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## Header 1

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## General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 918464

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Procurement Type: Central Contract - Fixed Amt

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Solicitation Description: A/E Services-Beech Fork &amp; Coopers Rock New Cabins

Responded By User ID: Michelle63?

Total of Header Attachments: 1

First Name: Monica

Total of All Attachments: 1

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Purchasing Division  
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State of West Virginia  
Solicitation Response

**Proc Folder:** 918464  
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Solicitation Closes	Solicitation Response	Version
2021-09-02 13:30	SR 0310 ESR08252100000001334	1

**VENDOR**  
VS0000012506  
DRS ARCHITECTS INC

**Solicitation Number:** CEOI 0310 DNR2200000001

**Total Bid:** 0      **Response Date:** 2021-09-02      **Response Time:** 13:27:03

**Comments:**

**FOR INFORMATION CONTACT THE BUYER**

Joseph E Hager III  
(304) 558-2306  
joseph.e.hageriii@wv.gov

Vendor Signature X	FEIN#	DATE
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All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Civil engineering				0.00

Comm Code	Manufacturer	Specification	Model #
81101500			

Commodity Line Comments:

Extended Description:

Architectural/engineering services and contract administration for new cabins at Beech Fork State Park and Coopers Rock State Forest.



Expression of Interest

CEOI 0310 DNR2200000001

Beech fork and Cooppers Rock New Cabins

DRS Architects

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## DESIGN APPROACH

For construction to commence in the Spring of 2022, this project's design phase must be focused and methodical. In that spirit, we will describe certain principles that will guide our approach, then outline a schedule of tasks leading to breaking ground in the Spring. Rather than bore you with a tired litany of the ways we'll apply FSC-certified recycled wood products using the latest biophilic design techniques and parametric, net-zero energy models, we thought you may appreciate some of the Design Principles that guide us:

### Learning from the Landscape

We look forward to acquiring an understanding of the two parks before we think about any site-specific additions to them. Architects often assume the role of place-makers, but in this case, we are more than content to adopt the role of responsible, hopefully inspired, stewards of inherently beautiful places. We will observe, experience, listen and document our understanding of the parks in a series of simple maps and diagrams recording critical site characteristics, to identify areas to preserve and protect, and opportunities to enhance the existing features without diminishing unique attributes. We won't turn into Aldo Leopold in two months, but our method will assure the conceptual integrity of the design approach and we'll systematically find the best locations for access roads, utility infrastructure, cabin sites, septic processing, erosion and sediment control, hidden parking, view sheds, water access, wildlife conservation and support structures.

### The Art of Context

The paradox of experiencing wilderness is familiar to us. Although our task will be to increase the capacity for enjoyment of the parks, our ambition is not to create architectural "attractions" with our proposed additions. As designers, we measure success in terms of the minimal impact of our intervention – upon completion, during construction and most importantly, over a long period of sustained use. We believe in architecture that complements its natural milieu, that permits human habitation assimilate into its ecosystem. Considerations of sensitive siting, provision of utilities, access and maintenance, sustainable materials and construction methods, minimal energy consumption, aesthetic harmony and a degree of resilience approaching permanence. In these terms the penultimate architectural achievement is fitness, structures that are constituent parts of a natural place, elements that arise from the landscape and in turn, mature to help define it. We believe the art of architecture is defined by fitness to context.

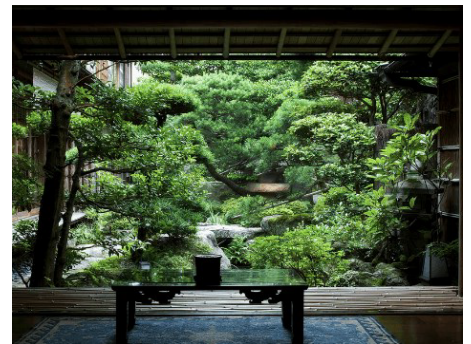
### Collaboration and Communication

We believe every project is an opportunity for us to grow our skills and learn from our collaborators. It may be a cliché to state that large building projects are a team sport. However hackneyed the phrase may be, it is nevertheless, true. Successful teams learn to leverage individual strengths in a cooperative effort to achieve common goals. Our process will establish regular, scheduled meetings; frequent dialogue through a structured



Moraine State Park, PA

Construction debris near a footpath. We can't always rely on nature to clean up after us.



The traditional Japanese Inn, or ryokan is a model of architectural invisibility. The landscape however, is highly cultivated.

stakeholder distribution chain; appropriate project goals; and a goals checklist, repeatedly applied to keep our focus trained on those goals. Quality assurance will include programmatic, technical, aesthetic, environmental, cost and schedule criteria. We routinely communicate ideas using a variety of graphic techniques including 3-D models and short animations, including staging/phasing steps and promotional materials for client use.

### Cabins as Time Machines

Providing the comforts of home shouldn't include spatial experiences associated with the typical modern suburban dwelling. Ideally, we would imagine a cabin in the woods that eliminates the boundaries between occupant and landscape. Sights, sounds, daylight, air, seasons, textures, materials, and rhythms of the location should define the interior experience.

A cabin in the woods should be a time machine, transporting occupants to a pre-civilized era when humans were more connected to their natural environment, more responsive to its delights.

Specific architectural characteristics might include:

Modular Construction – which would permit units of different sizes to be configured.

Shop Fabrication - to reduce cost, control quality, allow pre-engineering and facilitate speed of delivery (mass production and shipping by flatbed truck.)

Super-insulation – to limit energy consumption and maintenance.

Foundation vs Superstructure - separate construction activities permit the superstructure to be shop-built while the foundation pad is simultaneously site-built. Careful coordination is required but construction time and cost savings could be significant. Fast assembly also limits the negative impacts of construction activities to park operations.

Simplicity of Concept – referencing vernacular architectural precedents lends itself to clear expressions of design intent and basic formal solutions that are both economical to build and efficient to maintain.

Isolation – siting cabins to be visually screened from both access roads and each other will enhance the experience of “wilderness” and reinforce the goal of connecting visitors to their surroundings.

Seasonal Flexibility –outdoor architectural features that support indoor activities like cooking and dining, can leverage limited indoor space to increase the feeling of spacious accommodation in warm-weather months. Conversely, spatial contraction of the cabin's living spaces in cold-weather months enhances feelings of warmth and comfort as well. Cabins should be designed to be all-season assets.



Frontispiece, *Essay on Architecture* by Marc-Antoine Laugier, 1753

Architecture's natural origins has been a theoretical preoccupation since the Enlightenment. While Laugier's interest was more formal, the psychological connection is of greater interest to us.

Design Timetable and Process

## Month 1

### Team Meeting # 1 – Kick-off.

Kick-off meeting to introduce and establish the Client – Consultant Design Team.

Begin round-up of any existing documents of relevance.

Goal-setting: initial programming requirements and considerations.

Discuss relevant Operations parameters.

Establish Communications protocols, regular meetings and main points of contact for each stakeholder group.

Determine regulatory authorities having jurisdiction over the project.

Establish a critical-path design schedule including potential long-lead submissions.

Schedule surveys for any essential information absent from the database.

Format Base Documents for design “backgrounds” and distribute for Team use.

Discuss performance goals: projected lifecycles, maintenance, sustainability.

Begin Site Analysis and Program Documentation.

*Formalize Project Goals – develop Project Checklist.*

### Team Meeting #2 - Site Analysis.

Meet to discuss formal documentation of critical site features and program requirements.

Map Critical Site Features including, but not limited to:

- Surface Water and Wetlands.

- Groundwater.

- Wildlife Habitats.

- Emergency Vehicle Access.

- Recreation Resources, Access and Trails.

- Historic Resources.

- Scenic Resources.

- Unique and Scarce Vegetation.

- Wildfire Hazards.

- Topological / Geological features of interest.

- Microclimates.

Update base documents and re-distribute to Team.



Barn, Summers County, WV

Simple, expressive and functional. The character of this structure belies its modest size.



Barn, Summers County, WV

Another remarkable example of vernacular architecture. A utilitarian building executed with extraordinary refinement.



## Month 2

Formulate preliminary concept plans.

Site Master Plans.

Building Plans / 3D models buildings + site.

Code Analysis – Permit Filing strategy.

Engineering Narratives describing the utilities and building systems.

Preliminary cost data applied on \$/SF basis for general improvements by division.

Architectural Narrative of Sustainable Design and Construction Features.

### Team Meeting #3 -Concepts Evaluation.

Meet to review initial design concepts based upon program and project goals.

Select concepts for further development.

Continue to refine cost data to keep pace with architectural development.

Update base documents and redistribute to Team.

### Team Meeting #4 -Concepts Progress.

Meet to review concept development progress.

Project Goals Review: Apply Project Checklist.

Update base documents and redistribute to Team.

Continue to refine cost data to keep pace with architectural development.

## Month 3

Continue Architectural and Engineering Construction Documentation.

Site Plans, Plans, Sections, Elevations

Construction Phasing Narrative / Diagrams.

Begin to formulate a detailed Cost Estimate per the evolving master plan and building design.

Outline Specifications.

### Team Meeting #5 – Design Development and Technical Review

Review focused on project's technical solutions and constructability

Park Operations

Site Impacts

Phasing

Maintenance and Durability

Energy Performance and Sustainable Practices

Project Goals Review: Apply Project Checklist.



Pool House, Nemacolin Woodlands Resort

The simple elegance of small pool house at Nemacolin. We chose a simple expression utilizing quality materials, an easily shipped and assembled prefabricated structure, and an floor plan that is efficient and highly functional.

Update base documents and redistribute to Team.

Continue to refine cost data to keep pace with architectural development.

#### Month 4

Continue Architectural and Engineering Construction Documentation up to 60% Completion.

Site Plans, Plans, Sections, Elevations, Details, Schedules- tags, dimensions & notes.

Refine the detailed Cost Estimate per the developing design.

Complete Draft Specifications, all disciplines.

**Team Meeting #6** – Architecture / Engineering Coord Conference  
(location of your convenience.)

Review 60% Complete Construction Documents

Review Comprehensive Project Costs with DNR

Technical review to coordinate engineering, architecture and fill missing gaps.

**Project Goals Review:** Apply Project Checklist.

Update base documents and redistribute to Team.

Continue to refine cost data to keep pace with architectural development.

#### Month 5

Continue Architectural and Engineering Construction Documentation up to 95% complete.

Site Plans, Plans, Sections, Elevations, Details, Schedules- tags, dimensions & notes

Complete Specifications, all disciplines, including “Front End” specifications.

Refine the detailed Cost Estimate up to 95% Complete Construction Documents.

**Team Meeting #7** – Pre-Bid Review

Review 95% Complete Construction Documents.

Review Bidding and Permit Filing Procedures with DNR.

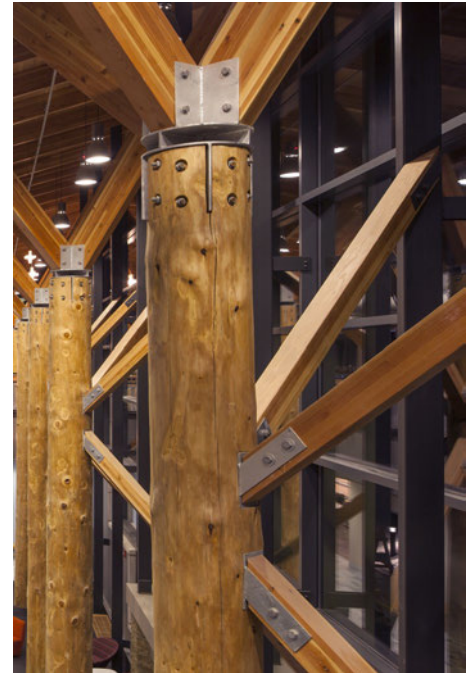
Confirm Phasing Strategies for project delivery.

Define limit of construction impacts, both environmental and operational, on the parks.

**Project Goals Review:** Apply Project Checklist.

Update base documents and redistribute to Team.

Adjust cost data for any project refinements or construction market changes.



Curtain Wall and Structural Detail, Sundial Lodge, NWR&S

The heavy timber structure for this project was fabricated in Vermont and shipped to the site in two tractor trailers. It was assembled on-site in less than a week.

### Month 6

Complete Bid Documents and Filing Documents including specifications.

Team Meeting #8 (+ #9) – Conduct Bid Conferences.

Answer Bidding RFI's.

Perform Bid Analysis.

Review Contract for Construction Services.

### Months 7+

Attend weekly construction meetings (remote vs on-site, TBD.)

Answer Contractor RFI's.

Review Contractor Submittals.

Review Contractor Payment Applications.

### Post-Occupancy Review

We would encourage you to reconvene the design team for a post occupancy conference to evaluate the performance of the completed design after season of use has elapsed. Post-occupancy reviews are valuable, under-utilized learning tool for institutional clients and design professionals to evolve their methodology. We can build commissioning into our services agreement, but an informal approach has been more fun (although admittedly less profitable, for us!) We've done this with some of our resort clients and it has proven to be both educational as well as a celebratory capstone for a successful project delivery.



Fireplace Detail, Sundial Lodge, NWR&S

A fireplace we designed to function from both inside and outside, made from a combination of locally-sourced natural stone and cast concrete. This project replaced an existing ski lodge that was lost in a tragic winter fire. Our team conceived and delivered the replacement Sundial lodge on budget and on time to serve the following ski season.



# QUALIFICATIONS, EXPERIENCE, PAST PERFORMANCE

DRS took careful thought and consideration into choosing our team members. We were mindful of the project goals and objectives when choosing our team. We have previously teamed with our proposed subconsultants on several projects, and know the quality of work they produce will be to the highest standards.

