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Header 1

List View

- General Information**
- Contact
- Default Values
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- Document Information
- Clarification Request

Procurement Folder: 1917106

Procurement Type: Central Purchase Order

Vendor ID: VC0000069003

Legal Name: RENAISSANCE 3 ARCHITECTS LLC

Alias/DBA:

Total Bid: \$0.00

Response Date: 03/17/2026

Response Time: 13:02

Responded By User ID: R3A Architecture

First Name: Reiko

Last Name: Becker

Email: ryb@r3a.com

Phone: 412-999-9791

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2600000006

Published Date: 3/2/26

Close Date: 3/17/26

Close Time: 13:30

Status: Closed

Solicitation Description: General Instruction Building 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: 1917106
Solicitation Description: General Instruction Building Design- Camp Dawson
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Solicitation Closes	Solicitation Response	Version
2026-03-17 13:30	SR 0603 ESR03172600000006054	1

VENDOR
 VC0000069003
 RENAISSANCE 3 ARCHITECTS LLC

Solicitation Number: CEOI 0603 ADJ2600000006
Total Bid: 0
Response Date: 2026-03-17
Response Time: 13:02:35
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	General Instruction Building Design-Camp Dawson				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

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



THE WEST VIRGINIA ARMY NATIONAL GUARD

General Instruction Building Design - Camp Dawson

March 17, 2026



R3A

Founded in 1996

R3A Architecture

DUNS: 927840264
UEI: F646GBANGM13
48 S 14th Street
Pittsburgh, PA 15203
412.431.2480

David Pauline

Senior Buyer
2019 Washington Street
East Charleston, WV 25305
304-558-0067
david.h.pauline@wv.gov

**RE: The West Virginia Army National
Guard General Instruction Building
Design - Camp Dawson
CEOI 0603 ADJ2600000006**

March 17, 2026

Dear David,

R3A Architecture is pleased to submit our Expression of Interest to provide architectural and engineering design services for the General Instruction Building at the Camp Dawson Training Center. We understand that this project will create a permanent, mission-support facility that strengthens the Army National Guard's training capabilities while delivering a durable, efficient, and secure learning environment.

Understanding the Mission

Training facilities must balance functionality, durability, and operational readiness. The proposed General Instruction Building will support classroom instruction, administrative operations, and collaborative learning while meeting Department of Defense force protection requirements and long-term operational needs.

R3A approaches these projects with a focus on clarity of circulation, flexible instructional space, resilient building systems, and cost-effective performance, ensuring the facility remains adaptable for evolving training requirements.

Multidisciplinary Design Leadership

R3A will provide comprehensive architectural and engineering coordination across all disciplines required for the project, including:

- Architecture and space planning
- Structural, mechanical, electrical, and plumbing engineering
- Site and civil engineering for roads, sidewalks, and parking
- Geotechnical investigation and utility verification
- Physical security and force protection integration
- Energy-efficient building systems and sustainable materials

Our team will deliver coordinated construction documents that meet all West Virginia Army National Guard, West Virginia Military Authority, and State Purchasing requirements.

Proven Process & Delivery

R3A has extensive experience delivering public and institutional facilities through structured review milestones and disciplined project management. For Camp Dawson, we will guide the project through each submission phase, 35%, 65%, 95%, and 100% design, with updated cost estimates and constructability coordination at every stage.

Our team will remain engaged through bidding and construction administration to ensure the final facility meets performance, schedule, and budget goals.

Commitment to Camp Dawson

The Camp Dawson Training Center plays a critical role in supporting military readiness across the region. R3A would be honored to contribute to this mission by designing a facility that reflects the Army National Guard's standards for durability, functionality, and operational excellence.

Thank you for your consideration. We look forward to the opportunity to support the West Virginia Army National Guard. Please visit our website [r3a.com](https://www.r3a.com) for more work examples.

Sincerely,



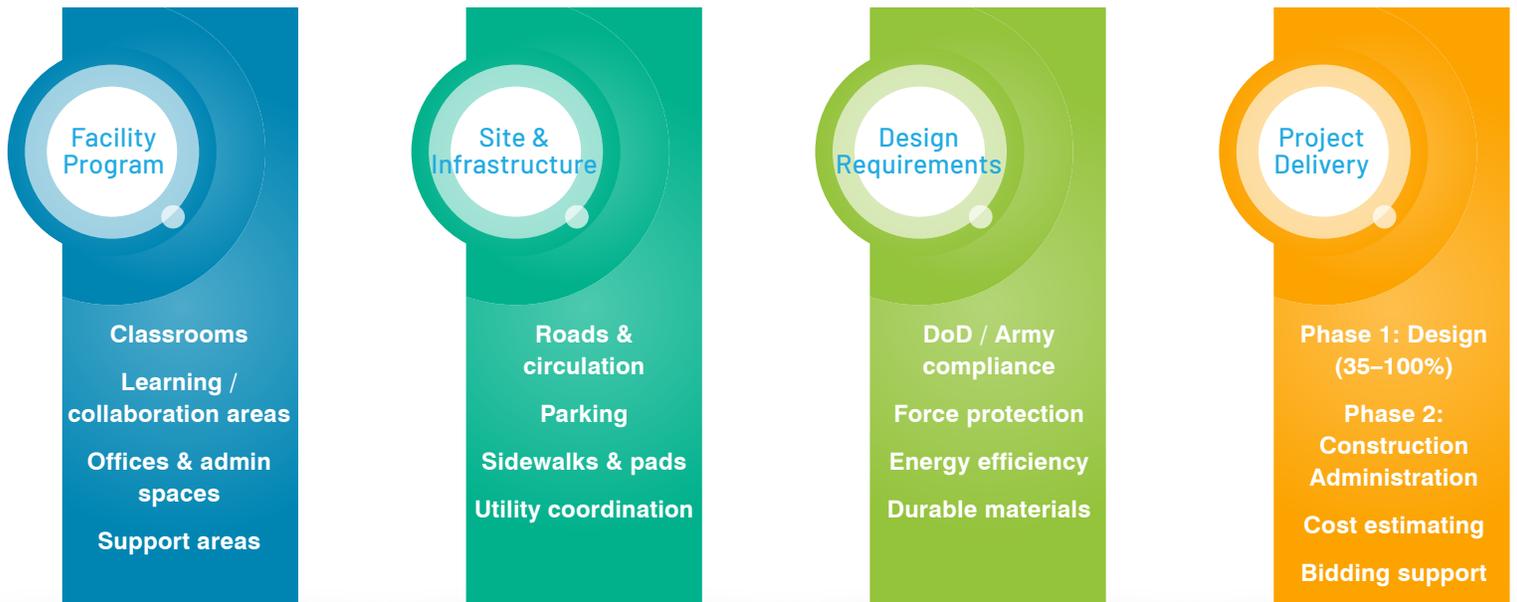
James Sheehan AIA, NCARB, LEED AP
Principal, R3A Architecture
p+412.431.2480 x120 | JAS@r3a.com



Patrick Russell AIA
Project Manager & Associate,
R3A Architecture + **Point of Contact**
p+412.431.2480 x113 | PR@r3a.com

PROJECT UNDERSTANDING

CAMP DAWSON GENERAL INSTRUCTION BUILDING



Reliable, Durable, and Mission-Ready Training Environment

Project Goals

The West Virginia Army National Guard seeks a comprehensive architectural and engineering design for a new General Instruction Building at the Camp Dawson Training Center. The facility will support instructional and administrative functions for AITEC while providing a durable, efficient, and secure environment for training activities.

