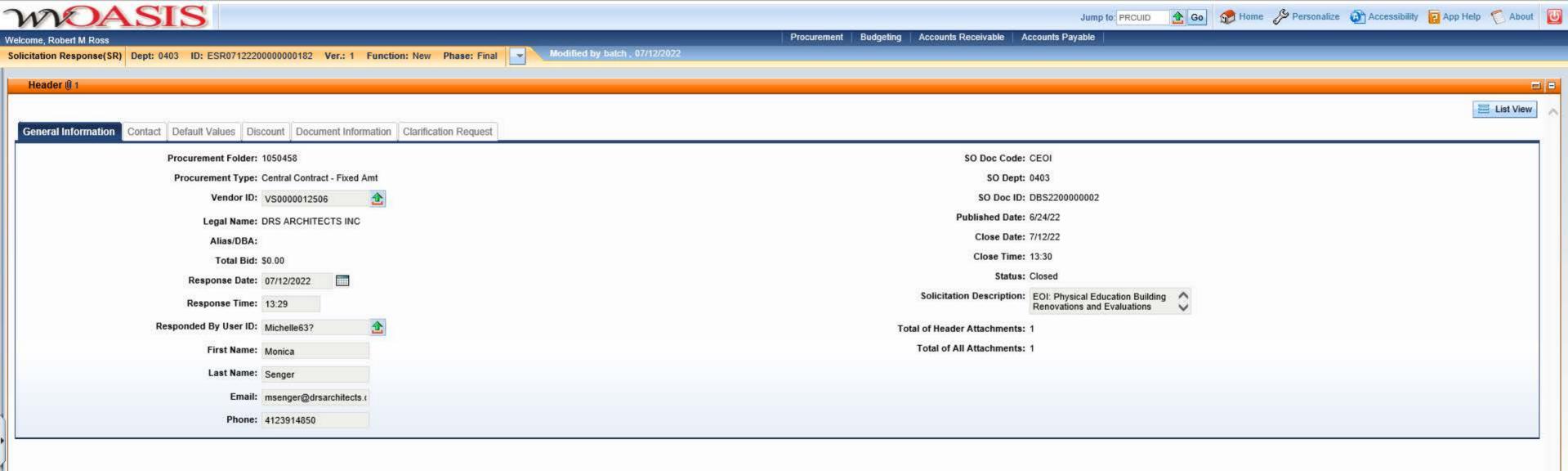
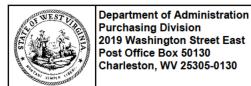


2019 Washington Street, East Charleston, WV 25305 Telephone: 304-558-2306 General Fax: 304-558-6026

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*. 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* with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.





# State of West Virginia Solicitation Response

Proc Folder: 1050458

Solicitation Description: EOI: Physical Education Building Renovations and Evaluations

Proc Type: Central Contract - Fixed Amt

 Solicitation Closes
 Solicitation Response
 Version

 2022-07-12 13:30
 SR 0403 ESR07122200000000182
 1

**VENDOR** 

VS0000012506 DRS ARCHITECTS INC

Solicitation Number: CEOI 0403 DBS2200000002

Total Bid: 0 Response Date: 2022-07-12 Response Time: 13:29:44

Comments:

FOR INFORMATION CONTACT THE BUYER

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

Vendor

Signature X FEIN# DATE

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

Date Printed: Jul 12, 2022 Page: 1 FORM ID: WV-PRC-SR-001 2020/05

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Physical Education Building Renovations and Evaluations				0.00

Comm Code	Manufacturer	Specification	Model #	
81101508				

## **Commodity Line Comments:**

## **Extended Description:**

Physical Education Building Renovations and Evaluations

# CEOI 0403 DBS2200000002

West Virginia Schools for the Deaf and the Blind Physical Education Building Renovations and Evaluations



# Prepared by:

# **DRS** architects

One Gateway Center, 17th Floor Pittsburgh, PA 15222 412-391-4850

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#### INTRODUCTION

DRS Architects is a 25-person architecture and design firm with over sixty years of experience working in a wide variety of market sectors.

Our Market Areas		
Higher Education	Recreation	
Master Planning	Athletics	
Hospitality	Industrial Maintenance	
Health Care	Transportation	
Commercial Interiors	Laboratories	



LEED Silver Certified Slippery Rock University Student Union

DRS maintains continuing services contracts with the PASSHE system, the US Department of Energy, NASA, the PA Department of Conservation and Natural Resources, and the City of Pittsburgh.

For the USPS, the US Department of Energy, and the US Army Corps of Engineers, we have successfully completed hundreds of individual work orders over successive, multi-year contracts. Many of these projects have included building structure and envelope assessments followed by the corrective repair and replacement of building components such as doors, windows, and roofs.

Our Services			
Building Assessments	Construction Documents		
Visioning Studies	Bid Phase Consultation		
Promotional Graphics & Animations	Cost Estimating		
Planning Analyses	Construction Administration		
Code Consulting	Technical Review and Support		



UPMC Children's Hospital North Exterior Canopy

Additionally, we have extensive experience in recreational swimming pool design for institutional clients in hospitality, higher education, and recreation / resort markets.

We are, therefore, accustomed to evaluating, renovating, and constructing all of the building features listed as objectives in this solicitation.

With a broad range of skills and depth of experience, we have assisted colleges and universities, municipalities, government agencies, and corporate administrations address their short-term needs and long-term strategies. DRS' technical competencies are complemented by the stakeholder engagement expertise we have developed as master planners. This expertise has proven to be an invaluable tool for building consensus within client communities. The solutions we reach are not only high-performing, but can demonstrate the fair and inclusive process of meeting the project goals.

