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WV Purchasing Division

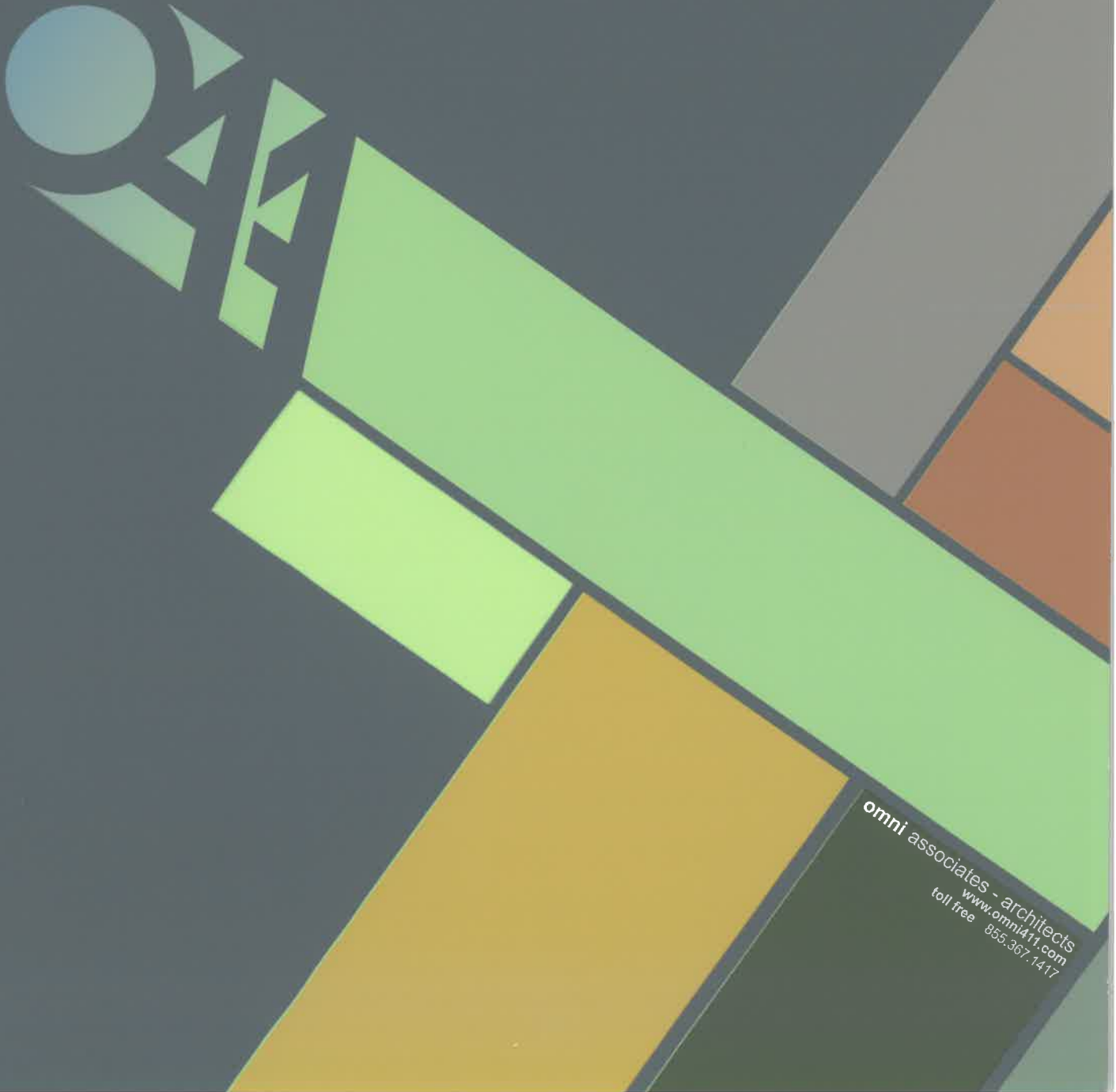
# State of West Virginia General Services Administration

