. Lenz Company 1989- Present •  
Newport News Ship Building 1984-1989

#### PROFESSIONAL REGISTRATION / CERTIFICATION

Certified in Plumbing Design, ASPE

## Gregory D. Rummel, CPD

*Plumbing/Fire Protection Designer*

Mr. Rummel has designed complete plumbing and fire protection systems for colleges, schools, office buildings, hospitals, prisons, laboratories, industrial facilities, and military installations. He is fully knowledgeable of NFPA codes and is experienced in the design of wet, dry, preaction, FM200, and deluge fire protection systems. He is responsible for plumbing and sprinkler system design, layout, and calculations; selection and sizing of equipment; cost estimates; and site survey work. Mr. Rummel supervises drafting personnel; 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.

#### PROJECT EXPERIENCE

Elk Country Visitor Center, PA DCNR, Forest District # 13 -  
Benezette Township, Pennsylvania

- › New 8,500 sq.ft. Elk Viewing Center which contains a 4D theatre, hands-on education center, various exhibits, gift shop, office space, several elk viewing blinds and an outdoor amphitheater - LEED Gold
- › 3,200 sq.ft. ECCO (Elk Country Campus Outdoors) Building
- › New generator - *Current project*

New Wildlife Center, PA Game Commission, Ford Island in  
Pymatuning Reservoir, Pennsylvania

- › New 10,000 sq.ft. Wildlife Center with visitor and educational areas and an outdoor viewing area - *Current project*

Bald Eagle State Park, PA DCNR, Howard, Pennsylvania

- › Renovation of the 895 sq.ft. existing building and a new 5,738 sq.ft., two-story addition

Penn Nursery, PA DCNR, - Spring Mills, Pennsylvania

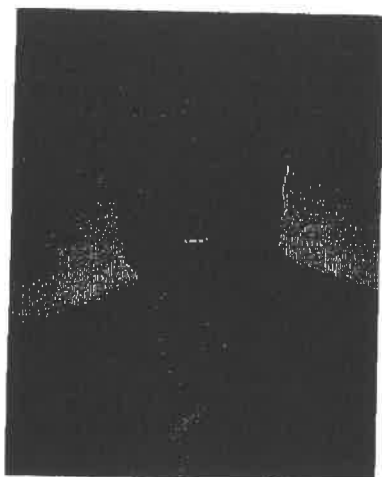
- › New 8,000 sq.ft. office building designed to attain LEED™ Gold

Cook Forest State Park, PA DGS, - Cooksburg, Pennsylvania

- › New 4,087 sq.ft. Cook Forest State Park Office/Visitor Center

Rock Run Visitor Center, Patton, Pennsylvania

- › New 2,000 sq.ft. Welcome Center for a new ATV park. The facility incorporates offices, a meeting area, toilet rooms and storage, outdoor shower areas and camp grounds



#### EDUCATION

Bachelor of Science, Electrical Engineering, 1988, The Pennsylvania State University

#### EXPERIENCE

H.F. Lenz Company 1999 – Present  
 • L. Robert Kimball & Associates  
 1996 – 1999 • Leach Wallace Associates, Inc. 1990 – 1996 • E.A. Mueller, Inc. 1988 - 1990

#### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania, Alabama, California, Florida, Iowa, Kansas, Kentucky, Louisiana, Massachusetts, Maryland, Missouri, Nebraska, Nevada, New Jersey, New Mexico, New York, North Carolina, Ohio, Rhode Island, Tennessee, West Virginia, DC

#### PROFESSIONAL AFFILIATIONS

Institute of Electrical and Electronics Engineers, Inc.

## Steven P. Mulhollen, P.E.

### Electrical Engineer

Mr. Mulhollen is experienced in the design of power distribution systems, control systems, emergency power systems, lighting and emergency lighting systems, fire alarm systems, security, sound, and telecommunication systems for correctional, educational, institutional, industrial, health care, and commercial facilities.

#### PROJECT EXPERIENCE

##### Elk Country Visitor Center, PA DCNR, Forest District # 13 - Benezette Township, Pennsylvania

- › New 8,500 sq.ft. Elk Viewing Center which contains a 4D theatre, hands-on education center, various exhibits, gift shop, office space, several elk viewing blinds and an outdoor amphitheater - LEED Gold
- › 3,200 sq.ft. ECCO (Elk Country Campus Outdoors) Building
- › New generator - *Current project*

##### New Wildlife Center, PA Game Commission, Ford Island in Pymatuning Reservoir, Pennsylvania

- › New 10,000 sq.ft. Wildlife Center with visitor and educational areas and an outdoor viewing area - *Current project*

##### Bald Eagle State Park, PA DCNR, Howard, Pennsylvania

- › Renovation of the 895 sq.ft. existing building and a new 5,738 sq.ft., two-story addition

##### Penn Nursery, PA DCNR, - Spring Mills, Pennsylvania

- › New 8,000 sq.ft. office building designed to attain LEED™ Gold

##### Cook Forest State Park, PA DGS, - Cooksburg, Pennsylvania

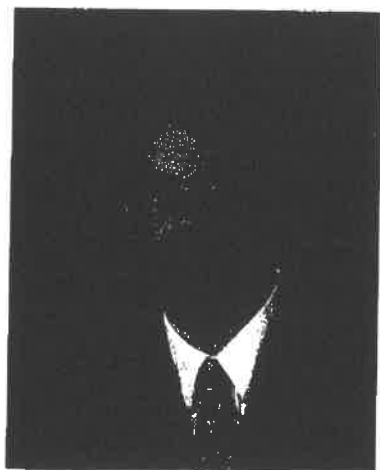
- › New 4,087 sq.ft. Cook Forest State Park Office/Visitor Center

##### Rock Run Visitor Center, Patton, Pennsylvania

- › New 2,000 sq.ft. Welcome Center for a new ATV park. The facility incorporates offices, a meeting area, toilet rooms and storage, outdoor shower areas and camp grounds

##### Daniel Stowe Botanical Garden - Belmont, North Carolina

- › New 11,000 sq.ft. facility, designed to be utilized for meetings, events, and receptions. In addition to the conservatory and head house, it contains classroom space, offices, public restrooms, and storage space



## David A. Blackner, P.E.

### Principal/Structural Engineer

Mr. Blackner is responsible for the complete layout, design and detailing of building structural systems. He has diverse experience in the structural analysis and design of projects involving steel, engineered masonry, reinforced cast-in-place concrete, pre-cast/pre-stressed concrete and wood frame structures.

Mr. Blackner is proficient in multiple analysis platforms (STAAD, RAM Structural Systems, 3-D Analysis and Finite Elements). He also oversees structural coordination with other trades, as well as conducting periodic site visits related to the structural work. Dave is also responsible for writing the structural technical specifications for projects.

### EDUCATION

Associate, Mechanical Engineering Technology, 1988, Pennsylvania State University

Associate, Architectural Engineering Technology, 1988, Pennsylvania State University

### EXPERIENCE

H.F. Lenz Company 1998-Present •  
L. Robert Kimball & Associates 1995-1998 •  
George D. Zambas Developer 1989-1995

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania, Arizona, Colorado, Connecticut, Delaware, Georgia, Maine, Maryland, Massachusetts, New York, and North Carolina

### MEMBERSHIPS

Member of American Institute of Steel Construction (AISC), Member of American Concrete Institute (ACI), Member of American Society of Civil Engineers (ASCE), The Engineer's Society of Western Pennsylvania (ESWP), Pennsylvania Society of Professional Engineers - Johnstown, Chapter, Engineer of the Year Award 2005

### PROJECT EXPERIENCE

New Wildlife Center, PA Game Commission, Ford Island in Pymatuning Reservoir, Pennsylvania

- › New 10,000 sq.ft. Wildlife Center with visitor and educational areas and an outdoor viewing area - *Current project*

Statue of Liberty and Ellis Island Historical Site – New York/New Jersey

- › Hurricane Sandy repairs to the Statue of Liberty and Ellis Island including visitor areas in multiple buildings and concessions areas

PA DCNR, Tiadaghton State Forest – Forest District #12

- › Pump station groomer storage building addition to an existing maintenance building

Johnstown Heritage Discovery Center – Johnstown, Pennsylvania

- › Renovations of an historic, five story, building and addition of a five story stairwell in the existing building. The building serves as a cultural center with various exhibits, visitor areas, classrooms, offices and meeting spaces

John P. Murtha Center for Public Service and National Competitiveness – Johnstown, Pennsylvania

- › New 7,400 sq.ft. building at Pitt-Johnstown; includes a large multipurpose room suited for a wide range of events

Stonewall Jackson Clubhouse – Stonewall Jackson Resort, West Virginia

- › New two story clubhouse

Grave Creek Mound Archaeological Complex - Moundville, West Virginia

- › New 10,000 sq.ft. building addition

H.F. LENZ COMPANY

RESUME



## Keith A. Gindlesperger, P.E.

*Principal/Civil Engineer*

Mr. Gindlesperger holds a bachelor's degree in Civil Engineering Technology with experience in site planning and design for numerous types of industrial, commercial, and government facilities. His responsibilities in these areas include site design, site utilities, parking and traffic circulation, roadway design, stormwater management, and erosion and sedimentation control. He also has experience working with local municipalities enforcing local planning and zoning codes. He has completed continuing education in stormwater management.

### EDUCATION

Bachelor of Science, Civil Engineering Technology, 1998,  
University of Pittsburgh at Johnstown

### EXPERIENCE

H.F. Lenz Company 1998 – Present

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in  
Pennsylvania, Indiana, Maryland,  
Nevada, Oregon, Texas, Virginia and  
West Virginia

### PROJECT EXPERIENCE

Elk Country Visitor Center, PA DCNR, Forest District # 13 -  
Benezette Township, Pennsylvania

- › New 8,500 sq.ft. Elk Viewing Center with several elk viewing blinds, trails and an outdoor amphitheater - LEED Gold
- › 3,200 sq.ft. ECCO (Elk Country Campus Outdoors) Building
- › New generator - *Current project*

New Wildlife Center, PA Game Commission, Ford Island in  
Pymatuning Reservoir, Pennsylvania

- › New 10,000 sq.ft. Wildlife Center with visitor and educational areas and an outdoor viewing area - *Current project*

Bald Eagle State Park, PA DCNR, Howard, Pennsylvania

- › Renovation of the 895 sq.ft. existing building and a new 5,738 sq.ft., two-story addition

Cook Forest State Park, PA DGS, – Cooksburg, Pennsylvania

- › New 4,087 sq.ft. Cook Forest State Park Office/Visitor Center

Flight 93 Memorial, National Park Service – Shanksville,  
Pennsylvania

- › New 2,200-acre park and National Monument including the design of a new ring road, arrival court, memorial plaza, visitor center, pedestrian bridge, visitor center, trails and bike path

Etna Riverfront Park and Trail, Allegheny County, Pennsylvania

- › Civil engineering support in conjunction with the Phase 2 development including stormwater management, structural engineering for a tiered amphitheater, and decorative lighting

H.F. LENZ COMPANY

RESUME



## **JA COST ENGINEERS & ADVISORS, INC.**

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### *Antonio Fratangelo, CCC, CCA*

Vice President/Shareholder

#### **Profile**

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Antonio Fratangelo is the co-founder and Vice President of JA Cost Engineers and Advisors. He has focused in Industrial Economics with a concentration in Civil Engineering. He has 16 years of experience in the construction industry including project management within a specialized construction industry, as well as involvement in construction auditing, cost estimating, cost segregation, and risk assessments on a variety of construction projects.

#### **Experience**

---

Prior to forming JACEA, Mr. Fratangelo was a primary Construction Consultant and Cost Segregation Services Director for Commercial Cost Control, Inc., and he spent 2 years with Deloitte & Touche performing both Construction Advisory Services, as well as working on Cost Segregation Projects. During this time, he provided cost segregation expertise, construction auditing, construction risk assessments and project management oversight for several industries and clients. Antonio's experience includes analyses of real estate purchases and construction projects ranging from \$1 million to \$1 billion on various types of facilities including: offices, medical complexes, light manufacturing, retail, research & development centers, corporate campuses, bank branches, apartments, cold storage facilities, warehousing and shipping, and restaurants. His construction consulting expertise has crossed both the public and private sector, including work performed internationally.

Prior to working for Deloitte, Mr. Fratangelo spent nearly 4 years working as a project manager for Nicholson Construction Company in Pittsburgh, PA. He spent extensive time in the field working on the Foundation Support at the Ground Zero Disaster Site in New York City.