#### LIST OF RELATED PROJECTS

#### A select list of many successfully completed related projects include:

#### Building Envelope Renovation Projects (including Glazed Openings & Roofs):

University of Pittsburgh, Salk Hall, Pittsburgh, PA - Extensive Renovations to Roofs, Windows, and Masonry

Clarion University, Moore Hall and Stevens Hall, Clarion, PA – Building Envelope and Accessibility Renovations

US Department of Energy, NETL, Albany, OR – Extensive Building Envelope Renovation Slippery Rock University, Dinger Hall, Slippery Rock, PA – Roof Replacement

Borough of Baldwin Poolhouse, Pittsburgh, PA - Roof Replacement

UPMC Mercy Hospital, Pittsburgh, PA - Roof Replacement

UPMC Weatherwood, Greensburg, PA - Roof Replacement

UPMC Strabane Woods, Washington, PA - Roof, Door, and Window Replacements

UPMC Strabane Trails, Washington, PA - Roof, Door, and Window Replacements

UPMC Hampton Fields, Pittsburgh, PA - Roof Replacement

UPMC Canterbury Place, Pittsburgh, PA - Roof Replacement

Children's Hospital of Pittsburgh North, Wexford, PA - Exterior Envelope Upgrades

UPMC Asbury Heights, Pittsburgh, PA – Skylight Replacement



Slippery Rock University, Dinger Hall Green Roof Replacement



UPMC Children's Hospital North Main Entrance Canopy (above), Exterior Window Replacements (below)



#### Pool Design Projects:

Double Tree Hotel Renovation, Cranberry, PA – Pool Renovation

Borough of Baldwin Pool, Pittsburgh, PA – Pool Renovation

University of Pittsburgh, Physical Education Building, Pittsburgh, PA – Aquatics Center, new construction

Market Square YMCA, Pittsburgh, PA – New exercise pool

Thelma Lovette YMCA, Pittsburgh, PA – New exercise pool

Slippery Rock University, Natatorium, Slippery Rock, PA – Assessment & Feasibility Study

Duquesne University, Natatorium, Pittsburgh, PA - Assessment & Feasibility Study

Fairfield Inn and Suites by Marriott, McCandless, PA – New hotel pool

Erie Convention Center Sheraton Hotel, Erie, PA – New hotel pool

Nemacolin Woodlands Resort and Spa, Farmington, PA – New exercise pool and pool house



Nemacolin Woodlands Resort and Spa Exercise Lap Pool



# QUALIFICATIONS, EXPERIENCE, & PAST PERFORMANCE

#### FIRM INFORMATION

DRS Architects, Inc.
One Gateway Center, 17th Floor
Pittsburgh, PA 15222
412-391-4850

#### Contact Individual:

Paul Cali, AIA pcali@drsarchitects.com 412-325-8603

#### Subconsultants on our Team:

ZDS Design/ Consulting Services - Mechanical, Electrical, Plumbing & Fire Protection Engineering
Allegheny Design Services - Structural Engineering
Trophy Point—Cost Estimating

#### PROJECT STAFFING

#### Principal-in-Charge / Project Manager—DRS Architects

Paul Cali, AIA will lead the design team as project manager and principal designer for all phases of the project. He has extensive experience designing and delivering higher education and recreation projects throughout our region. Most recently he fulfilled a similar role transforming Duquesne University's Palumbo Center into the new UPMC Cooper Fieldhouse—the recipient of the 2022 Masterbuilders Association Building Excellence Award for a building over \$10M. Mr. Cali is NCARB certified and is licensed to practice architecture in West Virginia.

#### Project Architect—DRS Architects

Tony Pagliaroli, AIA who will serve as the team's project architect has 14 years of experience coordinating renovation projects of similar complexity. His expertise in building technology, construction documentation, engineering integration and construction administration will be relied upon as the project professional responsible for day-to-day production and coordination. Tony is proficient in the use of a wide assortment of documentation and visualization techniques including Revit, AutoCad, SketchUp, and Lumion which will be employed in all phases of this project.

#### Project Quality Assurance Professional—DRS Architects

Wes Wise, AIA is a registered architect with over 25 years of experience leading complex projects in a variety of market sectors. His role on our team will be to monitor the project's progress to confirm that its technical, budgetary and schedule objectives are being successfully addressed. His analysis will take place at regularly scheduled intervals aligned with project milestones to insure a reliable project delivery.

#### Structural Engineering—Allegheny Design Services

David R. Simpson, PE, SECB, MBA, has over 40 years of experience in structural design and project management. He brings to our team an extensive knowledge of building envelopes and structure utilizing steel, concrete, masonry, and wood. His diagnostic abilities and experienced judgement will provide invaluable guidance as we choose the best solutions for the pool and building envelope.

#### Mechanical, Electrical, Plumbing, Fire Protection Engineering—ZDS Design / Consulting Services

Although the contribution of MEP engineers may be limited given the project objectives, it will be important to study the impact of building envelope decisions on the quality and performance of the interior environment.

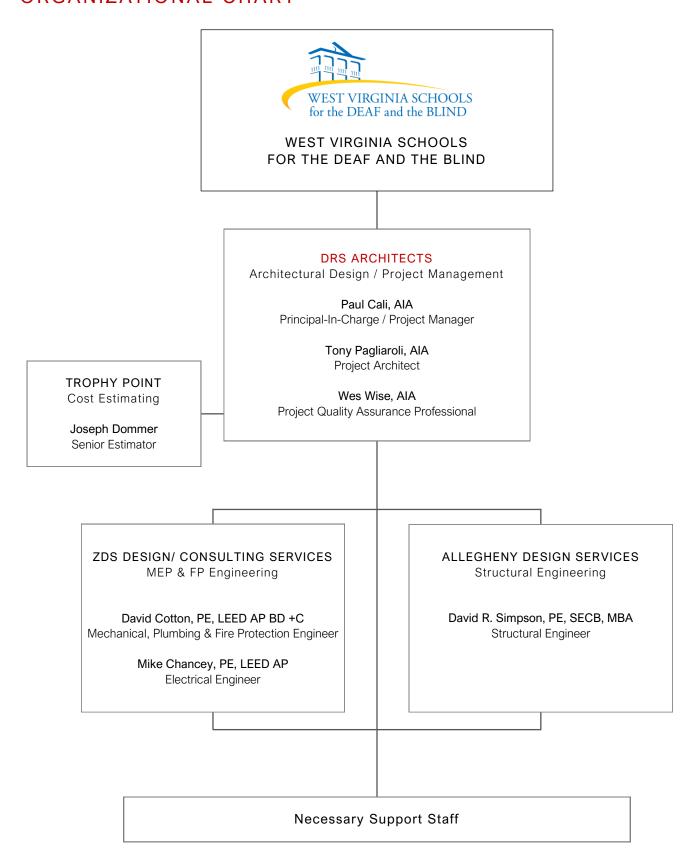
Gary M. (Mike) Chancey, PE, LEED AP has over 35 years of experience in electrical design and project management for industrial, commercial, residential, institutional, educational, and recreational facilities. His responsibilities will include systems design for lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection.