The project will be delivered in two phases, with design development and construction documentation completed in Phase 1 and construction administration services provided in Phase 2.

Facility Program

The proposed building will include instructional and support spaces designed to meet the operational needs of the training center, including:

- Classrooms and instructional learning spaces
- Learning center / collaborative training areas
- Offices and administrative workspaces
- Toilets and support facilities
- General-purpose areas supporting training activities

All building systems will be designed to support reliability, efficiency, and long-term maintainability.

Site & Infrastructure

The project will also include site and infrastructure elements required to support the facility:

- Access roads and vehicle circulation
- Concrete pads and sidewalks
- Parking areas
- Utility coordination and verification
- Geotechnical investigation and soil borings

These elements will be coordinated to ensure compatibility with existing Camp Dawson infrastructure.

Design Requirements

Key design considerations for the facility include:

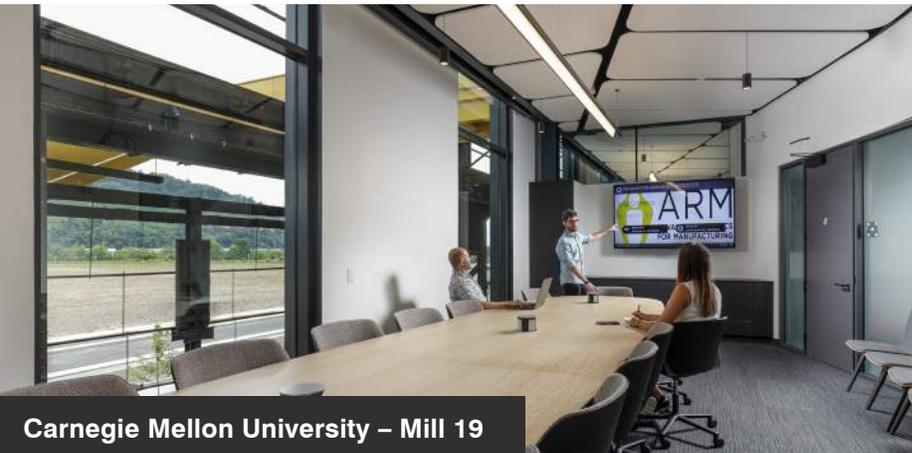
- Compliance with Department of Defense force protection and Army regulations
- Integration of energy-efficient and sustainable building systems
- Use of durable, economical, and low-maintenance materials
- Full coordination with West Virginia Military Authority, state agencies, and utility providers

Design Deliverables

The design team will provide comprehensive documentation suitable for state bidding procedures, including:

- 35%, 65%, 95%, and 100% design submissions
- Updated construction cost estimates at each phase
- Coordinated drawings and technical specifications
- Construction bidding support services
- Construction administration services following award

PROJECT UNDERSTANDING CONTINUED



Carnegie Mellon University – Mill 19



Digital Foundry at New Kensington



RIDC Re:Build Manufacturing

Relevant Experience – Instructional & Training Environments

R3A has extensive experience designing advanced learning, workforce training, and innovation environments that support both classroom instruction and hands-on training. These facilities require many of the same considerations as military training spaces—flexibility, durability, clear circulation, and adaptable instructional environments.

Representative projects include:

Carnegie Mellon University – Mill 19 Advanced Robotics for Manufacturing Institute & Manufacturing Futures Initiative

R3A designed flexible research, collaboration, and workforce training environments within the redeveloped Mill 19 innovation district in Pittsburgh. The facility integrates classrooms, collaboration areas, and large-scale robotics labs that support both academic instruction and industry workforce training. The design emphasizes flexible learning environments, clear circulation, and infrastructure capable of supporting rapidly evolving technologies.

Digital Foundry at New Kensington – Workforce Development Training Facility

Located within a redeveloped manufacturing building, the Digital Foundry serves as a regional hub for advanced manufacturing training and innovation. R3A designed a multifunctional training room and collaboration spaces that support educational programming, workforce development initiatives, and industry partnerships. The facility demonstrates how flexible instructional spaces can support multiple training formats and evolving program needs.

RIDC Re:Build Manufacturing – Training & Innovation Facility

R3A designed a modern training and collaboration environment for Re:Build Manufacturing that includes a flexible training room with a movable partition wall, enabling simultaneous instruction or large-group training sessions. The facility also incorporates informal collaboration areas, lounge spaces, and a large kitchen/break room designed to support workforce training programs and team engagement.