#### **Education and Credentials**

---

B.S. Industrial Economics, concentration Civil Engineering, Union College

Certified Construction Auditor (CCA) – National Association of Construction Auditors (NACA)

Certified Cost Engineer (CCE) - Association for the Advancement of Cost Engineering (AACE)

#### **Affiliations**

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Association for the Advancement of Cost Engineering (AACEI)

President of AACEI – Pittsburgh Chapter

National Association of Construction Auditors (NACA)

Association of School Business Officials (PASBO)



## **JA COST ENGINEERS & ADVISORS, INC.**

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*Antonio Fratangelo, CCP, CCA (Continued)*

### **Publications and Presentations**

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*"Buyout Savings"* NACA 2017 Annual Conference (Presenter)

*"A Swift Way to Use M&S Valuation Books (RS) Means for a Better Estimate of Cost"* NACA 2015 Annual Conference (Presenter)

*Simplifying Cash Flow Analysis to be an Effective and Manageable Tool"* AACEI 2014 International Conference (Co-Presenter).

*"Forecasting Final Costs as part of a Construction Audit"* NACA 2013 Annual Conference (Presenter)

*"The Economics of Putting a Project on Hold to Resolve Issues"* AACEI 2012 International Conference (Co-Presenter).

*"The Role of Construction Cost Auditing within Project Controls"* AACEI 2011 International Conference (Co-Presenter). Published in Cost Engineering Magazine March/April 2012

**JA COST ENGINEERS & ADVISORS, INC.**

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***Daniel Frondorf, CPE, CDT*****Lead Estimator****President – DGFrondorf (A Partner Firm of JACEA)****Summary**

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Daniel Frondorf has over 20 years of relevant construction estimating experience. Mr. Frondorf's role as Lead Estimator has provided valuable budget and cost estimating expertise to a wide range of projects including water and waste water. He provides hands on project leadership through all aspects of cost estimating services. Daniel's extensive experience as a Certified Professional Estimator are a vital part to JACEA's cost estimating team.

**Experience**

---

Daniel has specialized in civil-sitework, earthwork and grading analysis, scope review, and bid preparation for contractors, pre-construction estimating and budgeting for construction managers, owners, and design firms. Mr. Frondorf is a continuous educator of cost estimating, including as an Adjunct Professor at the University of Cincinnati instructing in the College of Engineering and Applied Sciences, the Construction Estimating Institute and Half Moon Seminars. His knowledge and skills as a Certified Professional Estimator have made him an asset to many organizations in establishing realistic and accurate construction costs. Daniel has been an integral part of estimating construction costs on projects ranging from \$1M to over \$500MM. Mr. Frondorf has experience in a variety of project types, including water and waste water construction.

He served as one of the founding members of the Consulting Estimators Round Table (CERT) established in 2011 and has remained a board member of this organization. He is also the former President and current Vice President for the American Society of Professional Estimators (ASPE).

**Education and Credentials**

---

Cincinnati Technical College, Associates Degree in Applied Science, Civil Engineering Technology, August 1990

Construction Estimating Institute, Sarasota, Florida

University of Wisconsin, Civil Engineering and Urban Planning

Northern Kentucky University, Construction Management.

Certified Professional Estimator (CPE)

Construction Document Technician (CDT)

Author of several estimating related articles published in Estimating Today and Design Cost Data magazines; publication dates 2010 - 2016



## **D. RELEVANT PROJECTS**



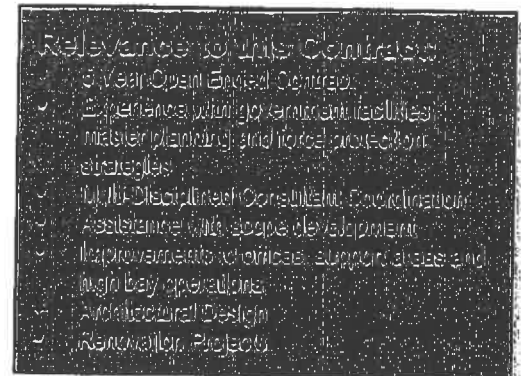
**Letterkenny Army Depot (LEAD): Chambersburg, PA Building 320 Upgrades, etc.**

Project Owner: USACE, Letterkenny Army Depot

Point of Contact: Kelly Barnes, Chief, Engineering &amp; Planning Division, 717-267-9554, kelly.r.barnes.dlv@mail.mil

UpStreet Architects has a 5 year open ended agreement with Letterkenny Army Depot and coordinates a multi-disciplined team of 10 firms providing planning, architectural, environmental, engineering and force protection consultants. The current project consists of improvements to Building 320, a vehicle painting facility with associated offices and break rooms. The investment is anticipated to be the single opportunity to upgrade this 68,500 sf facility for the next 20 years. Work includes:

- Evaluation and documentation of existing conditions
- Assistance with scope development
- Locker room and restroom improvements
- Office reorganization and adding new hard walls in reconfigured office space
- Hazardous material abatement
- Upgrades to Breakroom casework and finishes
- Interior finish updates
- Painting of high bay areas and safety zones
- Replacement of overhead doors
- Flat roof replacement and fall protection
- MEP System upgrades including electrical and mechanical systems
- Cost Estimating
- Professional Services conducted between 2018-2019; Construction to begin in 2020



Other current work at LEAD include modifications to Building 397:

- Replacement of metal wall and roof panels
- New Toilet Room construction
- Concrete Floor overlay and raising of overhead doors

Future work at LEAD includes master planning and analysis of Stand Alone Facilities located outside the security perimeter and development of a plan to relocate select operations inside the perimeter and/or initiate force protection strategies for those facilities which will remain. Other projects are yet to be discussed. The Open Ended agreement ends in October 2023.

Other projects on the Base which have been previously completed as the architectural consultant to HF Lenz Company:

- Bldg 1 – Restroom modifications, Secure space, Finishes.
- Bldg S397 – Toilet Room and Office renovations, Enclosure upgrades, Roof replacement.
- Bldg 3 – Reception and Training Room space reconfiguration: Relevancy: occupied while performing work, office space reconfiguration, high bay space, Break Room improvements, Restroom renovations.
- Bldg 10 – Commander's Bldg Façade upgrade: Renovations to entrance of the commanders building, reception, conference and office renovation.
- Bldg 12 – Toilet room and office revisions.
- Recreation Area Activity Center – renovate and expand existing recreation area facility.
- Bldg S234 – Post Cafeteria renovation and expansion.
- Bldg S330 – Enclosure, renovations and upgrades for work space or storage options.
- Bldg S331 – Enclosure, renovations and upgrades for work space or storage options.
- Bldg 349 – Roof Replacement.
- Bldg 350 – Office Additions to second story, Locker Room upgrades, Window replacements.



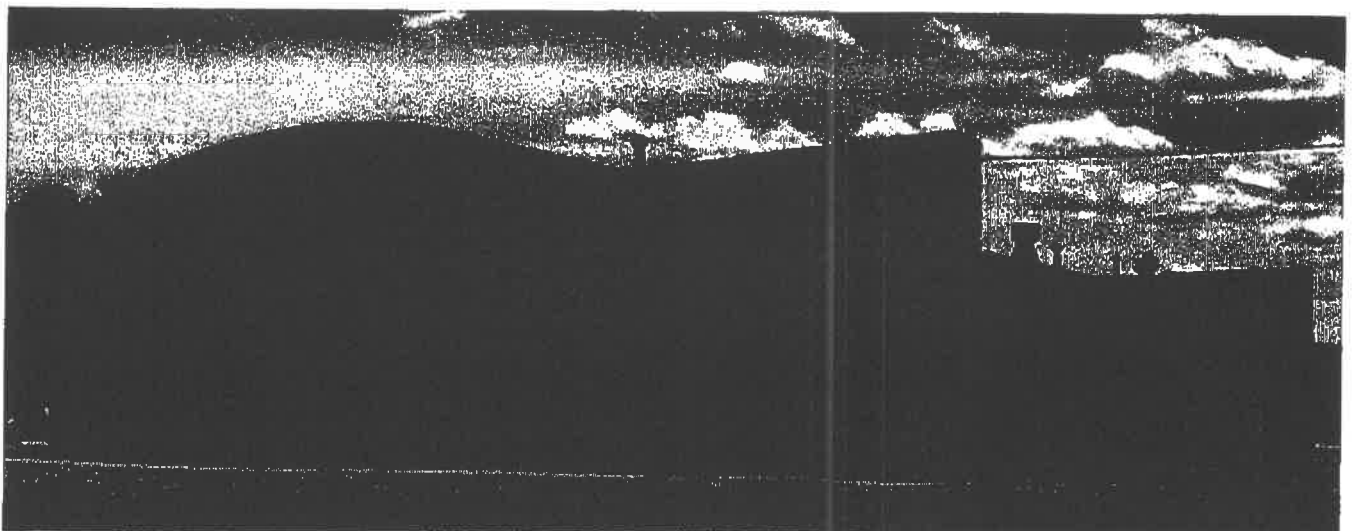
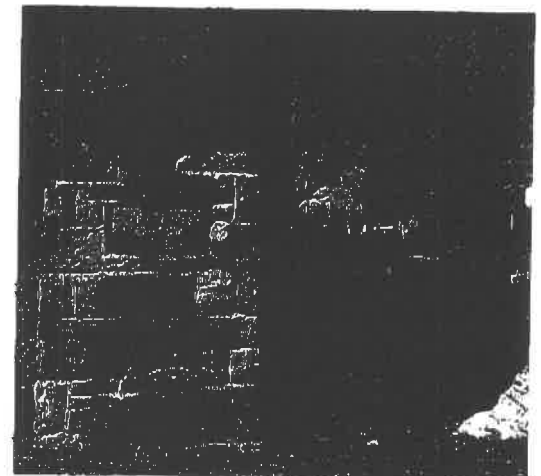
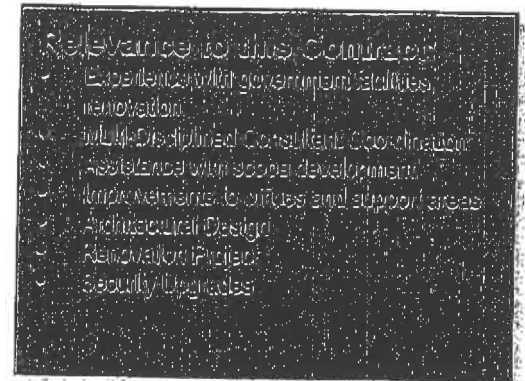
**Clearfield Readiness Center: Clearfield, PA Construction/Renovations**

Project Owner: DGS/Military and Veterans Affairs

Point of Contact: Matthew A. Dubovecky, E.I.T., Project Manager, DMVA-BCME, 814-533-2466 office, 717-507-9517 mobile

UpStreet Architects has an agreement with the Department of Government Services and coordinates a multi-disciplined team of 6 firms providing historic preservation, architectural, engineering, landscaping, cost estimating, geotechnical, and force protection consultants. The project consists of improvements to a former Field Maintenance Shop, which is currently a Readiness Center, including renovation to offices, mess hall with kitchen, storage, locker rooms, restrooms, classroom, and physical fitness area. The investment is anticipated to be the single opportunity to upgrade this 49,760 sf facility for the next 20 years. Work includes:

- Site and Existing Conditions investigation
- Utility Services investigation
- Kitchen Equipment and Food Service
- Hazardous material abatement
- Security Design
- Fire and Smoke Protection Design
- Historic Preservation Consultation and Design
- Acoustical and Audiovisual Consultation and Design
- Accessible Platform Lift Consultation and Design
- Interior Design, Space Planning, Finishes, Signage
- MEP System upgrades including electrical and mechanical systems
- Cost Estimating