David A. Cotton, PE, LEED AP BD+C is an experienced mechanical engineer who will be responsible for HVAC & plumbing design. His experience includes mechanical design and project management for industrial, commercial, institutional, education, and recreational facilities. His building system design expertise extends to packaged gas heating / dx cooling, split systems, VRF Systems, air distribution systems, boiler & chiller systems, VAV & VVT zone control, indoor air quality ventilation, server room cooling, plumbing sanitary, domestic water, fuel gas, and storm drainage.

#### Cost Consulting — Trophy Point

Joe Dommer brings 31 years of industry experience to the project. Mr. Dommer's experience includes many public, university, K-12, healthcare, and complex industrial projects where he has served as the Chief Cost Estimator and/or Project Manager. Trophy Point pricing data will be essential to determining the viability of every solution being considered to achieve each project objective. We have come to rely on Mr. Dommer's broad knowledge of the industry and his understanding of local conditions to help our clients mitigate the recent construction cost volatility caused by unpredictable labor markets and supply logistics.

# ORGANIZATIONAL CHART



## REFERENCES

#### 1. George Lemasters

Contract Specialist

Department of Energy/NETL

Pittsburgh, PA

304-285-5271

George.lemasters@netl.doe.gov

#### 2. Scott Albert

Assistant Vice President
Facilities, Planning and Environmental Safety
Slippery Rock University
724-738-4342
scott.albert@sru.edu

#### 3. Thomas J. O'Toole, P.E.

Assistant Vice Chancellor for Project Management University of Pittsburgh 124 Cathedral of Learning 4200 Fifth Avenue Pittsburgh, PA 15260 724-713-2551 tj043@pitt.edu

#### 4. John Barrett

Baldwin Borough Manager

Current Position: South Fayette Township Manager

jbarrett@sftwp.com 412-221-8700

#### 5. Robert Grimm

North Fayette Township Manager

Current position: Town Manager of McCandless

(412) 364-0616 Ext. 120

#### PROJECT APPROACH

#### **GOAL / OBJECTIVE 1**

We would accomplish the Physical Education Building roof replacement by following these steps:

Present criteria for selecting the appropriate membrane based on:

Durability (performance, including reflectivity and warranty term)

Availability (roof membrane systems have become long-lead purchases)

Price (including installation cost)

Local conditions (nearby trees for impact resistance, rooftop equipment maintenance)

Condition of existing underlayment

Determine code requirements / strategy based upon:

Extent of total renovation determines which "Alteration Level" is required

Investigate existing insulation – existing performance can affect future requirements

Learn Owner objectives for energy and durability performance of the entire roofing system

Determine schedule options for materials acquisition and installation

Determine material and installation costs for each option

Present recommendations to Owner of most feasible option(s) for best project value

#### **GOAL / OBJECTIVE 2**

We would accomplish the Physical Education Building window and door replacement by following these steps:

Assess and document the condition of the existing windows and entrance systems.

Determine code requirements / strategy based upon:

Extent of total renovation determines which "Alteration Level" / envelope energy performance is required

Learn Owner objectives for replacement window and entrance systems, including:

General Quality - consistent with other renovation factors including

**Aesthetics** 

Energy Performance (including solar gain / daylighting control)

Durability - Lifecyle and maintenance

Price

**Availability** 

Determine all accessibility requirements for renovated building and systems compliance

Determine material and installation costs for each option

Present recommendations to Owner of most feasible option(s) for best project value



#### **GOAL / OBJECTIVE 3**

We would accomplish the Physical Education Building pool repairs by following these steps:

Assess nature and extent of the pool leak with our engineers and determine whether building structure was affected. Describe recommendation for permanent repair

Determine pricing for repair

#### **DOCUMENTATION STAGE**

Having established the parameters for each appropriate solution we will document the renovation set with drawings, specifications and cost estimates at the four completion stages. The following project schedule describes the anticipated duration of each step in the process:

Assessment / Recommendations	3 Weeks
35%	2 Weeks
65%	2 Weeks
95%	2 Weeks
100%	1 Week

Due to the limited nature of the renovation work, we would expect that the interval between these stages of completion will be relatively short. A thorough set of bid documents describing the best renovation options can be produced in no more than twelve weeks, assuming timely owner feedback.

We would conduct physical assessments of the existing building as required within the first three weeks of the process and have the first draft of formal documentation submitted for review after week 5. Permit documentation could be filed after week 8 if an expedited project delivery is necessary. Our recent experience has been that schedule reliability is most affected by building materials availability, so our recommendations will include information related to supply chain logistics which may inform your option preferences.

#### PROPOSED STAFFING PLAN

At DRS we understand responding to our clients and their concerns is critical to the success of every project. Therefore, we ensure the availability of DRS and a trusted A/E team to meet the demands of the project. We assign project staff well-qualified to meet the technical, creative and organizational requirements of the assignment and all projects include the active participation and leadership of a firm principal with a record of successfully delivering projects of similar scope.