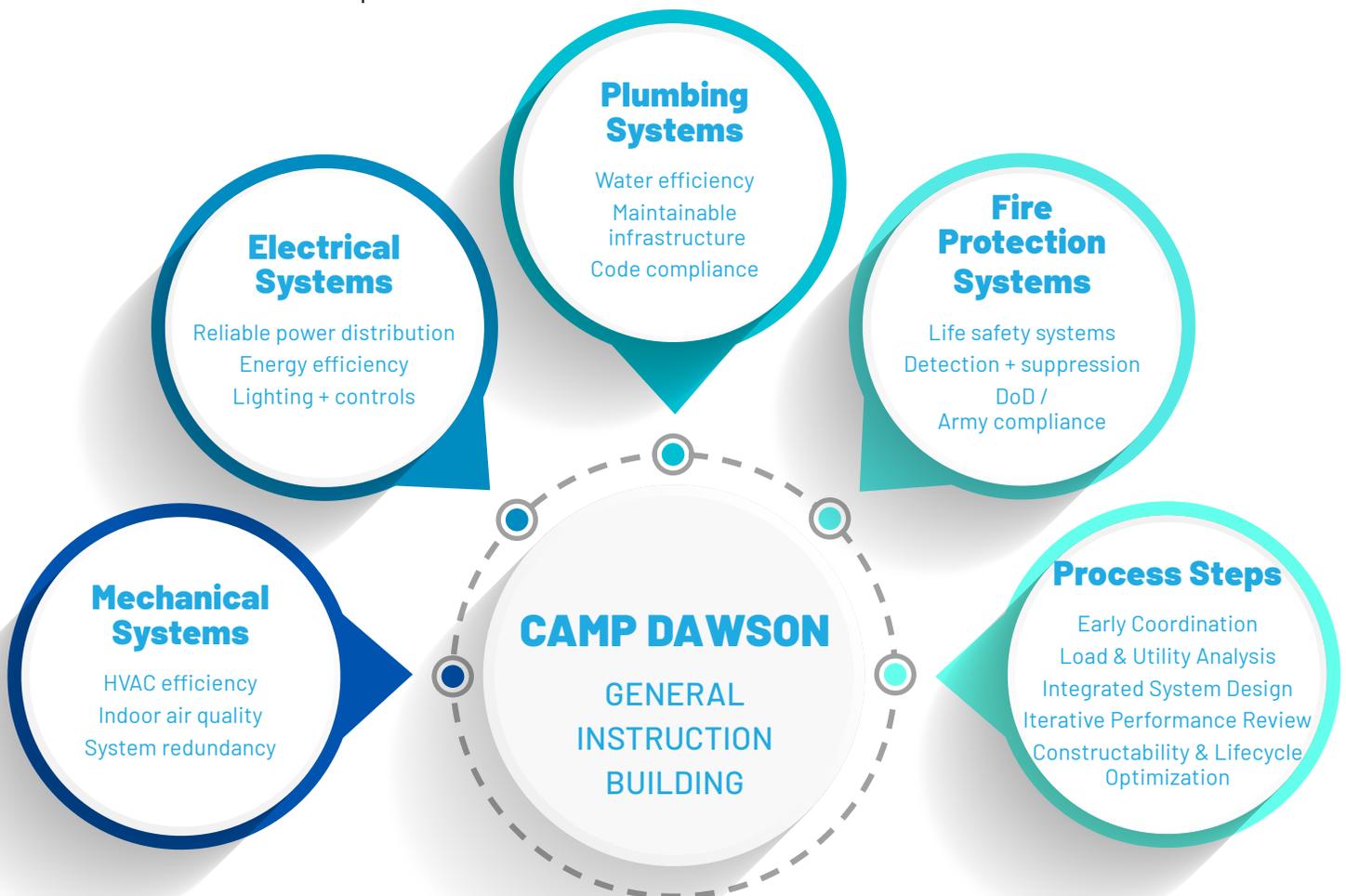
R3A's portfolio of advanced training and instructional environments, combined with our experience delivering projects under General Services Administration (GSA) IDIQ contracts, demonstrates our ability to create high-performance facilities that support instruction, collaboration, and operational efficiency. These capabilities directly align with the mission of the Camp Dawson Training Center. Through our GSA IDIQ, our team also brings a strong understanding of federal and state requirements for procurement, deliverables, and project management, ensuring a streamlined, compliant, and mission-ready project delivery.

MEP/FP Engineering Approach

Delivering reliable, efficient mechanical, electrical, plumbing, and fire protection systems is essential to creating a high-performing instructional facility that supports training operations and long-term maintainability. Our team collaborates closely with the architectural and civil disciplines to develop integrated building systems that support classroom environments, administrative spaces, and shared learning areas while meeting Department of Defense, Army, and State of West Virginia requirements.

Our approach prioritizes resilient infrastructure, energy-efficient systems, and maintainable equipment that minimize lifecycle costs and support the mission of the Camp Dawson Training Center. Early coordination with stakeholders and design partners allows us to evaluate building loads, utility availability, and site conditions to ensure that mechanical and electrical infrastructure is properly sized and aligned with the facility’s operational goals.

Throughout the design process, our engineers conduct iterative analysis and coordination to refine system performance, maintain constructability, and control costs. Deliverables are developed and reviewed at each design milestone to ensure the MEP/FP systems support the overall project objectives, integrate with site utilities and infrastructure, and provide safe, code-compliant environments for occupants.





PHILOSOPHY & APPROACH

Photo from <https://www.visitmountainercountry.com/stay/camp-dawson-event-center/>

STRUCTURAL ENGINEERING APPROACH

KCI provides structural engineering services that reflect the physical characteristics military architecture, prioritizing functionality, durability and the ability to withstand threats. Our approach for the Camp Dawson General Instruction building supports the development of a **durable, efficient, and mission-ready instructional facility** by emphasizing early collaboration, disciplined engineering analysis, and constructible design solutions that align with the operational needs of the West Virginia Army National Guard.

INTEGRATED MISSION-DRIVEN DESIGN

Our structural engineers work closely with architectural and building systems teams to develop structural solutions that support functional layouts while maximizing efficiency and constructability. During early design phases, our team evaluates structural framing alternatives to determine the most effective system for classroom and administrative spaces while maintaining flexibility for future evolution because we know that military buildings must be designed to be modified, expanded or reduced to accommodate changing training tactics and technological advancements.

At KCI, we design safe and secure building structures to resist all applicable gravity and lateral loads, including wind, snow, and seismic forces typical of the region. Additionally, we are cognizant to consider **security-conscious design**, applying a layered defense strategy to the structural design such that where appropriate, redundancy and robust load paths are incorporated to enhance structural resiliency and support the long-term operational continuity of the facility.

QUALITY AND COST MANAGEMENT

KCI employs a structured quality management process that includes peer review and interdisciplinary coordination at each design milestone. Structural documentation will be developed through progressive submissions at **35%, 65%, 95%, and 100% design completion**, ensuring that cost considerations and constructability remain aligned with functional project goals.

CONSTRUCTION PHASE SUPPORT

At KCI, we remain committed to the project from fruition to completion. Similar to our design deliverables, we too must reflect adaptability, a key pillar of our structural design philosophy. During construction, KCI will provide responsive engineering support through shop drawing review, responses to requests for information, and coordination with the construction team to resolve field conditions efficiently.

Through this collaborative and disciplined approach, KCI delivers structural engineering solutions that support a **reliable, efficient, and mission-focused instructional facilities that enhance the quality of training and life for our service members.**



Project Approach

The site and civil engineering approach for the proposed General Instruction Building at Camp Dawson will focus on delivering a practical, secure, and constructible site design that supports the operational needs of the West Virginia Army National Guard while meeting regulatory requirements and project schedule milestones. The effort will integrate site evaluation, engineering design, coordination with building systems, and preparation of complete construction bid documents.

