



# West Virginia Purchasing Division

2019 Washington Street, East  
Charleston, WV 25305  
Telephone: 304-558-2306  
General Fax: 304-558-6026  
Bid Fax: 304-558-3970

The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at [wvOASIS.gov](http://wvOASIS.gov). As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at [WVPurchasing.gov](http://WVPurchasing.gov) with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

## Header 1

[List View](#)**General Information** | [Contact](#) | [Default Values](#) | [Discount](#) | [Document Information](#) | [Clarification Request](#)**Procurement Folder:** 915017**Procurement Type:** Central Purchase Order**Vendor ID:** VS0000021830 **Legal Name:** UpStreet Architects, Inc.**Alias/DBA:****Total Bid:** \$0.00**Response Date:** 08/10/2021 **Response Time:** 10:50**Responded By User ID:** bhauge **First Name:** Barbara**Last Name:** Hauge**Email:** bhauge@upstreetarchite**Phone:** 724-349-3601**SO Doc Code:** CEOI**SO Dept:** 0603**SO Doc ID:** ADJ2200000002**Published Date:** 7/27/21**Close Date:** 8/11/21**Close Time:** 13:30**Status:** Closed**Solicitation Description:** Building 106 Renovation Design  
Camp Dawson   
**Total of Header Attachments:** 1**Total of All Attachments:** 1



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

**State of West Virginia  
 Solicitation Response**

**Proc Folder:** 915017  
**Solicitation Description:** Building 106 Renovation Design Camp Dawson  
**Proc Type:** Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2021-08-11 13:30	SR 0603 ESR08102100000000841	1

**VENDOR**  
 VS0000021830  
 UpStreet Architects, Inc.

**Solicitation Number:** CEOI 0603 ADJ2200000002  
**Total Bid:** 0  
**Response Date:** 2021-08-10  
**Response Time:** 10:50:00  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
 David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

**Vendor Signature X** **FEIN#** **DATE**

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	Building 106 Renovation Design Camp Dawson				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:** none required

**Extended Description:**

Provide professional architectural and engineering design services per the attached documentation.

*Expression of Interest for:*

**CEOI 0603 ADJ2200000002**

**PROJECT FOLDER:**

**915017 Building 106 Renovation Design Camp Dawson**

*Prepared for:*

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

*Submitted by:*

**UpStreet Architects, Inc.**

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

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



August 11, 2021



## TABLE OF CONTENTS

- A. Cover Letter
- B. Firm Descriptions
- C. Detailed Resumes / Staffing
- D. Relevant Projects with References
- E. Project Approach
- F. Certifications
- G. Signed Forms
  - 1. CEOI
  - 2. Designated Contact
  - 3. Purchasing Affidavit

August 11, 2021



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

**RE: Expression of Interest CEOI 0603 ADJ220000002**

Proc Folder: 915017 Building 106 Renovation Design Camp Dawson

We are pleased to offer our professional services in this Expression of Interest for the Architectural/Engineering design services including construction bid documents to fully renovate Camp Dawson Building 106. This letter and its enclosures constitute our qualifications to provide architectural, engineering, and cost estimating services for this project.

**Purpose and Understanding of the Project**

We understand your request for our services to be architectural and engineering design and development of construction bid documents for the full renovation of Camp Dawson Building 106. This facility will be renovated to support elements of the West Virginia Army National Guard Command. We will provide the necessary design, engineering, and supervision to prepare construction bid documents for West Virginia State Purchasing. Key elements include, a new instantaneous domestic hot water system, a new and more efficient heating and cooling system, new IT wiring and drops, new energy efficient windows, new exterior and interior doors, new interior and exterior LED lighting for the entire building.

Our team has extensive experience with floor plan alterations, bathroom renovations and kitchen renovation, configuring rooms for the needs of the user. We have extensive experience also with tenant fit-out needs that include lodging areas to better utilize space.

Renovation of the laundry room with space saving measures to create the ability to add additional washer and dryer hookups will be included in our design.

### **Our Qualifications**

We have assembled an excellent team that will deliver a practical, workable design for Camp Dawson Building 106. HF Lenz Company will be the engineering team, JA Cost Engineers and Advisors will provide cost estimating services, and UpStreet Architects, Inc. will provide the Architectural and lead the team on the design for this residential building as well as coordination and integration of the drawings with the other team members. UpStreet Architects has more than 25 years of experience designing and renovating multi-family housing. In addition we have experience with government facilities and are currently working with these team members on projects for the Letterkenny Army Depot in Baltimore, MD and for the PA Department of General Services project for the rehabilitation of the Clearfield Readiness Center in Clearfield, PA as well as the recently selected project Goddard State Park. Attached are Firm Descriptions for each and resumes for Key Personnel.

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

### **Small, Women-Owned Business**

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

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

Sincerely,



Karen L. Welsh, R.A.  
President







**B. FIRM DESCRIPTIONS**

---

## Firm Description And Qualifications

**UpStreet Architects, Inc.** is a full service firm, providing Architectural, Planning, Landscape Architecture, Interior Design and Project Management services from our two offices in Indiana, PA and Johnstown, PA. Our firm is licensed to practice in multiple states and we go where our clients go. Since 1994, UpStreet Architects, Inc. has completed numerous new construction, renovation, rehabilitation and historic preservation projects in urban, suburban and rural environments. Many of the projects we complete have several phases, layered requirements and varied complexities. We embrace our role to be involved in nearly every aspect of the development process so that our services are comprehensive and decisions can be made in the best interest of the project.



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

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

Karen L. Welsh, R.A.  
Thomas R. Harley, R.A.

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

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

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



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



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

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



#### Johnstown Headquarters

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

## H.F. Lenz Company

H.F. Lenz Company was established 1946 in its present form, under the name H.F. Lenz Company, R.E., and in 1953 the company was incorporated, as a Private Corporation, in Pennsylvania as H.F. Lenz Company. Our projects span the nation, with the heaviest concentration in the Northeast, and exceed \$530 million in MEP, Civil and Structural construction annually. Each market sector—corporate, government, health care, education, and industry—is served by a team of specialists who understand the unique needs of the clients they serve. Our staff consists of 160+ individuals, including 48 Licensed Professional Engineers and 19 LEED Accredited Professionals. Our headquarters is in Johnstown, Pennsylvania with branch offices in Pittsburgh and Lebanon, Pennsylvania; Conneaut, Ohio; and Middletown, Connecticut.

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

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

#### PHILOSOPHY

Two essential prerequisites lay the foundation for every H.F. Lenz Company project. First, we take the time to understand the client's business and how it operates. Second, we proactively involve the client in the development of appropriate solutions. In our role as partner, we help the client understand how well the available alternatives satisfy the project's own unique, prioritized set of objectives.

A remarkable 85 percent of our work consists of repeat commissions from clients who appreciate our responsive, value added service.

#### LEED®

Our firm has been a member of the U.S. Green Building Council since 2000 and we currently have 19 LEED® Accredited Professionals on staff. Our experience includes 120+ projects that have attained various levels of LEED Certification and numerous additional projects designed for various levels of LEED Certification, in total over 16 million sq.ft. of facilities.





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

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

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



**C. DETAILED RESUMES / STAFFING**

# Camp Dawson Building 106 Renovation Design

## Upstreet Architects, Inc. Prime Consultant

**Karen L. Welsh, R.A.**  
*President*

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

**Mark S. Funyak**  
*Senior Project Coordinator*

## H.F. Lenz Company Mechanical, Electrical, and Plumbing Engineering

**Thomas F. Deter, P.E., LEED-AP**  
*MEP Engineering*

**John C. Stewart, P.E., LEED-AP**  
*Mechanical Engineer (HVAC) and  
LEED-AP*

**Gregory D. Rummel, CPD**  
*Plumbing / Fire Protection Designer*

**Steven P. Mulhollen, P.E.**  
*Electrical Engineer  
(Fire Alarm, Interior & Exterior  
Distribution)*

**David Blackner, P.E.**  
*Structural Engineer*

**Keith Gindlesperger, P.E.**  
*Civil Engineer*

## JA Cost Engineers & Advisors, Inc. Cost Estimating

**Antonia Fratangelo,**  
*CCC, CCA  
Vice President*

**Daniel Frondorf, CPE,**  
*CDT  
Cost Estimator*

### PROFESSIONAL REGISTRATION

- **REGISTERED ARCHITECT:**
  - Pennsylvania
  - West Virginia
  - Maryland
  - Tennessee
  - Ohio
- National Council of Architectural Registration Boards

### PROJECT TYPE EXPERTISE

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



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

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

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

### EXPERIENCE SUMMARY

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

### PROFESSIONAL EXPERIENCE

#### *PRESIDENT*

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

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

#### *PARTNER*

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

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

#### *INTERN ARCHITECT / PROJECT MANAGER*

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

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



## EDUCATION

BACHELOR OF  
ARCHITECTURE  
**Carnegie Mellon University**  
Pittsburgh, PA; 1989.