DRS Architects will be the prime consultant and will provide architectural design services. Our subconsultants include:

Allegheny Design Services – Structural Engineering and MEP

Stahl Sheaffer Engineering – Civil Engineering

Klavon Design Associates – Landscape Architecture

Trophy Point - Cost Estimating

The DRS team consists of Paul Cali, AIA, NCARB — Principal Architect; Tony Pagliaroli, AIA— Project Architect; Jason Woynar, NCIDQ — Senior Interior Designer; and Michael Larche, Associate AIA— Graduate Architect.

## Key DRS Team Members:

Paul brings a wealth of architectural experience to a project team whether serving as designer, architect, or master planner. His focus at DRS has been directed toward architectural planning and design. He has a broad and diverse range of higher education sports and recreation experience which recently included the renovation of community and social spaces where students and others gather for events and meetings. This experience serves as an asset to this project as he is able to envision a design that will encompass the project goals and objectives.

Tony's depth of knowledge in architecture project work is founded in his experience working at architecture & engineering firms as well as project management for a contractor. His background has solidified his belief that listening to the client and strong coordination with all members on the team will result in a solution that meets the clients' expectations. He has successfully followed many projects from design through construction.

Jason brings 20+ years of professional experience in design work that focuses on hospitality, sports and recreation facilities, corporate, and government interior spaces. He is a creative and talented designer with extensive knowledge in space planning/ programming, construction documentation, and furniture specification requirements to deliver a project from conception through completion.

## DRS Architects relevant project experience:

Yellow Creek State Park, Yellow Creek State Park, Pennsylvania DCNR, Indiana, PA (Teamed with Klavon)

Nemacolin Resort and Spa, Sundial Lodge Farmington, PA (Teamed with Allegheny Design Services)

Nemacolin Resort and Spa, Paradise Pool Revocations, Farmington, PA

Oglebay Park and Resort, Wilson Lodge Guest Room Addition, Wheeling, WV

## ALLEGHENY DESIGN SERVICES – STRUCTURAL ENGINEERING/MEP

Allegheny Design Services (ADS) is a consulting engineering firm specializing in Structural & MEP building design and analysis. ADS has 4 Licensed Professional Engineers and 2 LEED Accredited Professionals that are dedicated to serving West Virginia and the surrounding region. ADS recognizes the need for reliable and full-service engineering service for clients. ADS provides all phases necessary to successfully complete a building project including schematic design, design development, construction documents and specifications, and construction administration. Their straightforward approach provides clients with efficient and creative solutions to their project.

#### Key members of the ADS team include:

**David R. Simpson**, PE, SECB, MBA, who has over 40 years of experience in structural design and project management in at ADS. He is the President/Principal Engineer with extensive project experience at WVU. He is responsible for strategic management, marketing, quality control, personnel development, business development, project management and design.

**Jason D. Robinson**, PE is the Principal/Structural Manager on the team. His responsibilities include structural engineering design, construction documents, quality control and field engineering. He has worked on over 25 projects in West Virginia, and multiple projects at WVU including the Greenhouse Building.

**Gary M. (Mike) Chancey**, PE, LEED AP is the MEP Department Manager. He has over 35 years in electrical design and project management for industrial, commercial, residential, institutional, educational, and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection.

**David A. Cotton**, PE, LEED AP BD+C is the Senior Mechanical Engineer on this project. He is responsible for HVAC & plumbing design at ADS. His experience includes mechanical design and project management for industrial, commercial, institutional, education, and recreational facilities. Building system designs include packaged gas heating / dx cooling, split systems, VRF Systems, air distribution systems, boiler & chiller systems, VAV & VVT zone control, indoor air quality ventilation and server room cooling. Plumbing systems include sanitary, domestic water, fuel gas, and storm drainage. Implemented sustainable building design concepts and provided construction administration to achieve LEED certification for new construction projects.

#### ADS Relevant Project Experience:

Nemacolin Woodlands Sundial Lodge Farmington, PA (Teamed with DRS on this project)

Hawk's Nest State Park Civilian Conservation Corps Museum & Shelter Restoration Ansted, WV

Cacapon Resort State Park Lodge Addition and Renovations Berkeley Springs, WV

Canaan Valley Resort State Park Davis, WV

#### STAHL SHEAFFER ENGINEERING – CIVIL ENGINEERING

Stahl Sheaffer provides a full range of multi-discipline civil engineering services including building structural design, bridge design and inspection, construction inspection, geotechnical engineering, land development, survey and reality capture, and transportation engineering. They provide these services to public and private clients in multiple industries, including transportation, higher education, parks and recreation, municipal services, hospitality, residential, and senior living. Stahl Sheaffer is licensed to operate in sixteen states, with professional engineers licensed in 44 states. Stahl Sheaffer was ranked as a top design firm in the ENR Mid-Atlantic Top Design Firms list in 2018, 2019, 2020, and 2021.

#### Key members of the Stahl Sheaffer team include:

**Timothy H. Kinder**, PLS, CFM — Director of Survey Director of Operations, oversees all survey projects and leads all operations out of Stahl Sheaffer's West Virginia locations. He is responsible for driving project schedules, managing project budgets, leading client/sub-consultant coordination, and overseeing the technical design and survey of project teams. He is responsible for performing reviews of all survey projects, directing staff surveyors and technicians, and managing client communication and project progress.

**Mark J. Haefner**, PE, - Senior Project Manager, Land Development is responsible for the supervision, management and implementation of Stahl Sheaffer's land development projects. He has 25 years of experience, with extensive expertise in site evaluation and layout, utility design, erosion and sedimentation control plans, permitting, feasibility studies, stormwater management design, and drainage design. Mr. Haefner is also responsible for the coordination of projects through government and planning commission review processes, conducting Quality Assurance/Quality Control (QA/QC) reviews, project administration, review and approval of shop drawings, and peer review.

**Jason Reed** — Manager of Environmental Service, brings 24 years of natural resource planning, environmental consulting, and permitting experience. As a project manager and environmental scientist, he coordinates with clients and all applicable regulatory and resource agencies to gather the necessary data to effectively manage the completion of all environmental clearance and permitting requirements for projects.

### **Stahl Sheaffer Relevant Project Experience:**

Millbrook Marsh Nature Center & Parking Lot Projects — Centre Region Parks & Recreation, Millbrook Marsh Nature Center, State College, Centre County, PA

PA Department of Conservation & Natural Resources OpenEnd Contract FDC-500-809, State-Wide

Oak Hall Regional Park Site Design — Centre Region Parks & Recreation Authority, Centre County, PA

### **KLAVON DESIGN ASSOCIATES – LANDSCAPE ARCHITECTURE**

Transforming a land space into a favorable environment requires talents that range from hard science to gentle arts. Klavon Design Associates, Inc. (Klavon) brings these skills together in an exceptional union of technical expertise and aesthetic ingenuity. Dedicated to creating sites that are as pleasant to use as they are to see, we offer enlightened innovation in landscape architecture.

With a focus on design and a proficiency in project management, Klavon has accumulated extensive experience in a variety of landscape architecture, planning, and urban design services. Klavon's philosophy is to provide simple design solutions that are timeless, ecologically sensitive, and easy to maintain. Klavon has a unique approach to client relationships. Their experience in major project execution is usually found in much larger firms, yet their structure allows them to provide flexible, responsive service that is only possible through one-on-one collaboration.

#### **Key individuals from the Klavon team include:**

**Dina Cole Klavon**, RLA, ASLA is the Founder/President of Klavon Design Associates. Dina founded Klavon Design Associates, Inc. in 1996. She is responsible for all aspects of the business, including business development, client relationships, financial accountability, staff management, and daily office management. For over 37 years, she has helped transform the public spaces of Pittsburgh with beautiful and innovative landscape architecture. She has worked on projects at all scales, ranging from intimate gathering spaces to large scale master plans. She is an advocate for equitable design and sustainability as a means of improving the social and economic well-being for communities.

**Drew Harbaugh**, RLA is the Senior Landscape Architect at Klavon Design Associates. Drew's experience ranges from the planning and design phases through construction administration. He has played a critical role in large-scale, planning projects as well as finely detailed construction projects. He is able to think broadly about a site in terms of its potential, while understanding how future development will be implemented on the ground, allowing for the creation of buildable and sustainable design solutions. Drew has developed exemplary skills in the technical aspects of landscape architecture such as construction observation, grading and drainage, site details, specifications, cost estimating, shop drawing reviews, and zoning code review.

**Rachelle Wolf**, LEED AP is the Project Manager at Klavon Design Associates. Rachelle's experience has included many areas of landscape architecture including master planning, site planning, and urban design with emphasis in sustainable design and project management. Rachelle's years of experience include design, site layout, grading and drainage, site details, planting plans, specifications, cost estimating, and construction administration. Rachelle is also responsible for LEED® integration and documentation for all projects within the firm.

#### **Klavon's Relevant Project Experience:**

Yellow Creek State Park, Pennsylvania DCNR, Indiana, PA (Teamed with DRS on this project)

Swan Creek Park Master Plan, Aberdeen Proving Ground, Aberdeen, MD

Shore Park Recreation Area, Aberdeen Proving Ground, Aberdeen, MD

Steel City Rowing Club, Steel City Rowing Club, Verona, PA

### **TROPHY POINT – COST ESTIMATING**

Trophy Point is a certified Service-Disabled, Veteran-Owned Small Business (SDVOSB) that provides Construction Cost Estimating, Construction Management Support, Owner's Representative Services and Construction Consulting services. The most common services offered by Trophy Point are cost estimating, scheduling, integrated design and constructability review services, staff augmentation, and owner's representation. The Trophy Point team strives to assist their clients in understand-

ing construction costs during the concept phase of a project and provides them with detailed and accurate estimates as a project design matures. They developed an ability to provide accurate estimates prior to the execution of formal design efforts in an unrivaled manner that enables clients to align their scope with their budgets quickly and effectively.

**Key member of the Trophy Point team includes:**

**Richard Chudzik**, President & Owner – Estimator & Project Manager, brings 20 years of leadership experience across organizations and teams of varying functions, sizes, and industries to the team. He has served as the Estimator-of-Record and Project Manager on several new-build and renovation projects. Rich has worked as a Quantity Estimator, Project Manager, and Estimator-In-Charge on projects ranging from \$75,000 to \$250M in construction value.

**Trophy Point's relevant Project Experience:**

NYS Olympic Regional Development Authority (ORDA) – Gore Mountain Base Lodge Addition, North Creek, NY

Hamlin Beach State Park – Capital Rehab Projects, Hamlin, NY

Allegany State Park – New Comfort Stations, Salamanca, NY

# ORGANIZATIONAL CHART



STATE OF WEST VIRGINIA  
Department of Administration

**DRS** architects

PAUL CALI, AIA  
Principal Architect

TONY PAGLIAROLI, AIA  
Project Architect

JASON WOYNAR, NCIDQ  
Senior Interior Designer

MICHAEL LARCHE, ASSOCIATE AIA  
Graduate Architect

**ALLEGHENY DESIGN SERVICES**  
MEP & Structural Engineering

DAVID R. SIMPSON, PE, SECB, MBA  
President / Principal Engineer

JASON D. ROBINSON, PE  
Vice President / Principal

MIKE CHANCEY, P.E., LEED AP  
MEP Department Manager

DAVID A. COTTON, P.E., LEED AP BD+C  
Senior Mechanical Engineer

ALEX L. CLARKSON, P.E.  
Associate Engineer

**STAHL SHEAFFER**  
Civil Engineering

TIMOTHY H. KINDER, PLS, CFM  
Director of Survey  
Director of Operations WV

MARK J. HAEFNER, P.E.  
Senior Project Manager  
Land Development

JASON REED  
Environmental Manager

**KLAVON DESIGN ASSOCIATES**  
Landscape Architecture

DINA COLE KLAVON, RLA, ASLA  
Principal

DREW HARBAUGH, RLA  
Senior Landscape Architect

RACHELLE WOLF, LEED AP  
Facilitator / Senior Landscape Designer

**TROPHY POINT**  
Cost Estimating

RICHARD CHUDZIK  
President & Owner Estimator & Project Manager

## Paul Cali, AIA, NCARB

Principal, DRS Architects



### Summary of Qualifications:

Mr. Cali brings a wealth of architectural experience to a project team whether serving as designer, architect, or master planner. Mr. Cali's focus at DRS has been directed toward architectural planning and design. He has a broad and diverse range of sports, recreation and hospitality design experience. While at Penn he trained as a Regional Planning under Prof. Ian McHarg for one year.

### Role for this Project:

Principal in Charge/Project Manager/  
Lead Designer

### Education:

Master of Architecture, Graduate  
School of Fine Arts, University of  
Pennsylvania, 1992  
Core Curriculum, Landscape Architecture and Regional Planning, Graduate School of Fine Arts,  
University of Pennsylvania, 1984-85  
Graduate Studies, The Architectural  
Association, London, 1987-88  
Bachelor of Arts, Philosophy, Lafayette College, 1984

### Registration:

NCARB  
Pennsylvania, Ohio, West Virginia,  
New York, Virginia and Oregon.

### Relevant Project Experience:

#### *Yellow Creek State Park, Brush Township, PA*

Principal-in-Charge, project Manager and Lead Designer for the complete renovation of the recreational beach at YCSP. Working with Klavon Design Associates, extensive reconfiguration of the lakeside area including the sand beach from below the low-tide waterline and a central landscape of native grasses and pedestrian paths bounded by renovated parking areas and existing woodlands. New structures designed and built included restroom facilities, an event pavilion and two play areas for children of different age groups.