Site Investigation and Existing Conditions

The project will begin with a review of available mapping, utility records, and site constraints within the Camp Dawson Training Center. Field reconnaissance will verify existing topography, drainage patterns, roadway access, utilities, and nearby facilities. Utility coordination with installation personnel and service providers will confirm the location and capacity of existing infrastructure. Geotechnical exploration, including soil borings, will evaluate subsurface conditions, bearing capacity, groundwater, and pavement design requirements.

Site Layout and Circulation

Civil design will establish an efficient site layout that accommodates building access, parking, pedestrian circulation, and service areas. The design will include access drives, vehicle parking, sidewalks, and concrete pads supporting building operations. Circulation will be designed to safely accommodate staff vehicles and service traffic while maintaining clear pedestrian routes.

Grading, Drainage, and Stormwater Management

Site grading will provide positive drainage away from the building while minimizing earthwork and blending with existing terrain. Stormwater management systems will be incorporated to comply with applicable regulations and protect downstream infrastructure. Appropriate best management practices will be evaluated and integrated into the design to support long-term site performance.

Utility Infrastructure

The civil team will coordinate with mechanical and electrical designers to extend and connect all required utilities, including water, sanitary sewer, storm drainage, electricity, and communications. Existing infrastructure capacity and routing constraints will be evaluated early in the design process to reduce conflicts and construction risk.

Security and Sustainability Considerations

Because the project is located on an Army National Guard installation, the design will incorporate Department of Defense force-protection considerations such as appropriate building setbacks, controlled access, and site feature placement. Durable, low-maintenance materials and cost-effective site solutions will be emphasized to support long-term operational efficiency.

Design Development and Deliverables

Civil plans and specifications will be prepared as part of the multidisciplinary design package and submitted at the required milestones. Updated construction cost estimates will accompany each submission to support agency review and ensure the project remains aligned with budget and program goals. The final deliverable will be a coordinated set of construction documents suitable for public bidding through the State of West Virginia purchasing process.



PROJECT APPROACH

1. Project Understanding

It is our assumption that the project will consist of a one-story building approximately 8,000 to 15,000 square feet area. Consequently, structural loads of the columns and the load bearing walls will be light, and the building can be supported utilizing shallow foundation with ground floor slab at grade. The site for the building will be relatively level and only small cut/fill will be needed to prepare the building pad.

2. Objective of Investigation

The objective of the investigation will be to determine and characterize the subsurface geomaterials at the building footprint, evaluate their impact on the selection and design of foundation support system and present a set of recommendation for the most suitable and economical foundation support with relative geotechnical design parameters, special subgrade preparation and general earthwork construction criteria.

3. Scope of Investigation

In order to achieve the above objective, GeoMechanics, Inc. will perform three (3) primary tasks namely, subsurface exploration (drilling), laboratory soil testing and engineering analysis and report preparation.

Considering the estimated footprint of the building, it is estimated that the drilling program may consist of six (6) borings, each advanced to a depth of 20± feet or top of rock, whichever is shallower. The overall purpose of the borings is to determine and characterize the subsurface geomaterials and to assess the local ground water conditions considering the project site is located in the flood plain of Cheat River.

PEC's Approach to Physical Security and Anti-Terrorism Force Protection

PEC is a subject author, specialist reviewer, and / or updater to many of the published criteria documents used by security engineers and the industry at large, especially in military facilities. As such, we recognize that protecting our warfighters is a core and integral function in the design of a new facility. Moreover, integrating security and force protection requirements into a facility design requires an understanding of the intended operating environment, a deep understanding of physical security evaluation and mitigation processes and criteria, and substantial experience in applying appropriate criteria at each stage of design development.

PEC will use our extensive experience to identify and determine the physical security requirements for the AITEC design and will assist the design team with incorporating requirements, such as published Uniformed Facility Criteria (UFC), relevant Army Regulations, and industry Physical Security protection standards, including but not limited to:

- UFC 4-010-01 DoD Minimum Antiterrorism Standards for Buildings
- UFC 4-020-01 DoD Security Engineering Facilities Planning Manual
- UFC 4-022-03 Security Fencing and Gates
- UFC 4-021-02 Electronic Security Systems
- UFC 4-026-01 Design to Resist Forced Entry
- Military HB 1013/12 Eval/Sel/Analysis of Glazing for Ballistic and Bomb Protection

PEC Process

The PEC team includes specialists in each discipline relevant to AT/FP, from physical security to structural blast specialists. Force protection considerations begin with an holistic protective analysis of the proposed facility and the relevant operations it will house. PEC's specialists will collaborate to learn about other physical security measures in place at the Camp Dawson Training Center that can assist with mitigating potential threats to the agency and facility and will build on existing conditions as well as to identify special requirements that may apply. Requirements will then be used to provide quality reviews of each design submission.



DES STRATEGIC DESIGN APPROACH

Dagostino Electronic Services, Inc. (DES) is a single-source technology integrator delivering cutting-edge solutions to education, healthcare, corporate, government and industrial sectors throughout the Tri-State region.

Founded in 1973, the DES difference is centered on our experience and ability to combine a deep understanding of this Camp Dawson Project, your priorities and budget, and our expertise in custom designing integrated solutions to fit your unique requirements. From IP integrations to AI analytics, we will work with Camp Dawson Training Center personnel, the architects and engineers, contractors and other professionals to ideate and define requirements so that we can design and deliver solutions that bridge the gap between your needs and today's technology.

With over 50 years of experience and expertise, Dagostino has the knowledge and resources to be a single-source "trusted advisor" for the end-to-end design, integration, and installation of low-voltage electrical solutions including the following:

- **Structured Cabling** – Data Cabling, Fiber Optics & Air-Blown Fiber, Outside Plant, Fault Managed Power Systems (Class 4 Power)
- **Wired & Wireless Network Infrastructure**
- **Cybersecurity & Risk Management Solutions**
- **Voice Communication Systems**
- **Surveillance & Access Control Security Solutions**
- **Advanced Lighting** – Lighting Controls, PoE Lighting, Li-Fi
- **Building Controls Integration** – Energy Conservation
- **Multimedia & AV** – Collaboration Solutions, AV Integrations, Command and Control Centers, Distributed Audio Solutions for Classrooms, Learning Centers and other Administrative needs

At Dagostino Electronic Services, we build partnerships with manufacturers and suppliers to guarantee you accessibility, reliability, certification, and support from concept through the solution design, installation, and post-install phases of the project.