Architectural and Engineering Services

## Building 36 EIFS and Granite Assessment

CEOI 0211 GSD2200000001

October 14, 2021



omni associates - architects  
www.omni411.com  
toll free 855.367.1417



**EXPRESSION OF INTEREST**  
**ARCHITECT AND ENGINEERING SERVICES**  
**BUILDING 36 EIFS AND GRANITE ASSESSMENT**  
**CEOI 0211 GSD2200000001**

**OCTOBER 14, 2021**

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October 14, 2021

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

Re: CEOI 0211 GSD 2200000001 – Building 36 EIFS and Granite Assessment

Dear Ms. Pettrey

Omni Associates-Architects is pleased to submit our Statement of Qualifications for architectural and engineering services for the EIFS and Granite Assessment of Building 36 located at 321 Capitol Street in Charleston, WV. We believe that our experience with similar projects combined with our ability to provide a high quality, value-based product will prove an invaluable asset to this project.

We propose a project team that would include Allegheny Design Services, who we share a long history of successful project collaboration with and are a proven team uniquely qualified to offer you the following advantages:

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

Omni Associates is intimately familiar with state-wide building codes, contractors and suppliers, and we have an excellent working relationship with the State Fire Marshal's Office. Additionally, our previous work with the General Services Division on several other maintenance projects will allow us to hit the ground running with an understanding of how to prepare construction documents without ambiguity and tailored to the specific goals of the project.

The Omni design team has recent history with several General Services Administration's maintenance projects including, but not limited to:

- Building 11 – Central Plant Concrete Cast Wall Panel Repair
- Building 84 – HVAC Upgrades
- Building 88 – HVAC Upgrades
- Building 97 – Williamson State Office Complex Slab Repair

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

Best regards,  
OMNI ASSOCIATES – ARCHITECTS, INC.

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

Richard T. Forren, AIA, NCARB  
Senior Principal



## DESIGN TEAM QUALIFICATIONS

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

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

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

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

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

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

We firmly believe that the best gauge in determining our performance and abilities is the quality of the personnel of

which we are comprised. Omni's greatest resource is our professional staff of dedicated, experienced, and creative individuals. Our project team goes beyond our in-house staff however. Omni carefully selects its project team based on each member's ability to add directly-related experience, ensuring our ability to meet the specific challenges and goals of each client.

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

It is the mutual respect of each team member's skills and perspectives that enables the design process to conclude with a successful project of which we all can be proud.

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

# DESIGN TEAM QUALIFICATIONS cont'd



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

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

Omni has performed private and public projects of every building type using this traditional method of project delivery. We organize your entire project in advance of bidding and work extensively with you to achieve alternates to program goals. Construction documents are prepared and bid to multiple general contractors to achieve competitive pricing. Omni has successfully negotiated with contractors to maintain changes and costs to a minimum and still achieve the initial time schedule.

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

## **Design-Build Delivery Method**

More and more owners and developers are seeking a simpler delivery style with a single point of responsibility for both design and construction. Under design-build, a consolidated entity provides both design and construction services to the owner. A single contract is established between the owner and the architect-contractor or design-

builder. Omni has experience with both scenarios and has contracted with owners and with general contractors to achieve this streamlined method of project delivery for two West Virginia schools as well as numerous private Owners. Additionally, Senior Principal, Richard T. Forren is a member of the West Virginia Design Build Board.

## **Construction Administration**

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



## PROJECT TEAM

In order to guarantee a constant level of dedication and commitment, it is Omni's philosophy and practice that a Principal remains with the project from commencement to closeout. It is essential that a single individual be intimately involved in every aspect of the process to ensure the client's needs are being met in a timely and cost effect manner *and* that the Contract Documents reflect the intent as well as the content of the design.

**Richard T. Forren will serve as Principal-in-Charge** for your project. As the Principal-in-Charge Mr. Forren's primary responsibility is to develop the overall concept of design by performing technical tasks which include: Project space programming; Schematic layout of functional spaces; Aesthetic design and development; Concept and coordination of the project team.