## PROFESSIONAL ACTIVITIES

- Pennsylvania Housing Research Center Industry Advisory Council, 2018-2021
- PA Labor and Industry UCC Review and Advisory Council, 2011-2015
- International Code Council Voting Member, 2015 IBC Code Hearings, Atlantic City, NJ October 2013
- ANSI ICC-700-2008 and 2012 National Green Building Standard Multi-Family Housing Task Group member, NAHB as Secretariat
- Grant Review Panel, PA Historical and Museum Commission Keystone Historic Preservation Grant Program, 1997

## PROFESSIONAL REFERENCES

Mike Kearney, President  
Mullin & Lonergan Associates  
2 Kacey Court, Suite 201  
Mechanicsburg, PA 17055  
(717) 731-1161  
mikek@mandl.net

Andy Haines, Exec VP  
Gatesburg Road Development  
2121 Old Galesburg Road  
State College, PA 16803  
(814) 272-8907  
ahaines@gatesburgroaddevelopment.com



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

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

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

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

## ARCHITECTURAL DESIGNER / INTERN ARCHITECT / PROJECT MANAGER

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

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

## ARCHITECTURAL DESIGNER/ INTERN ARCHITECT

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

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

## ORGANIZATIONS

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

## RECENT RECOGNITION

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

Resume

# The West Virginia Board of Architects

certifies that

Karen Welsh

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

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

Certificate Number



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



*Emily Papachopoulos*  
Executive Director

#### EDUCATION

MASTER OF ARCHITECTURE  
**Carnegie-Mellon University**  
Pittsburgh, PA; 1979  
Thesis: Alvin Theater; History of  
a Pittsburgh Institution

BACHELOR OF ARTS IN  
ARCHITECTURE  
**North Dakota State University**  
Fargo, ND; 1976  
History Minor  
Interior Design Minor

#### PROFESSIONAL REGISTRATION

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



UpStreet Architects, Inc.  
541 Philadelphia Street  
Indiana, PA 15701  
724-349-3601  
[www.upstreetarchitects.com](http://www.upstreetarchitects.com)

#### EXPERIENCE SUMMARY

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

#### PROFESSIONAL EXPERIENCE

##### ARCHITECT / CORPORATE SECRETARY

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

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

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

##### PRINCIPAL

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

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

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

##### PARTNER

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

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

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

**PROJECT EXPERIENCE**

**Indiana Fire Association:** Indiana, PA

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

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

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

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

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

**PROFESSIONAL ORGANIZATIONS**

American Institute of Architects (AIA)

AIA, Pittsburgh Chapter

Pennsylvania Society of Architects

National Trust for Historic Preservation/Preservation Forum

America's Industrial Heritage Project; Indiana County Board Member

**RECOGNITION**

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



UpStreet Architects, Inc.

541 Philadelphia Street

Indiana, PA 15701

724-349-3601

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

Resume

#### EDUCATION

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

BACHELOR OF SCIENCE IN  
EDUCATION  
**Edinboro University, PA, 1979**

#### CERTIFICATIONS

TS/SCI clearance active 2010-2013

#### ADDITIONAL TRAINING

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

#### REFERENCES

Mr. David Williams  
Director of Physical Plant  
Saint Francis University  
111 Juniper Lane  
Loretto, PA 15940-0600  
814-472-3251  
dwilliams@francis.edu

Bryan Templin  
Vice President Property Management  
Zamias Services Inc.  
P.O. Box 5540  
Johnstown, PA 15904  
Direct: 814-532-6105  
btemplin@zamias.net



UpStreet Architects, Inc.  
911 Menoher Boulevard  
Johnstown, PA 15905  
814-539-0224

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

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

#### PROFESSIONAL EXPERIENCE

##### SENIOR PROJECT COORDINATOR

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

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

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

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

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

##### CONSTRUCTION/PROPERTY MANAGER

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

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

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

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

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

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

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

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



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

*Principal-in-Charge of Engineering*

Mr. Deter has over 30 years of experience and is responsible for the engineering design of all trades, the supervision of senior designers, the preparation of reports to determine optimal systems and/or equipment selections, and the coordination and checking of contract documents for completeness and quality. He has extensive experience in the design of building systems for both new buildings and building retrofits for educational, health care, commercial, government, industrial, residential, and utility related facilities. He is experienced in the design of power distribution systems; emergency power systems and monitoring; uninterruptible power supplies; lighting and emergency lighting systems; fire alarm systems; security; sound; and telephone systems.

### EDUCATION

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

### EXPERIENCE

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

### PROFESSIONAL REGISTRATION / CERTIFICATION

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

### PROFESSIONAL AFFILIATIONS

NSPE/PSPE • U.S. Green Building Council

### PROJECT EXPERIENCE

Camp Dawson New Billeting Facility, U.S. Army National Guard - Kingwood, West Virginia

- › Three new billeting facilities designed to resemble small, upscale hotels including design of the heating, cooling, ventilation, lighting, power, fire alarm, telecommunications, fire protection, plumbing, and natural gas service

New Cumberland Army Depot, New Billeting Facility, U.S. Army Corps of Engineers - New Cumberland, Pennsylvania

- › Developed a project definition for a proposed three-story billeting facility providing civil, mechanical, plumbing, fire protection, and electrical engineering services for the facility

911 Airlift Wing, Visiting Offices Quarters, Building 206, U.S. Air Force, Greater Pittsburgh International Airport - Coraopolis, Pennsylvania

- › Renovations to 24 single bedroom units and one two-bedroom suite, main lobby, hearth room and registration desk, in the two story building

Fort Detrick, Renovations to Buildings 1430, 1545, AND 1546 U.S. Army Corps of Engineers - Frederick, Maryland

- › Improvements and modifications to building access for disabled persons by addressing the deficiencies affecting compliance with the Americans with Disabilities Act

PA DGS, PA Army National Guard Readiness Center - New Castle, Pennsylvania

- › Renovation to 23,000 sq.ft. readiness center, including HVAC renovations involving replacement of the steam heating system with hot water, renovations to restrooms / shower rooms and other plumbing renovations
- › Renovation to 26,700 sq.ft. reserve center, including ADA compliance upgrades, code upgrades

PA Department of Military Affairs, Ford City, Pennsylvania

- › New 24,400 sq.ft. armory

H.F. LENZ COMPANY

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

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

## IMPORTANT REMINDERS:

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

## West Virginia State Board of Registration for Professional Engineers

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

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

**PLEASE SAVE THIS FOR YOUR RECORDS**

Date of Renewal: November 23, 2020  
Amount Paid: \$70.00





West Virginia State Board of Registration  
for Professional Engineers

**THOMAS F. DETER**  
WV PE [REDACTED]

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

**EXPIRES December 31, 2022**

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



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

*Mechanical Engineer*

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

### EDUCATION

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

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

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

### EXPERIENCE

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

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania; LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

American Society of Heating, Refrigerating, and Air-Conditioning Engineers; APPA; U.S. Green Buildings Council

### PROJECT EXPERIENCE

Camp Dawson New Billeting Facility, U.S. Army National Guard - Kingwood, West Virginia

- › Three new billeting facilities designed to resemble small, upscale hotels including design of the heating, cooling, ventilation, lighting, power, fire alarm, telecommunications, fire protection, plumbing, and natural gas service

New Cumberland Army Depot, New Billeting Facility, U.S. Army Corps of Engineers - New Cumberland, Pennsylvania

- › Developed a project definition for a proposed three-story billeting facility providing civil, mechanical, plumbing, fire protection, and electrical engineering services for the facility

911 Airlift Wing, Visiting Offices Quarters, Building 206, U.S. Air Force, Greater Pittsburgh International Airport - Coraopolis, Pennsylvania

- › Renovations to 24 single bedroom units and one two-bedroom suite, main lobby, hearth room and registration desk, in the two story building

Fort Detrick, Renovations to Buildings 1430, 1545, AND 1546 U.S. Army Corps of Engineers - Frederick, Maryland