PROJECT TEAM

OWNER | West Virginia Army National Guard

ARCHITECTURE / PROGRAMMING / INTERIOR DESIGN / PROJECT MANAGEMENT

R3A ARCHITECTURE **(SB; 50% MINORITY OWNERSHIP)**

JAMES SHEEHAN | Principal-in-Charge

PATRICK RUSSELL | Project Manager

ALEX SMITH | Project Architect

TARA GANGWAR | Project Interior Designer

MEP/FP ENGINEERING

CJL ENGINEERING

MATT SOTOSKY | Mechanical Engineer

RODNEY WOLFE | Electrical Engineer

ADAM MCKINLEY | Plumbing Design

STRUCTURAL ENGINEERING

KCI TECHNOLOGIES

STEPHANIE RICHMOND | Practice Leader, Building Structures

SITE / CIVIL ENGINEERING

TRIAD ENGINEERING

JACOB WIELAND | Senior Engineer

GEOTECHNICAL CONSULTANT

GEO-MECHANICS

(DBE)

JAHANGIR KABIR | Geotechnical Engineer

PHYSICAL SAFETY CONSULTANT

PROTECTION ENGINEERING CONSULTANTS

(SB)

BRANDON KEHL | Senior Security Consultant

AUDIO VISUAL / WIRED AND WIRELESS NETWORKS / LIGHTING

DAGOSTINO ELECTRONIC SERVICES

BOB DAGOSTINO | President and Founder + Team

COST ESTIMATOR

BECKER & FRONDORF

(SB)

SHAWN ABRAHAM | Cost Estimator

The R3A team understands the importance of minority, women, and veteran owned businesses participation on any project. R3A is certified as Small Business by Pennsylvania Department of General Services and is 50% minority owned.

We have strong relationships with local MBE/WBE consulting firms and will work towards the West Virginia Army National Guard's goals for MBE/WBE participation. Over the past 25 plus years, we have had the opportunity to complete many projects alongside a number of minority, women, and veteran-owned firms around the region. Because of our substantial prior experience with these firms, we have developed strong working relationships with them over the years that will help contribute to the smooth progress of the project.



R3A

Enriching Your Community

We believe that empathy-driven architecture shapes meaningful human experiences.

21
Employees

Registered Architects +
Architectural Designers

10



Certified Interior Designers +
Interior Designers

6



WELL AP +
LEED Professionals

7



R3A Architecture was founded in 1996 on the idea that thoughtful, contextual design can improve the way we live, work, & learn. We work closely with our clients, using design as a catalyst for envisioning futures that are more equitable, connected, and empowering for all. **R3A is 50% minority-owned.**

Located in Pittsburgh, at the junction of three rivers, as well as technology, education, and manufacturing, R3A's multi-generational team is led by principals Deepak Wadhvani and James Sheehan. While our portfolio is diverse, we have strong expertise in the design of community-focused projects for higher education institutions, workplace and offices, science and technology labs, historical renovations, and infrastructure upgrades.

R3A is certified Small Business by the Pennsylvania Department of General Services

We believe that architecture has the power to shape and elevate everyday experiences, and we don't take that responsibility lightly. We create environments that aim to improve and enrich people's lives by promoting wellness, productivity, sustainability, and even a sense of joy. With personal attention paid to each project by our principals as well as our flexible and proactive approach, we have formed working relationships with clients that have lasted decades. R3A has earned 40+ design excellence awards, and while we are grateful for these honors, we measure our success by these lasting relationships and our clients' continued trust.

SERVICES WE OFFER INCLUDE:	
	Lab Planner Consulting
	Architecture
	Interior Design
	Furniture, Fixtures & Equipment
	Branding
	Project Management
	Building Diagnostics
	Feasibility Studies
	Master Planning
	Historic Preservation
	Infrastructure Upgrades
	Adaptive Reuse
	Sustainable Design
	Consulting Engineering

KEY PERSONNEL

R3A PRINCIPAL-IN-CHARGE

JAMES SHEEHAN AIA, NCARB, LEED AP

Phone 412.431.2480 x120

Email JAS@r3a.com

Registered Architect WV #4361

Master of Architecture Carnegie Mellon University

Bachelor of Science in Architecture Temple University



Jim specializes in integrated project delivery and has overseen complex laboratory, training, and mission-critical facilities for academic, institutional, and technical clients, providing development management alongside architectural expertise. His work focuses on highly coordinated environments that require durable systems, advanced building infrastructure, and efficient operational planning.

Carnegie Mellon University, RKM Hall of Sciences, Plaza-Facing Welcome Entry, in construction (ZGF Design Architect; R3A Architecture Associate Architect)
Pittsburgh, PA | 341,000 sf.

Penn State New Kensington, Teaching Lab Upgrades with “Science on Display” features supporting applied research and workforce training environments
New Kensington, PA | 5,000 sf.

University of Pittsburgh (Pitt), Graduate School of Public Health Labs and Administrative Offices, including public-facing lobby and restored exterior sculpture (Joint Venture with Wilson Architects (HGA))
Pittsburgh, PA | 193,500 sf. | LEED Gold

Mansfield University, Grant Science Center, modernization of teaching laboratories and academic support spaces into a high-performance STEM training facility
Mansfield, PA | 58,500 sf.

Pitt Chevron Science Center, comprehensive renovation and modernization of a 1969 science building into a contemporary Department of Chemistry research and teaching facility
Pittsburgh, PA | 120,000 sf.

R3A PROJECT MANAGER / MAIN POINT OF CONTACT

PATRICK RUSSELL AIA

Phone 412.431.2480 x113

Email PR@r3a.com

Registered Architect PA #407806

Bachelor of Architecture Carnegie Mellon University



Patrick will serve as Project Manager, overseeing team coordination, client communication, and project administration. A registered architect with experience across civic, science/technology, and institutional facilities, he will guide the process to ensure efficient delivery, strong stakeholder coordination, and a durable, mission-ready project outcome.

Carnegie Mellon University, RKM Hall of Sciences, Plaza-Facing Welcome Entry, in construction (ZGF Design Architect; R3A Architecture Associate Architect)
Pittsburgh, PA | 341,000 sf.

The First Tee-Pittsburgh, Arnold Palmer Learning Center, community-based educational and training facility
Pittsburgh, PA | 13,000 sf. | Targeting LEEDv4 Silver

Penn State New Kensington, Teaching Lab Upgrades with “Science on Display” features supporting applied research and workforce training environments
New Kensington, PA | 5,000 sf.

City of Pittsburgh, Historic South Side Market House – roof and gutter replacement, building maintenance upgrades, and interior renovations to a civic landmark facility
Pittsburgh, PA | 15,300 sf.