#### PAUL CALI, AIA, NCARB

PRINCIPAL, DRS ARCHITECTS



#### SUMMARY OF QUALIFICATIONS:

Mr. Cali brings a wealth of architectural experience to a project team whether serving as designer, architect, or master planner. His focus at DRS has been directed toward architectural planning and design. He has a broad and diverse range of hospitality, sports, and recreation design experience.

#### **EDUCATION:**

Master of Architecture, Graduate School of Fine Arts, University of Pennsylvania, 1992

Core Curriculum, Landscape Architecture & Regional Planning, Graduate School of Fine Arts, University of Pennsylvania, 1984-85

Graduate Studies, The Architectural Association, London, 1987-88

Bachelor of Arts, Philosophy, Lafayette College, 1984

#### **REGISTRATION:**

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

#### **RELEVANT PROJECT EXPERIENCE:**

**UPMC COOPER FIELDHOUSE AT DUQUESNE UNIVERSITY, PITTSBURGH, PA**Principal-in-Charge, Project Manager, and Lead Designer for Duquesne University's new Athletics Master Plan and the extensive renovation of the AJ Palumbo Center. The 150,000 SF renovation included sustainable design strategies including the reuse of the existing building structure & envelope, new LED lighting, high-efficiency replacement units, recycled content in materials and FSC-certified casework, doors, and paneling products.

#### BALDWIN COMMUNITY POOL, BALDWIN BOROUGH, PA

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

#### COMMUNITY CENTER, NORTH FAYETTE TOWNSHIP, PA

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

#### THELMA LOVETTE YMCA, PITTSBURGH, PA

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

#### NEMACOLIN SUNDIAL LODGE AND ADVENTURE CENTER, FARMINGTON, PA

Project Manager / Lead Designer for the design and construction of a new 25,000 SF adventure center. The new facility serves as the resort's year-round outdoor activity hub and contains one of Nemacolin's signature restaurants. The hybrid steel / heavy-timber structure, incorporating unbroken expanses of curtain wall and a natural stone base, was a unique solution to a fast-track project delivery that replaced the destroyed structure by the opening of the following ski season.

# NEMACOLIN WOODLANDS RESORT, PARADISE POOL, FARMINGTON, PA

Project Manager and Lead Designer for a new ADA-compliant lap pool and pavilion with a bar and patio dining at Nemacolin Woodlands Resort & Spa .

#### UNIVERSITY OF PITTSBURGH, SOFTBALL BATTING FACILITY, PITTSBURGH, PA

Lead Designer for the new softball practice / training facility at University of Pittsburgh for the women's softball team. Overcoming very tight budget parameters and challenging site conditions, the design is a small but distinguished addition to the Pitt Athletics portfolio of facilities.

#### TONY PAGLIAROLI, AIA

PROJECT ARCHITECT, DRS ARCHITECTS



#### SUMMARY OF QUALIFICATIONS:

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

#### **EDUCATION:**

Master of Architecture, Kent State University, 2009

Bachelor of Science, Architecture, Kent State University, 2008

#### REGISTRATION:

Pennsylvania and New York

\*Indicates work performed while at another firm

#### RELEVANT PROJECT EXPERIENCE:

UNIVERSITY OF PITTSBURGH, SOFTBALL BATTING FACILITY, PITTSBURGH, PA
Project Architect for the new softball practice facility at University of Pittsburgh. The
building is being constructed as a training facility for the women's softball team.
Overcoming very tight budget parameters and challenging site conditions, it broke
ground in 2021 and is nearing completion on what will become a small but
distinguished addition to the Pitt Athletics portfolio of facilities.

\*PENN STATE UNIVERSITY NEW KENSINGTON CAMPUS, NEW KENSINGTON PA
Project Manager and Lead Designer for several projects on campus including the
conceptual interior renovations to an existing auditorium, including a new catwalk,
new proscenium, new stage, and finishes. The design of a new entrance for the
athletics building, new vestibule, roof improvements, new curtain wall, exterior
hardscape improvements, accessibility upgrades, and new casework and finishes.

#### \*PENN STATE UNIVERSITY, MAIN CAMPUS, STATE COLLEGE, PA

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

#### \*PENN STATE UNIVERSITY, MAIN CAMPUS, STATE COLLEGE, PA

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

#### \*UNIVERSITY OF NEBRASKA-LINCOLN, LINCOLN, NE

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

#### \*UNIVERSITY OF NORTH DAKOTA, GRAND FORKS, ND

Designer and Product Researcher for the design of a new Student Union, including office spaces, student gathering spaces and study rooms, retail, facade detailing, toilet rooms, movable partition detailing, AV coordination, food service coordination, auditorium layout and detailing, ballroom layout and detailing, and finishes.

#### \*UNIVERSITY OF SOUTH CAROLINA, COLUMBIA, SC

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

# \*PITTSBURGH INTERNATIONAL & ALLEGHENY COUNTY AIRPORTS, ACCESSIBLE PARKING UPGRADES

Project Manager for this project. Project consisted of evaluating the existing accessible parking conditions at the Pittsburgh Airports, and performing the necessary design upgrades.

#### WES WISE, AIA, LEED AP, NCARB

SENIOR ARCHITECT / MEDICAL PLANNER, DRS ARCHITECTS



#### SUMMARY OF QUALIFICATIONS:

Wes brings more than 20 years of experience to the firm's healthcare practice. His expertise includes the development and execution of campus master plans, sustainable, LEED certified designs; life safety reviews, and Department of Health review and compliance in several facility typologies including: assisted living, community hospitals, and academic medical centers.

Specifically, he has designed and successfully managed projects covering a wide spectrum of healthcare related settings and facilities: operating suites, intensive care units and comprehensive treatment centers of all kinds; outpatient care, cancer centers, primary care offices, urgent care and outpatient surgery.