#### *Duquesne Athletic Center Renovation, Pittsburgh, PA*

Principal-in-Charge, Project Manager and Lead Designer for Duquesne University's new Athletics Master Plan and the extensive renovation of the AJ Palumbo Center, now renamed the UPMC Cooper Field House. The 81,000 SF renovation opened to the public in April 2021.

#### *Community Center, North Fayette Township, PA*

Lead Designer for a new 30,000 SF community center, a capstone for North Fayette Township's Donaldson Park Recreation Complex. The project, completed in 2016, includes a basketball court, fitness areas, running track, administrative offices, an outdoor terrace, and an upper floor banquet space and conferencing center for 150 persons.

#### *University Master Plans, Edinboro, Shippensburg, Duquesne, Slippery Rock, CCBC, ...*

Lead Master planner for complete master plans, athletic master plans and master plan updates for a variety of higher education institutions in the region. Mr. Cali has used his formal training as a regional planner to inform large scale architectural master planning projects.

#### *Baldwin Community Pool, Baldwin Borough, PA*

Principal-in-Charge, Project Manager and Lead Designer for the extensive renovation of the Baldwin Borough Pool House constructed in 1970. Toilets, bathing and changing features were replaced inside the fifty-year-old structure and the pool house's exterior envelope was given a complete make-over and complemented by the addition of six, 16' square fabric and steel shade structures.

#### *Nemacolin Adventure Center, Farmington, PA*

Project Manager and Lead Designer for the design and construction of a new 25,000 SF Adventure Center which replaced the former ski lodge tragically lost to fire the previous year. The new facility perched at the apex of Mystic Mountain, serves as the resort's year-round outdoor activity hub. It also contains one of Nemacolin's signature restaurants. The hybrid steel / heavy-timber structure incorporating unbroken expanses of curtain wall and a natural stone base was a unique solution to a fast-track project delivery that replaced the destroyed structure by the opening of the following ski season.

#### *Nemacolin Paradise Pool, Farmington, PA*

Project Manager and Lead Designer for a new lap pool and pavilion at Nemacolin Woodlands Resort & Spa.

## Tony Pagliaroli, AIA

Architect, DRS Architects



### Summary of Qualifications:

Tony's depth of knowledge in architecture is founded in his experience working at both architecture and engineering firms and for a contractor. His background has informed his belief that listening to the client and strong coordination with all members on the team will result in a solution that meets the clients' expectations. With experience in a variety of market sectors his higher education projects reflect a variety of space types and uses on campuses across the country. He has successfully followed many projects from design through construction.

### Proposed Role for this Project:

Project Architect

### Education:

Master of Architecture, Kent State University, 2009  
Bachelor of Science, Architecture, Kent State University, 2008

### Registration:

Pennsylvania and New York

### Professional Affiliations:

American Institute of Architects  
Pennsylvania Society of Architects

### Relevant Project Experience:

*Department of Energy/NETL, Building 34, Alloys Laboratory Renovation, Albany, OR*  
Architect responsible for developing the detailed documents for the renovation of approximately 8,000 SF with an addition of 3,000 SF to house a new Advance Alloy Laboratory. The new facility will provide code compliant laboratory spaces, a material staging/storage area, a control room and other support areas to allow for the safe and effective conduct of the required research and support operations. \$15 M estimated construction cost.

#### *\*Penn State University New Kensington Campus, New Kensington PA*

Project Manager and Lead Designer for several projects on campus including the conceptual interior renovations to an existing auditorium, including a new catwalk, new proscenium, new stage, and finishes. The design of a new entrance for the Athletics Building, new vestibule, roof improvements, new curtain wall, exterior hardscape improvements, accessibility upgrades, and new casework and finishes.

#### *\*Penn State University, Main Campus, State College, PA*

Designer and Product Researcher for the design of interior improvements to the Paterno Library, including new office spaces, new Starbucks installation, and updated finishes.

#### *\*Penn State University, Main Campus, State College, PA*

Designer and Product Researcher for the design of an addition and interior improvements to the Pattee Library, including a courtyard infill, new office spaces, student study rooms, curtain wall detailing, raised flooring and stair detailing, new toilet rooms, movable partition detailing, AV coordination, and new finishes.

#### *\*Interior Renovations for Honeywell Robotics, Pittsburgh PA*

Served as project architect for the relocation of equipment and office spaces into a 17,000 sq ft existing office space. The A/E design services included renovations to the main entry space and relocation of work stations and large equipment.

#### *\*University of Nebraska-Lincoln, Lincoln NE*

Designer and Product Researcher for the design of interior improvements to the Student Union, including new office spaces, decorative guardrail detailing, and updated finishes.

#### *\*University of South Carolina, Columbia SC*

Designer for the conceptual design of a new Student Union, including building form and use, and engagement with surrounding program and public transportation.

#### *\*Interior Office Renovation for Bank of America, Bethesda, MD*

Served as project architect for an interior renovation to an existing 5,000 sq ft office space. The A/E design services included the relocation and renovation of office work spaces, break room renovation, and two conference room renovations. Construction cost is estimated at \$400,000.



## Jason Woynar, NCIDQ

Senior Interior Designer



### Summary of Qualifications:

Mr. Woynar is a detail oriented Senior Interior Designer with over 20+ years of professional experience in design work that focuses on higher education, hospitality, corporate and government facilities. He is a well-rounded talented designer with extensive knowledge in space planning/ programming, construction documentation, and furniture specification requirements to deliver a project from conception through completion. Jason is a team-oriented designer with project management skills and effective communication/ presentation skills.

### Proposed Role for this Project:

Senior Interior Designer

### Education:

B.S. Interior Design, 1999, La Roche University

### Registration:

National Council Interior Design Qualifications Certified, 2011

### Relevant Project Experience:

#### *Nemacolin Resort Adventure Center, Farmington, PA*

Interior designer for the 28,000 SF ski lodge and recreational facility. The Lodge was conceived and constructed in a mere eight months and serves as the Resort's four-season Adventure Center. Jason was involved in all aspects of the project, which includes roughly 200 linear feet of double height curtain wall wrap, a 150-seat full-service restaurant/bar and lounge supported by outdoor dining terraces, retail shop, equipment rental area, video arcade, 8-lane bowling alley, lockers, restrooms and administrative offices.

#### *Next Tier Connect Pittsburgh East, Monroeville, PA*

Next Tier Connect Pittsburgh East, formerly Westinghouse Electric Corporation. Mr. Woynar served as the Project Interior Designer and was involved in all aspects of the project. The project consisted of a 5,800 SF design and renovation of the Conferencing Center and Management Suite. The project included 2,250 SF of conferencing space divisible into three distinct spaces to accommodate various meeting types and furniture configurations. The Conference Center also incorporated a break-out area for small team meetings and gatherings, as well as a catering kitchen to serve the new conference spaces. The Management Suite consisted of private and open offices, copy room and 10-person conference room.

#### *Thelma Lovette YMCA, Pittsburgh, PA*

Interior Designer for the Thelma Lovette, a cornerstone of Pittsburgh's Hill District's revitalization. The 40,000 SF, \$10,600,000 facility is a full-service YMCA and includes a gymnasium, swimming pool, exercise rooms, indoor track, multipurpose rooms, computer lab, daycare facility, outdoor playground and public plaza. The project was complete in 2012 and received LEED NC Silver.

#### *Community Center, North Fayette Township, PA*

Interior Designer for a new 30,000 SF community center, a capstone for North Fayette Township's Donaldson Park Recreation Complex. The project, completed in 2016, included a basketball court, fitness areas, a running track, administrative offices, an outdoor terrace and an upper floor banquet space / conferencing center for 150 persons.

#### *Community College of Beaver County, Monaca PA*

Served as Senior Interior designer and was involved in all aspects of the \$26 M renovation, including interior design, detailing, and specifications. He did the selection and specification for FF&E for 9 buildings.

#### *Butler County Community College—Science, Technology and Cultural Center*

Jason was the interior designer for this project. He was involved in all aspects of the project including the selection and specifications of furniture and furnishings, and specifications of auditorium seating and stage gear. The Science, Technology and Cultural Center is an award winning facility by the American Association of School Administrators.



# Michael K. Larche, Associate AIA, NOMA

Graduate in Architecture



## Summary of Qualifications:

Michael has been working on numerous pharmaceutical renovation and central sterile equipment replacement renovation projects. These projects have challenged him to assess spatial and visual requirements the client seeks to achieve all the while enjoying the process of the design. As a project designer, he brings a fresh set of eyes to each new project and looks to make sure every problem has a unique solution.

## Education:

Tuskegee University,  
Bachelor of Architecture, 2017

## Relevant Project Experience:

*UPMC Children's Hospital of Pittsburgh, Various projects including TV/Video Studio & Art / Music Therapy, House Demolition, Second Floor Renovation, and Window Replacement, Pittsburgh, PA*

Planner and CAD Specialist preparing Revit renderings of numerous project areas including the demolition of 3 houses adjacent to the hospital. Designer and Revit Specialist for the replacement of existing MRI and chillers as well as the relocation and reconfiguration of staff office spaces. Also responsible for rendering the future window/mullion replacements for the entire hospital.

*UPMC Montefiore Hospital Level 6E Pharmacy Renovations, Pittsburgh, PA*  
Designer and CAD Specialist for an upgraded Investigational Drug Services Pharmacy. The new design increased the square footage of the pharmacy while making the drug preparation areas USP 795, 797, and 800 compliant.

*UPMC Presbyterian Hospital, EtO Sterilizers Exhaust Systems, Pittsburgh, PA*  
Designer and CAD Specialist for the replacement of the existing EtO sterilizers and abators in the Central Sterile Suite.

*UPMC McKeesport Hospital Upgrades, Pittsburgh, PA*  
Designer and CAD Specialist for several areas in the hospital including the replacement of three generators and the roofs of the Power Plant buildings, finish upgrades in the Mansfield building, and the dishwasher in the Shaw building.

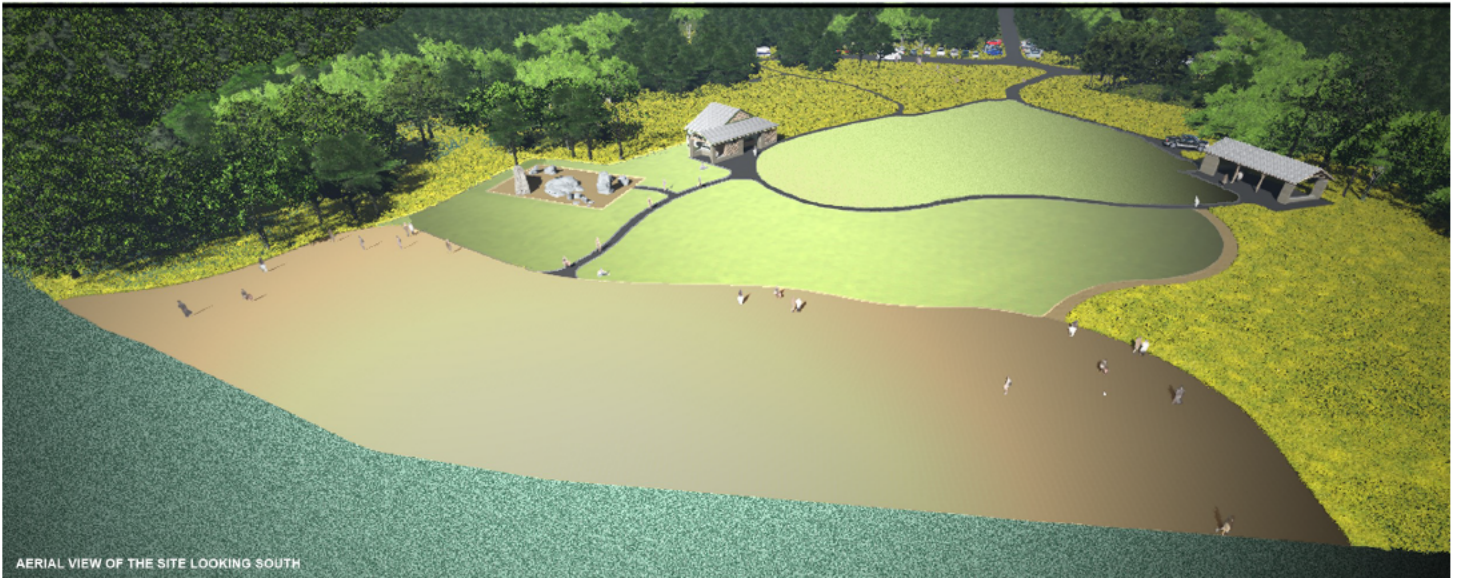
*UPMC Shadyside Hospital Radiology Upgrades, Pittsburgh, PA*  
Designer and CAD Specialist for the renovations and equipment replacement in the Radiology department.

*UPMC St. Margaret's Hospital, Burke & Bradley X-Ray, Pittsburgh, PA*  
Designer and CAD Specialist for the renovations and equipment replacement in the Radiology department.

*Excelsa Health Westmoreland Hospital, Level 7 OR Upgrades, Greensburg, PA*  
Revit Designer and CAD Specialist on the project team for this OR renovation project that included the anesthesia workroom and offices, accessible toilet room, staff lounge, hazardous trash holding and finish upgrades to all of the corridors.

*AHN Wexford Health & Wellness Pavilion, Autoclave & Washer Replacement, Wexford, PA*  
Designer and CAD Specialist for a new Autoclave and Washer installation at this medical office building. The new design increased capacity and reduced time for instrument cleaning.