City of Pittsburgh, Mellon Park Tennis Enclosure – structural enclosure and public recreation facility improvements
Pittsburgh, PA | 31,000 sf.

KEY PERSONNEL

R3A PROJECT ARCHITECT

ALEX SMITH RA

Phone **412.431.2480 x140**

Email **ALS@r3a.com**

Registered Architect **PA #410350**

Master of Architecture **Kent State University**



Alex assists every project through all phases of delivery, from programming and pre-design through construction administration. He applies an analytical approach to planning and design to address complex project requirements, with careful attention to building systems coordination, performance, detailing, and constructability.

University of Pittsburgh (Pitt), Crawford Hall Science Lab Renovations, including public-facing entry improvements and ADA ramp upgrades, in construction
Pittsburgh, PA | 90,000 sf.

Carnegie Mellon University, RKM Hall of Sciences, Plaza-Facing Welcome Entry, in construction (ZGF Design Architect; R3A Architecture Associate Architect)
Pittsburgh, PA | 341,000 sf.

Northland Public Library Renovation, public entry improvements, patio, and site access upgrades
McCandless, PA | 4,325 sf.

Pitt Chevron 6th Floor Bio-Chem Lab & Cold Room modernization with specialized mechanical and environmental systems coordination
Pittsburgh, PA | 1,960 sf.

Duquesne University, Fisher Hall Computer Lab & Environmental Engineering Lab supporting technical instruction and applied learning environments
Pittsburgh, PA | 4,000 sf.

Princeton University, Various Lab Renovations supporting research and advanced technical infrastructure
Princeton, NJ

R3A PROJECT INTERIOR DESIGNER

TARA GANGWAR NCIDQ, IIDA, LEED AP BD+C, WELL AP

Phone **412.431.2480 x121**

Email **TRG@r3a.com**

Registered Interior Designer **NCIDQ #418117**

Bachelor of Science, Interior Design; Minor in Sustainability in the Built Environment
Drexel University



Tara brings extensive expertise in program validation, aligning acoustics, lighting/AV, flexibility, furniture, and equipment planning with user needs from schematic design onward. Her work supports highly functional learning and training environments that require careful coordination of technology, infrastructure, and adaptable space planning.

University of Pittsburgh (Pitt), Crawford Hall Science Lab Renovations, including public-facing entry improvements and ADA ramp upgrades, in construction
Pittsburgh, PA | 90,000 sf.

Pitt Chevron 6th Floor Bio-Chem Lab & Cold Room modernization with specialized mechanical and environmental systems coordination
Pittsburgh, PA | 1,960 sf.

Sewickley Academy, Technology Classrooms Renovation with "Science on Display" features supporting STEM instruction and applied learning environments
Sewickley, PA | 4,400 sf

Princeton University, Various Lab Renovations supporting research and advanced technical infrastructure
Princeton, NJ

Duquesne University, Fisher Hall Computer Lab & Environmental Engineering Lab supporting technical instruction and applied learning environments
Pittsburgh, PA | 4,000 sf.



Matthew R. Sotosky, P.E.
LEED® Accredited Professional
Managing Principal | Mechanical Engineer

Contact Information

☎ 814.563.1651

✉ msotosky@cjlengineering.com

PROFESSIONAL SUMMARY

Matt Sotosky is a Managing Principal with CJL Engineering. Matt started with the firm in 1990 and has over 30 years of experience. His responsibilities include designing and managing mechanical, electrical, plumbing and fire protection engineering projects for all types of buildings and applications. He has extensive experience in Design and Commissioning of HVAC, Plumbing and Fire Protection for Healthcare, Educational, Industrial and Commercial projects. Matt has designed and / or managed over \$2.5 billion in construction projects.

REPRESENTATIVE PROJECTS

Plastikos, Medical Manufacturing, Erie, PA

- Addition Phase II
- White Room ISO 8 Conversion

ATI Allegheny Ludlum, Hot Rolling and Processing Facility, Pittsburgh, PA

Cabot Oil & Gas, MEP Design Services, North Fayette, PA

Samtec Inc., Building 3- Clean Room Fit Out, New Albany, IN

Vitro, Glass Technology Center, Assessment and Design, Cheswick, PA

GE Transportation Division, Production Line Expansion, Grove City, PA

Rescar, Inc., New Railroad Car Facility, Restoration, DuBois, PA

SGL Group, The Carbon Company, Industrial Clean Room, St. Marys, PA

Elliott Group, Research and Development Facility, Jeannette, PA

Dale Oxygen Addition and Renovation, Johnstown, PA

Erie Public Safety Building, Erie, PA

Corsa Coal Corporation, Acosta Coal Mine, Maintenance Shop, Friedens, PA

UPMC Erie, Chartwell Pharmacy Clean Room (ISO Class 7), Erie, PA

UPMC Altoona, Chartwell Pharmacy Clean Room (ISO Class 7), Altoona, PA

UPMC Pittsburgh Chartwell Pharmacy Re-engineering, Pittsburgh, PA

WVU Medicine, Morgantown, WV

- Children's Hospital
- Ruby Campus Master Plan

UPMC East LEED® Silver, New Medical Center, Monroeville, PA

UPMC Mercy, Pavilion, Pittsburgh, PA

UPMC Presbyterian, Tower, Pittsburgh, PA

WVU Medicine, Jackson Hospital Expansion, Ripley WV

Duke LifePoint, Conemaugh Health Systems, East Hills Outpatient Center, Johnstown, PA

Allegheny Health Network, Saint Vincent Hospital, Erie PA

- New Infill Building
- North Tower AC-1 Replacement
- AC-3 OR Supplemental Chiller Design
- Nursing Unit Upgrades
- New EP Lab, Chemo Infusion Area
- Pre-Admission Testing/MRI Reno
- Chiller and Boiler Plant Upgrades
- 5th Floor Womens Phase 2-6 Renovations

UPMC Hamot, Erie, PA

- New Patient Care Tower
- North Complex AHU Replacement
- South Complex 5 AHU Replacements
- OR Upgrades and AHU Replacements
- Emergency Department Expansion
- Pharmacy Renovation
- 8th Floor South Complex Renovation
- Emergency Department Expansion
- Chiller Upgrade
- EP Lab #1 and #2 and Specials Labs
- Hyperbaric Suite
- AHU 14 Replacement

EDUCATION

1989 - Bachelor of Science
Mechanical Engineering
University of Pittsburgh

SPECIALIZATIONS

Mechanical Engineering
Feasibility Study, Master Planning
Healthcare and Assisted Living
Central Plant, Boiler, Chiller Systems
Pharmacy Design
Commissioning