#### **EDUCATION:**

Bachelor of Architecture, Virginia Polytechnic Institute and State University, 1997

#### **REGISTRATION:**

NCARB - Pennsylvania

#### RELEVANT PROJECT EXPERIENCE:

#### UPMC ASBURY HEIGHTS SKYLIGHT REPLACEMENT, PITTSBURGH, PA

The project consisted of replacing a 25'x50' barrel vault skylight in the senior living facilities main atrium that was failing due to age. We designed a clerestory structure to allow for the same natural light, while increasing the energy efficiency of the facility. This approach eliminated the major temperature fluctuations the atrium was experiencing, and the existing HVAC system is now fully capable of serving the space. The design is a durable, long term solution.

#### UPMC WEATHERWOOD ROOF REPLACEMENT, GREENSBURG, PA

Weatherwood Assisted Living Facility hired DRS Architects to replace the roof of the entire facility and roof top air handling equipment. This project consisted of removal and replacement of the existing 23,000 SF of roof with EPDM Roofing.

# UPMC STRABANE WOODS ROOF, DOOR, AND WINDOW REPLACEMENTS, WASHINGTON, PA

This project consisted of removal and replacement of this Assisted Living Facilities existing 22,000 SF of roof with EPDM Roofing as well as replacement of the windows in the facility. The roof top air handling equipment was replaced as well. Several steel exterior doors were replaced due to corrosion and age.

# UPMC STRABANE TRAILS ROOF, DOOR AND WINDOW REPLACEMENTS. WASHINGTON, PA

Strabane Trails Assisted Living Facility hired DRS Architects to replace the roof of the entire facility and roof top air handling equipment as well as most of the exterior doors and windows due to failures in the building envelope. This project consisted of removal and replacement of the existing 39,000 SF of roof with EPDM Roofing.

#### UPMC HAMPTON FIELDS ROOF REPLACEMENT, PITTSBURGH, PA

This project consisted of removal and replacement of this Assisted Living Facilities existing 38,000 SF of roof with EPDM Roofing as well as replacement of the buildings roof top air handling equipment.

#### UPMC CANTERBURY PLACE ROOF REPLACEMENTS, PITTSBURGH, PA

This project consisted of removal and replacement of several of this Assisted Living Facilities existing roofs with EPDM Roofing. This building includes portions dating from the 1920's as well as newer portions. The project included 11,600 SF of total roof area on three levels.

# David Cotton, PE, LEED AP BD +C



David is a professional Mechanical Engineer with over 16 years of experience in the design and construction of over 500 projects having construction values up to \$35 million. His design experience ranges from commercial, industrial, institutional, healthcare, education, restaurant, retail, government, airport, and recreational facilities.

David collaborates well with fellow engineers, architects, owners, commissioning agents, contractors, and vendors to define project scope and develop conceptual designs. As a project manager he successfully manages projects from start to finish in design, bidding, and construction administration.

### PERSONAL PROJECT EXPERIENCE

- Dominion Office Building—LEED Gold, Bridgeport, WV
- Mon General Hospital Echo Renovations, Morgantown, WV
- Mon Health LTAC for Acuity, Morgantown, WV
- UHC POB 4th Floor Fitout, Clarksburg,
   WV
- Clarksburg Comprehensive Care Clinic Renovations, Clarksburg, WV
- Jerry Dove Medical Office Building, Bridgeport, WV
- Medbrook Building HVAC Replacement, Bridgeport, WV
- Mylan Pharmaceuticals, Morgantown,
   w//
- Total Dental, New Multi-Tenant Building
   for PCE, LLC, Bridgeport, WV
- Beckley Police Station, Beckley, WV
- Doddridge County Athletic Complex, Doddridge County, WV
- Boy Scouts of America, Rex W. Tillerson Leadership Center, Fayette County, WV
- White Hall Public Safety Building, White Hall, WV
- Beitzel/Pillar Innovations Office Building,
   Garrett County, MD

- Percival Hall Absorption Chiller and Cooling Tower Replacement, Morgantown, WV
- Thrasher Engineering Office Building, Bridgeport, WV
- WVU Creative Arts Center Rehearsal Hall, Morgantown, WV
- WVU Towers Dining Hall Renovations, Morgantown, WV
- WVU Athletic Performance Center, Morgantown, WV
- HP Hood Addition/Renovations, Winchester, VA
- Dominion Office Building, Delmont, PA
- University of Pittsburgh Softball Practice Facility, Pittsburgh, PA
- Westmoreland Community and Technical College, Indiana, PA
- WVU Alumni Center, Morgantown, WV
- WVU Biomedical Research Facility, Morgantown, WV
- WVU Milan Puskar Locker Room Renovations, Morgantown, WV
- NOAA GOES-R Supercomputing Center, Fairmont, WV
- Columbia Gas Transmission Compressor Station, Mathias, WV



#### PROFESSIONAL REGISTRATIONS

#### **Professional Engineer:**

West Virginia Maryland

Virginia

North Carolina

Ohio

Pennsylvania

LEED AP BD+C Professional Accreditation

NCEES Record Certificate

#### **EDUCATION**

Bachelor of Science Mechanical Engineering WV Institute of Technology

#### **MEMBERSHIPS**

WV ASHRAE, Current President National Fire Protection Association WV Society of Healthcare Engineers

# Mike Chancey, PE, LEED AP



Mike has over 35 years of experience in electrical design and project management for industrial, commercial, residential, institutional, educational and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection. Past accomplishments include design and construction administration of health care facilities, schools, municipal, sports, commercial and retail facilities.