*AHN Forbes Hospital, Grossing Lab and 7N Behavioral Toilet Room Renovations, Monroeville, PA*  
Designer and CAD Specialist for the renovations and equipment replacement in the Grossing Lab and the renovations and toilet fixture replacements in patient toilet rooms.



AERIAL VIEW OF THE SITE LOOKING SOUTH

## YELLOW CREEK STATE PARK BEACH REHABILITATION PROJECT

### BRUSH TOWNSHIP, PENNSYLVANIA

DRS was hired by the PA Department of Conservation and Natural Resources to complete an extensive renovation of the recreational beach at YCSP. Working with Klavon Design Associates, extensive reconfiguration of the lakeside area including the sand beach from below the low-tide waterline and a central landscape of native grasses and pedestrian paths bounded by renovated parking areas and existing woodlands. New structures designed and built included restroom facilities, an event pavilion and two play areas for children of different age groups.

#### SERVICES PROVIDED

Architectural Design  
Project Management  
Construction Administration







## NEMACOLIN WOODLANDS RESORT & SPA - SUNDIAL LODGE

FARMINGTON, PENNSYLVANIA

DRS designed the 28,000 SF Sundial Lodge at Nemacolin Resort and Spa. The project began as the design of a ski lodge, but the project goals changed, and it became the design of a four-season center for resort outdoor activities, including a full-service restaurant. The timeline, however, remained the same. The Lodge was conceived, constructed, and occupied in less than eight months and was completed within budget.

### SERVICES PROVIDED

Architectural Design  
Project Management  
Construction Administration

### SIZE

28,000 SF

### CONSTRUCTION COST

Withheld by Owner

### REFERENCE

Trey Matheu  
Managing Director  
Nemacolin Woodlands Resort  
Route 40, P. O. Box 188  
Village of Farmington, PA 15437  
(724) 329-8555



The architectural design approach was to create a functional space that felt like an extension of the outdoors and mountainous environment. The facility features massive, custom-designed, Douglas fir “tree columns” and a matching exposed timber roof. This structural solution affords visitors a postcard-perfect panorama of the surrounding landscape from the top of Nemacolin’s famous Mystic Mountain.



## NEMACOLIN WOODLANDS RESORT & SPA - PARADISE POOL RENOVATION

FARMINGTON, PENNSYLVANIA

In 2015, Nemacolin asked DRS to help improve the crowded conditions at their most popular summertime attraction, The Paradise Pool. The solution was the addition of a smaller lap pool, spa, and pavilion carved into a neighboring woodland terrace and overlooked by the larger pool eight feet above.

The new features, catering to adults, include a state-of-the-art spa / firepit, satellite bar, and restaurant servery for poolside refreshment and exclusive events. Beautifully integrated within the mature native landscape, the new pool features provide a more intimate resort experience and alternative to the more active, family-oriented Paradise Pool amenities.



The project has proven to be an immediate success and has become a most popular nighttime attraction at the Resort.

### SERVICES PROVIDED

Architectural Design  
Project Management  
Construction Administration

### SIZE

1,600 SF Pavilion  
25' x 50' Pool

### CONSTRUCTION COST

Withheld by Owner

### REFERENCE

Trey Matheu  
Managing Director  
Nemacolin Woodlands Resort  
Route 40, P. O. Box 188  
Village of Farmington, PA 15437  
(724) 329-8555





## OGLEBAY PARK AND RESORT, WILSON LODGE GUESTROOM ADDITION

### WHEELING, WEST VIRGINIA

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This four-story, 46,000 SF addition was the first new guestroom wing at Oglebay in 25 years. The addition provided 53 luxury rooms and increased the total Wilson Lodge inventory to 265 rooms.

The new addition connects to the Lodge via a bridge to the Byrd Wing, and sits high above the sloping hillside with dramatic views of Schenk Lake and the surrounding park and countryside. Two thirds of the new rooms orient to this view, with the rest of the rooms looking onto a landscaped courtyard between the addition and the Byrd Wing, formerly a parking lot. In addition to guestrooms, the project had a small porte-cochere, lobby, and expanded call center that processes all the guest reservations for the resort. Building materials were chosen to blend with the existing Lodge, particularly the field stone and wood siding.

All the new guestrooms were designed with minibars, exterior balconies or patios at grade, and large 5-fixture bathrooms with two sinks, separate glass-enclosed showers, and bathtubs. All the king guestrooms feature gas fireplaces. The room mix is 36 Double Queens, 8 Kings, 4 ADA accessible and 5 suites.

#### SERVICES PROVIDED

Architectural Design  
Project Management  
Construction Administration

#### SIZE

46,000 SF

#### CONSTRUCTION COST

\$8,720,000



**Allegheny**  
Design Services  
*Consulting Engineers*



102 LEEWAY STREET MORGANTOWN, WV 26505  
PHONE: (304) 599-0771—WWW.ALLEGHENYDESIGN.COM

## CONSULTING ENGINEERING FIRM SPECIALIZING IN STRUCTURAL & MEP DESIGN AND BUILDING DESIGN

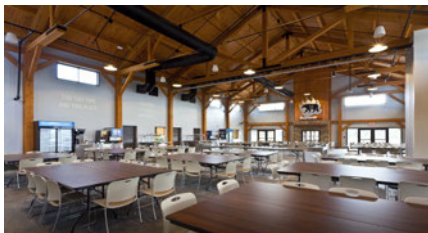
RECREATIONAL—WV STATE PARKS—LODGES— RESORTS



Boy Scouts of America Welcome Center



Fork in the Road Diner & Eagle's Nest Lodge



Fork in the Road Diner & Eagle's Nest Lodge



Hazel Ruby McQuain Park Amphitheater, , Kayak & Bike Rental Facility, Site Walls and Stair Design & Dock Foundation

### Welcome to Allegheny Design Services

Allegheny Design Services is a consulting engineering firm specializing in Structural & MEP building design and analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full service engineering service for our clients. ADS provides all phases necessary to successfully complete a building project including: schematic design, design development, construction documents and specifications, and construction administration. Our straightforward approach provides our clients with efficient and creative solutions to their project.

### Specialties—

Structural Engineering

Mechanical Engineering

Electrical, and Plumbing Engineering

Building Information Modeling

System Engineering



Cacapon Resort State Park Addition & Renovations



Canaan Valley Resort State Park



Hawk's Nest State Park CCC Museum & Shelter Restoration



**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 32 years in structural design and project management for industrial, commercial, institutional, and nuclear/chemical facilities utilizing steel, concrete, masonry, and wood. Past accomplishments include design and construction administration of health care facilities, hotels, schools, shopping centers, aircraft hangars, numerous retail facilities, and numerous forensic engineering assignments. Experience has been obtained from the following assignments:

**Project Experience Includes:**

Nemacolin Woodlands Sundial Lodge, Farmington, PA:

- Structural Engineer-of-Record
- New 25,000 Sq. Ft. Multi-Purpose Ski Lodge, Restaurant, Bowling Alley
- \$3 million Renovation, Completed in 2013

Hawk's Nest State Park Civilian Conservation Corp Museum & Shelter Restoration, Ansted, WV:

- Structural Engineer-of-Record
- \$Approx. 1.9 million, Completed in 2021

Cacapon Resort State Park Lodge Addition and Renovations, Berkeley Springs, WV:

- Structural Engineer-of-Record
- \$22 million, Completed 2021

Canaan Valley Resort State Park, David, WV:

- Structural Engineer-of-Record
- (2) New Guest Wings (162 Rooms), and Extensive Renovations of the Main Lodge
- 102,534 SF (Addition); 64,993 SF (Renovation); Design-Bid-Build
- \$25 million, completed in 2013

J. W. and Hazel Ruby West Virginia Boy Scout Welcome Center, Mt. Hope, WV:

- Structural Engineer-of Record
- 11,000 Sq. Ft. Timber Frame / Stone Steel Frame Welcome Center
- Winner of the 2020 AIA Awards for Excellence in Architectural Awards, New Construction
- \$17 million completed in 2017

**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, Vice President / Principal

June 2007 to Present

**Project Experience Includes:**

Boy Scouts of America—Gene H. Yamagata Lodge, Glen Jean, WV:

- Senior Structural Engineer
- Approximately 24,770 SF Lodge Addition
- \$7 Million, Completion 2020

Hazel Ruby McQuain Park Amphitheater & Kayak & Bike Facility, Morgantown, WV:

- Structural Engineer
- Completed Spring 2020

Canaan Valley Institute (CVI) Headquarters / Educational Facility, Davis, WV

- Structural Engineer
- Design-Build
- \$6.5 Million, Completion 2009

WVU Milan Puskar Stadium Renovations, Morgantown, WV:

- Senior Structural Engineer
- North End Improvements including new concessions, restrooms, ADA access, plaza and media access
- \$40 Million, Completed 2017

OCDA Sports Complex, The Highlands, Triadelphia, WV

- Senior Structural Engineer
- New Outdoor and Enclosed Sports Facility Complex, consisting of two 116,400 total SF PEMB
- \$30 Million, Completed 2019





**GARY M. (MIKE) CHANCEY, P.E., LEED AP**  
**MEP DEPARTMENT MANAGER**  
**102 LEEWAY STREET, MORGANTOWN, WV**

**Education:**

West Virginia Institute of Technology - B.S. Electrical Engineering

**Professional Registrations:**

Professional Engineer, West Virginia, Ohio, Pennsylvania,  
Maryland and Virginia  
LEED Accredited Professional

**Professional Memberships:**

National Society of Professional Engineers  
West Virginia Society of Professional Engineers  
American Institute of Architects - WV Chapter



**Continuing Education:**

2019 Commercial Buildings Energy Code Workshop - ASHRAE 90.1 - 2010  
2018 LightFair International, Chicago, IL

**Professional Experience:**

Responsible for project management and electrical design at Allegheny Design Services. Experience includes over 30 years in electrical design and project management for industrial, commercial, residential, institutional, educational, and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection. Past accomplishments include design and construction administration of health care, schools, municipal, sports, commercial and retail facilities.

**Experience Record:**

Allegheny Design Services, LLC, MEP Project Manager	June 2009 - Present
MSES Consultants, Project Electrical Engineer	August 1990 - June 2009
Triad Engineering Consultants, Staff Electrical Engineer	May 1988 - August 1990
Duke Power, Design Engineer	August 1985 - May 1988

**Project Experience Includes:**

Experience includes estimating, design, project management, coordination, and project engineering for construction projects:

East Marion Pool Renovations, Fairmont, WV

- Electrical Engineer-of-Record
- MEP design includes new kitchen, dining, locker rooms, and restrooms.
- \$1.6 million Renovation, Completed in 2018

Doddridge County Athletic Center

- Electrical Engineer-of-Record
- A 2-story, 16,000 SF Fieldhouse and Office Building consisting, and 9,800 SF Student Athletic Building consisting of Offices, Locker Rooms, Restrooms, and open Practice Space.
- \$3.5 million, Completed in 2018

WVU Wrestling Locker Room renovation, Morgantown, WV

- Electrical Engineer-of-Record
- WVU wrestling team locker room, shower, and restroom renovations at WVU Natatorium Building.
- \$150,000.00 Renovation, Completed in 2017

WVU Percival Hall Chiller & Cooling Tower Replacement, Morgantown, WV

- Electrical Engineer-of-Record
- Replace existing chillers with (2) 300-ton absorption chillers and cooling tower.
- \$600,000.00 Renovation, Completed in 2010

Clarksburg Aquatic Center, Clarksburg, WV

- Electrical Engineer-of-Record
- \$3 million, Completed in 2012



**DAVID A. COTTON, P.E., LEED AP BD+C**  
**SENIOR MECHANICAL ENGINEER**  
**PROJECT MANAGER**

**Education:**

West Virginia Institute of Technology – B.S. Mechanical Engineering

**Professional Registrations:**

Professional Engineer, West Virginia, Pennsylvania, Ohio, Maryland and Virginia.

LEED AP BD+C Professional Accreditation

NCEES Record Certificate

**Professional Memberships:**

American Society of Heating, Refrigerating and Air-Conditioning Engineers

- Secretary Mountaineer Chapter

- Student Activities Chair West Virginia Chapter

- Government Activities Chair West Virginia Chapter

U.S Green Building Council

National Fire Protection Association

- Architects Engineers and Building Officials Chapter Member



**Professional Experience:**

Responsible for HVAC & plumbing design at Allegheny Design Services. Experience includes mechanical design and project management for industrial, commercial, institutional, education, and recreational facilities. Building system designs include packaged gas heating / dx cooling, split systems, VRF Systems, air distribution systems, boiler & chiller systems, VAV & VVT zone control, indoor air quality ventilation and server room cooling. Plumbing systems include sanitary, domestic water, fuel gas, and storm drainage. Implemented sustainable building design concepts, and provided construction administration to achieve LEED certification for new construction projects.