REGISTERED PROFESSIONAL ENGINEER

Pennsylvania, Maryland, Ohio
Michigan, West Virginia, Missouri
Kentucky, Texas, Illinois, Florida
Georgia, Tennessee, Colorado,
New Mexico, Oklahoma

MEMBERSHIPS/ACTIVITIES

International District Energy Association (IDEA)
American Society of Mechanical Engineers (ASME)
American Society of Plumbing Engineers (ASPE)
ASHRAE
Association for the Society of Hospital Engineers (ASHE)
International Ground Source Heat Pump Association (IGSHPA)
Pennsylvania Society of Professional Engineers (PSPE)
National Society of Professional Engineers (NSPE)
U.S. Green Building Council (USGBC)



Rodney A. Wolfe, P.E.
Principal | Electrical Engineer

Contact Information

☎ 814.536.1651

✉ rwolfe@cjleengineering.com

PROFESSIONAL SUMMARY

Rodney Wolfe is an Electrical Engineer and Principal of CJL Engineering. He started with the firm in 1993 and he is responsible for overseeing the electrical drafting, design and specifications of projects to assure compliance with local, state and federal codes, regulations and standards, establish company electrical design criteria, and schedule electrical department personnel to complete project assignments.

Rodney is involved in the design and specification of low and medium voltage distribution systems, lighting systems, emergency power systems, local area networks, sound and communications systems and site utilities. His noteworthy projects, comprising new construction, expansions and adaptive retrofit include:

REPRESENTATIVE PROJECTS

- PA Department of General Services
- SCI Smithfield, EDBC Replacement of High Voltage and Generators, Huntingdon, PA
- SCI Dallas, Electric Distribution System, Dallas, PA
- SCI Somerset, Replace Distribution Switchgear, Somerset, PA
- SCI Forest, Upgrade/Replace Intercom System & Replace Power Inverters, Marienville, PA
- SCI Forest Upgrade/Replace PLC & Microlite System & BAS Upgrade, Marienville, PA
- SCI Pine Grove, Control Room, Security Cameras and Other Facility Upgrades, Indiana, PA
- SCI Huntingdon, Code Improvements, Huntingdon, PA
- SCI Cambridge Springs, Air Conditioning Program Service and Building 3 Medical, Cambridge Springs, PA
- SCI Albion, Renovate Chilled Water Plant, Erie, PA
- SCI Laurel Highlands, Electrical Upgrade & Secure Perimeter Fencing, Somerset, PA
- Ebensburg Center, Electrical and Fire Alarm Upgrades, Ebensburg, PA
- Polk Center, Upgrade Fire Suppression System, Polk, PA
- Lehighon Readiness Center, PA National Guard, Rehabilitation, Lehighon, PA
- Hamburg Readiness Center, PA National Guard, 75 kW Generator, Hamburg, PA

- Greensburg Readiness Center, Renovation, Greensburg, PA
- Stryker Brigade Readiness Center, Punxsutawney, PA
- Southwestern Veterans' Center, Emergency Generator Installation, Pittsburgh, PA
- Warren State Hospital, Renovate Fire Alarm and Fire Suppression Systems, Warren County, PA
- Erie Maritime Museum Building and Infrastructure Improvements, Erie, PA
- SCI Frackville, PA
- SCI Greensburg, PA
- SCI Mercer, PA

Westmoreland County Juvenile Detention Facility, Greensburg, PA

GE Transportation Division, Erie, PA
CamTran Operations Building LEED®
Certified 750 kW Generator, Johnstown, PA

Kaley Center, Electrical Distribution, 10th Floor Lighting, Wheeling, WV

Lincoln Primary Care Center, 100 kW Generator, Charleston, WV

Pittsburgh Zoo and PPG Aquarium, LEED® Compliant. Pittsburgh, PA

- Animal Health Center
- Water's Edge - Polar Bear Exhibit

University of Pittsburgh at Johnstown, Owen Library, Johnstown, PA

Leidos Biomedical Research, Inc., Fort Detrick, Chiller Plant, Frederick, MD

Greater Johnstown Community YMCA, Johnstown, PA

EDUCATION

1988 - Bachelor of Science
Electrical Engineering
University of Pittsburgh

SPECIALIZATIONS

Electrical Engineering
Primary Power
Industrial Power
Government and Healthcare
Schools K-12
Colleges and Universities

REGISTERED PROFESSIONAL ENGINEER

Pennsylvania, West Virginia, Maryland, Ohio

MEMBERSHIPS/ACTIVITIES

Member of the Building Industry Consulting Service International (BICSI).
Pennsylvania Society of Professional Engineers (PSPE)
National Society of Professional Engineers (NSPE)



Adam R. McKinley, E.I.T., CPD
Principal | Plumbing Design

Contact Information

☎ 814.536.1651

✉ amckinley@cjlengineering.com

PROFESSIONAL SUMMARY

Adam McKinley is a Principal of CJL Engineering with over 18 years of experience. He joined CJL Engineering in 2003 and is the Plumbing Department Supervisor. Adam has served as Project Manager for numerous projects, and is a Certified Plumbing Designer. His experience includes numerous utility extensions and/or relocations for universities, schools, hospitals, high-rise condominiums and personal care home projects. Adam specializes in the design and specification of domestic water distribution systems, sanitary drainage and vent systems, storm drainage systems, natural gas distribution, welding gas distribution systems, and site utilities.

REPRESENTATIVE PROJECTS

Novasenta, Office and Laboratory Fit-Out, Pittsburgh, PA

BlueSphere Bio, Laboratory Fit-Out, Pittsburgh PA

SGL Group, The Carbon Company, New Clean Room Laboratory, St. Marys, PA

Elliott Group, Research and Development Facility, Jeannette, PA

Penn State Behrend, Erie, PA

- John M. Lilley Library Renovation
- Advanced Manufacturing & Innovation Center

Penn State Greater Allegheny, Ostermayer Lab Building Renovations, McKeesport, PA

Penn State New Kensington, New Kensington, PA

- Engineering Building, Electronics Lab Reno.
- Science Building, Biology Labs Reno.