**David E. Snider, will serve as the Project Architect.** Mr. Snider will work closely with Mr. Forren to ensure that the goals of the project are met, prepare preliminary and final documents as well as prepare and oversee all necessary construction documents, bidding documents, material specifications and perform construction administration.

### **Allegheny Design Services (ADS) Structural Engineering Consultant**

Allegheny Design Services is a consulting engineering firm specializing in structural building design and building analysis. With over 25 years of experience, ADS provides all phases necessary for the successful completion of a building project from schematic design studies to construction administration. ADS currently utilizes Autodesk REVIT for the development of project work.

ADS consistently delivers projects up to \$25 million in construction value. Building systems delivered by ADS include structural steel, reinforced concrete, precast concrete, and structureal timber.



# RICHARD T. FORREN, AIA, NCARB

## About:

Richard joined Omni Associates—Architects in 1984 and became a Principal and Owner in the firm in 1994. Richard recently retired as a Colonel from the United States Army Reserves. As the Principal-in-Charge, Richard's primary responsibility is to develop the overall concept of design by leading technical tasks which include: Project space programming with the client; Schematic layout of functional spaces;

**Project Role:** Principal in Charge

## Education

Master of Architecture  
Virginia Polytechnic Institute, 1983

BS, Civil Engineering Technology  
Fairmont State College, 1980

## Registration and Professional Affiliations

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

## Select Project Experience

West Virginia State Office Complex  
Fairmont, WV  
Mon Power Regional Headquarters  
Fairmont, WV  
General Services Administration  
Federal Building Renovations  
Wheeling, WV  
Martinsburg, WV  
Huntington, WV  
Beckley, WV  
Armed Forces Readiness Center  
Buckhannon, WV  
Armed Forces Readiness Center  
Fairmont, WV  
Armed Forces Readiness Center  
Eleanor, WV

# DAVID E. SNIDER, AIA, NCARB



## About:

David joined Omni in 1995 as a draftsman. After completing his Masters Degree in Architecture in 2001, David returned to Omni as an Associate Architect and became a Principal Architect in 2015. David's practice has included diverse project types including military, governmental, public safety, educational, health care and residential. David has extensive experience with the preparation of construction documents, material specifications, and bidding documents as well as construction administration. **One of Omni's most effective project managers.**

## Project Role: Project Manager

### Education

Master of Architecture - Virginia Polytechnic Institute, 2001

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

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

### Registration and Professional Affiliations

American Institute of Architects, Member

American Institute of Architects—West Virginia, Member

Accredited Learning Environment Planner (ALEP)

U.S. Green Building Council, Firm Membership

Associated Builders and Contractors, Firm Membership

Registered in West Virginia

### Select Project Experience

Town of White Hall Public Safety Building  
White Hall, WV

West Virginia State Police Troop 1  
Headquarters  
Fairmont, WV

City of Weirton Fire Station Renovation  
Weirton, WV

State of WV General Services Division  
Building 11 Wall Repair  
Building 97 Slab Repair  
Charleston, WV

Novelis  
Fairmont, WV

Fairmont State University  
Wallman Hall Renovations  
Robert C. Byrd Aerospace Center Renovations  
Colebank Hall Renovations



# TECHNICAL EXPERIENCE



Upgrading existing technology and utilizing the latest design tools available is a key component of our business model. Technology facilitates innovative design, results in economic benefits for our clients, and enhances communication with clients and consultants.

## **BIM: Building Information Modeling**

In 2006, Omni Associates began the transition from traditional CAD software to Autodesk® Revit® Building Information Modeling (BIM). We immediately recognized the basic benefits to both designers and owners: more efficient, cost-effective project delivery, and an accurate building model that can later assist in both energy analysis and building management.

Omni implemented the use of BIM as our primary software platform for all projects in 2006. In utilizing BIM, we discovered the real depth of its value.

With a virtual model of the building, clients can clearly see the design intent as the project progresses and design options can be explored with greater ease than ever before.