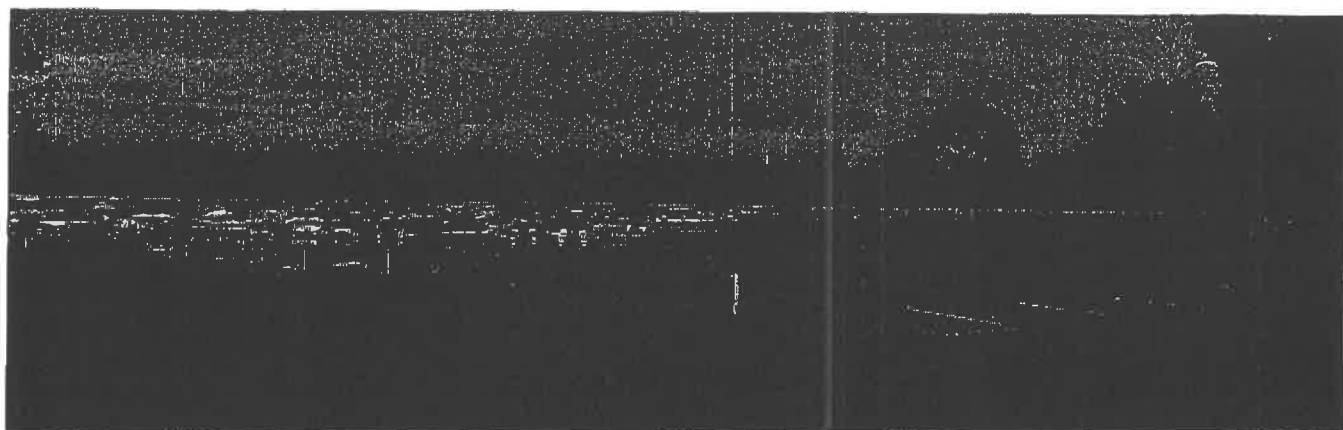
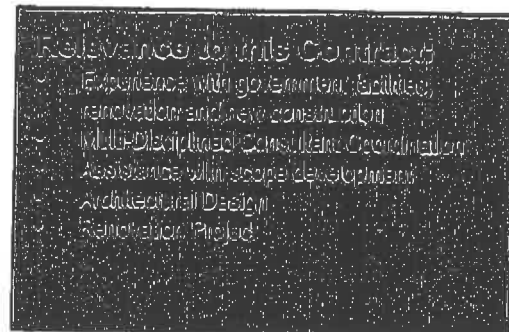


**Goddard State Park: New Vernon Township, PA, Mercer County New Building**  
Project Owner: DGS / Department of Conservation and Natural Resources  
Point of Contact: Mark Scarpitti, Park Manager Goddard State Park  
724-253-4833 office

UpStreet Architects has been selected and are negotiating the scope and agreement with the Department of Government Services to coordinate a multi-disciplined team of 5 firms providing architectural, engineering, historic preservation, cost estimating, and geotechnical. The project consists of demolition of existing buildings and design and construction of new facilities including concessions, boat maintenance, restrooms, parking, and landscaping at an existing marina in the park. The buildings are currently condemned and unable to be used. The investment is anticipated to provide a new 2,000-3,000sf building, vehicle access, new fuel tank and outdoor enhancements.

**Work Includes:**

- Site and Existing Conditions investigation
- Utility Services Investigation
- Hazardous material abatement
- Below Ground Fuel Tank Removal
- New Above Grade Fuel Tank Installation
- New Restroom Facilities
- Interior Design, Space Planning, Finishes, Signage
- MEP System upgrades including electrical and mechanical systems and PV investigation
- Cost Estimating

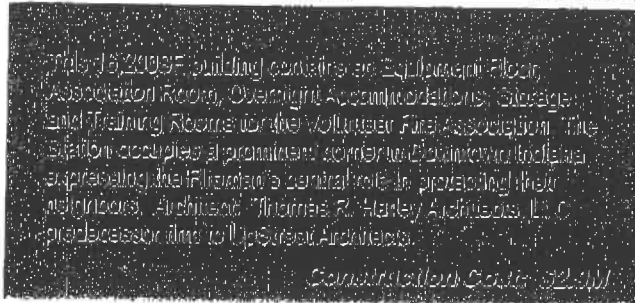


## Indiana Fire Association - Central Station: Indiana, PA

Completed 2017, Indiana, PA

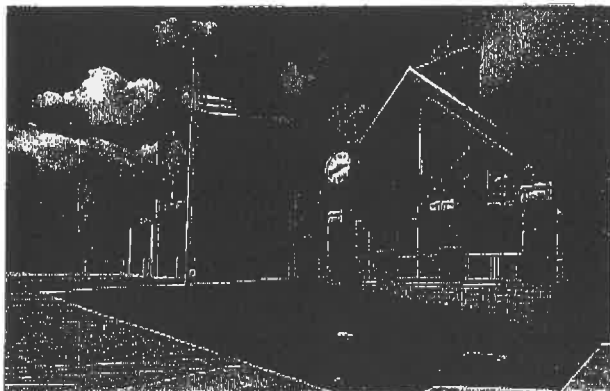
Owner: Indiana Fire Association

Point of Contact: William Simmons, President Indiana Fire Association, 724-422-1463, wbsimmons3@comcast.net



### Relevance to this Contract:

- New Design & Construction of Facility
- Prominent Building
- Locally Sourced Heavy Timber Construction
- Welcoming Space



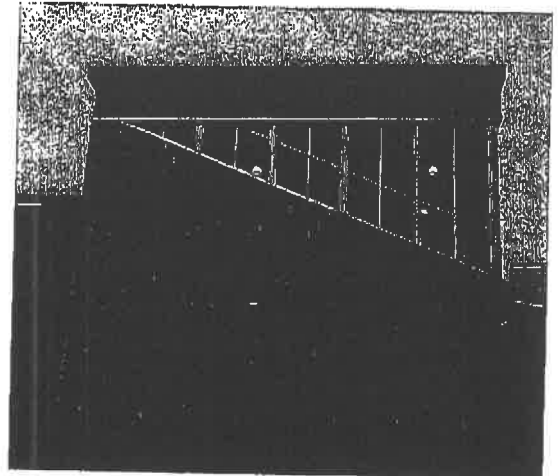
UpStreet Architects, Inc.

Relevant Project Experience

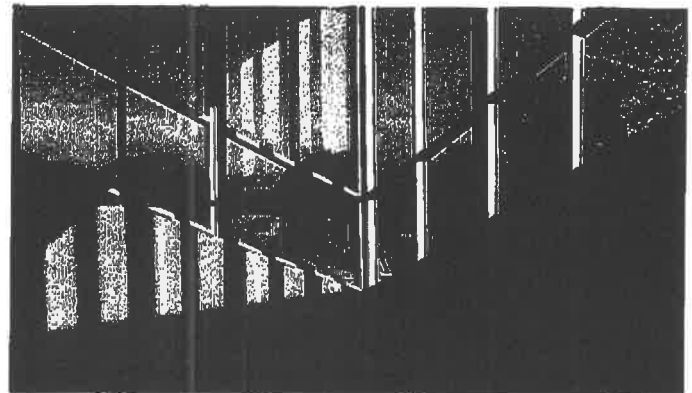
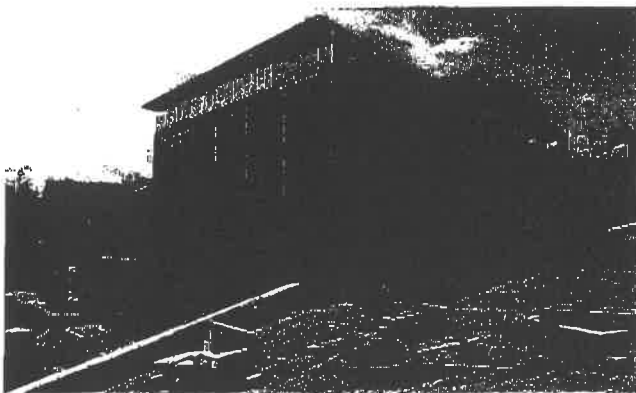
## Addition to the Community Arts Center of Cambia County: Johnstown, PA

The Community Arts Center of Cambia County expanded their facility with a modern 5,000 sq addition. Versatility was a key component throughout the design. This first floor serves as both an art gallery and intimate "black box" performance theater while the second floor serves as a multi-purpose room for art classes, small receptions, and other group gatherings. The second floor's vaulted ceilings, clerestory windows, and angled curtain wall flood the space with natural light to create an open, airy feeling. When needed, this space can be opened up to the existing studio space to create one extensive room. Steep grades on the exterior allowed for the creation of an outdoor amphitheater by the addition of a retaining wall that forms the backdrop.

Angela Clopton, Executive Director, 814-255-8815  
[aclopton@cacoc.org](mailto:aclopton@cacoc.org)



under construction:

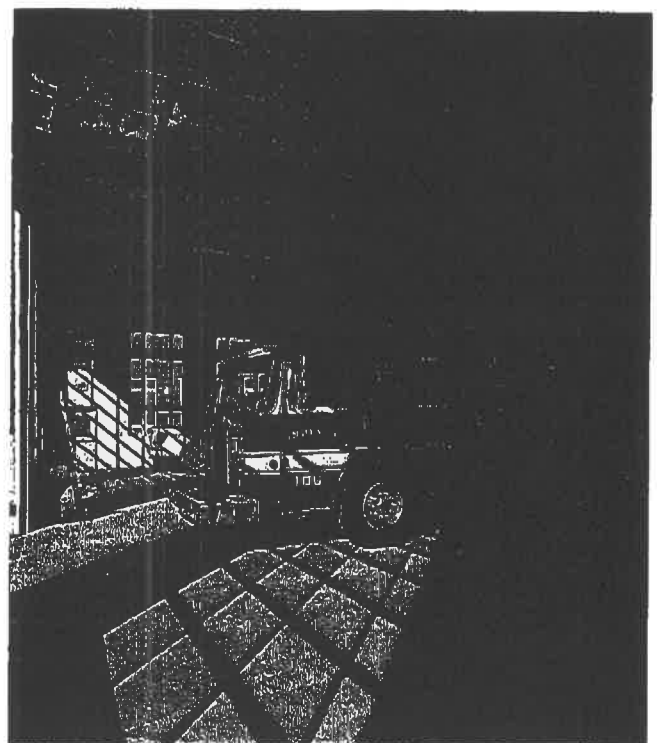
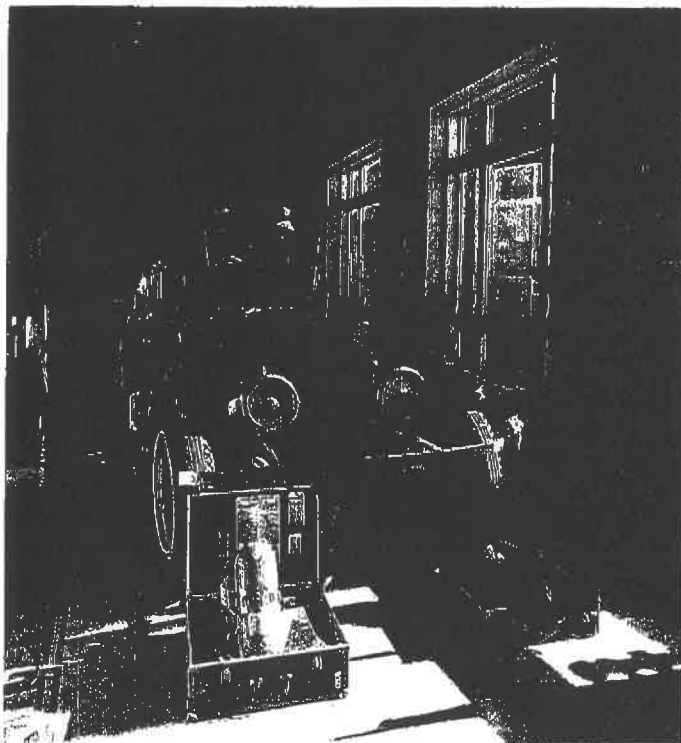
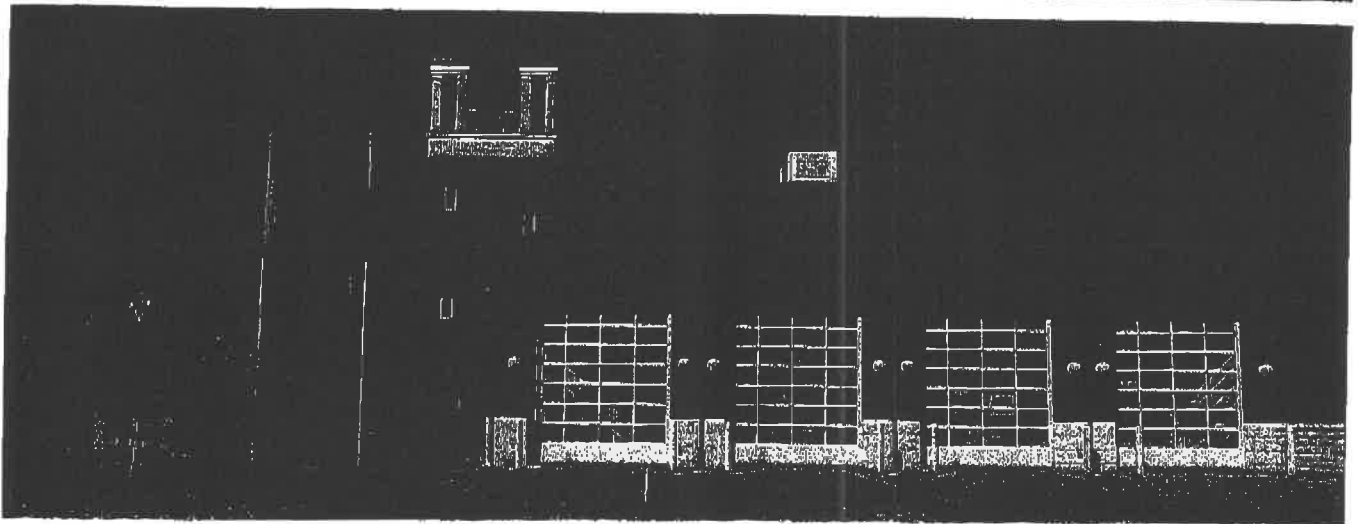
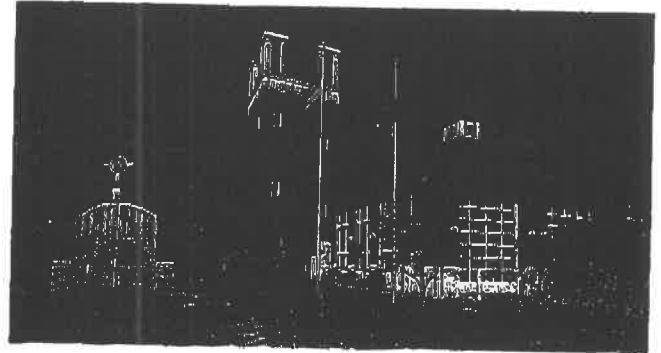
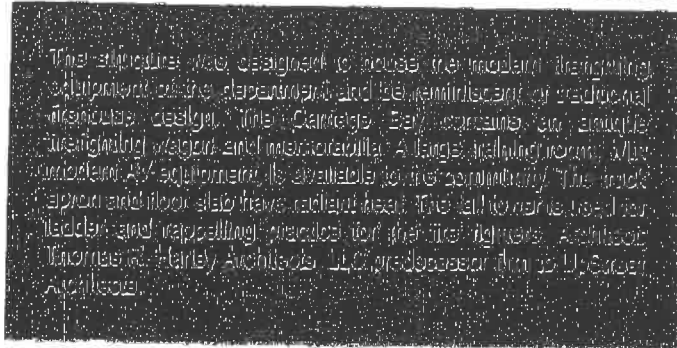