- › Improvements and modifications to building access for disabled persons by addressing the deficiencies affecting compliance with the Americans with Disabilities Act

PA DGS, PA Army National Guard Readiness Center - New Castle, Pennsylvania

- › Renovation to 23,000 sq.ft. readiness center, including HVAC renovations involving replacement of the steam heating system with hot water, renovations to restrooms / shower rooms and other plumbing renovations
- › Renovation to 26,700 sq.ft. reserve center, including ADA compliance upgrades, code upgrades

PA Department of Military Affairs, Ford City, Pennsylvania

- › New 24,400 sq.ft. armory





## Steven P. Mulhollen, P.E.

*Electrical Engineer*

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

### PROJECT EXPERIENCE

#### Camp Dawson New Billeting Facility, U.S. Army National Guard - Kingwood, West Virginia

- › Three new billeting facilities designed to resemble small, upscale hotels including design of the heating, cooling, ventilation, lighting, power, fire alarm, telecommunications, fire protection, plumbing, and natural gas service

#### New Cumberland Army Depot, New Billeting Facility, U.S. Army Corps of Engineers - New Cumberland, Pennsylvania

- › Developed a project definition for a proposed three-story billeting facility providing civil, mechanical, plumbing, fire protection, and electrical engineering services for the facility

#### 911 Airlift Wing, Visiting Offices Quarters, Building 206, U.S. Air Force, Greater Pittsburgh International Airport - Coraopolis, Pennsylvania

- › Renovations to 24 single bedroom units and one two-bedroom suite, main lobby, hearth room and registration desk, in the two story building

#### Fort Detrick, Renovations to Buildings 1430, 1545, AND 1546 U.S. Army Corps of Engineers - Frederick, Maryland

- › Improvements and modifications to building access for disabled persons by addressing the deficiencies affecting compliance with the Americans with Disabilities Act

#### PA DGS, PA Army National Guard Readiness Center - New Castle, Pennsylvania

- › Renovation to 23,000 sq.ft. readiness center, including HVAC renovations involving replacement of the steam heating system with hot water, renovations to restrooms / shower rooms and other plumbing renovations
- › Renovation to 26,700 sq.ft. reserve center, including ADA compliance upgrades, code upgrades

#### PA Department of Military Affairs, Ford City, Pennsylvania

- › New 24,400 sq.ft. armory

### EDUCATION

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

### EXPERIENCE

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

### PROFESSIONAL REGISTRATION / CERTIFICATION

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

### PROFESSIONAL AFFILIATIONS

Institute of Electrical and Electronics Engineers, Inc.



## Gregory D. Rummel, CPD

*Plumbing/Fire Protection Designer*

Mr. Rummel has designed complete plumbing and fire protection systems for colleges, schools, office buildings, hospitals, prisons, laboratories, industrial facilities, and military installations. He is fully knowledgeable of NFPA codes and is experienced in the design of wet, dry, preaction, FM200, and deluge fire protection systems. He is responsible for plumbing and sprinkler system design, layout, and calculations; selection and sizing of equipment; cost estimates; and site survey work. Mr. Rummel supervises drafting personnel; coordinates the plumbing design with utility companies, with other trades, and with the Project Engineer and Project Architect; and is responsible for assembling complete and accurate plumbing bid documents which meet H.F. Lenz Company standards.

### EDUCATION

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

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

### EXPERIENCE

H.F. Lenz Company 1989 – Present / Newport News Ship Building 1984 – 1989

### PROFESSIONAL REGISTRATION / CERTIFICATION

Certified in Plumbing Design, ASPE

### PROJECT EXPERIENCE

**Camp Dawson New Billeting Facility, U.S. Army National Guard - Kingwood, West Virginia**

- › Three new billeting facilities designed to resemble small, upscale hotels including design of the heating, cooling, ventilation, lighting, power, fire alarm, telecommunications, fire protection, plumbing, and natural gas service

**New Cumberland Army Depot, New Billeting Facility, U.S. Army Corps of Engineers - New Cumberland, Pennsylvania**

- › Developed a project definition for a proposed three-story billeting facility providing civil, mechanical, plumbing, fire protection, and electrical engineering services for the facility

**911 Airlift Wing, Visiting Offices Quarters, Building 206, U.S. Air Force, Greater Pittsburgh International Airport - Coraopolis, Pennsylvania**

- › Renovations to 24 single bedroom units and one two-bedroom suite, main lobby, hearth room and registration desk, in the two story building

**Fort Detrick, Renovations to Buildings 1430, 1545, AND 1546 U.S. Army Corps of Engineers - Frederick, Maryland**

- › Improvements and modifications to building access for disabled persons by addressing the deficiencies affecting compliance with the Americans with Disabilities Act

**PA DGS, PA Army National Guard Readiness Center - New Castle, Pennsylvania**

- › Renovation to 23,000 sq.ft. readiness center, including HVAC renovations involving replacement of the steam heating system with hot water, renovations to restrooms / shower rooms and other plumbing renovations
- › Renovation to 26,700 sq.ft. reserve center, including ADA compliance upgrades, code upgrades

**PA Department of Military Affairs, Ford City, Pennsylvania**

- › New 24,400 sq.ft. armory



## David A. Blackner, P.E.

*Principal/Structural Engineer*

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

Mr. Blackner is proficient in multiple analysis platforms (STAAD, RAM Structural Systems, 3-D Analysis and Finite Elements). He also oversees structural coordination with other trades, as well as conducting periodic site visits related to the structural work. Dave is also responsible for writing the structural technical specifications for projects. He received the Engineer of the Year Award 2005 by the local chapter PSPS.

### EDUCATION

Associate, Architectural Engineering Technology, 1988, Pennsylvania State University

Associate, Mechanical Engineering Technology, 1988, Pennsylvania State University

### EXPERIENCE

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

### PROFESSIONAL REGISTRATION / CERTIFICATION

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

### MEMBERSHIPS

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

### PROJECT EXPERIENCE

#### Candlewood Suites - Augusta, Georgia

- › Design of a new 311 room, 150,000 sq.ft. hotel, the largest Candlewood Suites in the world, at Fort Gordon Army Base; designed to attain LEED Certification

#### U.S. Air Force, 911th Airlift Group/CE, Greater Pittsburgh International Airport - Coraopolis, Pennsylvania

- › Expansion of Building 130

#### USACE Baltimore District, Letterkenny Army Depot, IDIQ Contract - Chambersburg, Pennsylvania

- › Multiple consecutive IDIQ Contracts for repair, renovations, additions, new construction, studies, investigations, and other A/E services for base buildings and site infrastructure at Letterkenny Army Depot; Over 100 projects completed to-date

#### University of Pittsburgh at Bradford, New Residence Hall - Bradford, Pennsylvania

- › A new 58,470 sq.ft multi-story building, principally programmed for 203 beds for student housing and related amenities

#### University of Charleston - Charleston, West Virginia

- › Four-story Brotherton Hall dormitory constructed of pre-cast hollow core plank on masonry bearing walls and miscellaneous steel framing. Exterior wall construction is brick veneer with metal stud back-up. Spread footing foundations bear on "CLFM" fill material

#### City of Pittsburgh - Pittsburgh, Pennsylvania

- › Structural modifications for restroom renovations in the City County Building; the project involved approximately 24 restroom on multiple floors



## Keith A. Gindlesperger, P.E.

*Principal/Civil Engineer*

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

### EDUCATION

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

### EXPERIENCE

H.F. Lenz Company 1998 – Present

### PROFESSIONAL REGISTRATION / CERTIFICATION

Licensed Professional Engineer in Pennsylvania, Maryland, Oregon, Virginia and West Virginia

### PROJECT EXPERIENCE

#### Letterkenny Army Depot - Chambersburg, Pennsylvania

- › Over 100 projects completed under seven consecutive term contracts
- › Civil Engineer for the design and permitting for long-term staging / storage sites for 1000 Mine Resistant Ambush Protected (MRAP) vehicles and associated parts and equipment

#### Walter Reed Army Medical Center - Washington, DC

- › Civil Engineer for the renovation and upgrade to Building 12, Provost Marshal's Facility. This building is a three-story historic structure consisting of 15,000 gsf of interior floor space. The project was completed under an IDC with the Baltimore Corps of Engineers

#### United Parcel Service, Master Paving & Concrete Rehabilitation Programs – Various Pennsylvania and West Virginia Locations

- › Evaluation of existing asphalt and concrete pavement at multiple UPS facilities throughout the Laurel Mountain District
- › Recommended a pavement management and rehabilitation program to repair/replace existing pavement or preserve the existing where possible

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

- › Site design for the new Ag Sciences Building II; included site utilities, grading and drainage plan, stormwater management plan, erosion and sedimentation control plan, WV DEP Permitting, Morgantown Utility Board Approvals.