**Experience Record:**

Allegheny Design Services, LLC, Senior Mechanical Engineer

June 2009 - Present

March-Westin Company, Project Manager

August 2006 - June 2009

Contracting Engineering Consultants, Detailer

May 2006 - August 2006

Special Metals, Corrosion Lab Technician

May 2005 - January 2006

Oasis Landscaping, Landscaper

May 2004 - September 2004

GC Services, Account Representative/Team Leader

May 2002 - October 2003

**Project Experience Includes:**

East Marion Pool Renovations, Fairmont, WV

- Mechanical Engineer-of-Record
- MEP design includes new kitchen, dining, locker rooms, and restrooms.
- \$1.6 million Renovation, Completed in 2018

Doddridge County Athletic Center

- Mechanical Engineer-of-Record
- A 2-story, 16,000 SF Fieldhouse and Office Building consisting, and 9,800 SF Student Athletic Building consisting of Offices, Locker Rooms, Restrooms, and open Practice Space.
- \$3.5 million, Completed in 2018

WVU Wrestling Locker Room renovation, Morgantown, WV

- Mechanical Engineer-of-Record
- WVU wrestling team locker room, shower, and restroom renovations at WVU Natatorium Building.
- \$150,000.00 Renovation, Completed in 2017

WVU Percival Hall Chiller & Cooling Tower Replacement, Morgantown, WV

- Mechanical Engineer-of-Record
- Replace existing chillers with (2) 300-ton absorption chillers and cooling tower.
- \$600,000.00 Renovation, Completed in 2010

Clarksburg Aquatic Center, Clarksburg, WV

- Plumbing Engineer-of-Record
- \$3 million, Completed in 2012



**ALEXANDER (ALEX) L. CLARKSON, P.E.**  
**ASSOCIATE ENGINEER**  
**102 LEEWAY STREET, MORGANTOWN, WV**

**Education:**

West Virginia University - Morgantown, WV - B.S. Mechanical Engineering

**Professional Registrations:**

Professional Engineer, West Virginia  
West Virginia Journeyman Electrician

**Professional Memberships:**

ASHRAE West Virginia Student Chapter  
\* President for Spring 2015 semester  
\* Treasurer for Fall 2014 semester



**Continuing Education:**

2019 - Complying with ASHRAE Standard 90.1 - 2010

**Professional Experience:**

Responsible for electrical design for industrial, commercial, institutional, educational, and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection. Experiences include mechanical and plumbing system design.

**Experience Record:**

Allegheny Design Services, LLC, Associate Engineer	November 2020 - Present
Allegheny Design Services, LLC, Staff Engineer	January 2020 – October 2020
Allegheny Design Services, LLC, Jr. Mechanical Engineer	June 2015 - January 2020
Allegheny Design Services, LLC, Engineering Intern	March 2015 - May 2015
Miller Engineering, MEP Engineering Intern	May 2014 - March 2015

**Project Experience Includes:**

Experience includes design, coordination, construction administration, and project engineer for projects:

East Marion Pool Renovations, Fairmont, WV

- Assisted in Electrical Design of Kitchen, Dining, and Restrooms.
- \$1.6 million Renovation, Completed in 2018

Doddridge County Athletic Center, West Union, WV

- Assisted in Electrical Design of 2-story, 16,000 SF Fieldhouse and Office Building, and 9,800 SF Student Athletic Building consisting of Offices, Locker Rooms, Restrooms, and open Practice Space
- \$3.5 million, Completed in 2018

WVU Locker Room Renovation, Morgantown, WV

- Assisted in Electrical Design of WVU Wrestling Team Locker Room, Shower, and Restroom Renovations at WVU Natatorium Building
- \$150,000 Renovation, Completed in 2017

Beckley Police Department Building, Beckley, WV

- Assisted in Electrical Design of 2-story, 25,000 SF Police Station consisting of Holding Cells, Interview Rooms, Evidence, Offices, Training, Wellness Room, Mat Room, Kitchen, Restrooms, and Locker Rooms
- \$5 million, Completed in 2018

Boy Scouts of America Rex W. Tillerson Leadership Center, Glen Jean, WV

- Assisted in Electrical Design of 15,000 SF Visitor's Center with Lecture Hall, Classrooms, Lobby, and Restrooms
- \$4 million, Completed in 2019

Dominion Energy Transmission Office, West Delmont, PA

- Assisted in Electrical Design of 2-story, 18,000 SF LEED Silver Office Building
- \$5 million, Completed in 2018





**Allegheny**  
Design Services  
*Consulting Engineers*

## PROJECT PROFILE

### Nemacolin Woodlands Sundial Lodge Farmington, PA



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

DRS Architects, Pittsburgh, PA  
Allegheny Design Services, LLC, Morgantown, WV  
Martik Brothers, Inc., Finleyville, PA

**PROJECT SCOPE:**

- 25,000 Sq. Ft. Multi-Purpose Ski Lodge
- Restaurant
- Bowling Alley

**PROJECT VALUE:** \$3 Million

**PROJECT COMPLETION:** 2013



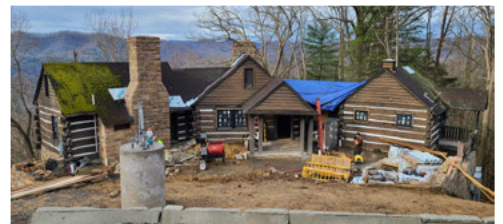
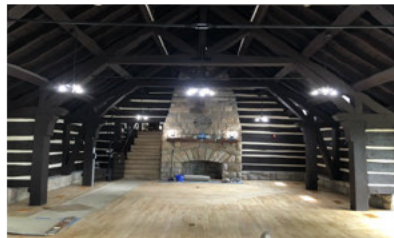




**Allegheny**  
Design Services  
*Consulting Engineers*

## PROJECT PROFILE

### Hawk's Nest State Park Civilian Conservation Corps Museum & Shelter Restoration Ansted, WV



PROGRESS PHOTOS: The windows have been restored and replaced at the Hawks Nest CCC Museum in Ansted, WV.  
Photos /Courtesy of the Mills Group, LLC, Morgantown, WV

**STRUCTURAL ENGINEERS:**  
**CONTRACTOR:**

Allegheny Design Services, LLC, Morgantown, WV  
Danhill Construction Company, Gauley Bridge, WV

#### PROJECT SCOPE:

- Hawk's Nest State Park CCC Museum and Shelter Renovation at Ansted.

**PROJECT VALUE:**

**Approx. \$1.9 Million**

**PROJECT COMPLETION:**

**2021**

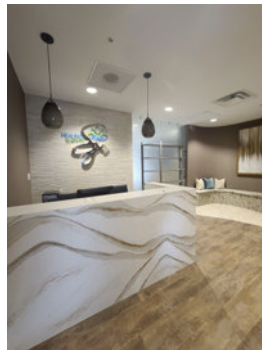




**Allegheny**  
Design Services  
*Consulting Engineers*

## PROJECT PROFILE

### Cacapon Resort State Park Lodge Addition and Renovations Berkeley Springs, WV



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

Allegheny Design Services, LLC, Morgantown, WV  
Paramount Builders, Inc., St. Albans, WV

#### PROJECT SCOPE:

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

**PROJECT VALUE:** \$22 Million

**PROJECT COMPLETION:** 2021







**Allegheny**  
Design Services  
*Consulting Engineers*

## **PROJECT PROFILE**

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



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

Allegheny Design Services, LLC, Morgantown, WV  
Harbel, Inc., Cumberland, MD

#### **PROJECT SCOPE:**

- Construction of Two Brand New Guest Wings (162 Rooms)
- Extensive Renovations of the Main Lodge
- 102,534 SF (Addition); 64,993 SF (Renovation); Design-Bid-Build

**PROJECT VALUE:** \$25 Million

**PROJECT COMPLETION:** Fall 2013





**Allegheny**  
Design Services  
*Consulting Engineers*

## PROJECT PROFILE

### J. W. and Hazel Ruby West Virginia Boy Scout Welcome Center Mt. Hope, WV



AIA  
West Virginia

2020

Excellence in Architecture  
Design Awards

**Scouting**  
LEAD • INSPIRE • EXPLORE



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

Allegheny Design Services, LLC, Morgantown, WV  
DCI / Shires, Inc., Bluefield, WV

#### PROJECT SCOPE:

- Winner of the 2020 AIA Awards for Excellence in Architectural Awards , New Construction
- 11,000 Sq. Ft. Timber Frame / Stone Steel Frame Welcome Center
- 4 Stand Alone Rest Room Buildings
- Inside, the building includes seating areas, retail and exhibit space, a climbing wall and restroom facilities accessible from both inside and outside. The site provide parking for more than 12,000 vehicles.

**PROJECT VALUE:** \$ 17 Million

**PROJECT COMPLETION:** 2017







**Allegheny**  
Design Services  
*Consulting Engineers*

## **PROJECT PROFILE**

### **Hazel Ruby McQuain Park Amphitheater Site Walls and Stair Design & Dock Foundation Hazel Ruby McQuain Park**



**PROJECT ARCHITECT:**  
**STRUCTURAL & MEP ENGINEERS:**  
**CONTRACTOR:**

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

#### **PROJECT SCOPE:**

- Design of the Steel Amphitheater
- Design of Concrete site Retaining Walls and Site Stairs for both the Walnut Street Landing and the Amphitheater.
- Design of Ramp, Site Retaining Walls & Site Stairs at the Walnut Street location
- Design of Site Retaining Walls, Seating and Site Stairs at the Amphitheater.

**PROJECT COMPLETION:** Spring 2020

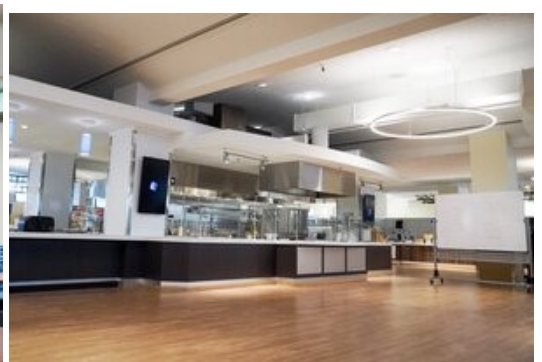
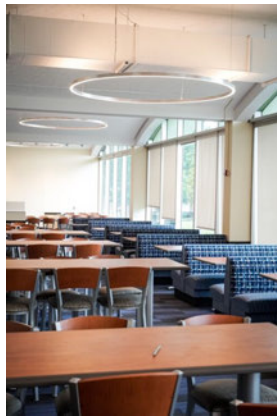




**Allegheny**  
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*Consulting Engineers*

## PROJECT PROFILE

### Evansdale Towers Food Service Renovations Morgantown, WV



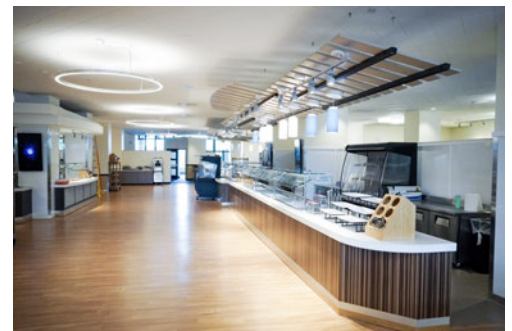
**MEP & STRUCTURAL ENGINEERS:** Allegheny Design Services, LLC, Morgantown, WV  
**CONTRACTOR:** Sodexo Construction, Inc., Gaithersburg, Maryland

#### PROJECT SCOPE:

- A 13,470 SF Kitchen and Dining renovation of existing Towers Dining Hall located on the Evansdale Campus of West Virginia University.

**PROJECT VALUE:** 1.5 Million

**PROJECT COMPLETION:** 2019







**Allegheny**  
Design Services  
*Consulting Engineers*

## PROJECT PROFILE

### Mountainlair Hatfield's Dining Renovations Morgantown, WV



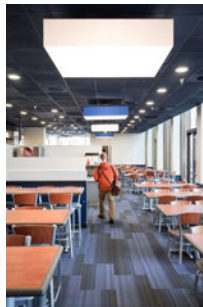
**MEP & STRUCTURAL ENGINEERS:** Allegheny Design Services, LLC, Morgantown, WV  
**CONTRACTOR:** Sodexo Construction, Inc., Gaithersburg, Maryland

#### PROJECT SCOPE:

- The renovation involved a total area of approximately 9,700 square feet.
- The space was transitioned from retail to a residential dining hall and included complete renovation of the serving and seating areas and included expansion of dining concepts with several new action stations.
- The space was expanded to increase the seating capacity by approximately 15 percent.
- A new dish return accumulator and dishwashing area was provided within the space to eliminate the need to transport dishware to the basement level for washing.
- The project was completed within a 3-month construction schedule and below budget.

**PROJECT VALUE:** 1.5 Million

**PROJECT COMPLETION:** 2019



**Paul Walker, AIA, President  
Paradigm Architecture, Inc.  
2223 Cheat Road, Suite 300  
Morgantown, WV 26508  
(304)284-5015**

**Richard T. Forren, AIA, NCARB, Senior Principal  
The Omni Associates - Architects  
1543 Fairmont Avenue, Suite 201  
Fairmont, WV 26554  
(304)367-1417**

**April Messerly  
West Virginia University  
Associate Athletic Director/Facilities & Operations  
PO Box 0877  
Morgantown, WV 26507  
304-293-3056**



- **Owner:**  
Centre Region Parks & Recreation
- **Services:**
  - Land Development
  - Surveying
  - Construction Stakeout
  - Permitting
  - Construction Administration
- **Year Completed:**  
2017

# Millbrook Marsh Nature Center & Parking Lot Projects

Centre Region Parks & Recreation, Millbrook Marsh Nature Center, State College, Centre County, PA

Stahl Sheaffer provided land development and surveying services on several projects for the 12-acre Millbrook Marsh Nature Center.



The Welcome Center project required updated surveying to complete a site and utility plan for a proposed hike/bike pedestrian path, and utility connections for the continued development of the Nature Center. Stahl Sheaffer completed the schematic site plan and required documentation for a zoning variance application to College Township.