UpStreet Architects, Inc.

Relevant Project Experience

## Indiana Fire Association - West: Indiana, PA

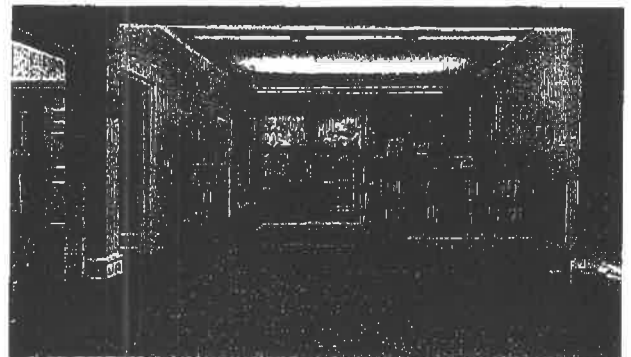
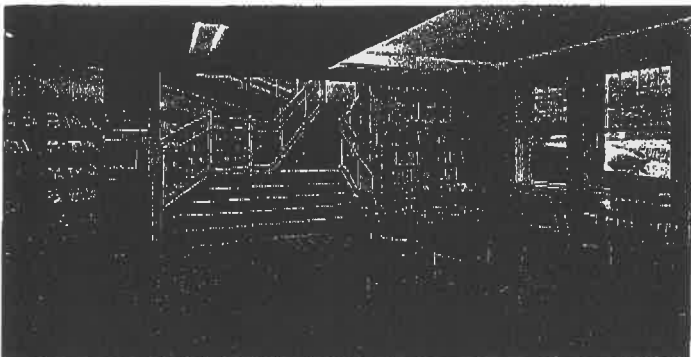
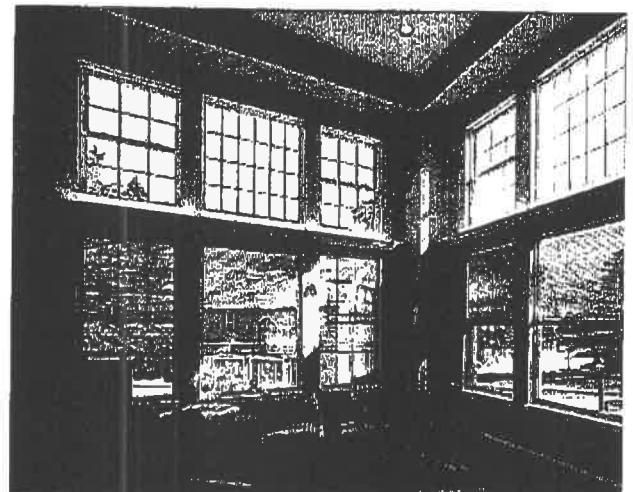
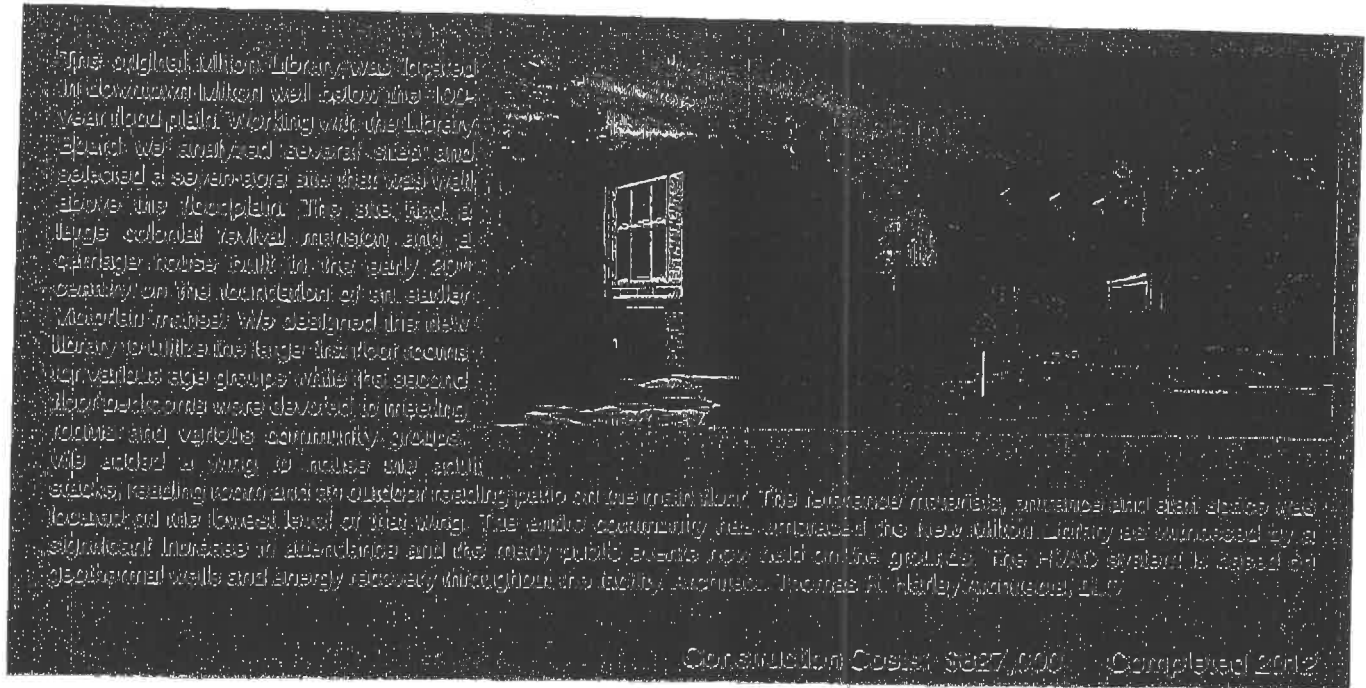
Point of Contact: William Simmons, President Indiana Fire Association, 724-422-1463, wbsimmons3@comcast.net



UpStreet Architects, Inc.

Relevant Project Experience

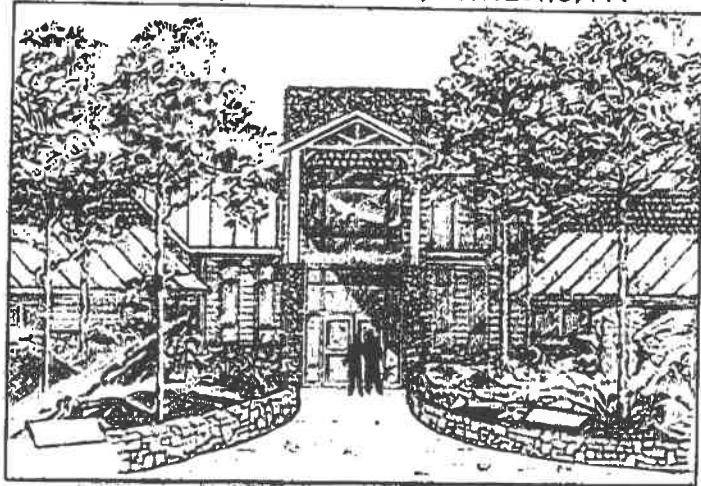
## Milton Public Library: Milton, PA



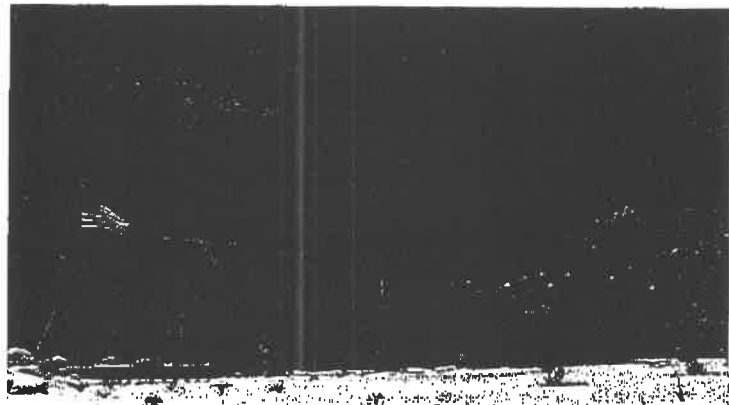


## SELECTED PROJECT EXPERIENCE

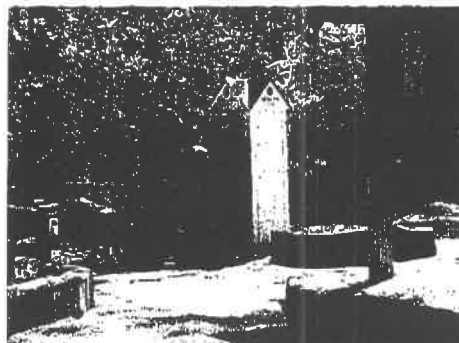
- Site Analysis, Interpretive Master Plan, Experience Design, Exhibition Design and Project Management, Pennsylvania Wilds Elk Country Visitor Center, Benazette, PA



- Analysis, Experience Design, Information/Wayfinding and New Media, Middle Kyle Canyon Complex Spring Mountains National Recreation Area, Las Vegas, NV in conjunction with PricewaterhouseCoopers



- Concept Design, Fundraising, Fabrication, Installation, and Project Management, Virginia State Parks Statewide Information and Wayfinding System, Virginia Department of Conservation and Recreation, Richmond, VA

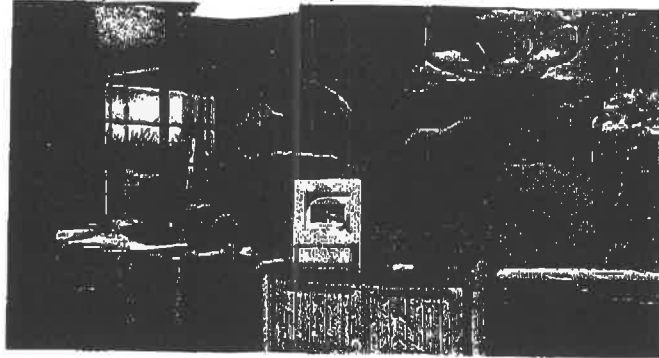


**FRED  
LOCHNER**

Consultant



- Interactive Media Design and Production, Donor Acknowledgment Program, Rocky Mountain Elk Foundation Interpretive Center and National Headquarters, Missoula, MT