#### 911th Airlift Wing, U.S. Air Force Reserve, Greater Pittsburgh International Airport - Coraopolis, Pennsylvania

- › Various renovations and new construction under two term contracts



## *Antonio Fratangelo, CCC, CCA*

Vice President/Shareholder

### Profile

---

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

### Experience

---

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

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

### Education and Credentials

---

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



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

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

### Affiliations

---

Association for the Advancement of Cost Engineering (AACEI)

President of AACEI – Pittsburgh Chapter

National Association of Construction Auditors (NACA)

Association of School Business Officials (PASBO)



*Antonio Fratangelo, CCP, CCA (Continued)*

## **Publications and Presentations**

---

*“Buyout Savings”* NACA 2017 Annual Conference (Presenter)

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

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

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

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

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



## *Daniel Frondorf, CPE, CDT*

Lead Estimator

President – DGFrondorf (A Partner Firm of JACEA)

### **Summary**

---

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

### **Experience**

---

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

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

### **Education and Credentials**

---

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

Construction Estimating Institute, Sarasota, Florida

University of Wisconsin, Civil Engineering and Urban Planning

Northern Kentucky University, Construction Management.

Certified Professional Estimator (CPE)

Construction Document Technician (CDT)

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



**D. RELEVANT PROJECTS**

---



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

Project Owner: USACE, Letterkenny Army Depot

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

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

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

Other current work at LEAD include modifications to Building 397:

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

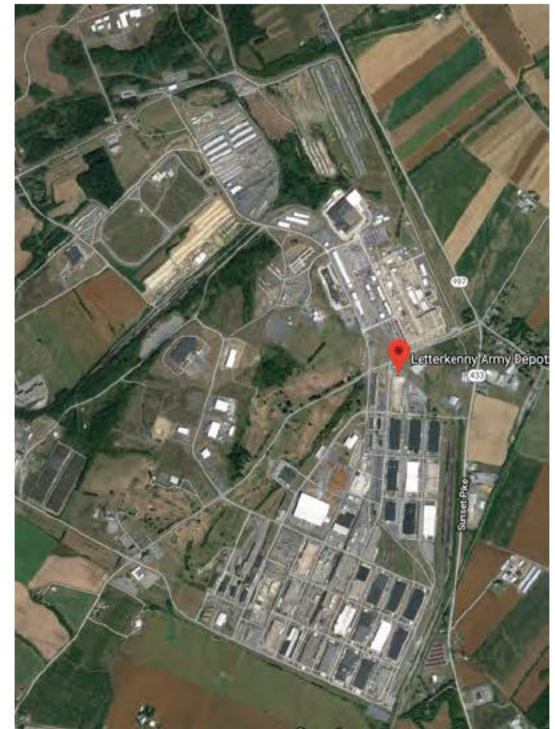
Future work at LEAD includes master planning and analysis of Stand Alone Facilities located outside the security perimeter and development of a plan to relocate select operations inside the perimeter and/or initiate force protection strategies for those facilities which will remain. Other projects are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

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

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

**Relevance to this Contract:**

- 5 Year Open Ended Contract
- Experience with government facilities, master planning and force protection strategies
- Multi-Disciplined Consultant Coordination
- Assistance with scope development
- Improvements to offices, support areas and high bay operations
- Architectural Design
- Renovation Projects



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

Project Owner: DGS/Military and Veterans Affairs

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

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

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

**Relevance to this Contract:**

- Experience with government facilities, renovation
- Multi-Disciplined Consultant Coordination
- Assistance with scope development
- Improvements to offices and support areas
- Architectural Design
- Renovation Project
- Security Upgrades



# Mount Vernon Terrace: Waynesboro, PA

The site contained a complex of 82 units in 20 post-war style buildings that were no longer marketable due to size and amenities. This substantial rehabilitation converted 2-bedroom units to 1-bedroom units, constructed additions to increase square footage for new 2-bedroom units, and combined 1<sup>st</sup> and 2<sup>nd</sup> floor units into 3-bedroom townhouses. Density was decreased to 64-units and amenities such as individual washers and dryers were added. Campus outdoor recreation areas include walking trail, natural exploration area, basketball court, pavilion, BBQ grills, bike racks, benches, and picnic tables among the existing trees. There is an Indoor fitness room and youth area plus a 974 sf community room with full kitchen and management office. The thermal envelope improvements include Energy Star windows and doors and blown in cellulose insulation. All ceiling lights, appliances, fans and HVAC equipment are Energy Star rated. Financed by PHFA LIHTC.

Before



After



Before



Before



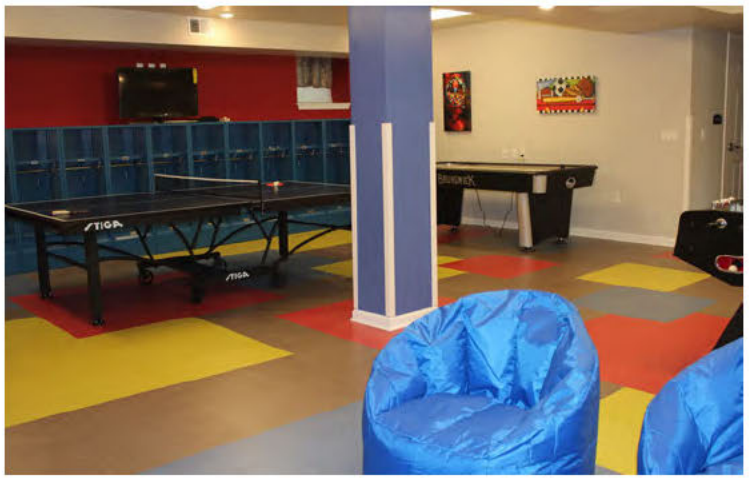
Before



Before



After



Before



After



## Sharps Terrace: Sharpsburg, PA

The original post-war housing was in barracks style and needed to be modernized. Sixty-six units of family housing are reduced in density to thirty-six units. The former common stairways were converted into individual entries for two-story apartments. Two buildings of the six-building complex were demolished to allow for construction of more functional alternatives: six new townhouse units with garages. The other four buildings were renovated. Heavy emphasis was placed on landscaping, common amenities such as computer learning labs, and creating at least one porch space for every unit. Funded by LIHTC through partnership with the Allegheny County Housing Authority.

**PAHRA 2004 Award of Accomplishment** presented to the Allegheny County Housing Authority

Before



After



New Townhouse Construction



## Grandview Pointe: Blairsville, PA

When the Housing Authority worked with DCED to tear down their aging units, replacement units were proposed to be funded with LIHTC. Thus was born the concept of Grandview Pointe. Located high above the Conemaugh River and close to recreation facilities, 24 Affordable Apartments for General Occupancy were constructed. The 1 and 2 bedroom apartments are organized for small families or singles in a Traditional Neighborhood Design. Every unit has a front and rear porch. The project incorporated PV and other green features. A large central Community Building, featuring a timber frame Community Room, provides laundry, mail, offices, maintenance and gathering spaces. Provisions for a future phase expansion were provided. Project was funded by PHFA PennHOMES and LIHTC.



## The Village at Ridgmont: Ridgway, PA

This 20-unit senior living development is set between the Ridgmont Assisted Living Facility and a single-family residential neighborhood. The Community Building attracts residents with management, supportive services office space, center mailboxes, laundry room and a large Community Room with kitchen. The units have energy efficient appliances, lighting and insulation as well as good air quality, which achieve all three of the Green Building/Sustainability Selection Criteria. A solar PV system on the roof of the buildings will generate at least 5% of the development's estimated electrical demand. Sidewalks connect the community with visitable units and provide an exercise option. A center court green space features a beautifully landscaped community pavilion. Project was financed with PHFA PennHOMES and LIHTC.



## Schoolhouse Hill Apartments: Mehoopany, PA

The project consists of 20 affordable senior apartments and Community Room. One building type is two stories built into the slope of a hill and the stacked units are entered with private porches from opposing sides. Another building type has single story cottages. Everyone gathers at the community building for activities and on the porch to watch baseball games on the adjacent Little League field. The project was funded by PHFA PennHOMES and LIHTC.