Stahl Sheaffer previously provided site engineering, topographic survey, and land development plan submissions for parking accommodations in 2013. This project included the construction of a parking lot, access drives, and related stormwater, zoning, and subdivision and land development ordinances. A DEP NPDES permit and an Erosion & Sedimentation Control plan were also required. Stahl Sheaffer provided construction administration services.



Additionally, Stahl Sheaffer provided full construction stakeout for this project, including parking areas, rain gardens, and stormwater facilities. During construction, a deeper than anticipated depth of topsoil was encountered. Stahl Sheaffer quickly revised the plans as construction continued without interruption. The project was successfully completed prior to several scheduled events at the Nature Center.



- **Owner:**  
Centre Region Parks & Recreation
- **Services:**
  - Site Design
  - Stormwater Analysis
  - Sanitary Service
  - Grading
  - Traffic Impacts
- **Size:**  
51 Acres
- **Total Project Cost:**  
\$2.2 Million
- **Year Completed:**  
2017

# Oak Hall Regional Park Site Design



## Centre Region Parks & Recreation Authority, Centre County, PA

Stahl Sheaffer Engineering provided the land development for the creation of a master plan for Oak Hall Park, a new regional park in State College. Park facilities include four diamond fields, a restroom and concession building, a perimeter walking trail, parking areas, plantings, and benches. A future phase will include a playground, shelters, and dog park.

Stahl Sheaffer's specific roles included analysis of stormwater, sanitary service, grading, traffic impacts for the proposed improvements to the site, as well as all zoning and municipal approvals. The project is situated at an elevation several hundred feet above the wooded surrounding area, and therefore required a unique approach for stormwater management, including the incorporation of rain gardens and landscaped drainage swales. All stormwater and drainage features are functioning well after several years of park use.







- **Owner:**  
PA DCNR Bureau of Facility  
Design & Construction
- **Services:**
  - Construction Management
  - Construction Inspection
- **Size:**  
41 Construction Inspection  
Work Orders
- **Year Completed:**  
2016 - Ongoing



# DCNR Construction Management & Inspection

## PA Department of Conservation & Natural Resources (DCNR) Open End Contract FDC-500-809, State-Wide

Stahl Sheaffer holds an open-end contract to perform construction management on various bridge, site, and building projects on state forest and state park lands. Inspectors are responsible for:

- Attending preconstruction conferences and regular job conferences with the Department and contractor for each project.
- Keeping records.
- Documenting construction work.
- Providing site inspection.
- Preparing current and final estimates for payment to the contractor.
- Assisting the Department in obtaining compliance with labor standards, safety and accident prevention, and equal opportunity provisions of the contract.
- Performing other duties as required.
- Assembling all pertinent construction data into a manual for submission on all bridge construction projects.

Following are representative examples:

- **Medix Run Bridge Replacement** – Inspection of demolition of existing steel I-beam bridge on stone masonry abutments with a 15'-2" clear span, to be replaced with a precast reinforced concrete box culvert and precast concrete end sections with an 18 foot clear roadway width.
- **Laurel Run Box Culvert** – Inspection of demolition of existing steel beam bridge with nail laminated deck to be replaced with precast reinforced concrete box culvert and precast concrete end sections with 18' clear roadway width.
- **Mix Run Box Culvert** – Inspection of demolition of existing structure 3'-0" x 4'-0" elliptical metal pipe to be replaced with precast reinforced concrete box culvert and precast concrete wingwalls.
- **Reeds Gap State Park** – Inspection of all general construction work consisting of site work, leakage testing, excavation, leakage testing, construction, demolition of existing structures, and performance testing.



Stahl Sheaffer is also performing bridge design and NBIS inspections under open-end contracts for DCNR.

## Timothy H. Kinder, PLS, CFM – Director of Survey, Director of Operations WV

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### EDUCATION

Associate of Science, Land Surveying, Glenville State College  
Regents Bachelor of Art, Marshall University

### PROFESSIONAL EXPERIENCE

Mr. Kinder oversees all survey projects and leads all operations out of Stahl Sheaffer's West Virginia locations. Mr. Kinder is responsible for driving project schedules, managing project budgets, leading client/sub-consultant coordination, and overseeing the technical design and survey of project teams. He is responsible for performing reviews of all survey projects, directing staff surveyors and technicians, and managing client communication and project progress. Mr. Kinder has over 27 years of experience in boundary and topographical surveying, subdivision and land development planning, oil and gas upstream and midstream development planning, and construction survey layout. Mr. Kinder is a certified Floodplain Manager and Professional Land Surveyor in West Virginia, Rhode Island, and Connecticut.

### REPRESENTATIVE PROJECTS

- **State of West Virginia Capitol Building, Charleston, WV** – Project Manager for the 3D scan and modeling of the state capitol dome for the preparation of drawing plans for the use during architectural renovations.
- **Lots 10, 11 and 12 Village at Sleepy Hollow, Morgantown, WV** – Project Manager for the 3D House Scan (exterior), Topographic Survey and Property Boundary Survey for a residential property.
- **I-64 Merritt's Creek Interchange, WVDOH, Barboursville, WV** – Survey Project Manager for an interstate widening and upgrade design for I-64. Mobile LiDAR was used to map 3.3 miles of roadway plus ramps and side roads, document underground utilities and produce 3D scans for two bridges. Stahl Sheaffer also conducted supplemental topographical surveying and provided deed and utility research, post construction monumentation, and settlement survey. The total roadway scanned was 16.1 miles including ramps and side roads.
- **Greenbag Road Improvements, WVDOH, Morgantown, WV** – Survey Project Manager for widening and intersection improvements along 1.1 miles of Greenbag Road, including 3D LiDAR scanning, design, right-of-way development, public involvement, and all required environmental work needed for construction.
- **Beechurst Avenue PIE Study, WVDOH, Morgantown, WV** – Survey Project Manager for survey, mobile LiDAR, survey control, deed research and plotting, landowner questionnaires, and right of entry.
- **Confidential Natural Gas Transmission Client, Various Counties, WV** – Survey Manager for 3D survey and base mapping of approximately 150 miles of rural roads spread across 10 counties in West Virginia. Mr. Kinder was responsible for the oversight and scheduling of the survey crew and technicians for providing topographic mapping, certified plat creation for new right of way, and easement acquisitions.

- **Washington Street Streetscape Project, Charleston, WV** – Project Surveyor for streetscape project which included decorative street lighting, brick paver sidewalks, and amenities including decorative signage. Mr. Kinder assisted in survey base mapping, horizontal and vertical control establishment, and utility verification.
- **Route 60 Repaving/Reconstruction Project, Kanawha County, WV** – Project Surveyor for a 2.5-mile repaving/reconstruction project. Mr. Kinder was responsible for construction layout and calculations for portions of Route 60 that were reconstructed due to traffic volumes, drainage problems, etc.
- **Route 34 Repaving/Reconstruction Project, Putnam County, WV** – Project Surveyor for a 1.2-mile repaving/reconstruction project. Responsible for construction layout and calculations for portions of Route 34 that were reconstructed due to traffic volumes.
- **Laser Scanning for Building Conversion, Boas Street, Harrisburg, PA** – Stahl Sheaffer provided laser scanning to convert a former church into a multi-family residential dwelling in Harrisburg, PA. As a subconsultant to a local architect, Stahl Sheaffer used a FARO Focus 330X HDR phase-based laser scanner to acquire high-resolution 3D point cloud and 360-degree imagery of the interior and exterior of the existing 7,658-SF historic building at 260 Boas Street in Harrisburg, PA. Interior scanning included all three levels, including all rooms, closets, and hallways. Exterior scanning encompassed as much of the exterior of the building as possible including windows, doors, and protrusions. Stahl Sheaffer processed and registered the scans into a single high-resolution colorized point cloud to document the interior and exterior of the building, which will be used for 3D modeling and plan generation.
- **Robert Quature, Washington County, PA** – Served as Project Manager for a land development project consisting of a full site topographical survey and development feasibility study for a proposed “mini storage” complex.
- **Club Julian Parking Lot Expansion, Allegheny County, PA** – Survey Project Manager for the topographic survey of the Club Julian Fitness building and parking lot for proposed renovations and parking lot expansion.
- **Waterdam Church Parking Lot Expansion Project, McMurry, PA** – Project Manager for the topographic survey of the Waterdam Church building and parking lot for proposed parking lot expansion.

## CREDENTIALS

- Professional Surveyor:
  - State of West Virginia License [REDACTED]
  - State of Rhode Island and Providence Plantations License [REDACTED]
  - State of Connecticut License [REDACTED]
  - Commonwealth of Kentucky License [REDACTED]
  - Commonwealth of Massachusetts License [REDACTED]
- Certified Floodplain Manager License # US-13-06879
- Association of Floodplain Managers (ASFM), Member
- West Virginia Society of Professional Surveyors, Member
- Pennsylvania Society of Land Surveyors, Member
- National Society of Professional Surveyors (NSPS), Member
- American Association of Drilling Engineers, Member



## Mark J. Haefner, P.E. – Senior Project Manager, Land Development



### EDUCATION

Bachelor of Science, Civil Engineering, West Virginia University

### PROFESSIONAL EXPERIENCE

Mr. Haefner is responsible for the supervision, management and implementation of Stahl Sheaffer's land development projects. He has 25 years of experience, with extensive expertise in site evaluation and layout, utility design, erosion and sedimentation control plans, permitting, feasibility studies, stormwater management design, and drainage design. Mr. Haefner is also responsible for the coordination of projects through government and planning commission review processes, conducting Quality Assurance/Quality Control (QA/QC) reviews, project administration, review and approval of shop drawings, and peer review. Additionally, he has 15 years of experience serving as a municipal engineer, performing duties such as the review of subdivision and land development plans, providing consultation, and preparing reports for municipal projects. Project experience includes commercial, residential, retail, education, healthcare, corporate, industrial, institutional, recreation, government, and civic facilities. A few project examples follow:

- **Millbrook Marsh Nature Center & Parking Lot Projects, Surveying & Site Engineering, Centre County, PA** – Project manager responsible for civil engineering services for the 12-acre Millbrook Marsh Nature Center. Completed schematic site plan and required documentation for a zoning variance application to the Township for the Welcome Center project, which required updated surveying to complete a site and utility plan for a proposed hike/bike pedestrian path, and utility connections for the continued development of the Nature Center. This project included the construction of a parking lot, access drives, and related stormwater, zoning, and subdivision and land development ordinances. A DEP NPDES permit and an Erosion & Sedimentation Control plan were also required. Stahl Sheaffer also provided construction administration services.
- **Wheeling Park High School, Wheeling, WV** – Site civil engineer responsible for the design of site improvements associated with a security vestibule addition to the main entrance and additions to the wrestling and art storage rooms. Site improvements included new concrete stairs and ADA access to the main entrance addition, ADA parking, and stormwater conveyance design to collect and convey runoff from the additions to the existing on-site conveyance facilities.
- **Woodsdale Elementary School, Wheeling, WV** – Site civil engineer responsible for the design of site improvements associated with a security vestibule addition to the main entrance, an addition to the cafeteria, and the bus drop-off area. Site improvement included ADA improvements to both the main entrance and the cafeteria addition, additional vehicle parking and access improvement to the bus drop-off / pick-up loop.
- **Gore Elementary School Renovation, Harrison County, WV** – Site civil engineer responsible for the design of site improvements associated with a security vestibule addition to the main entrance, a two-story classroom addition, and renovation to the interior of the facility. Site improvement included concrete walks to provide access to the building addition, stormwater conveyance facilities, a new water service for both domestic and fire, new sanitary sewer services laterals to accommodate the classroom addition, additional restroom facilities and renovation to the cafeteria.

- **Lebanon VA Medical Center, Lebanon County, PA** – Civil Engineer for the site and civil engineering for the design and permitting of the new 16,000 SF behavioral health and primary care building. Site survey has been completed, and this project is currently in progress.
- **Warriors Mark Township Engineer, Huntingdon County, PA** – Responsible for the review of all plan submissions for conformance with subdivision and land development, stormwater management and floodplain ordinances, including coordination with other Township staff (Solicitor, Secretary, Zoning Officer, Sewage Enforcement Officer, etc.) and county, state, and local regulatory agencies. Also responsible for inspection and acceptance of public improvements including stormwater management facilities and public streets.
- **Penn State Beaver Stadium Elevator / Lobby Addition, University Park, PA** – Project Engineer for site design, municipal coordination, and permitting for an elevator / lobby addition to Beaver stadium and new EMS parking lot. Project included site layout and grading, design of stormwater collection and conveyance facilities, erosion control plans, and construction administration. *This project has not yet gone to construction as client put the project on hold.*
- **Pine Hall Development, Centre County, PA** – Responsibilities included master planning for a 160-acre traditional town development, including residential, commercial, and office components. Master planning efforts have included survey, stormwater management assessment, roadway design, sanitary sewer design, utility coordination, and municipal coordination.
- **Restek Corporate Campus Distribution Center, Manufacturing Building, and Fitness Center, Centre County, PA** – Project included site design services for manufacturing building, distribution center, and fitness center on the 22-acre Restek Corporate Campus in the Penn Eagle Industrial Park. Infrastructure included site design, additional parking, utility extensions, etc. Site related service include grading, stormwater management, landscape, lighting, utility coordination, erosion and sediment control, permit applications, and approval coordination.
- **The Oaks at Pleasant Gap, Pleasant Gap, PA** – Project Manager. Managed site engineering for a new 5,600 SF community center and 28 age restricted cottages, including the extension of the internal road network to access the cottage on the campus of Allegheny Lutheran Social Ministries – The Oaks at Pleasant Gap. Site-related engineering services included, stormwater management design, roadway design, sanitary sewer design, utility coordination, regulatory permitting, and municipal coordination.
- **Fulton County Medical Center, McConnellsburg, PA** – Project Manager. Managed master planning for the expansion of the medical center campus and site engineering for Phase 1 – the Center for Advanced Medicine. Phase 1 included a 69,500 SF, two-story medical office building, relocation of the main access to the hospital, a new patient drop-off, a pharmacy drive-thru, additional site parking, and relocation of the helipad. Site design services included site layout and grading, stormwater management, landscape, lighting, utility coordination, erosion and sediment control, permit applications, and approval coordination. Est. Construction Cost: \$20 million.