### PERSONAL PROJECT EXPERIENCE

- Jefferson Co., OH Courthouse Courtroom Renovations
- Mon Co. Courthouse Entry Plaza
- Morgantown Public Safety Building
- Whitehall Public Safety Building
- Pocahontas Co. Courthouse Lighting Upgrade
- Davis & Elkins College Hermanson Center Renovations, Elkins, WV
- Clarksburg Aquatic Center, Clarksburg, WV
- Harrison County Recreation Complex
   4-H Center, Bridgeport, WV
- East Marion Pool Renovations, Fairmont, WV
- WVU Mountaineer Station Phase II, Morgantown, WV
- WVU Wrestling Locker Room Renovation, Morgantown, WV
- WVU Milan Puskar Stadium Ad Board Upgrades, Morgantown, WV
- WVUH Residential Treatment Center at Mylan Park, Morgantown, WV
- WVU Milan Puskar Stadium (AD) Athletic
   Director's Suite Renovations,
   Morgantown, WV
- WVU Marina Tower Fitout, Morgantown, WV
- WVU Honors Dormitory, Morgantown, WV

- WVU CAC Rehearsal Hall, Morgantown, WV
- WVU Visitor's Resource Center, Morgantown, WV
- WVU College Park Apartments, Morgantown, WV
- Boy Scouts of America, Rex W. Tillerson Leadership Center. Glen Jean, WV
- Mountaineer Medical Office Building, Bridgeport, WV
- Morgantown Event Center, Morgantown, WV
- Morgantown Event Center Parking Garage, Morgantown, WV
- The Health Plan, Wheeling, WV
- West Virginia State Police, Fairmont, WV
- White Hall Public Safety Building, White Hall, WV
- Pocahontas Co. Courthouse Lighting Upgrade, Marlinton, WV
- Mon County Extension Building, Morgantown, WV
- Beckley Police Department, Beckley, WV
- Beckley Fire Station # 3, Beckley, WV
- Morgantown Public Safety Building, Morgantown, WV
- Mon County Courthouse Plaza, Morgantown, WV



#### PROFESSIONAL REGISTRATIONS

**Professional Engineer:** 

West Virginia

Maryland

Virginia

~\_\_\_\_

Pennsylvania

vania

LEED Professional Accreditation

#### **EDUCATION**

Bachelor of Science Electrical Engineering WV Institute of Technology

#### <u>MEMBERSHIPS</u>

National Society of Professional Engineers
WV Society of Professional Engineers
WV American Institute of Architect

# David R. Simpson, PE, MBA President / Principal Engineer 40+ Years' Experience



**Education:** West Virginia Institute of Technology B.S. Civil Engineering

> West Virginia University Masters Business Administration

West Virginia State College Architectural Technology Courses

#### **Professional Memberships:**

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



102 Leeway Street Morgantown, WV 26505 304-599-0771 Dave@AlleghenyDesign.com





#### **Professional Registrations:**

Year first registered: 1987

West Virginia, Pennsylvania, Maryland, Virginia, Florida, New York, New Jersey, North Carolina, South Carolina, Georgia, Ohio, Structural Engineering Certification Board and National Council of Examiners for Engineering and Surveying

#### Professional Experience:

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

#### **Project Experience Includes:**

Urlings General Store Renovation, Wayne, WV FSU Wallman Hall Renovations, Fairmont, WV Cacapon Resort State Park Lodge Expansion, Berkeley Springs, WV Canaan Valley Lodge Additions and Renovations, Davis, WV WVU Visitor's Resource Center Renovations, Morgantown, WV FSU Hardway Hall HVAC Modifications, Fairmont, WV Kappa Sigma Addition, Morgantown, WV Glade Springs Clubhouse Alterations, Daniels, WV Black Knight Country Club Structural Modifications, Beckley, WV Davis and Elkins Benedum Hall Renovation, Elkins, WV FSU Hunt Haught Hall Renovations, Fairmont, WV KeyLogic Headquarters Office Renovations, Morgantown, WV Pocahontas County Courthouse Renovations, Marlinton, WV Smithsonian Museum of American History Renovations, WA D.C. WVU Coliseum Team Shop Conversion, Morgantown WV WVU White Hall Computer Lab Renovation, Morgantown, WV Blue Sulphur Springs Pavilion, Greenbrier County, WV Bridgeport City Building, Bridgeport, WV Cacapon State Park Resort Renovations, Berkeley Springs, WV Davis & Elkins College, Myles Center Renovation, Elkins, WV WVU Evansdale Towers, Food Service Renovations, Morgantown, WV First Ward School Apartments, Elkins, WV Fairmont State University, Feaster Center Renovations, Fairmont, WV FSU Folklife Center, Fairmont, WV FSU Hardway Hall Entrance Renovations, Fairmont, WV WVU Rockefeller Neuroscience Innovation Center, Morgantown, WV Wesley United Methodist Church Renovations, Morgantown, WV Woodburn School ADA Improvements, Morgantown, WV WVU Visitor's Resource Center, Morgantown, WV





# CLARION UNIVERSITY, MOORE HALL AND STEVENS HALL, RENOVATIONS AND ACCESSIBILITY IMPROVEMENTS

CLARION, PENNSYLVANIA

Clarion University, through the Pennsylvania Department of General Services, hired DRS to renovate to two buildings on campus, Moore Hall and Stevens Hall, to make the buildings more compliant with modern accessibility codes and more accessible to physically disabled visitors and students.

Moore Hall, one of the oldest buildings on campus, was built in 1890 as a music building and is now used as a meeting space. The building's original front entrance was one floor above grade and could only be accessed by a set of stone steps. The building did not have an elevator and the main floor was only wheelchair accessible through a ramped entrance at the rear of the building. The second floor was not handicap accessible.

The new design of the building includes a new main entrance on the side of the building with a glazed vestibule, which also serves as the elevator lobby. The interior of the building was renovated to include new and remodeled restrooms, new door hardware, and the associated renovation of some of the surrounding spaces.