## Wisteria Commons: Monroe County, PA

Forty cottage units for the elderly were constructed in this Pocono community. The units have a geothermal heat system, open living/dining rooms and ample storage. A community facility offers gathering spaces, computer room and laundry facilities. The certified Wildlife Habitat site is robustly landscaped with rocks, plants, trellises and a pavilion. The project was funded by PHFA PennHOMES and LIHTC.



## Liberty Cottages: Liberty Township, Tioga County, PA

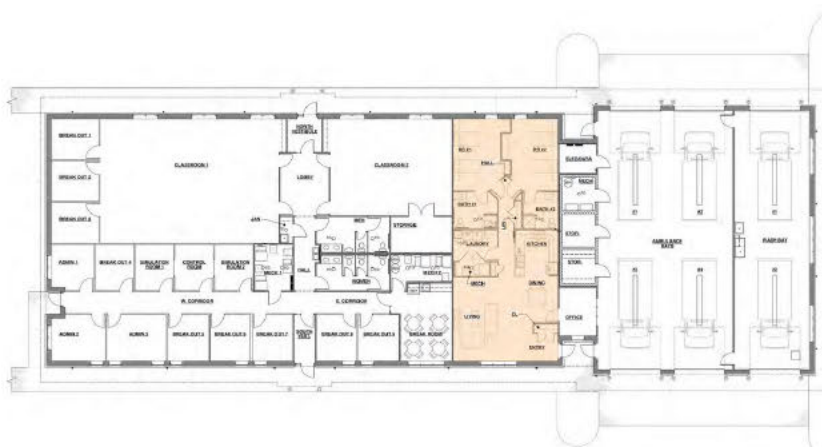
The development consists of 11 cottage style one-bedroom senior apartments and a community room constructed around a central courtyard. The courtyard is landscaped with drought tolerant plantings, benches, birdfeeder and trees for shade. The project was funded by PHFA PennHOMES and LIHTC.



## Citizens' Ambulance West Station: Indiana, PA

We designed an 11,000SF building that would serve as a Response Station with living quarters, an administrative area and a training facility jointly used by Citizens' Ambulance and Indiana University of Pennsylvania. The facility incorporated super insulation and low infiltration coupled with geothermal wells and Heat Recovery Units to provide fresh air to the variety of spaces. The initial year saw the energy costs of the Station to be less than a dollar per square foot. The site includes a Memorial Garden with donation pavers lining the gathering space used for ambulance personnel during breaks. Architect: Tom Harley, R.A.

David Shaffer, Manager, 724-249-5511, [dshaffer@asmgt.com](mailto:dshaffer@asmgt.com)



UpStreet Architects, Inc.

Relevant Project Experience

## Dale Schoolhouse Apartments: Johnstown, PA

The original building had fallen into a state of almost inhabitable conditions, but the new Owner was determined to create an impact on the community by revitalizing it rather than tearing it down. Eight existing apartments in this 1920's school building were converted to eleven units, through reconfiguration of some spaces. The upper floor apartments remained in their original layout. The first floor was reconfigured into several apartments, creating three new units, including a handicapped accessible unit, and exiting routes. All finishes, fixtures and systems are upgraded, allowing the building to earn a Silver Rating from the ICC 700 National Green Building Standard. The project was funded by the Neighborhood Stabilization Program.

Before



After



# Homestead Towers A, B, and C: Homestead, PA

Homestead Apartments is a public housing complex of four 12-story buildings that were originally constructed in the 1950s, and in need of revitalization both functionally and physically. Towers A and B each converted 72 units into 60 and Tower C converted 60 units to 52 for a total of 172 units. Towers A and B have both received LEED Silver Certification becoming PHFA's first LEED construction. The rehabilitation decreased density, created welcoming interior and exterior common spaces, and developed a strong services component with in-house, fully staffed facilities including a LIFE Center. Financed by Hope VI and LIHTC through partnership with the Allegheny County Housing Authority.



Before

After



Before



After



# FEMA Kitchen/Dining Area in Building K: Emmitsburg, MD

We provided Architectural and Mechanical, Electrical and Plumbing design services for the renovation of the Kitchen/Dining Area in Bldg. K at the National Emergency Training Center. The design improved food delivery and storage flow, reorganized food preparation and cooking to improve working efficiency, and implemented a new food service delivery system to the customers. The mechanical, electrical, lighting and plumbing systems were reorganized and updated to meet current codes, minimally disturb adjacent areas, and be compatible with the historic features. The design was coordinated fully with a Design Build team including the Prime Contractor and the kitchen equipment supply designer to stay in the budget of \$2.9M.

- Relevance to this Contract:**
- Site investigation and evaluation
  - Renovation Project
  - MEP systems integration
  - Phasing Options for occupancy during construction

Construction cost: \$2.9M    Completed 2014

Before



After



# Cambria County Association for the Blind and Handicapped: Johnstown Division

When a diversification of the manufacturing process for the Cambria County Association for the Blind and Handicapped (CCABH) occurred, an addition and renovation of their facilities was required. Their mission is to foster independence in their employees and manufacture high quality products. Our office along with the lead consultant worked with CCABH's staff and employees to provide a comprehensive approach to improve work flow/production, enhance employee support spaces and reduce energy costs. The existing 60,000sf and the new 50,000 sf 2-story addition were configured to accommodate current and future needs of the organization in all areas including site and parking design, exteriors to unify the buildings, and interiors with special attention to the specific employee needs including color selection, craftsmanship and installation methods.



Implementation of the accessibility to the building was approached as universal design not special design. The construction phasing was developed to minimize manufacturing disruption and maintain employee safety. Architect of record: Frank Dachtel Architects P.C., used with permission

Project Contact: Tara Bosserman, Chief Operating Officer, 814-536-3531

Before



After

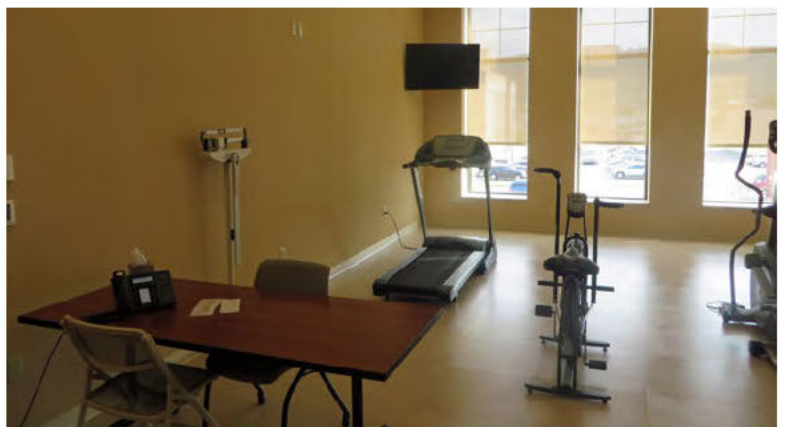




Before



After



## Billeting Facilities

H.F. Lenz Company provided engineering services for the design of new billeting facilities. A few of our project examples include:

### **CAMP DAWSON, NEW BILLETING FACILITY, U.S. ARMY NATIONAL GUARD -** *Kingwood, West Virginia*

H.F. Lenz Company provided mechanical, electrical, plumbing and fire protection engineering services for the design of three new billeting facilities for Camp Dawson. The facilities were designed to resemble small, upscale hotels. Each facility consisted of eight sleeping rooms with full baths, a common gathering area with fire place, and a full kitchen. The project included the design of the heating, cooling, ventilation, lighting, power, fire alarm, telecommunications, fire protection, plumbing, and natural gas service. Each sleeping room had individual heating and cooling control.

### **NEW CUMBERLAND ARMY DEPOT, NEW BILLETING FACILITY, U.S. ARMY** **CORPS OF ENGINEERS -** *NEW CUMBERLAND, PENNSYLVANIA*

H.F. Lenz Company provided engineering services to develop a project definition for a proposed three-story billeting facility to be located at the New Cumberland Army Depot. HFL provided civil, mechanical, plumbing, fire protection, and electrical engineering services for the facility.

Three HVAC options were proposed for the building including packaged through-the-wall air conditioning units, four pipe fan coil unit with gas heat, and water source heat pump with gas heat. HFL prepared a systems comparison between each of the options, comparing overall performance, equipment requirements, and order of magnitude cost comparison.