## CREDENTIALS

- Professional Engineer (P.E.): PA (██████████) 2003, WV (██████████) 2018
- American Society of Civil Engineers

## Jason Reed – Environmental Manager



### PROFESSIONAL EXPERIENCE

Jason Reed is Stahl Sheaffer's Manager of Environmental Services. He brings 24 years of natural resource planning, environmental consulting, and permitting experience. As a project manager and environmental scientist, he coordinates with clients and all applicable regulatory and resource agencies to gather the necessary data to effectively manage the completion of all environmental clearance and permitting requirements for projects. His specialties include wetland investigations and delineations, waterways encroachment and obstruction permitting, specification of revegetation material; wetland, stream, and terrestrial habitat creations and restorations; stream surveys, Natural Channel Design, erosion and sediment (E&S) pollution control design, post-construction stormwater best management practices design, NEPA documentation, and threatened and endangered plant surveys.

- **PA Department of Conservation & Natural Resources, Oil Creek State Park Bike Trail Extension Feasibility Study, Venango County** – Project Manager for the incorporation of trail, bridge and environmental permitting cost estimating and preliminary design considerations for multiple trail alignments into a feasibility report. Responsibilities included performing a cursory wetland and waters review of 3.75 miles of existing footpaths and undeveloped valley bottomlands and hillslopes. The water resources were field sketched and described for incorporation into the report. Additional information collected and presented in the report included threatened and endangered species concerns, waterways and wetland impacts permitting guidance and needs, physical environmental constraints and cultural historic resource concerns.
- **Centre County Board of Commissioners, Bellefonte to Milesburg Trail Feasibility Study, Centre County, PA** – Environmental Scientist Task Manager responsible for managing the completion of cursory environmental resource reviews and permitting cost estimating for incorporation into a feasibility report. Responsibilities included performing a cursory wetland and waters review covering 2.5 miles of existing footpaths, active railbed corridor and undeveloped valley bottomlands. The water resources were field sketched and described for incorporation into the report. Additional information collected and presented in the report included historic and cultural resource concerns, farmland concerns and physical environmental constraints.
- **Central Park Development, City of St. Mary's, Elk County, PA** – Project Manager responsible for managing site design and construction plan completion. Responsibilities included completing and securing NPDES permit application for an expired permit that was not developed and completing a Chapter 105/404 Joint Permit Application (JPA) for a new pedestrian bridge over Elk Creek. The site was an Act 2 contaminated site that was remediated. The project included design of sidewalks, bench bump-outs, a water feature, layout of streetlamps, a fitness area, and an amphitheater plus allowance for 10 X 10 pop up tent spaces for an annual festival. An NPDES Major Modification and an amendment to the JPA was completed two years after permit issuance. The modification required review of old paper copies of past plans and narratives and coordination with PADEP. The expired permit documents were successfully incorporated into the new permit application saving the client significant design and permitting cost. The modification and amendment were required to expand the limit of disturbance for the demolition of two buildings in the floodplain and stabilization of streambank post-demolition.
- **Bradford Regional Airport Multi-Tenant Building, Lafayette Township, McKean County, PA** – Environmental Specialist responsible for coordinating and completing required tasks associated with obtaining a general NPDES permit for the proposed building. Tasks included



preparation of an E&S pollution control plan and post-construction stormwater management plan. An infiltration basin and rain garden best management practices were used to remove the increased runoff. Additional tasks included performing a wetland identification and delineation, threatened and endangered plant survey (American feverfew, *Parthenium integrifolium* and Queen of the Prairie, *Filipendula rubra*), and required infiltration testing on 4 acres of undeveloped land for the building site.

- **New Assisted Living Facility, Brookville, Jefferson County, PA** – Environmental Specialist responsible for coordination and preparation of an individual NPDES permit and wetland delineation. The project included the addition of two buildings and an access road to the existing complex. Project features included the use of an infiltration basin, small landscape island rain gardens, and riparian enhancement best management practices to gain agency approval. Tasks included infiltration testing; E&S plan completion; postconstruction stormwater management plan completion; and wetland delineation and report preparation.
- **Stoneridge Condominiums, City of DuBois, Clearfield County, PA** – Environmental Specialist responsible for coordination and preparation of a general NPDES permit and Joint 105/404 waterways encroachment permit. Performed a wetland identification and delineation on approximately 13 acres of undeveloped meadow, scrub-shrub land and on existing golf course. The project involved development of five residential condominium buildings totaling 20 living units. Additional tasks to complete the permit applications included preparation of an E&S pollution control plan, a postconstruction stormwater management plan, an environmental assessment, a wetland functional assessment utilizing the U.S. Army Corps of Engineers Functions and Values Assessment "A Descriptive Approach," and a wetland mitigation design plan. The project required the design of 0.66 acres of wetland mitigation due to unavoidable impacts to 0.44 acres of palustrine emergent and palustrine scrub-shrub wetland. Tasks performed for the mitigation design included site reconnaissance; grading, planting, and E&S plans for construction; planting material research and selection; hydrology and soil analysis consisting of test pit excavation and data logging; and drainage area calculations.
- **DCNR Bridge Replacements, Clearfield and Beaver Counties, PA** – Environmental Scientist responsible for design of the erosion and sedimentation control and plan for the replacement of three small bridges located within state forest and state parks. Also responsible for supervising other staff in compiling the necessary plan components.
- **Carlson General Permit 2 - Boat Dock Permitting, DuBois, PA, Clearfield County, Scott Carlson** - Environmental Scientist and project manager responsible for completion of a PADEP General Permit 2 for a boat dock on a private lakeshore in a housing community.

## EDUCATION & CREDENTIALS

- Bachelor of Science, Environmental Resource Management, The Pennsylvania State University
- DCNR Wild Plant Management Permit, 2020
- Phase I and Phase II Environmental Site Assessments for Commercial Real Estate 2014
- Mine Safety and Health Administration (MSHA), Experienced Miner 2013
- USDA/NRCS 2010 Field Indicators of Hydric Soils in the U.S. 2011
- DEP Stormwater Best Management Practices Manual, 2007
- NEPA and the Transportation Decision Making Process, 2005
- Advanced Natural Channel Design (Level 4 Rosgen Equivalent), 2003
- U.S. Environmental Protection Agency Watershed Training Certificate, 2001
- Endangered Species Act Workshop, 2002
- Introduction to Stream Functions and Processes (Level 1 Rosgen Equivalent), 2002
- Identification of Grasses, Sedges, and Rushes, 2000
- Wetland Delineator Certification Preparatory Training Course, 1999

# YELLOW CREEK STATE PARK

Pennsylvania DCNR | Indiana, PA



Yellow Creek State Park is part of the Pennsylvania Department of Conservation and Natural Resources (DCNR). The future success of conservation lies ultimately in our ability to inspire Americans to connect with the outdoors and nature, and to become stewards of the environment.

Klavon was responsible for developing a 4.5 acre master plan of the site that would encourage people to spend time outdoors. The design effort supported the Park Management's goals to minimize and reduce the parks carbon footprint, reduce greenhouse gas emissions and to rehab the beaches day-use area for improved public service, and enhanced park operational and maintenance control.

The priorities were to demolish the existing structures, improve access and drainage, and install new public toilets, a playground, and a pavilion. The beach house and comfort station were completely refurbished to create a more inviting destination for visitors. An ADA path to the water was added to create easier access to the beach. Additional ADA accessibility was also added to the parking lot as well as the sidewalks to all buildings.

## Contract Duration

2017-2019

## Fee

\$48K

## Project Size

4.5 AC

## Contact

Paul Cali, AIA  
Principal  
DRS Architects, Inc.  
PCali@drsarchitects.com  
(412)-391-4850

## Project Manager

Drew Harbaugh  
dharbaugh@klavondesign.com  
(412) 394-1181 ext. 222

## Project Features



Community  
Engagement



Landscape Architecture/  
Site Planning



Green Infrastructure



Recreation



# SWAN CREEK PARK MASTER PLAN

Aberdeen Proving Ground | Aberdeen, MD



Left: The RV Park fits into the existing context and includes space for expansion. Right: constructed cabins along Swan Creek.

The Swan Creek Park is located on the Chesapeake Bay in the Swan Creek area of Aberdeen Proving Ground. The goal of the project was to develop a park area to include cabins and recreational vehicles while maintaining the natural environment. This project included new vehicular circulation and parking; RV parking areas; community facilities including offices, laundry facilities, men's and women's showers/restrooms, utility metering, dumpsters, proposed cabin areas, proposed campsites with parking and picnic amenities such as grills, picnic tables, and trash receptacles; community spaces with fire pits; and a renovated wood pier and improved boat launch area for water activities. All components were tucked into the existing wooded areas and maintain critical setback zones while taking advantage of the views of the Bay.

## Contract Duration

2006

## Fee

\$128K

## Project Size

24.5 AC

## Contact

William Clement  
APG Facilities/Master Planning  
Building 4402, Room 320  
Aberdeen, Maryland 21005  
(724) 809-8003

## Project Manager

Dina Klavon  
dklavon@klavondesign.com  
(412) 394-1181 ext. 225

## Project Features



Landscape Architecture/  
Site Planning



Community Planning



Sustainable Design

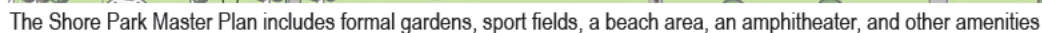


Form Based Code



Recreation

## Aberdeen Proving Ground | Aberdeen, MD



### Contract Duration

2006

**Fee**

N/A

### Project Size

125 AC

## Contact

William Clement  
APG Facilities/Master Planning  
Building 4402, Room 320  
Aberdeen, Maryland 21005  
(724) 809-8003

## Project Manager

Dina Klavon  
dklavon@klavondesign.com  
(412) 394-1181 ext. 225



## Recreation



# STEEL CITY ROWING CLUB

Steel City Rowing Club | Verona, PA



Proposed plan pictured above

The purpose of the project was develop a "home" for the rowing club. The project included a new boathouse for social and training activities, a boat storage area, connections to existing trails, a launch area for club members and the public, and parking. The property constraints created an unusual site plan.

Tasks include the following items:

- Review existing site
- Identify constraints and opportunities
- Recommend improvements to coincide with existing visual character
- Prioritize needs and provide design solutions
- Facilitate community and steering committee meetings
- Prepare phasing plan
- Prepare cost estimates
- Prepare construction documents and specifications

## Contract Duration

2010

## Fee

\$100K

## Project Size

3.4 AC

## Contact

Sarah Humphrey  
Executive Director  
Steel City Rowing Club  
101 Arch Street  
Verona, PA 15147  
sarah@steelcityrowing.org  
(412) 828-5565

## Project Manager

Dina Klavon  
dklavon@klavondesign.com  
(412) 394-1181 ext. 225

## Project Features



Landscape Architecture



Green Infrastructure



Sustainable Design



Multimodal Circulation



# DINA COLE KLAUVON, RLA, ASLA

Principal, Klavon Design Associates, Inc.

Dina founded Klavon Design Associates, Inc. in 1996. She is responsible for all aspects of the business, including business development, client relationships, financial accountability, staff management, and daily office management. For over 38 years, she has helped transform the public spaces of Pittsburgh with beautiful and innovative landscape architecture. She has worked on projects across the country and in Europe ranging from intimate gathering spaces to large scale master plans. She is an advocate for equitable design and sustainability as a means of improving the social and economic well-being of communities and the people that live in them.

## Education

**BS, Landscape Architecture**  
Pennsylvania State University

## Registrations

**Registered Landscape Architect**  
Pennsylvania

## Certifications

**Master Planning Principles**  
USACE Learning Center

## Awards

**2020 AIA Pittsburgh Honor Award**  
CMU ANSYS Hall

**2018 ASLA Merit Award**  
CMU Margaret Morrison Reflection Garden

**2015 ULI Award of Excellence**  
Energy Innovation Center

**2013 ULI Award for Excellence**  
Academic Village at Point Park University

**2011 Planetizen Top 100 Public Spaces in the US and Canada**  
Market Square

**2011 10,000 Friends of Pennsylvania Commonwealth Award**  
Market Square

**2004 ASLA PA/DE Special Recognition Award**  
Strawberry Way

## Affiliations

**Pennsylvania State Board of Landscape Architects**  
Board Member, 2017-present

**City of Pittsburgh Art Commission**  
Chairperson, 2002-2010

## Selected Projects

**Academic Village Plaza, Point Park University, Pittsburgh, PA**  
Principal

**ANSYS Maker Space Courtyard, Carnegie Mellon University, Pittsburgh, PA**  
Principal

**Borough of Sewickley, Riverfront Park, Sewickley, PA**  
Principal

**Braddock Borough, Braddock Civic Plaza, Braddock, PA**  
Principal

**Carnegie Mellon University, Margaret Morrison Reflection Garden, Pittsburgh, PA**  
Principal

**Children's Home of Pittsburgh, Site and Landscape Improvements, Pittsburgh, PA**  
Principal

**City of Beaver Falls Carnegie Library Park, Beaver Falls, PA**  
Principal

**City of Pittsburgh, Westinghouse Park Playground, Pittsburgh, PA**  
Principal

**Northside Leadership Conference, Alpine Tot Lot, Pittsburgh, PA**  
Principal

**PA Department of Conservation and Natural Resources, Yellow Creek State Park, Site and Landscape Improvements, Pittsburgh, PA**  
Principal

**Pittsburgh Zoo and PPG Aquarium, Jungle Odyssey, Pittsburgh, PA**  
Principal

**St. James Catholic Church, Site Master Plan for Playgrounds, Pittsburgh, PA**  
Principal

**Summerbrook Homeowner's Association Community Park, Canonsburg, PA**  
Principal

**Urban Redevelopment Authority, Market Square, Pittsburgh, PA**  
Principal

**Wilkins Township, Amphitheater and Site Improvements, Pittsburgh, PA**  
Principal

**USACE, Shore Park Recreation Area, Aberdeen Proving Ground, MD**  
Principal



## DREW HARBAUGH, RLA

Senior Landscape Architect, Klavon Design Associates, Inc.