Sharing the model among all disciplines as the design progresses allows early input from all of the design professionals involved, resulting in efficient designs.

Creating a building in the virtual world before constructing it in the real world allows the design team to anticipate conflicts and objections before they arise, eliminating many issues which could result in project change orders or Requests For Information from the contractor.

Omni is proud to show that we do not just use Revit software, but we are adept at utilizing it, and can provide skilled support as needed.

Omni Project Manager, Reuben Losh is now an Autodesk Revit Architecture 2011 Certified Associate.

## **Electronic Submission of Project Documents**

Since 2007, Omni has utilized a web-based solution for secure file storage and project team collaboration. The site employs a simple and intuitive interface, similar to social networking sites, that is much easier to navigate than an FTP site. This encourages communication among team members while leveraging the security of data encryption and controlled access.

This tool supports building information modeling (BIM) workflows and can be used throughout all phases of a project for such tasks as file storage, RFI and Shop Drawing management, and project milestone tracking. Since these processes are electronic, the time it would take to mail or fax documents is eliminated and project information is centralized. Project information is hosted on secure third-party servers, which means that it is available to team members from wherever they have internet access. The Owner and Architect work together to determine to whom and to what extent site access is given.

# WV GENERAL SERVICES ADMINISTRATION

## Various Maintenance Projects

Charleston, WV



Building 11 - Chiller Plant Wall Repair

Building 97 - DHHR Slab Repair



Omni Associates—Architects was selected by the West Virginia General Services Division to provide architectural and engineering services for various maintenance projects including:

- Building 11 - Chiller Plant: Wall Repair
- Building 84 - Real Estate and Corrections: HVAC Repair
- Building 88 - HVAC Repair
- Building 97 - Slab Repair

# WV GENERAL SERVICES ADMINISTRATION State Office Complex

Fairmont, WV



Omni Associates—Architects was selected by the West Virginia General Services Division to provide full architectural and engineering services for a new state office building located in downtown Fairmont.

It was important that the new building fit within the context of the downtown area's historical buildings while reflecting an era of progress and new growth. To that end, the building's exterior features traditional brick and cast stone masonry integrated with insulated formed metal panels and an aluminum curtainwall.

The building will be occupied by eight state agencies, programming services included interviews of the individual agencies to determine the specific requirements of each. Interior fit-outs include a variety of user-specific spaces including training rooms, interview rooms, waiting areas, individual offices, large open offices, break rooms, and kitchenettes.

Omni also provided all necessary surveying of the site, and all existing infrastructure systems and material to determine appropriateness for construction. Pre-construction services also included the verification, coordination, and documentation of extensions, tie-ins, and relocations of all utilities as well as an extensive demolition package released prior to the new construction package.

In addition to compliance with all applicable local, State, and Federal regulations as well as ADA requirements, the Owner requested that the building be designed with the goal of achieving LEED™ Silver certification. Current calculations suggest the project could achieve LEED Gold.

**Services Provided**  
Architectural Design

**Project Delivery Method**  
Design Bid Build

**Year Completed**  
2017

**Project Cost**  
\$ 17.6 million

**Project Size**  
70,742 SF



**Education:**

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

**Professional Registrations:**

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



**Professional Memberships:**

American Society of Civil Engineers, Structural Engineering Institute, Charter Member, American Concrete Institute, American Institute of Architects – West Virginia Chapter, American Institute of Steel Construction, Inc., American Iron and Steel Institute Member, National Academy of Forensic Engineers

**Professional Experience:**

Responsible for strategic management, marketing, quality control, personnel development, business development, project management and design at Allegheny Design Services. Experience includes over 40 years in structural design and project management for industrial, commercial, institutional, and nuclear/chemical facilities utilizing steel, concrete, masonry, and wood. Past accomplishments include design and construction administration of health care facilities, hotels, schools, shopping centers, aircraft hangars, numerous retail facilities, and numerous forensic engineering assignments. Experience has been obtained from the following assignments:

**Experience Record:**

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

**Project Experience Includes:**

Waterfront Hotel and Conference Center, Morgantown, WV  
Hawthorn Suites by Wyndham Wheeling Highlands, Triadelphia, WV  
Hawthorn Suites by Wyndham White Oaks Bridgeport, WV  
Courtyard Marriott—University Towne Center Granville, WV  
Glade Springs Hotel & Conference Center, Daniels, WV  
Fairfield Inn/Marriott Morgantown, WV  
Fairmont State University Parking Garage, Fairmont, WV  
Mylan Parking Garage, Morgantown, WV  
Mylan Parking Garage Concrete Repairs, Morgantown, WV  
Mylan Parking Garage Condition Assessment, Morgantown, WV  
Fairmont State Garage Condition Assessment, Fairmont, WV  
Morgantown Event Center Parking Garage, Morgantown, WV  
Pleasant Street Parking Deck Repairs and Resurfacing, Morgantown, WV  
University Place Parking Garage, Morgantown, WV  
Mountaineer Station I & II, Morgantown, WV  
1st Avenue Parking Garage, Pittsburgh, PA  
Morgantown Event and Conference Center, Morgantown, WV  
Phipps Conservatory Addition, Pittsburgh, PA  
William Sharpe Hospital Addition, Weston, WV  
Chestnut Ridge Church, Morgantown, WV  
University of Pittsburgh Bio Medical Tower, Pittsburgh, PA

**Education:**

West Virginia University - B.S. Civil Engineering

**Professional Registrations:**

Professional Engineer – West Virginia, Pennsylvania, Maryland,  
Kentucky, Nebraska, Mississippi and Alabama

**Professional Memberships:**

Member of AISC  
Associate Member of ASCE



**Continuing Education:**

WVU Steel Design—Fall 2007  
AISC - Façade Attachments to Steel Frames - September 20, 2007  
ASCE - Reinforced Masonry: Design and Construction - November 8, 2007  
TSN - Cold-Formed Steel Seminar – Load Bearing and Curtain Wall Systems - December 4, 2008  
Lincoln Electric Co. - Blodgett's Welding Design Seminar - October 13-16, 2009  
Steel Camp – November 4-5, 2010  
The New 14th Edition Steel Manual – October 25, 2011  
ASCE-Design and Renovation of Wood Structures - October 2012  
SE University multiple structural technical training webinars.  
The MGI Management Institute—Successful Marketing of Engineering Services 2015  
Steel Camp—March 25-28 , 2015

**Professional Experience:**

Responsibilities include structural engineering design, construction documents, quality control and field engineering.

**Experience Record:**

Allegheny Design Services, LLC, Senior Structural Engineer

June 2007 to Present

**Project Experience Includes:**

University Place Parking Garage, Morgantown, WV  
University Park Mixed Use Building, Morgantown, WV  
Mylan Parking Garage Concrete Repairs, Morgantown, WV  
White Oaks Hawthorn Suites, Bridgeport, WV  
BFS Suncrest, Morgantown, WV  
Pikewood Creative Addition and Renovation, Morgantown, WV  
GSD Fairmont, Fairmont, WV  
Bridgeport Public Safety Substation, Bridgeport, WV  
Canaan Valley Institute, Davis, WV  
Charles Pointe BFS, Bridgeport, WV  
Fairmont AFRC, Fairmont, WV  
Gabriel Brothers Renovation, Clarksburg, WV  
Genesis Youth Crisis Center, Clarksburg, WV  
Goshen Baptist Church, Morgantown, WV  
GSA DOE, Morgantown, WV  
ICC Parish Center, Clarksburg, WV  
Mason Dixon, Bridgeport, WV  
GSA , Charleston, WV  
Progress Centre 2, Bridgeport, WV  
WVU Child Development, Morgantown, WV  
White Oaks Progress Center, Bridgeport, WV  
Thrasher Office Building, Bridgeport, WV  
WVU Greenhouse Building, Morgantown,, WV  
Courtyard Marriott– University Towne Center, Morgantown, WV