- Electronic Information and Wayfinding System, Alliant Energy Center, Madison, WI

- Interpretive Media Design and Production, New Bohemia Solar Array, Cedar Rapids, IA

- Concept Design, Fundraising, Fabrication, Installation and Project Management, Wisconsin State Parks Electronic Information and Wayfinding Kiosk System, Madison, WI

- Interactive Media Design and Production Self Service Concierge, Wilderness Resort and Water Park, Wisconsin Dells, WI



- Experience Design, National Conservation Awareness Program, Funding Consulting, Interactive Kiosk Design, Installation of Animal Planet Multimedia Kiosks (ZOOTUBES), Association of Zoos and Aquariums, Silver Springs, MD

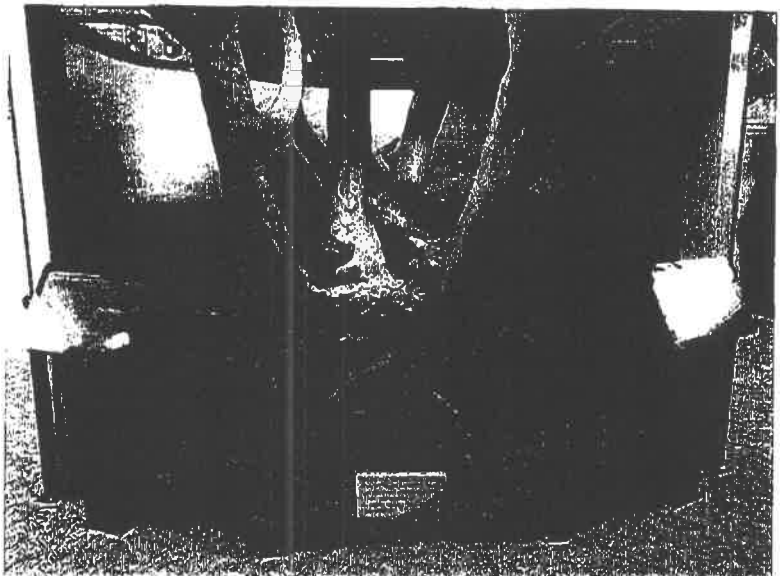
**FRED  
LOCHNER**

Consultant

- Interpretive Master Plan and Experience Design, Pennsylvania Wilds, Pennsylvania Department of Conservation and Natural Resources, Harrisburg, PA



- Visitor Centers, Experience Designs, Exhibit Concept Designs, Fundraising Consulting, Fabrication, Installations, Partnership for Parks Campaign, Virginia Association for Parks, Bumpass, VA

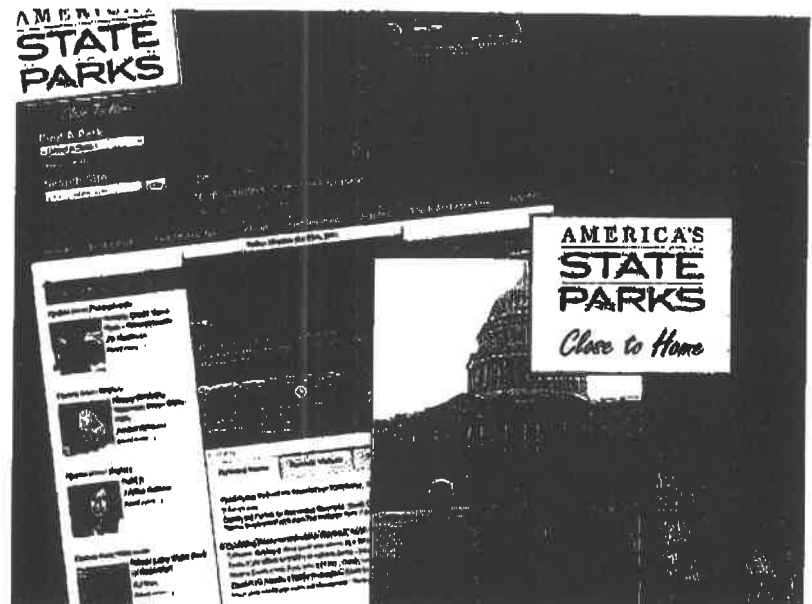


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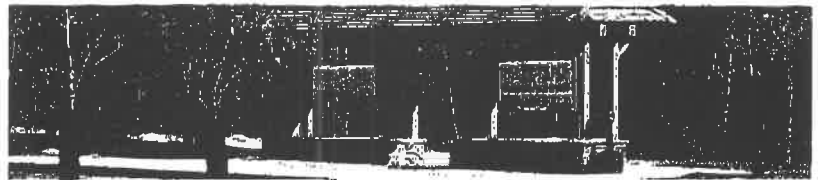
Consultant



National Brand Development, Promotion, Education,  
Americas State Parks, National

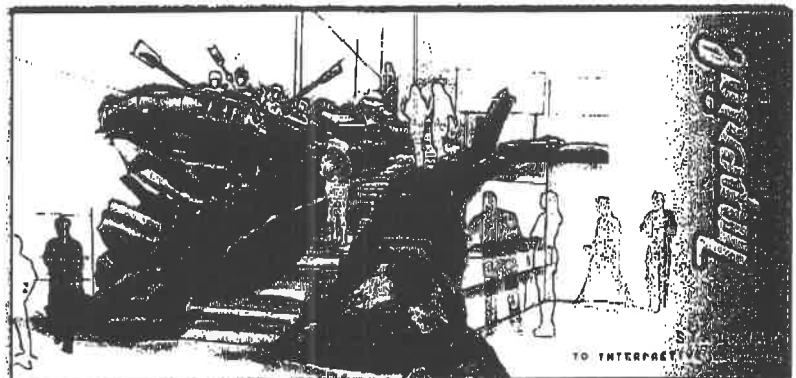


- Interactive Wayfinding System - Capital to Capital Trail, Fundraising Consulting, Jamestown, VA

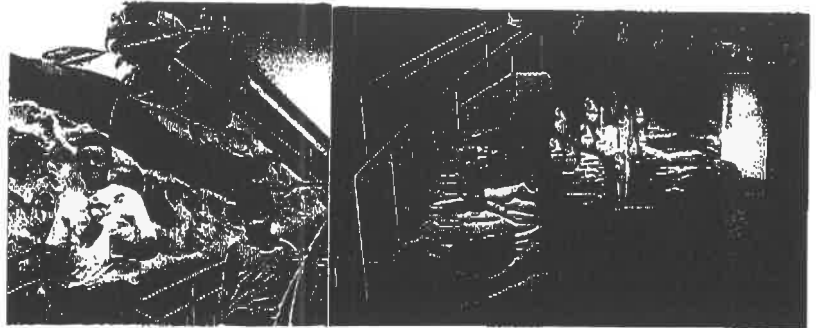


FRED  
LOCHNER

Consultant



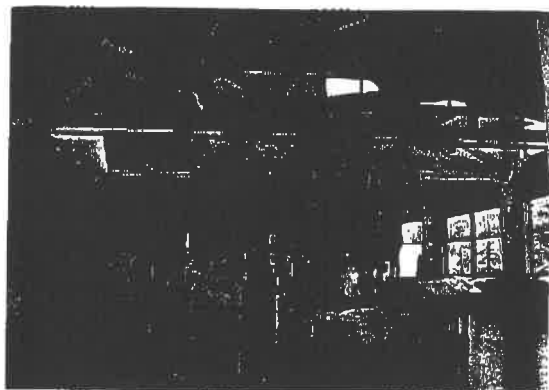
- Experience Design, Interpretive Master Plan, Exhibit Concept Design Falls Visitor Center, Department of Conservation and Natural Resources, Ohiopyle State Park, Ohiopyle, PA



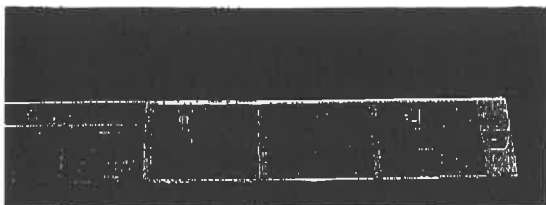
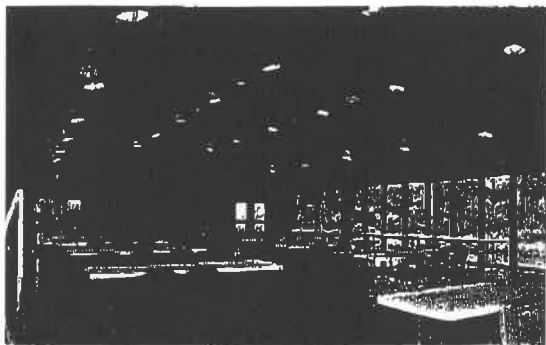
- Corridor Plan Non-Profit Support Group Development, Fundraising Consulting, Baraboo River, West Baraboo, Baraboo, Sauk County, Reedsburg, North Freedom, WI

**FRED  
LOCHNER**

Consultant



Completion Date: 2010 (Main Visitor Center)  
 Construction Cost: \$5,200,000  
 Project Owner / Contact:  
 Rocky Mountain Elk Foundation  
 Mr. Steve Merce  
 Maintenance Coordinator  
 314.787.5172  
 level@keystonerockcountryalliance.com



## Elk Viewing Center

*Benezette Township, Pennsylvania*

### NEW ELK VIEWING CENTER

H.F. Lenz Company provided MEP/FP and civil engineering services for a new visitor center in Benezette Township, Forest District #13. The project included a new 8,500 sq.ft. building, several elk viewing blinds, an outdoor amphitheatre, trails, entrance road and parking areas. The goals of the project were to take advantage of the existing landscape to create a center that would lend itself to viewing elk nearby, while minimizing disruption to the natural in and around the center for educating the public on the importance of the natural environment. The visitor center contains a 4D theatre, observation and display gallery, hands-on education center, gift shop and office space. It serves as a living classroom, using "green technology" throughout to present the story of the eastern elk.

### PROJECT FEATURES

- › Energy efficient design
- › Rustic design
- › Designed to be a "living classroom"
- › Educational spaces
- › Outdoor amphitheatre
- › Various types of outdoor recreational spaces
- › Nature viewing areas
- › Office spaces
- › Maintenance facilities

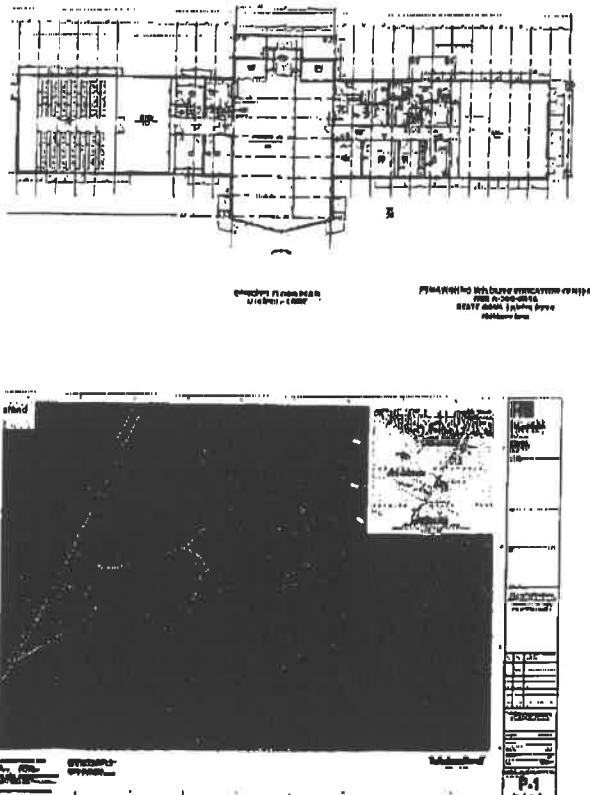
### THE PROJECT ALSO INCLUDED:

- › Rainwater harvesting system and domestic well water
- › Electric service extension
- › Ground-couple heat pump system
- › Outdoor air energy recovery ventilator
- › Energy efficient lighting
- › Light pollution reduction
- › Low-flow and waterless fixtures

***This project has attained a LEED™ Gold Rating.***

Subsequently we were retained to provide the engineering services for a separate 3,200 sq.ft. ECCO Building (Elk Country Campus Outdoors). The facility is utilized for education and social activities including reunions, wedding and other events. Engineering features include a bio-mass boiler for heating and six-zone radiant floor heating system.