The MEP systems narrative defined the specific requirements recommended for the new billeting facility addressing utilities to the building, sizing of water, sanitary sewer, natural gas systems, addressing plumbing fixtures and piping types. The project definition included the fire protection system configuration in accordance with NFPA 13 and the Military Handbook. Electrical systems described the medium voltage service to the building with a pad mounted transformer to establish a secondary service for the billeting facility. The narrative described the electrical distribution system, lighting recommendations with fixture types and illumination levels for each type of space, emergency and egress lighting, branch circuiting approaches and detailed telecommunications systems arrangement.



**US Army Corps  
of Engineers®**



**911 AIRLIFT WING, VISITING OFFICES QUARTERS, BUILDING 206,  
U.S. AIR FORCE, GREATER PITTSBURGH INTERNATIONAL AIRPORT -  
Coraopolis, Pennsylvania**

H.F. Lenz Company was involved in a renovation project at Building 206 for the 911 Airlift Wing which consisted of improvements to the Visiting Officers Quarters. The improvements included 24 single bedroom units and one two-bedroom suite in the two-story building. The project also consisted of modifications and improvements to the main lobby, including hearth room and the registration desk. Some of the MEP system improvements included the following:

- › New boiler system
- › Building heating piping and fan coil units
- › Reused existing chiller
- › Replaced chilled water distribution piping
- › Building ATC system
- › Domestic water heater and storage tank
- › New domestic water piping system
- › New sanitary sewer and vent piping
- › Plumbing fixture replacement
- › Fire protection system for the entire building in accordance with NFPA 13
- › Dry type sprinkler system to protect the unheated attic of the building
- › A new pad-mounted 4160V primary 208/120V secondary transformer
- › New main distribution switchboard
- › Electrical devices including lighting, receptacles, switches, etc.



**FORT DETRICK, RENOVATIONS TO BUILDINGS 1430, 1545, AND 1546,  
U.S. ARMY CORPS OF ENGINEERS - Frederick, Maryland**

H.F. Lenz Company provided the mechanical, electrical, plumbing, fire protection, structural and civil engineering services for the renovations to buildings 1430, 1545, and 1546. Building 1430, the oldest of the three buildings, was originally constructed for use as a dormitory and converted to office space in the 1980's. Buildings 1545 and 1546, also originally constructed as dormitories, were converted into office space within the last 5 years. The intent of this project was to improve access to Buildings 1430, 1545, and 1546 for disabled persons by addressing the deficiencies affecting compliance with the Americans with Disabilities Act. Modifications to these buildings included the addition of an ADA compliant elevator to provide access to the three floors above grade at each building. Other modifications included the installation of ADA compliant automatic door openers and ADA compliant hardware to the building entry door assembly closest to where the elevator is located, modifications to door stoops, walkways, and ramps as required to provide an ADA compliant accessible path into the buildings and to the elevators.





## Pennsylvania Army National Guard

*Pittsburgh, Pennsylvania*

### CRANE READINESS CENTER REHABILITATION

H.F. Lenz Company provided the mechanical, electrical, plumbing, fire protection, communications and civil engineering services for the renovation of the Crane Readiness Center which houses 250 soldiers of the 128th Brigade Support Battalion, PA Army National Guard.

The existing facility was a 26,700 sq.ft., two-story Reserve Center of permanent masonry type construction, brick and concrete block units with concrete floors, and a built-up or membrane roof system. The scope of work for the project included:

- › Restroom rehabilitation/installation of low-flow fixtures
- › American with Disabilities Act compliance upgrades
- › Code compliance upgrades
- › Construction of a 3,000 to 5,000 sq.ft. heated storage building equipped with supply caging
- › HVAC & electrical system evaluation and improvements
- › Emergency generator supporting up to 35% of facility's load requirements
- › Elevator installation
- › Parking lot lighting
- › Roof replacement
- › Bituminous pavement demolition/replacement/expansion
- › Chain-link fencing and gates
- › Exterior lighting
- › Antiterrorism/force protection requirements around the perimeter of the property
- › Masonry re-pointing

Several rooms were remodeled for new programming needs to include architectural, electrical, IT and HVAC improvements.

This facility also houses a weapons vault which will be equipped with an electronic Entrance Security System (ESS).

Construction on the \$2,200,000 was completed in 2015.





## Pennsylvania Army National Guard

New Castle, Pennsylvania

### NEW CASTLE READINESS CENTER REHABILITATION

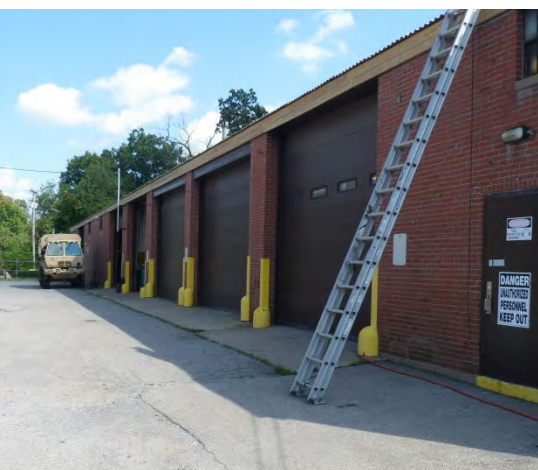
The New Castle Readiness Center consisted of two, two-story wings of the building with a one-story Maintenance Shop/Drill Hall which connects the two. The building is masonry type construction with stone, brick, and concrete block. Outside supporting facilities include military and privately-owned vehicle parking, fencing, sidewalks, access roads, and storage buildings as well as a vehicle maintenance facility.

This project was focused on the Readiness Center or the main building. The size of the existing facility was approximately 23,000 sq. ft. The facility houses approximately 120 soldiers from the 107th Field Artillery Battalion for the Pennsylvania Army National Guard. The original building was constructed in 1938 and housed the Calvary Units, which included administrative offices, stables, and a riding hall, which is now the Drill Hall.

The rehabilitation scope of work included:

- › HVAC renovations include replacement of the steam heating system with hot water, adding air conditioning to the Administration Wing, Rear Wing, and the existing classroom which is part of the Drill Hall, toilet room and locker room exhaust upgrades, and a kitchen exhaust and make-up air system.
- › The plumbing scope of work includes replacing water heaters, providing a new domestic water service and piping, updating the sanitary sewer and vent piping, modifying the natural gas service and piping to accommodate the increased loads, renovations to the toilet rooms and shower rooms throughout the building, and providing new roof drains.
- › Electrical upgrades consisting of new electrical service, new distribution equipment and panelboards throughout. New lighting and receptacle layouts are also included as part of the renovation. Fire alarm system and emergency lighting will be updated throughout the building, and a connection for a future generator will be incorporated into the design.

Construction on the \$2,511,000 was completed in 2018.



## Letterkenny Army Depot

Chambersburg, Pennsylvania

### RESTROOM / LOCKER ROOM RENOVATIONS

Completed as a task order under an Architect-Engineer Indefinite Delivery Contract, H.F. Lenz Company provided the multi-discipline design services for the renovation and upgrades to locker rooms and restrooms in Buildings 320, 350, & 370.

One of the project goals was to strengthen environmental and energy management by reducing energy and water consumption and reducing toxic or hazardous chemical usage. All work was done in compliance with ADA and ABA requirements as well as with all other building codes.

#### The Scope of Work included:

- › Reconfiguration of toilet stalls and urinal stalls to comply with ADA Standards
- › New wall-hung ADA compliant vanities with lavatory
- › Replace recessed light fixtures with LED fixtures
- › Install new flooring
- › Replace exhaust fans with new energy efficient exhaust fans
- › New electric heaters with self-contained thermostats
- › New ADA compliant shower compartments in some restrooms
- › New floor drains with inline floor drain trap sealers
- › New fiberglass reinforced panels (FRP) wall covering
- › New water heaters in new storage closets
- › Provide required bathroom accessories (paper towel and soap dispensers, trash receptacles, room deodorizers, etc.)

The project was phased to allow for half of the restrooms to remain operational during construction to support the building's occupants.