Stevens Hall was constructed in 1929. The building was originally used as class-rooms. In 1962, the Special Education Building was added on. The floors of the addition were a half-level off from the original floors of Stevens. An elevator was added to Stevens in the 1980s, but there was still no elevator access in the Special Education Building. The link between the two buildings was a set of stairs. Wheelchair users, who wished to go from one building to the other, had to take a circuitous route outside the buildings.

The new design solves this accessibility problem by adding an elevator at the juncture of the two structures. The elevator opens into both buildings, making all the public floors of both buildings accessible to wheelchair users. The new design also includes a new accessible entrance to the buildings directly into the elevator lobby. Other renovations include renovations to the restrooms, new door hardware to replace non-ADA-compliant hardware, and assorted other improvements to make the buildings more complaint with accessibility codes.

#### SERVICES PROVIDED

Architectural Design Interior Design Project Management Programming Construction Administration Engineering Coordination

COMPLETED 2021

**CONSTRUCTION COST** \$4,000,000 (Estimated)



# UNIVERSITY OF PITTSBURGH SALK HALL, EXTERIOR RENOVATION PITTSBURGH, PENNSYLVANIA

DRS Architects was engaged as the associate architect for the Salk Hall Main renovation at the University of Pittsburgh. Salk Hall Main was originally built in 1941 and is a 13-story, 120,000 SF concrete framed building. The exterior is a multi-wythe brick building with operable windows and is tiered from the top down.

In the early stages, DRS performed extensive surveys to evaluate the condition of the exterior and prepare drawings and specifications to document the repairs necessary to correct deficient prior masonry repairs, deterioration to the masonry envelope, and installation of new exterior systems which included a new white TPO roof system to help in achieving LEED V3 Gold certification.

The brick masonry restoration was extensive and incorporated 16 separate masonry repairs which included cleaning, selective repointing, replacing cracked brick, limestone coping repairs, dismantling, and rebuilding outside parapet corners and window lintel replacement.

Other systems part of the exterior restoration included repairing all the operable portions of existing windows that were damaged by the installation of window air conditioner units. A new façade maintenance system was installed for window cleaning, fall protection and safety devices were added in areas to meet the current building codes and roof access ladders. DRS took great care in analyzing the locations of the new systems

Since this building was built in 1941, DRS Architects went to great efforts in the design portion of the project to find a brick that matched the existing brick and once in construction worked with the masonry contractor to produce multiple brick mockups to find a perfect match in color and texture of the mortar. Overall, there was 36,400 vertical cracked bricks individually removed and replaced, 16,800 SF of repointing and 66,000 SF of masonry cleaning. Masonry cleaning alone consisted of over 10 types of different cleaning methods required to remove various stains that occurred over the 80 years the building has stood.

Salk Hall Main consisted of 23 separate roofs and new through wall scuppers were added to the building to provide overflow drainage. It was specified that prior to the installation of any new roofs all masonry repairs were required to be completed above the roof so that debris and new masonry repairs would not damage the new white roof. DRS understood this sequence and wrote this into our specification to make sure new roof systems were not damaged while still allowing other building systems and sequencing to occur .

#### SERVICES PROVIDED

Associate Architect with Ballinger Architectural Design Interior Design LEED Coordinator Construction Administration

## SIZE

120,000 SF

### COMPLETED

2022







## BUILDING 1 RENOVATIONS, DEPARTMENT OF ENERGY, NETL

ALBANY, OREGON

Building 1, on the Department of Energy's National Energy Technology Laboratory (NETL) campus in Albany, Oregon is designated as having historic significance by the Oregon State Historic Preservation Office, and is eligible for placement on the National Register. It is the best and biggest example of historic architecture on the NETL campus, with an area of approximately 23,400 square feet (7800 square feet per floor). The building also contributes to the historic status of the campus, which is part of a designated historic district in Albany.

DRS was commissioned in 2015 to renovate the building, one floor at a time, into the administrative center for the campus, while maintaining the historic character of the building and site. Originally built in 1925 as the main administration building for what was a former college campus, B1 is a three-story building that had been converted over the years into a variety of uses. After this project was completed, it is once again the administrative center, this time for the NETL Campus. The renovation of the first floor converted laboratory spaces into offices and a data center, replaced the existing heating system with a central HVAC system, replaced the electrical and plumbing systems, created an accessible entrance, and added new accessible restrooms to serve the floor. The second floor renovations converted former library and office space into new offices, new accessible restrooms, and new conference spaces. The second floor also had a dedicated HVAC system installed.

Renovations were completed on time in 2019, maintaining the architectural character of the building, meeting the DOE's requirements for high performance and sustainable design, and came in on budget.

#### SERVICES PROVIDED

Architectural Design Interior Design Project Management

Programming
Construction Administration
Engineering Coordination

**SIZE** 23,400 SF

CONSTRUCTION COST \$5,000,000 (approximate)

COMPLETED 2019



# UNIVERSITY OF PITTSBURGH PHYSICAL EDUCATION BUILDING, TREES HALL

PITTSBURGH, PENNSYLVANIA

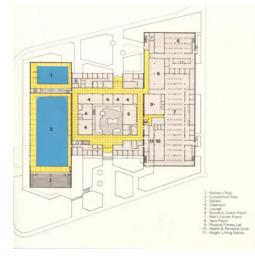
The historic Trees Hall, designed by DRS in the 1960s, is comprised of an east and west wing connected by a central core. The 270,000 SF space has been the home to a variety of sports and recreation activity functions over the years. The west wing contains two swimming pools, the larger pool is Olympic size, 165 feet by 75 feet, with 1, 3, 5, 7 ½ and 10-meter boards and platforms mounted on a poured in place concrete diving tower. The pool deck opens to a sundeck outside to the west for summertime sunning and recreation. At the time of completion, it was hailed as the largest indoor pool in the country and one of the first pools with a 10-meter high-dive tower, underwater windows, underwater sound system, and heated deck and benches.

The smaller pool is a standard intercollegiate sized pool 42' x 75' located in an adjacent space with a western glass wall that also opens to the sundeck.