**We are currently providing the engineering services for a new generator at the Visitor Center.**



## Pennsylvania Game Commission

State Game Lands #214, Ford Island in Pymatuning Reservoir

### NEW WILDLIFE CENTER

H.F. Lenz Company was recently retained to provide full mechanical, electrical, plumbing, civil, and structural engineering services for the construction of a new 10,000 sq.ft. Wildlife Center. The goals and objectives of this project are to construct a state-of-the-art, comfortable, flexible and energy efficient facility that will be a major attraction to visitors, tourists, wildlife enthusiasts and hunters in the Pymatuning area and northwest Pennsylvania. The facility will be designed to meet the current and future needs of the PGC and the public for wildlife viewing, education, and waterfowl hunting in the area. The design intent is to provide a building that is rustic in appearance and will include provisions for an outdoor viewing area on the east side. There is an existing parking lot and wildlife walking trail system at the site.

#### Features of the project will include:

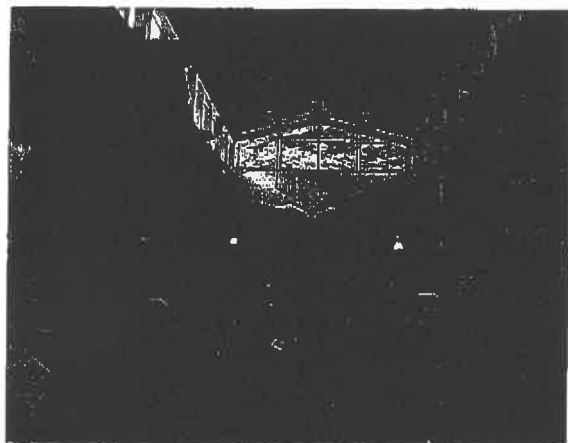
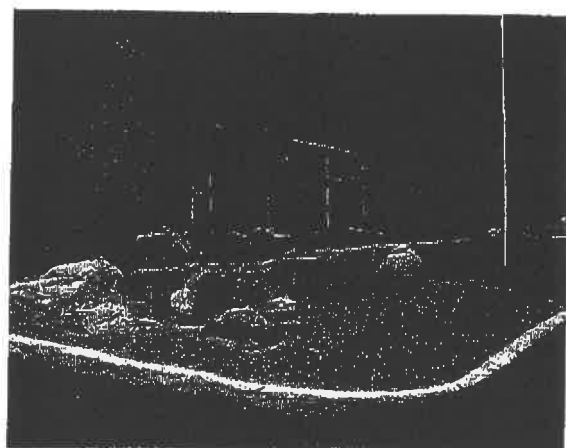
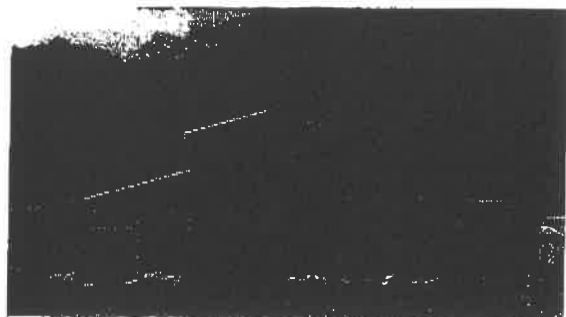
- › Geothermal HVAC system
- › Electrical service and distribution system to meet the anticipated new addition loads
- › LED lighting fixtures and digital lighting controls
- › A new parking area
- › Resurfacing of the existing parking area
- › A driveway to connect the new parking area to the existing parking area
- › Paved walking paths to connect to the existing paved trail system
- › New landscaping around new building
- › A new storm water system
- › Domestic water service extended from the new potable water well
- › The building structure will be configured as slab-on-grade, shallow spread footings and utilize ICF or wood stud exterior bearing walls. The roof structure will utilize wood or steel roof trusses.
- › Evaluate the potential for incorporating a Photo Voltaic collection system to offset electrical energy usage

The building design will comply with the PA Governor's Office Executive Order 2019-01 and constructed as a high-performance building achieving a 10-percent reduction in energy consumption over ANSI/ASHRAE/IES Standard 90.1.2016.

The project is currently in design. Estimated Construction Cost: \$4 million.

H.F. LENZ COMPANY

RELEVANT EXPERIENCE



Project Owner / Contact  
National Park Service  
Denver Service Center  
2795 West Alameda Parkway  
Denver, CO 80225-0287  
Mr. Randy Copeland / 303-969-2459

## Sandstone Visitor/Orientation Center

*New River Gorge National River, Summers County, West Virginia*

### NEW VISITOR/ORIENTATION CENTER

The H.F. Lenz Company provided MEP/FP and civil/site design services for a new visitor/orientation center in Summers County, West Virginia. The new visitor center functions as a gateway to the southern end of the New River Gorge National River, a fifty-mile long, 62,000-acre national river corridor located in the Appalachian Mountains in southern West Virginia. It was the desire of the entire project team to have the new visitors center exhibit a harmony with nature, integrated into the surrounding natural environment, and conserve our natural resources. The project embodies the principles of sustainable design, takes advantage of available renewable energy sources, and interprets the southern region of the New River Gorge.

The project, located along Interstate 64, in a remote area of West Virginia had limited public utilities. Power was available, but water for domestic and fire protection; and sanitary sewer did not exist. As a result, an on-site water well was drilled and pumped to a new storage tank located in the hilltop above the site was provided. A constructed wetlands design was developed to treat the sanitary waste and recover gray water for non-potable use; however, prior to construction, public sewer was extended past the site to serve the nearby town of Sandstone and the project was obligated to connect to the public system.

The project was designed to obtain a LEED 2.0 Platinum Rating.

### Key features of the 11,000 sq.ft. visitor center:

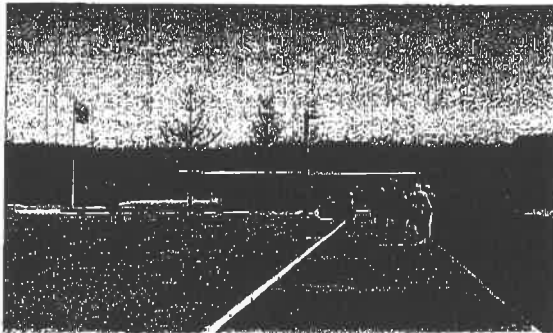
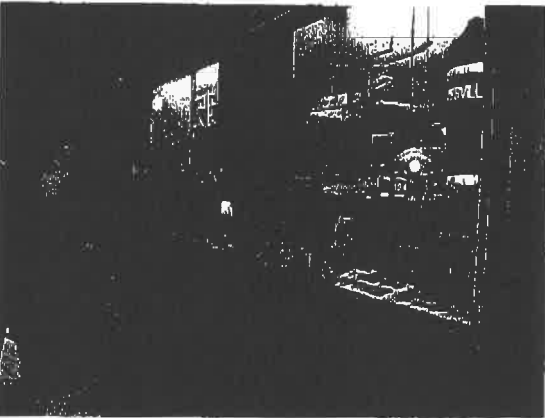
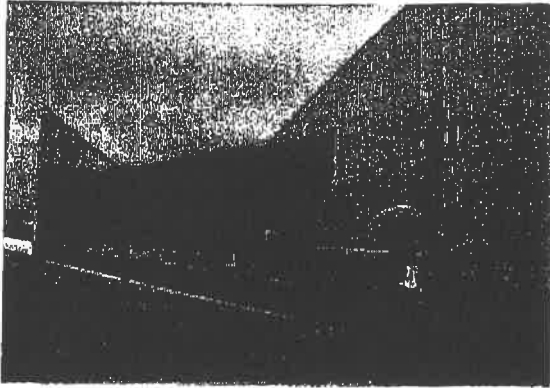
- › Visitor Orientation
- › Permanent and Changing exhibit areas
- › Auditorium
- › Gift shop
- › Administrative offices
- › Visitor Comfort Station
- › Daylight harvesting in administrative areas.
- › Geothermal heating and cooling
- › Exterior exhibits and teaching/work areas.
- › 30,000 gallon dual fire and domestic water storage
- › Site restoration and ground water recharge systems.

**Completion Date:** 2003

**Construction Cost:** \$6,000,000

H.F. LENZ COMPANY

RELEVANT EXPERIENCE



**Completion Date:** 2019  
**Construction Cost:** \$57,000,000  
**Project Owner / Contact:**  
 National Park Service  
 Flight 93 National Memorial  
 P.O. Box 911  
 Shanksville, PA 15560  
 814.893.6322  
 Mr. Paul Rothgery / 303.987.6685  
 Email: Paul.Rothgery@nps.gov

## Flight 93 Memorial (National Park Service)

Shanksville, Pennsylvania

### NEW MEMORIAL AND VISITOR CENTER

The Flight 93 National Memorial was mandated by Congress which established the Flight 93 Advisory Commission to make recommendations by September 25, 2005 regarding the design, management and boundaries of a national memorial to honor the passengers and crew of Flight 93 and begin construction there after. In 2007, initial schematic design services were completed for Phase I of the National Memorial, which resulted in the development of three sub-phases 1A, 1B and 1C based on the availability of funding for the project. H.F. Lenz Company has provided MEP/FP and Civil Engineering services for the development of Park and its facilities.

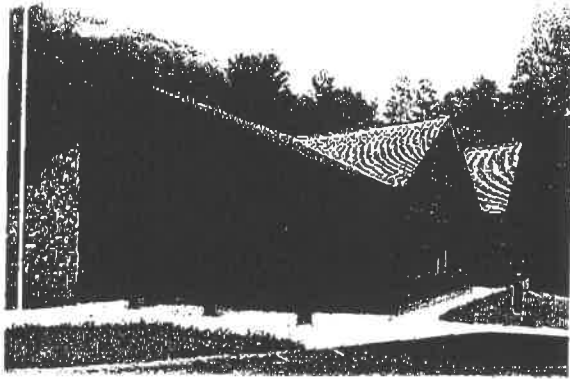
Phase 1B of the project, completed in 2015, and consisted of the design of the Visitor Center, Memorial Walls, Flight Path, Pedestrian Bridge, Visitor Comfort Station and Learning Center. The project has been registered with the US Green Building Council under the LEED NC v2009 Rating System and upon completion of the LEED Online design submission has achieved 42 of the 60 points and is **LEED Gold**.

### Key features of the 12,500 sq.ft. visitor center:

- › Usage by 1,400 to 2,000 people per day
- › Exhibition and Orientation Space
- › Learning Center
- › Comfort Station
- › The Project has received 19 of 19 points for EAc1 Optimize Energy Performance achieving and energy cost savings of 49.3% over the ASHRAE 90.1-2007 Basecase
- › Central geothermal heating/cooling plant
- › Displacement ventilation system air handling system design coupled with radiant ceilings
- › High efficiency LED light sources

We also provided the mechanical, electrical, and civil engineering services for the new 93-foot Tower of Voices on the site.





## Cook Forest State Park

*Farmington Township, Pennsylvania*

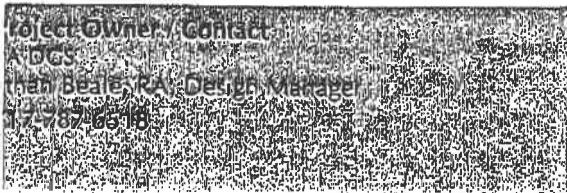
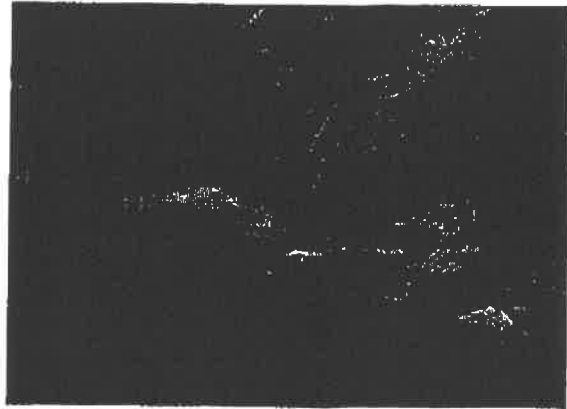
### NEW OFFICE & VISITOR CENTER

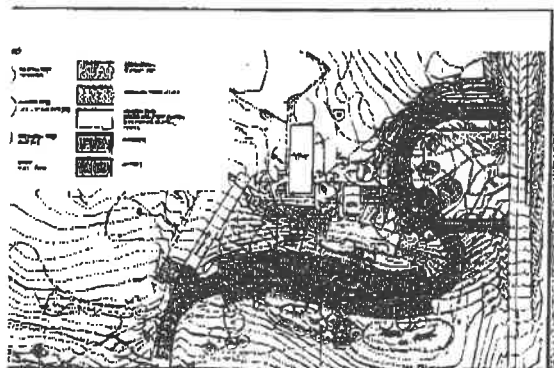
H.F. Lenz Company provided the MEP/FP and structural engineering services for a new Office and Visitor Center at Cook Forest State Park. The new building provides a 5,897 sq.ft. Visitor Center, public meeting room, park administrative offices and ranger station. The exterior design features natural stone, glulam trusses, and cement 'log' siding that harmonizes with the rustic log cabins and shelters in the park, while improving durability.