Drew's experience ranges from planning and design through construction administration. He has played a critical role in large scale planning projects as well as finely-detailed construction projects. He is able to think broadly about a site in terms of its potential while understanding how future development will be implemented on the ground, allowing for the creation of buildable and sustainable design solutions. Drew has developed exemplary skills in the technical aspects of landscape architecture such as grading and drainage, site details, specifications, cost estimating, construction observation, and zoning code review.

### Education

**Bachelor of Landscape Architecture**  
Pennsylvania State University

### Registrations

**Registered Landscape Architect**  
Pennsylvania

### Certifications

**Master Planning Principles**  
USACE Learning Center

### Awards

**2020 AIA Pittsburgh Honor Award**  
CMU ANSYS Hall

**2018 ASLA Merit Award**  
CMU Margaret Morrison Reflection Garden

**2015 ULI Award of Excellence**  
Energy Innovation Center

**2015 APA Great Public Spaces in Pennsylvania**  
Market Square

**2013 ULI Award for Excellence**  
Academic Village at Point Park University

**2011 Planetizen Top 100 Public Spaces in the US and Canada**  
Market Square

**2011 10,000 Friends of Pennsylvania Commonwealth Award**  
Market Square

### Selected Projects

**Borough of Sewickley, Riverfront Park, Sewickley, PA**  
Landscape Architect

**Braddock Borough, Braddock Civic Plaza, Braddock, PA**  
Landscape Architect

**Carnegie Mellon University, Legacy Plaza, Pittsburgh, PA**  
Landscape Architect

**Carnegie Mellon University, Margaret Morrison Reflection Garden, Pittsburgh, PA**  
Landscape Architect

**Children's Home of Pittsburgh, Site and Landscape Improvements, Pittsburgh, PA**  
Landscape Architect

**City of Beaver Falls Carnegie Library Park, Beaver Falls, PA**  
Landscape Architect

**City of Pittsburgh Schools, Homewood Elementary School Playground, Pittsburgh, PA**  
Landscape Architect

**Monaca Water Works Park, Monaca, PA**  
Project Manager

**Northside Leadership Conference, Alpine Tot Lot, Pittsburgh, PA**  
Landscape Architect

**PA Department of Conservation and Natural Resources, Yellow Creek State Park, Site and Landscape Improvements, Pittsburgh, PA**  
Project Manager

**Pittsburgh Zoo and PPG Aquarium, Jungle Odyssey, Pittsburgh, PA**  
Landscape Architect

**St. James Catholic Church, Site Master Plan for Playgrounds, Pittsburgh, PA**  
Landscape Architect

**Summerbrook Homeowner's Association Community Park, Canonsburg, PA**  
Landscape Architect

**Urban Redevelopment Authority, Market Square, Pittsburgh, PA**  
Landscape Architect

**Wilkins Township, Amphitheater and Site Improvements, Pittsburgh, PA**  
Landscape Architect





## RACHELLE WOLF, LEED AP

Facilitator/Senior Landscape Designer, Klavon Design Associates, Inc.

Rachelle's experience includes many areas of landscape architecture including master planning, site planning, and urban design with emphasis in sustainable design and project management. Rachelle's years of experience include design, site layout, grading and drainage, site details, planting plans, specifications, cost estimating, and construction administration. Rachelle is also responsible for LEED® integration and documentation for all projects within the firm. She completed the National Charrette Institute (NCI) Charrette System Training and leads public engagement and facilitation exercises for Klavon.

### Education

**BS, Landscape Architecture**  
Pennsylvania State University

### Certifications

**LEED Accredited Professional**  
Green Business Certification Inc.™

**Master Planning Principles**  
USACE Learning Center

**Charrette System Training**  
National Charrette Institute

### Awards

**2020 AIA Pittsburgh Honor Award**  
CMU ANSYS Hall

**2018 ASLA Merit Award**  
CMU Margaret Morrison Reflection Garden

**2015 ULI Award of Excellence**  
Energy Innovation Center

**2015 APA Great Public Spaces in Pennsylvania**  
Market Square

**2013 ULI Award for Excellence**  
Academic Village at Point Park University

**2011 Planetizen Top 100 Public Spaces in the US and Canada**  
Market Square

**2011 10,000 Friends of Pennsylvania Commonwealth Award**  
Market Square

**2009 DWR Chair Design**  
Finalist

**2008 ASLA PA/DE Honor Award**  
PNC Firstside Park

### Selected Projects

**Academic Village Plaza, Point Park University, Pittsburgh, PA**  
Project Manager

**ANSYS Maker Space Courtyard, Carnegie Mellon University, Pittsburgh, PA**  
Project Manager

**Army Research and Laboratory Deer Loop Master Plan, Aberdeen, MD**  
Senior Landscape Designer

**Borough of Sewickley, Riverfront Park, Sewickley, PA**  
Project Manager

**Braddock Civic Plaza, Braddock, PA**  
Project Manager

**Carnegie Mellon University, Legacy Plaza, Pittsburgh, PA**  
Project Manager

**Carnegie Mellon University, Margaret Morrison Reflection Garden, Pittsburgh, PA**  
Project Manager

**Four-Mile Run Mobility Trail, Pittsburgh, PA**  
Project Manager

**Monongahela Riverfront Walkability Study, City of Monongahela, PA**  
Senior Landscape Designer

**Norrhoss Office Building Development, Gensler Architects, Pittsburgh, PA**  
Senior Landscape Designer

**PA Department of Conservation and Natural Resources, Yellow Creek State Park, Site and Landscape Improvements, Pittsburgh, PA**  
Project Manager

**Pittsburgh Zoo and PPG Aquarium, Jungle Odyssey, Pittsburgh, PA**  
Project Manager

**Summerbrook Homeowner's Association Community Park, Canonsburg, PA**  
Project Manager

**The Stacks at 3 Crossing, Building G, Oxford Development, Pittsburgh, PA**  
Project Manager

**Transforming 12th Avenue, Homestead, PA**  
Project Manager

**Wilkins Township, Amphitheater and Site Improvements, Pittsburgh, PA**  
Project Manager



# State of West Virginia

## Beech Fork & Coopers Rock State Parks – New Cabins

In Response To:  
Request for Proposal



## Proposal Information for Cost Estimating Services

Trophy Point, LLC

Blasdell, NY

Pittsburgh, PA

New York, NY

Contact: Rich Chudzik

Phone: 716-823-0006

Email: [rchudzik@trohypoint.com](mailto:rchudzik@trohypoint.com)

# Firm Profile



Trophy Point is a certified **Service-Disabled, Veteran-Owned Small Business (SDVOSB)** that provides **Construction Cost Estimating, Construction Management Support, Owner's Representative Services and Construction Consulting** services. Within each of these areas, Trophy Point provides ancillary services, such as those shown below. The most common services offered by Trophy Point are cost estimating, scheduling, integrated design and constructability review services, staff augmentation, and owner's representation. Trophy Point's services enable the company to provide full pre-construction controls.

For decades, Trophy Point has provided Construction Cost Estimating services, where required, in the Pre-Construction, Construction, and Post-Construction phases of a project. In 2018, Trophy Point merged with Baer & Associates, a nationally-recognized cost consulting firm known for its estimating accuracy and thoroughness. The combination of Trophy Point's mission first approach with Baer & Associates' experienced staff and history enabled the new organization to integrate the best practices of both teams in a manner that resulted in tremendous synergistic benefits to the industry.

The Trophy Point team strives to assist their clients in understanding construction costs during the concept phase of a project and provides them with detailed and accurate estimates as a project design matures. Since 1976, the Trophy Point team has developed an ability to provide accurate estimates prior to the execution of formal design efforts in an unrivaled manner that enables clients to align their scope with their budgets quickly and effectively.

Trophy Point also provides unparalleled Owner's Representative, Construction Management Support, and Construction Consulting services. Their understanding of how a project's costs are derived has enabled them to expand their professional services into many areas, such as Scheduling, Construction Administration, Staff Augmentation, Integrated Design and Constructability Reviews, and general Owner's Representation. Their team provides a "one-stop shop" for professional services required during all phases of a project. Trophy Point is flexible and able to accommodate the needs of their clients by providing any of these services in an independent capacity as well.

The Trophy Point team of 26 works out of offices in Buffalo, NY, Pittsburgh, PA, and New York, NY, and have supported nearly 100 projects at the state level just in the last four years. These projects include Capital & Rehab projects at Hamlin Beach State Park on Lake Ontario in New York, several projects for the NYS Olympic Regional Development Authority (ORDA) in the Adirondacks, Letchworth State Park, and NYS Hudson Eagles State Recreation Area, just to name a few.



# Key Staff

## Richard Chudzik

**President & Owner –  
Estimator & Project Manager**

### Background

Rich brings 20 years of leadership experience across organizations and teams of varying functions, sizes, and industries to Trophy Point. Rich has served as the Estimator-of-Record and Project Manager on several new-build and renovation projects.

Rich has worked as a Quantity Estimator, Project Manager, and Estimator-In-Charge. These projects have ranged from \$75,000 to \$250M in construction value. Prior to starting Trophy Point, Rich worked as an Estimator and Business Development Director for one of the Nation's most reputable Cost Consulting firms, Baer & Associates.

Prior to joining the Construction Industry, Rich worked in the Aerospace & Defense Industry where he served in several different capacities and at varying levels at Moog and General Dynamics Land Systems in General Management, Supply Chain, Business Development, and Operations. As a Veteran Infantry Officer who served in Iraq and Afghanistan, Rich has a passion for supporting our Veterans and their Spouses – something that served as an impetus behind the founding of Trophy Point. He is the recipient of a Bronze Star, Purple Heart and a graduate of several military schools, including Ranger, Airborne, Air Assault, Marine Corps Mountain Warfare, and SERE Level B schools.

### Education

- *United States Military Academy, West Point, NY*  
B.S. – Political Science & Computer Science
- *Duke University, Durham, NC*  
M.B.A.
- *Cornell University, Ithaca, NY*  
M.Eng. – Systems Engineering

### Project Experience

- Hamlin Beach State Park – Capital & Rehab Projects, Hamlin, NY
- Allegany State Park – New Comfort Stations, Salamanca, NY
- Ralph C. Wilson, Jr. – Centennial Park – New Office and Maintenance Building and Comfort Stations, Buffalo, NY
- NYS Olympic Regional Development Authority (ORDA) – Gore Mountain Base Lodge Addition, North Creek, NY
- Sterling Nature Center – Visitor's Center & Site Improvements, Sterling, NY





## Relevant Experience

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### NYS Olympic Regional Development Authority (ORDA) – Gore Mountain Base Lodge Addition

**Location:** North Creek, NY

**Client:** Architecture +

**Scope:** Trophy Point estimated the cost per square foot of the addition to Gore Mountain Base Lodge. This 8,000 SF addition included an extension to the existing dining / restaurant area, and to the locker room areas, plus the renovation of 6,000 SF of the existing lodge.

**Estimated:** 2018

**Cost Estimate:** \$9.6M

### Hamlin Beach State Park – Capital Rehab Projects

**Location:** Hamlin, NY

**Client:** HHL Architects

**Scope:** Trophy Point provided cost estimating services for this project that involved over 25 office, toilet / shower, and general support buildings across the entire park. The program objectives included improving the park visitor experience, enhancing vehicular circulation, improving trails and pathways, ADA access at buildings, and enhancing the park architecture.

**Estimated:** 2020

**Cost Estimate:** \$11M

### Allegany State Park – New Comfort Stations

**Location:** Salamanca, NY

**Client:** Architectural Resources

**Scope:** Trophy Point provided cost estimating services for constructing four new comfort station buildings that included new restroom, shower and changing room facilities for campers/park visitors. Special considerations for estimating this project involved timber truss buildings and other specialized wood products.

**Estimated:** 2021

**Cost Estimate:** \$5.8M



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

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

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

Addendum Numbers Received:

*(Check the box next to each addendum received)*

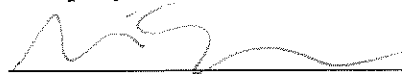
- ☒ Addendum No. 1
- ☐ Addendum No. 2
- ☐ Addendum No. 3
- ☐ Addendum No. 4
- ☐ Addendum No. 5

- ☐ Addendum No. 6
- ☐ Addendum No. 7
- ☐ Addendum No. 8
- ☐ Addendum No. 9
- ☐ 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.

**DRS Architects**

Company



Authorized Signature

**8/26/21**

Date

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