Free span space is achieved in the east and west wings by utilization of a concrete folded plate roof system providing an excellent configuration for solving the acoustical problems normally associated with indoor pools. The east wing roof spans 125 ft and the west spans 100 ft over the pools.

The original design of the east wing contained a rifle range and bowling alley on the lower level, but was converted into storage space. The east wing also includes locker facilities, showers, a physical fitness lab, weight lifting and exercise rooms, a large gymnasium containing five basketball courts, folding bleachers, and gymnastics area.

A central core connecting the two wings contains three handball and six racquetball courts on the lower level and main entrance, lounge, offices, conference rooms and classrooms on levels one and two.



#### SERVICES PROVIDED

Architectural Design Interior Design Project Management Construction Administration Landscaping Administration

#### SIZE

270,000 SF

#### CONSTRUCTION COST

\$7,000,000

#### COMPLETION

1960, Phase I 1965, Phase II

#### AWARDS AND HONORS

Electric League of Western Pennsylvania - First Place Award 1965, Physical Education





## BALDWIN BOROUGH REHABILITATION OF POOL & FACILITIES

PITTSBURGH, PENNSYLVANIA

In 2015, the Borough of Baldwin asked DRS to help rehabilitate facilities supporting the Borough's main public pool. The initial phase of project, interior improvements to the 1970 pool house, was completed in 2016. The project scope included renovations to lighting and mechanical systems, locker rooms, toilets, showers, concessions, entrances, and support spaces. The following year, exterior improvements to the building and grounds were completed in the second phase of the project.

One of the toughest project challenges was achieving an aesthetic transformation while adhering to very strict budget constraints. Achieving this goal required a creative design approach that employed some unconventional construction techniques such as the use of commercial fencing and off-the-shelf shade structures. Baldwin's investment into this rehab will breathe new life into an aging facility, creating a value for future generations of residents to enjoy.



#### SERVICES PROVIDED

Architectural Design Interior Design Project Management Construction Administration

#### SIZE

5,000 SF Pool house Area

#### CONSTRUCTION COST

\$1,000,000



## THELMA LOVETTE YMCA

PITTSBURGH, PENNSYLVANIA



DRS was engaged by the YMCA of Greater Pittsburgh to provide complete architectural, engineering, and interior design services for the construction of a new, state-of-the-art facility to serve the city's historic Hill District. Working closely with YMCA leadership, city agencies, local politicians, and community organizations, we designed a new three-story facility for this critical neighborhood, meant to be one of the cornerstones of the neighborhood's carefully-planned and long-awaited renaissance.

A venue for both fitness activities and social services, this full-service YMCA includes a gymnasium, swimming pool, cardio and strength fitness areas, indoor track, multi-purpose rooms, computer lab, day-care facility, outdoor playground, public plaza, offices, and support spaces. Its design incorporates advanced environmental practices and exploits natural site conditions to enhance energy performance.

Furthermore, the functional arrangement and expression of spaces provide urban design amenities consistent with the prescribed goals of the neighborhood masterplan.





#### SERVICES PROVIDED

Architectural Design
Interior Design
Engineering Coordination
Project Management
Construction Administration
LEED Administration

#### SIZE

40.000 SF

#### CONSTRUCTION COST

\$10,600,000 (not including sitework)

#### AWARDS AND HONORS

**LEED NC Silver Certification** 



## NORTH FAYETTE TOWNSHIP COMMUNITY CENTER

OAKDALE, PENNSYLVANIA

The New Community Center provides residents of a growing North Fayette Township with a much needed public recreation center and gathering place. This 30,000 SF state-of-the-art facility includes a gymnasium, elevated indoor running track, exercise room, children's education center, community rooms, administrative offices, locker rooms, lounges, and support spaces, culminating in an upper floor banqueting suite with an adjoining roof terrace.

Designed to accommodate nearly 200 guests, the banqueting suite was designed to overlook the outdoor activity fields in the surrounding community athletic complex. The combined resources of this new facility have been tailored to meet a strict budget and the present demands of the community for services. However, should circumstances change in the future, the building has been planned to accommodate a 50% expansion, including an additional full-size gymnasium.





#### SERVICES PROVIDED

Architectural Design Interior Design Project Management Construction Administration

# **SIZE** 30.000 SF

CONSTRUCTION COST \$4,500,000 w/out sitework

COMPLETED 2016



## DUQUESNE UNIVERSITY, UPMC COOPER FIELDHOUSE

PITTSBURGH, PENNSYLVANIA

The UPMC Cooper Fieldhouse, formerly known as the AJ Palumbo Center, is Duquesne University's principal indoor athletics venue seating approximately 4,000 spectators. This project completes the initial phase of an Athletics Masterplan issued in 2016, which prescribed an extensive arena renovation aligned with the University's concerted effort to regain its status as an elite NCAA Division I basketball program. This renovation substantially affected over 80% of the existing 105,000SF facility and added approximately 15,000SF of new space.

Major features of the renovation include: new multi-story entry lobby; six new luxury suites; large expansion of the Strength & Conditioning Center; new premier seating sections; new concessions areas, including a full commercial kitchen; renovated practice gym; new 25,000 cubic ft stormwater infiltration system; expanded concourse level, enhancing the game-day fan experience; building wide-WiFi connectivity; new exterior building envelope; and new access to daylight and views of Downtown Pittsburgh.

This new facility emphasizes Duquesne's commitment to its uptown neighborhood, reanchoring the east end of the campus with a welcoming, civic improvement. The name of the fieldhouse recognizes UPMC's generous sponsorship and honors Chuck Cooper, distinguished Duquesne alumnus and the first African-American drafted into the NBA.





#### SERVICES PROVIDED

Architectural Design Interior Design Project Management Engineering Coordination Construction Administration

#### SIZE

150,000 SF

#### CONSTRUCTION COST

\$35,000,000

#### COMPLETED

2021