The nature of the project, as stated by DCS, "is to provide a new visitor orientation, public contact point, and administrative offices within the tourism and recreation hub of the Clarion River Lands. Included in this new facility will be a critical point for visitor orientation, educational programming space, exhibit space, comfort facilities, and efficient park administrative areas."

Completion Date: 2018

Total Construction Cost: \$2,563,819





**Completion Date:** 2018

**Construction Cost:** \$3.1 million

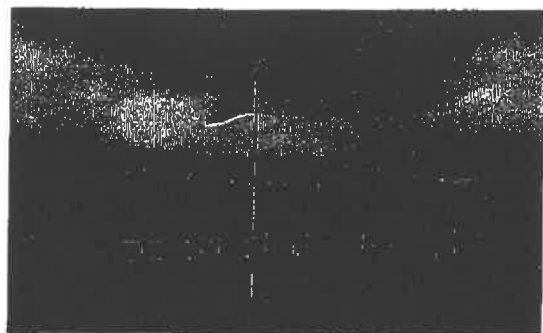
## Additional DCNR Project Examples

### BALD EAGLE STATE PARK

- › Renovation of the existing building with a new two-story addition. The existing building of 895 sq.ft. and the new addition of 5,738 sq.ft. provide a total building area of 6,633 sq.ft. The building's lower level includes a conference room, ELC classroom, and a restroom.
- › The upper level and existing building consist of Ranger offices, Park Management offices, ELC offices, lunch room, Park orientation space, retail space, and support spaces.
- › H.F. Lenz Company was responsible for the site design, structural, and MEP systems design.
- › Two parking areas to accommodate 70 spaces plus 3 RV spaces
- › Stormwater management facilities to account for additional impervious areas
- › New water services extended from municipal water line
- › Sanitary sewer lateral extended 500' to existing sewage pumping station

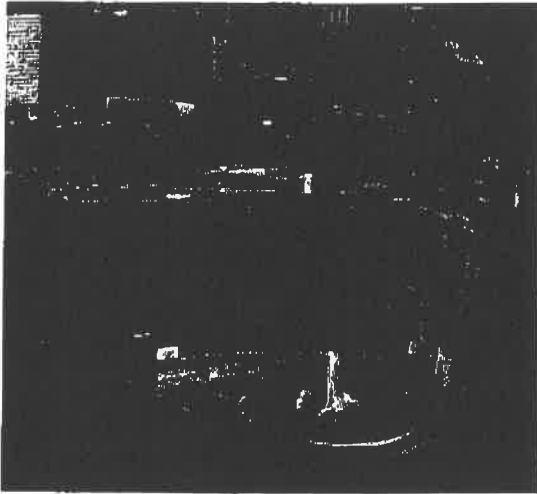
### PENN NURSERY—Potts Mill, Pennsylvania

- › Comprehensive engineering design services, including civil/site and structural design services, project administration and LEED™ documentation for the new office building at Penn Nursery
- › 5,216 sq.ft. main office level houses the nursery administrative staff and the state foresters along with conference space
- › Partial lower level accommodates the mechanical, electrical, and communications systems along with recycling storage
- › Geothermal heat pump system is supplemented with an air-to-air energy recovery unit to precondition the incoming outdoor air thereby significantly reducing energy use
- › Water-to-water heat pumps provide hot water to the radiant floor system increasing occupant comfort without heating and moving large amounts of air
- › Site work included decreasing pervious pavement, stormwater management to minimize changes that would affect the nearby wetlands and an on site sewage system
- › Designed to attain LEED Gold



**Completion Date:** 2006

**Construction Cost:** \$1.5 million



**Completion Date:** 2011

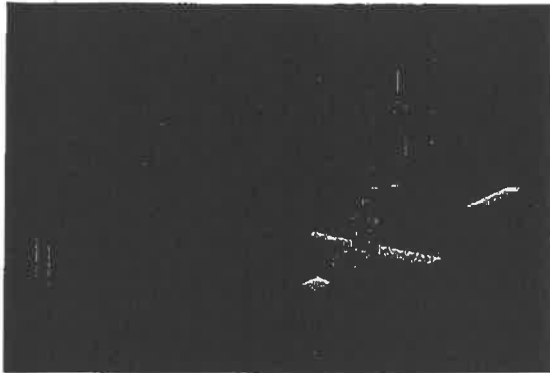
**Construction Cost:** \$6,975,100

#### **POINT STATE PARK—Pittsburgh, Pennsylvania**

- Fountain Rehabilitation
  - › New piping and distribution system for the fountain
  - › New LED lighting with the capability to provide multiple color schemes for special events
  - › New pump house for the fountain
  - › Electrical distribution upgrades for the park lighting
  - › Renovations to the public toilets

#### **TIADAGHTON STATE FOREST – Forest District #12**

- › Pump Station Groomer Storage Building Addition - new 2,500 sq.ft. wood framed addition to an existing maintenance building.
- › The structure consisted of shallow spread footings supporting wood bearing and shear walls which supported a 40'-0" span wood truss system. Required modification to a portion of the existing roof framing and existing shear resistance system.



**Completion Date:** 2013

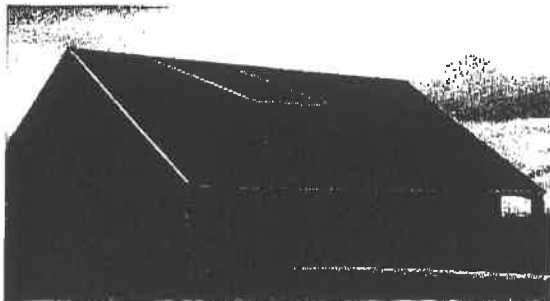
**Construction Cost:** \$235,580

#### **ROCK RUN RECREATION AREA – Patton, Pennsylvania**

- › New 6,000 acre ATV Park planned and constructed on a reclaimed surface mine. The welcome center is the first building on the site and serves as the headquarters for the park with offices, a meeting area, gift shop, toilet rooms and storage area.

#### **MULTIPLE TERM CONTRACTS – Various Locations, Pennsylvania**

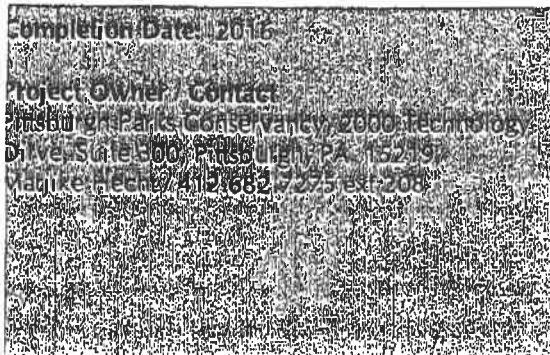
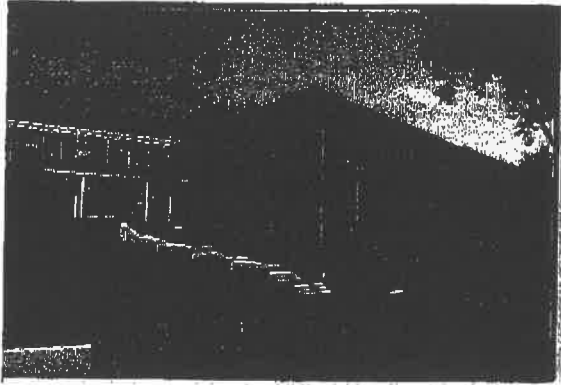
- › HFL has served as the Prime Consultant and as a Subconsultant on several term contracts, under which we have provided MEP/FP, Structural and Civil Engineering services for visitor centers, office buildings, comfort stations, bathhouses and pool areas, and storage buildings at multiple state parks throughout Pennsylvania.



**Completion Date:** 2007

**Construction Cost:** \$700,000

**Project Owner / Contact:**  
 Pennsylvania Department of Conservation and  
 Natural Resources (DCNR) / Bureau of Facility  
 Design and Construction  
 Mr. Michael Twigg, RA, LEED-AP, Architectural  
 Supervisor, 717-782-2401



## Pittsburgh Parks Conservancy – Environmental Center at Frick Park

*Allegheny County, Pennsylvania*

### NEW ENVIRONMENTAL CENTER

H.F. Lenz Company provided the civil engineering services for a new environmental education center for the Pittsburgh Parks Conservancy. The project was designed to function as a living building which along with being integrated into the existing environment also has a next zero water and energy usage. The following is a list of services that the H.F. Lenz Company provided in support of the project:

### SITE STORMWATER/DRAINAGE DESIGN AND MANAGEMENT

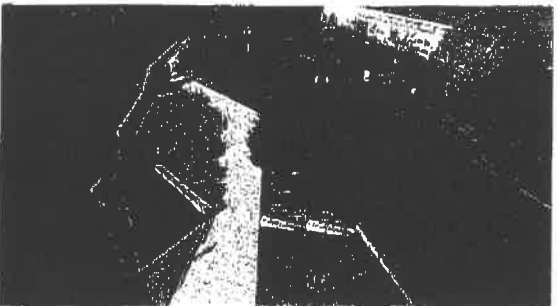
- › Hydrologic and Hydraulic Analysis and design
- › Post Construction Stormwater Management Plan
- › NPDES permitting
- › Pervious Pavement Design

### RAINWATER HARVESTING

- › Design and integration of system to capture site stormwater for building reuse
- › Integration with historic fountain
- › Treatment and reuse of 44,000 gallons per year

### SEWAGE DISPOSAL SYSTEM

- › Estimation and calculation of projected sewage flows
- › Site planning to determine onlot disposal site
- › Coordination of required testing
- › Due to problematic soils design of an alternate disposal system
- › Permitting as required by the Pennsylvania Department of Environmental Protection.
- › Sewage Planning



## Etna Riverfront Park and Trail

*Allegheny County, Pennsylvania*

The Etna Riverfront Park will serve as an important link in the proposed Erie-to-Pittsburgh Trail. Nestled between the Etna Industrial Park and Allegheny River, the design and development of the 1-acre Etna Riverfront Park presents several unique challenges and opportunities. These challenges include low visibility of the Park from within the community itself, but high visibility to the "outside world" from the river and adjacent 62nd Street Bridge; a needed railroad at-grade crossing to access the Park and the accommodation of a municipal water treatment facility on-site. The Park however, has the opportunity to provide the community with public access to its riverfront, something the community has not had for more than 100 years and will accommodate this future trail connection/development.

H.F. Lenz Company, as a sub-consultant to Environmental Planning and Design, provided engineering support in conjunction with the Phase 2 development of the Etna Riverfront Park. Specifically the services provided included the following:

- › Stormwater management utilizing Green infrastructure techniques
- › Structural engineering for new tiered amphitheater to include a retaining structure(s)
- › Structural engineering for new decorative wall panels
- › Electrical engineering for new decorative lighting
- › Project coordination and oversight

### Project Owner/ Contact:

Mary Ellen Ramage  
Manager, Borough of Etna  
370 Butler Street  
Etna, PA 15223-1414  
412-781-0569  
mramage@etna-borough.org

Andrew Schwartz  
Environmental Planning and Design  
60 Ross Street Suite 500  
Pittsburgh, PA 15219  
412-261-8000  
andrewschwartz@epd-pgh.com



## **E. PROJECT APPROACH**



## PROJECT APPROACH

Our project approach to this project is based on the RFP and the understanding that the project will be in two phases. Our consultants were selected because of their ability to provide comprehensive professional services to the State of West Virginia. Their expertise will enable us to make recommendations quickly after our review of existing documents and a site visit.