## Department of Defense Facilities

### U.S. ARMY CORPS OF ENGINEERS, BALTIMORE

#### ARMY RESERVE AVIATION FACILITY *Johnstown, Pennsylvania*

- › New 120,000 sq.ft. multi-building complex including an armed forces reserve center and an aviation maintenance shop

#### ARMY RESERVE CENTER *Beckley, West Virginia*

- › New 300-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Morgantown, West Virginia*

- › New 300-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Wheeling, West Virginia*

- › New 284-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Rainelle, West Virginia*

- › New 200-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Weirton, West Virginia*

- › New 200-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Brownsville, Pennsylvania*

- › New 200-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Johnstown, Pennsylvania*

- › New 200-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Kingwood, West Virginia*

- › Maintenance shop

#### ARMY RESERVE CENTER *Grantsville, West Virginia*

- › New 100-member reserve center with training building and maintenance shop

#### ARMY RESERVE CENTER *Elkins, West Virginia*

- › New 60-member reserve centers with training building and maintenance shop





**MORLOCK ARMY RESERVE CENTER** *Pittsburgh, Pennsylvania*

- › HVAC modifications

**COPELY ARMY RESERVE CENTER** *Oil City, Pennsylvania*

- › Boiler addition

**STEELE ARMY RESERVE CENTER** *Pittsburgh, Pennsylvania*

- › Complete HVAC system replacement

**CAMP DAWSON** *Kingwood, West Virginia*

- › Three new billeting facilities

**LETTERKENNY ARMY DEPOT** *Chambersburg, Pennsylvania*

- › Six indefinite-delivery contracts for mechanical, electrical, civil, and structural engineering and surveying services

**FORT RICHIE** *Fort Ritchie, Maryland*

- › Two indefinite-delivery contracts for mechanical, electrical, civil, and structural engineering and surveying services

**AMMUNITION PLANT** *Scranton, Pennsylvania*

- › Upgrade lighting system in production shop

**911 AIRLIFT GROUP, GREATER PITTSBURGH INTERNATIONAL AIRPORT** *Pittsburgh, Pennsylvania*

- › Study and design of new Base Civil Engineer Facility
- › Indefinite delivery contract for architectural and engineering services



**U.S. ARMY CORPS OF ENGINEERS, NORFOLK**

**WALTER REED ARMY MEDICAL CENTER** *Washington, D.C.*

- › Building 14, Parking Garage Repairs
- › Renovation and upgrade to Building 12, Provost Marshal's Facility
- › Repair and upgrade of the main steam distribution system from the Garrison's Steam Plant, Building 15

**U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA**

**PHILADELPHIA, PENNSYLVANIA**

- › Tenant fit-up

**PA DEPARTMENT OF MILITARY AFFAIRS**

**FORD CITY ARMORY** *Ford City, Pennsylvania*

- › New 24,400 sq.ft. training center with classrooms and kitchen/dining facilities







**NAVAL FACILITIES ENGINEERING COMMAND (NAVFAC),  
NORTHERN DIVISION**

**NAVAL AIR STATION** *Lakehurst, New Jersey*

- › Air conditioning tune-up study

**NAVAL SHIP PARTS CONTROL CENTER** *Mechanicsburg, Pennsylvania*

- › Administrative facility improvements

**NAVAL FACILITIES ENGINEERING COMMAND (NAVFAC),  
CHESAPEAKE & ATLANTIC DIVISION**

**NAVAL RESEARCH LABORATORY** *Washington, D.C.*

- › Three indefinite delivery contracts for mechanical, electrical, and structural engineering services (Chesapeake Division)

**OCEANA NAVAL STATION** *Virginia Beach, Virginia*

- › Energy monitoring and control system
- › Boiler plant modifications (Atlantic Division)

**NAVAL FACILITIES ENGINEERING COMMAND (NAVFAC),  
SOUTHEAST DIVISION**

**P-8A INTEGRATED SIMULATION/TRAINING CENTER** *Jacksonville, Florida*

- › New \$42.5 million, 165,000 sq.ft. operational training facility for a new Multi-Mission Maritime Aircraft (MMA)/P8-A located at the Naval Air Station; Project goal is LEED Gold



**DEPARTMENT OF GENERAL SERVICES**

**PENNSYLVANIA NATIONAL GUARD** *Johnstown, Pennsylvania*

- › New 23,560 sq.ft. Regional Maintenance Facility

**PENNSYLVANIA ARMY NATIONAL GUARD, 128TH BRIGADE SUPPORT BATTALION**

- › Renovation of the 26,700 sq.ft. Crane Readiness Center which houses 250 soldiers

**PENNSYLVANIA ARMY NATIONAL GUARD, 107TH FIELD ARTILLERY BATTALION**

- › Rehabilitation of 23,000 sq.ft. New Castle Readiness Center which houses approximately 120 soldiers





## Housing Related Experience

Our team has extensive experience with billeting facilities on military bases, dormitories, student housing developments, mixed-use apartment complexes and hotels throughout the U.S.

Our team has worked together on the design of over 4,000 rooms of hotel, apartments and condominiums including a pre-certified LEED® hotel prototype for Marriott International, Inc., which is designed to reduce a hotel's energy and water consumption by up to 25%, and save owners approximately \$100,000 in annual total operating cost.

Our team has also developed written prototype specifications for Wyndham Select service brands and developed brand standards for Virgin Hotels. They currently provide MEP systems review for all new Virgin Hotel properties around the United States and abroad.

Below is an overview of some of our recent dormitory projects:

### **ALLEGHENY COLLEGE** *Meadville, Pennsylvania*

- › Caflich Hall historic dormitory study
- › New 230-bed, 77,000 sq.ft. North Village Student Housing Phase II

### **CARNEGIE MELLON UNIVERSITY** *Pittsburgh, Pennsylvania*

- › New House First Year Residence Hall - 72,000 sq.ft., 260-bed, 135-room, five-story building - LEED 2.1 Silver Rating
- › Renovation of Moorewood Gardens dormitory
- › Sprinkler upgrade for the Margaret Morrison Sorority House
- › Sprinkler master plan for 28 residence halls

### **THE CULINARY INSTITUTE OF AMERICA** *Hyde Park, New York*

- › New suite style housing units

### **EDINBORO UNIVERSITY** *Edinboro, Pennsylvania*

- › Total building renovation of Reeder Hall & Rose Hall dorms
- › Renovation of Scranton Hall and Shaffer Hall dormitories
- › Renovation of Dearborn and Earp Hall dormitories
- › Residence hall study

### **GANNON UNIVERSITY** *Erie, Pennsylvania*

- › Dormitories

### **GROVE CITY COLLEGE** *Grove City, Pennsylvania*

- › Dormitories

### **INDIANA UNIVERSITY OF PENNSYLVANIA** *Indiana, Pennsylvania*

- › Residence Halls HVAC improvements
- › Master Plan for new Student Housing; also provided engineering design services and LEED Fundamental





Commissioning services for the new student housing which consists of 9 new buildings, totaling over 1.3 million sq.ft., and provides beds for 3,554 students; Phase I, II and III have received a LEED Certified Rating

**JUNIATA COLLEGE** *Huntingdon, Pennsylvania*

- › Dormitories

**LA ROCHE UNIVERSITY** *Pittsburgh, Pennsylvania*

- › Complete engineering design services for expansion of Bold Hall dormitory

**LEBANON VALLEY COLLEGE** *Lebanon Valley, Pennsylvania*

- › New 150-bed student housing facility

**MANSFIELD UNIVERSITY** *Mansfield, Pennsylvania*

- › New 400,000 sq.ft., four building student housing community



**THE PENNSYLVANIA STATE UNIVERSITY** *Various Locations*  
**University Park – Main Campus**

- › New 150-unit efficiency style apartments with kitchen and bathrooms, and separate laundry facilities; Project was designed but not built

**Abington Campus**

- › Housing master plan & new student housing

**Berks Campus**

- › New 62,000 sq.ft. classroom/laboratory building with mechanical, physical, computer, and research and development laboratories

**Brandywine Campus**

- › Housing study

**Erie Campus**

- › Perry Hall feasibility study
- › New 52,000 sq.ft. Senat Hall
- › Niagra and Lawrence Halls dormitory renovation

**Milton Hershey Medical Center, Penn State College of Medicine – Hershey, Pennsylvania**

- › Design of 105 unit graduate student housing

**Harrisburg Campus**

- › New 31,000 sq.ft., 100-bed student housing facility
- › High temperature hot water heating system

**ROBERT MORRIS UNIVERSITY** *Moon Township, Pennsylvania*

- › Student housing at Sewell Center
- › Ridge Row living center
- › Infrastructure planning for new seven-story student apartment building





**ROWAN COLLEGE** *Glassboro, New Jersey*

- › New heating system in Mullica Hall dormitory

**SACRED HEART UNIVERSITY, FAIRFIELD, CT**

- › New Twin Apartment Residence Halls Phase 1
- › Upper Quadrangle Buildings 4, 5, 6