UpStreet Architects, Inc., has teamed with H.F. Lenz on numerous new construction and renovation projects. We have successfully completed over 175 projects together over the past 37 years, including several projects for Letterkenny Army Depot and the Baltimore Corps of Engineers. Through this experience our firms have established an open and collaborative environment and developed project management procedures to maintain quality and cost control. Together, we have been responsible for the construction of new buildings as well as the evaluation, preservation, restoration, stabilization, and adaptive reuse of over ten million square feet of structures. Our new construction involves using highly efficient, environmentally friendly systems as well as providing optimum life safety in both fire protection and smoke control. Our new building experience includes projects for both government agencies and private sector owners.

Fred Lochner Consulting will provide unmatched elk expertise for design of the building and to maximize the visitor experience. Their vast experience with elk reintroductions and provide an excellent visitor experience aligns their knowledge with the needed expertise for this project. Some of his skill set involves the best sun angles during viewing times, sound attenuation for maximum experience, and location of water features for best effect.

JA Cost Engineers & Advisors is a team member on our Clearfield Readiness Center and Goddard State Park and will provide consulting and cost estimating services during all phases of design. Their consulting expertise will ensure that our team stays on schedule and on budget. They will review and advise to provide insights on design considerations.

Once awarded the project and completion of negotiations, we will enter into the standard agreements and update our registrations as needed. Our subcontracts will be formalized.

We will request any existing documentation be provided if not already received during contract negotiations, including existing drawings, test reports, environmental studies, master plans, occupancy approvals, and utility connections. Our team will review the documentation in preparation for the kick off meeting. Documentation, which

is not available or is not sufficient, will be brought to the attention of the representatives. At the First Meeting, we will come prepared with questions, recommendations for actions and a critical path schedule. We will also focus on the site, facility and visitor needs. Interviews and discussions with the staff and necessary personnel, examination of the site in detail, and understanding the goals of the project will be the basis for the design, making decisions and establishing priorities. Our process will be to understand the user needs now and projected.

Subsequently, the site will be evaluated including geotechnical investigations to inform the design. The team members will be tasked with researching and providing input on the design including code compliance, accessibility, utility availability, local permits, energy efficiency, and spatial needs. The ability of the design to meet the function and purpose of the visitors and the maintenance staff will be considered including code & regulation compliance, and budget. The findings will be reported. A revised preliminary scope will be presented for discussion and approval. By analyzing the conditions prior to proceeding with design, expectations and budget can be managed and comprehensive solutions can be found.

At this point, concept designs for Phase 1 can proceed as required. We will review various alternates with regard to overall user needs, cost effectiveness, energy efficiency, system reliability, maintenance efficiency, and other prioritized issues. For each of these alternates, we will prepare concept design sketches for review. These designs will be to provide a design that is 35% complete and adequate for initial budgeting and creating an image.

Following authorization to begin Phase 2 and with direction for a design path, we will proceed with the Schematic Design Submission where the designs will be hardlined and detailed specifications can begin. The drawings can be circulated to the team for discussions with the authorities having jurisdiction. Outcomes will be reported and any Additional Services will be requested. Team members will provide input on the design solutions. The budget will be reviewed at this milestone.

The Design Development Submission will be a further elaboration on the drawing notes and details. Specifications will be enhanced with a list of products and quality standards. We will review the cost estimate of the overall project. Outreach to the authorities will be made for any outstanding preliminary issues. The details of the Phasing Plan will be implemented.

Prior to the final Construction Document Phase, the drawings and specifications will be completed to a high



level of detail for review. Statements of probable construction cost will be elaborated in detail. All previous comments will be addressed. All documentation to the authorities will be finalized and ready for submission.

The Construction Document Submission will incorporate all comments from the Department and authorities. Approvals from the local utilities, local review agencies will be presented to the Department. The Final Statement of Probable Construction Cost will be presented. The project will have met the expectations established early in the process and the project will be ready for Bidding.

During the Bidding Period, we will provide Construction Procurement Services including attendance at a Pre-Construction Conferences.

Construction Contract Administration Services will be provided including but not limited to: Project Correspondence, Job Conferences, meeting minutes, answering RFI's, schedules, testing, submittals, Applications for Payment, Change Orders, Extensions of Time, Punch List, Substantial Completion and Final Inspection. We will facilitate inspections during construction. Operation and Maintenance Manual review will be conducted at the project's completion. Record Drawings will be provided to the Department, if needed.

To summarize, it is our plan to have early and frequent communications with The Purchasing Division and the Department to define a scope and approach that best suits the needs of the User and the State as follows:

- *Understand the goals of the project:* Learn the preferences for visitors and maintenance
- *Examine the site:* Look for opportunities that are not on the scope but should be incorporated into design solutions
- *Analyze the Risks:* Select consultants with the expertise to navigate the design and construction
- *Evaluate budgets:* Early and often
- *Prioritize goals:* Assess with the information in hand
- *Follow procedures:* Learn the agency's process, meet schedules and communicate
- *Design:* Provide integrated and comprehensive solutions
- *Quality documents:* Produce drawings and specifications that clearly convey intent and can be enforced

At each phase, we will provide the required documentation, prints and copies, meeting attendance, and written





## **F. CERTIFICATIONS**



ALLAN L. MCVEY  
CABINET SECRETARY

STATE OF WEST VIRGINIA  
DEPARTMENT OF ADMINISTRATION  
PURCHASING DIVISION  
2019 WASHINGTON STREET, EAST  
CHARLESTON, WEST VIRGINIA 25305-0130

W. MICHAEL SHEETS  
DIRECTOR

April 15, 2020

UpStreet Architects, Inc.  
541 Philadelphia ST  
Indiana, PA 15701-3917

Ms. Hauge:

This is to notify you that your Small, Women-, and Minority-Owned Businesses (SWAM) Certification Application has been approved on the basis of your representations that the vendor named above meets the definition of a Small, Women-, and Minority-Owned Businesses as set forth in the *West Virginia Code of State Rules 148-22-1 et seq*. This certification becomes effective:

4/15/2020

And shall automatically expire without notice two years after the effective date unless revoked by the Purchasing Director or upon expiration pursuant to the *West Virginia Code of State Rules 148-22-8*. The type(s) of Small, Women-, and Minority-Owned Businesses (SWAM) Certification approved for your entity:

Small Business    Women Owned Business

To maintain certification without lapse, a certified business shall apply to renew its certification at least 60 days prior to the end of the two-year certification period. Complete renewal instructions, recertification forms, and a list of all SWAM Certified entities are available online at [www.state.wv.us/admin/purchase/VendorReg.html](http://www.state.wv.us/admin/purchase/VendorReg.html).

If you have questions, please contact the West Virginia Purchasing Division at 304-558-2306.

Sincerely,

A handwritten signature in black ink that reads "Lu Anne Cottrill".

Lu Anne Cottrill  
Assisting Registration Coordinator

## NOTICE OF SMALL BUSINESS SELF-CERTIFICATION



**pennsylvania**  
DEPARTMENT OF GENERAL SERVICES

The Department is pleased to announce that  
**UPSTREET ARCHITECTS INC**

has successfully completed the Pennsylvania Department of General Services' process for self-certification as a small business under the Commonwealth's Small Business Contracting Program, with the following designation:

**BUSINESS TYPE(s):**  
**Building Design Services**

**CERTIFICATION NUMBER:** 354200-2019-11-SB  
**CERTIFICATION TYPE:** SMALL BUSINESS

**ISSUE DATE:** 11/27/2019 **EXPIRATION DATE:** 11/27/2021

**RECERTIFIED DATE:**



Kerry L. Kirkland, Deputy Secretary  
Bureau of Diversity, Inclusion & Small Business Opportunities

**NOTICE OF SMALL BUSINESS SELF-CERTIFICATION  
AND SMALL DIVERSE BUSINESS VERIFICATION**



**pennsylvania**  
DEPARTMENT OF GENERAL SERVICES

The Department is pleased to announce that  
**UPSTREET ARCHITECTS INC**

has successfully completed the Pennsylvania Department of General Services' process for self-certification as a small business under the Commonwealth's Small Business Contracting Program, and is verified as a Small Diverse Business with the following designation(s):

**BUSINESS TYPE(s):**  
**Building Design Services**

**CERTIFICATION NUMBER: 354200-2019-11-SB-W**  
**CERTIFICATION TYPE: SMALL DIVERSE BUSINESS**

**ISSUE DATE: 11/27/2019**      **EXPIRATION DATE: 11/27/2021**

**RECERTIFIED DATE:**

Kerry L. Kirkland, Deputy Secretary  
Bureau of Diversity, Inclusion & Small Business Opportunities



WOMEN'S BUSINESS ENTERPRISE  
NATIONAL COUNCIL

JOIN FORCES. SUCCEED TOGETHER.

**HEREBY GRANTS  
WOMAN OWNED SMALL BUSINESS (WOSB) CERTIFICATION TO**

**UpStreet Architects, Inc. DBA NA**

The identified small business is an eligible WOSB for the WOSB Program, as set forth in 13 C.F.R. part 127 and has been certified as such by an SBA approved Third Party Certifier pursuant to the Third Party Agreement, dated June 30, 2011, and available at [www.sba.gov/wosb](http://www.sba.gov/wosb).

The WOSB Certification expires on the date herein unless there is a change in the SBA's regulation that makes the WOSB ineligible or there is a change in the WOSB that makes the WOSB ineligible. If either occurs, this WOSB Certification is immediately invalid. The WOSB must not misrepresent its certification status to any other party, including any local or State government or contracting official or the Federal government or any of its contracting officials.

NAICS: 541310  
UNSPSC: 95120000

Certification Number: WOSB171966

Expiration Date: September 27, 2021

**WBENC EAST**  
WOMEN'S BUSINESS ENTERPRISE CENTER  
JOIN FORCES. SUCCEED TOGETHER.

*Elizabeth M. Walsh*

Elizabeth M. Walsh, Women's Business Enterprise Center  
- East President

*Pamela Prince-Eason*

Pamela Prince-Eason, WBENC President & CEO

*Laura Taylor*

Laura Taylor, WBENC Vice President

04/13/2021 10:10

7243495779

TRH UPS ARCH

Received: 7243495779

Apr 13 2021 10:27am

PAGE 61/66

P061



## **G. SIGNED FORMS**



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

State of West Virginia  
Centralized Expression of Interest  
Architect/Engr

Proc Folder: 851767

Doc Description: A/E Services-Tomblin WMA Elk Visitor Center (NEW)

Reason for Modification:

Addendum #1 issued to extend  
bid due date and publish agency  
responses to vendor questions.

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2021-04-06	2021-04-13 13:30	CEOI 0310 DNR2100000001	2

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: VS 0000021830

Vendor Name : UpStreet Architects, Inc.

Address : 541 Philadelphia Street

Street :

City : Indiana

State : PA

Country : USA

Zip : 15701

Principal Contact : Karen Welsh

Vendor Contact Phone: 724-349-3601

Extension: 110

FOR INFORMATION CONTACT THE BUYER

Joseph E Hager III

(304) 558-2306

joseph.e.hageriii@wv.gov

Vendor  
Signature X

FEIN# 23-2922545

DATE 04/06/2021

All offers subject to all terms and conditions contained in this solicitation

**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.

Thomas R. Harley, RA , Secretary

(Name, Title)

Thomas R. Harley

(Printed Name and Title)

541 Philadelphia Street Indiana, PA 15701

(Address)

724-349-3601 / 724-349-5779

(Phone Number) / (Fax Number)

tharley@trharchitects.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:

UpStreet Architects, Inc.

(Company)

(Authorized Signature) (Representative Name, Title)

Thomas R. Harley, RA, Secretary

(Printed Name and Title of Authorized Representative)

04/06/2021

(Date)

724-349-3601 / 724-349-5779

(Phone Number) (Fax Number)



STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(f), 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 § 23-20-2, 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: UpStreet Architects, Inc.

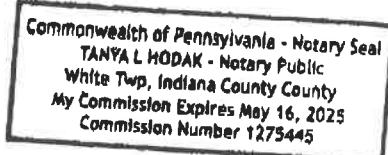
Authorized Signature: [Signature] Date: 4-6-21

State of Pennsylvania  
County of Indiana, to-wit:

Taken, subscribed, and sworn to before me this 6<sup>th</sup> day of April, 2021.

My Commission expires May 16, 2025.

**AFFIX SEAL HERE**



**NOTARY PUBLIC** Tanya L. Hodak

*Purchasing Affidavit (Revised 01/19/2018)*

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI DNR21\*01**

**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.

UpStreet Architects, Inc.

Company

Authorized Signature

04/15/2021

Date

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