**SAINT FRANCIS UNIVERSITY** *Loretto, Pennsylvania*

- › Renovation/restoration of historic Bonaventure Hall dormitory

**SHIPPENSBURG UNIVERSITY** *Shippensburg, Pennsylvania*

- › Electrical and telecommunications upgrade, 9 residence halls

**SLIPPERY ROCK UNIVERSITY** *Slippery Rock, Pennsylvania*

- › Dormitories
- › Site Design for 2,293-bed new student housing project

**TEMPLE UNIVERSITY** *Philadelphia, Pennsylvania*

- › Mechanical and electrical design of new South Gateway Student Residence Development, a 1,500-bed, high-rise complex; includes a three-level dining pavilion; Project goal is LEED Certified

**UNIVERSITY OF CHARLESTON** *Charleston, West Virginia*

- › New 54,600 sq.ft. dormitory

**UNIVERSITY OF PITTSBURGH** *Pittsburgh, Pennsylvania*

- › Design/build of new 800-bed, three-building dormitory complex - Sutherland Hall
- › McCormick Hall dormitory study
- › Lighting study for 10 residence halls
- › Litchfield Towers HVAC

**UNIVERSITY OF PITTSBURGH AT BRADFORD** *Bradford, Pennsylvania*

- › New 58,470 sq.ft. multi-story student housing facility

**UNIVERSITY OF PITTSBURGH AT JOHNSTOWN** *Johnstown, Pennsylvania*

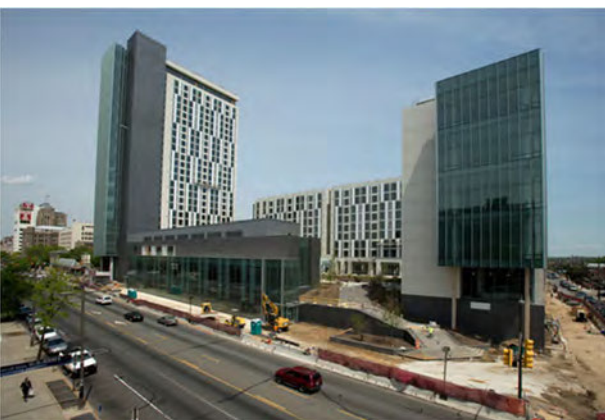
- › Five dormitories
- › New 400-bed Living and Learning Center

**UNIVERSITY OF VERMONT** *Burlington, Vermont*

- › New 205,754 sq.ft., 695-bed residence hall

**WESTMINSTER COLLEGE** *New Wilmington, Pennsylvania*

- › Life safety, fire alarm, and electrical system upgrades at nine dormitories





**E. PROJECT APPROACH**



## PROJECT APPROACH

Our project approach to this project is based on the RFP and the understanding that the project will be in two phases. Our consultants were selected because of their ability to provide comprehensive professional services to the State of West Virginia. Their expertise will enable us to make recommendations quickly. The key issues and potential risks will be identified and further investigation will depend on additional information and a site visit.

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

JA Cost Engineers and Advisors, Inc. (JACEA) will perform periodic independent cost estimates. They have extensive experience with public sector work. We have worked with JACEA on several previous projects.

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

We will request any existing documentation be provided if not already received during contract negotiations, including existing drawings, test reports, environmental studies, force protection assessment, master plans, occupancy approvals, sewage maintenance records, and a description of an average monthly facility activity schedule. Our team will review the documentation in preparation for the kick off meeting. Documentation, which is not available or is not sufficient, will be brought to the attention of the Department and Facility representatives. At the First Meeting, we will come prepared with questions, recommendations for actions and a critical path schedule. We will also focus on the facility and user needs. Interviews and discussions with the staff and maintenance personnel, examination of the

site in detail, and understanding the operations and occupancy schedules will be the basis for the design, making decisions and establishing priorities. Our process will be to understand the user needs now and projected, adjacencies, flow and numbers of people needing to accommodate.

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

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

We understand that the project will be reviewed, verified for continuation, and adjusted as required.

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

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

Prior to the final Construction Document Phase, the drawings and specifications will be completed to a high level of detail for review. Statements of probable construction cost will be elaborated in detail. All previous



comments will be addressed. All documentation to the authorities will be finalized and ready for submission.

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

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

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

At each phase, we will provide the required documentation, prints and copies, meeting attendance, and written responses to comments. We will follow the guidelines and procedures established by The Purchasing Division.

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

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



**F. CERTIFICATIONS**





ALLAN L. MCVEY  
CABINET SECRETARY

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

W. MICHAEL SHEETS  
DIRECTOR

April 15, 2020

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

Ms. Hauge:

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

4/15/2020

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

Small Business    Women Owned Business

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

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

Sincerely,

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

Lu Anne Cottrill  
Assisting Registration Coordinator

## NOTICE OF SMALL BUSINESS SELF-CERTIFICATION



The Department is pleased to announce that

### **UPSTREET ARCHITECTS INC**

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

BUSINESS TYPE(s):

**Building Design Services**

CERTIFICATION NUMBER: **354200-2019-11-SB**

CERTIFICATION TYPE: **SMALL BUSINESS**

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

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

RECERTIFIED DATE:

A handwritten signature in black ink that reads "Kerry L. Kirkland". The signature is written in a cursive style with a large, looped "K" and "L".

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

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



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

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

BUSINESS TYPE(s):

**Building Design Services**

CERTIFICATION NUMBER: **354200-2019-11-SB-W**

CERTIFICATION TYPE: **SMALL DIVERSE BUSINESS**

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

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

RECERTIFIED DATE:

A handwritten signature in black ink that reads "Kerry L. Kirkland". The signature is written in a cursive style with a large, looped "K" and "L".

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



WOMEN'S BUSINESS ENTERPRISE  
NATIONAL COUNCIL

JOIN FORCES. SUCCEED TOGETHER.

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

UpStreet Architects, Inc. DBA NA

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

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

NAICS: 541310 UNSPSC: 95120000
Certification Number: WOSB171966
Expiration Date: September 27, 2021



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

Pamela Prince-Eason, WBENC President & CEO

Laura Taylor, WBENC Vice President



**G. SIGNED FORMS**



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

State of West Virginia  
 Centralized Expression of Interest  
 Architect/Engr

<b>Proc Folder:</b> 915017			<b>Reason for Modification:</b>
<b>Doc Description:</b> Building 106 Renovation Design Camp Dawson			
<b>Proc Type:</b> Central Purchase Order			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2021-07-27	2021-08-11 13:30	CEOI 0603 ADJ2200000002	1

**BID RECEIVING LOCATION**

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

**VENDOR**

**Vendor Customer Code:** VS 00000 21830  
**Vendor Name :** UpStreet Architects, Inc.  
**Address :** 541 Philadelphia Street  
**Street :**  
**City :** Indiana  
**State :** PA **Country :** USA **Zip :** 15701  
**Principal Contact :** Karen L. Welsh  
**Vendor Contact Phone:** 724-349-3601 **Extension:** 110


**FOR INFORMATION CONTACT THE BUYER**  
 David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

**Vendor Signature X** 

**FEIN#** 23-2922545 **DATE** 08/11/2021

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

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

  
\_\_\_\_\_  
(Name, Title)  
Thomas R. Harley, R.A., Secretary  
\_\_\_\_\_  
(Printed Name and Title)  
541 Philadelphia Street, Indiana, PA 15701  
\_\_\_\_\_  
(Address)  
724-349-3601 / 724-349-5779  
\_\_\_\_\_  
(Phone Number) / (Fax Number)  
tharley@trharchitects.com  
\_\_\_\_\_  
(email address)

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

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

UpStreet Architects, Inc.  
\_\_\_\_\_  
(Company)  
  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)  
Thomas R. Harley, R.A., Secretary  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)  
08/11/2021  
\_\_\_\_\_  
(Date)  
724-349-3601 / 724-349-5779  
\_\_\_\_\_  
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

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

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"Related party"** means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: UpStreet Architects, Inc.

Authorized Signature: [Signature] Date: 8/10/21

State of Pennsylvania

County of Indiana, to-wit:

Taken, subscribed, and sworn to before me this 10<sup>th</sup> day of August, 2021.

My Commission expires May 16, 2025.

**AFFIX SEAL HERE**

**NOTARY PUBLIC** Tanya L Hodak

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