Penn State Fayette, Williams Building HVAC and Electrical Upgrades, Lemont Furnace, PA

Penn State Beaver, Monaca, PA

- LCB Building - Annex
- New Telecom Room

Bucknell University, Lewisburg, PA

- Carnegie Library, Historic Reconstruction and Renovation
- Hildreth-Mirza Humanities Center LEED® Silver

Edinboro University, Edinboro, PA

- Highlands Renovation

- Ross Hall Renovations
- Cooper Science Center Upgrades University of Pittsburgh, Pittsburgh, PA

- Hillman Library Renovations
- Cathedral of Learning
- Community Engagement Center
- Posvar Hall Renovations
- SRCC Pitt Lab 206
- GSCC Innovation Renovations

Grove City College, Grove City, PA

- Buhl Library Renovations
- Phillips Fieldhouse Renovation

St. Francis University, Loretto, PA

- DiSepio Institute for Rural Health and Wellness, LEED® Compliant
- New Science Building, LEED® Compliant
- Degol Fieldhouse
- Sullivan Hall, Health Sciences Experiential Learning Commons
- St. Louis Hall Renovations

Community College of Allegheny County, K. Leroy Irvis Science Center, LEED® Silver, Pittsburgh, PA

Duquesne University, Pittsburgh, PA

- Vickroy & St. Ann Domestic Hot Water Study
- Energy Cooling Tower Replacement

Marshall University, Brad D. Smith College of Business & Innovation, Huntington, WV

West Virginia University, Morgantown, WV

- New Business and Economics Building
- Puskar Center Performance Dining Facility
- Oglebay Hall Renovation

EDUCATION

2001 - Bachelor of Science Mechanical Engineering Technology University of Pittsburgh at Johnstown

SPECIALIZATIONS

Plumbing Engineering
Domestic Water Distribution Systems
Sanitary Drainage and Vent Systems
Medical Gas Systems
System Evaluations
Project Management

REGISTERED PROFESSIONAL ENGINEER

Engineer-in-Training, Pennsylvania
Certified Plumbing Designer, ASPE

MEMBERSHIPS/ACTIVITIES

American Society for Plumbing Engineering Member (ASPE)



STEPHANIE RICHMOND, PE

Practice Leader Building Structures

Stephanie Richmond has 14 years of experience in structural design, engineering, and inspection, with expertise in project management, feasibility studies, detailed design, shop drawing review, and coordination with contractors to address unexpected field conditions. Her experience spans low- to mid-rise residential and office buildings, adaptive reuse projects, and themed entertainment facilities. She specializes in evaluating the most feasible and economical structural systems based on project program and client needs.

RELEVANT PROJECTS

New Cultural Center | Columbia, MD

Project Manager and Project Engineer for a new multi-use arts facility in downtown Columbia. Plans for this development include the phased construction of a new dinner theatre while the existing theatre remains in operation, and then the subsequent construction of two black box theatres, classrooms/galleries/studio space, five levels of mixed-income residential units, and a seven-level parking garage in the center of the facility. Oversaw design for foundations, composite steel design, steel brace frames, steel moment frames, post-tensioned slabs, concrete shear walls, concrete flat plate, and five-story wood residential. Worked in partnership with the Geotechnical Engineer on the design of foundations and discussed soil modification techniques after determining soil conditions and existing rock on site conflicted with the design of structure.

River Pointe Apartments | Batavia, OH

Project Manager and Project Engineer for the new construction of eight residential buildings, retail office, amenity building, and exterior pavilion as part of an approximately 27-acre development. The residential buildings utilize cold-form steel bearing wall structures, while the three outbuildings are steel-framed. Oversaw all aspects of design, including a feature transfer level design in two of the residential buildings for cars to pass underneath the center of the building, as part of the overall site development plan.

Watershed Lot 6 | Laurel, MD

Project Manager and Project Engineer for the new construction of a two-story welcome center for a new subdivision development. Project utilized wood joist framing with mass-timber lateral and gravity support. Design accounted for a one-story change in grade elevation from the front to the back of the building, necessitating significant retaining and basement wall designs. Coordinated the building design with the proposed exterior features (i.e. pool and mechanical buildings) and new wood-framed pavilion on the site.

National Aquarium – Animal Care & Rescue Center | Baltimore, MD

Project Manager and Project Engineer for the feasibility study and structural design of two major aspects of renovation to a newly acquired building for use as additional rehabilitation and classroom space for the National Aquarium's Animal Care & Rescue Center. Conducted a conditions assessment of the existing foundations to determine the feasibility of the proposed renovations and prepared a feasibility narrative. Additional tasks included: assessing the existing roof to determine where new mechanical equipment could be located, providing a comparative analysis of alternate framing schemes, developing a subsurface exploration plan, assessing appropriate construction materials and systems, and performing construction phase services.

EDUCATION

MEng, Civil – Structural Engineering, Cornell University

BS, Civil Engineering, Cornell University

LICENSES

Professional Engineer:

DC # PE40001308

MD # 48178



JACOB O. WIELAND, P.E.
SENIOR ENGINEER

HIGHLIGHTS OF EXPERIENCE

Mr. Wieland has over fifteen years of experience performing and managing projects in both the Civil and Geotechnical Engineering fields. During those years, Mr. Wieland performed numerous stormwater management and erosion & sediment control designs as well as preparation of the associated drawings and permit applications in the Civil Engineering field. Additionally, he's received significant field, laboratory, and design experience in the geotechnical field, including pavement design, slope remediation, shallow and deep foundation design, and retaining wall design. Mr. Wieland has completed several hydrologic and hydraulic studies of streams and stormwater conveyance features for projects involving stream relocations, stream bank slope remediation, acid mine drainage passive treatment systems, above-ground utility installation projects, and others.

SAMPLE PROJECT EXPERIENCE

- Confidential Police Gun Range, Pennsylvania
- Affordable Housing Redevelopment, Phase 1 – Hawkins Village, Borough of Rankin, PA
- Confidential Private School – Greater Pittsburgh Area
- Confidential Golf Club Hole Design – Western PA
- West End Trolley Trail – Pittsburgh, PA
- Kelly Elementary School, Wilkinsburg, PA
- Various Oil and Gas Sites, Western PA
- Landfill Treatment Facility, Arden, PA
- Lyon's Run Acid Mine Drainage Passive Treatment Facility, Penn Township, Westmoreland County
- Dog Park and Town Center, South Side Works, Pittsburgh, PA
- Church and Parsonage, South Strabane Township, Washington County, PA
- U.S. Steel Facility, Borough of Braddock, PA
- Foxfield Knoll Development, Unity Township, PA
- Dentist's Office, Sewickley Borough, PA
- Eat 'N Park, Hampton Township, PA



EDUCATION

Bachelor of Science,
Civil Engineering;
University of North
Dakota (2006)

Master of Engineering,
Water Resource
Management;
University of North
Dakota (2007)

PROFESSIONAL EXPERIENCE

15 Years

REGISTRATIONS & LICENSES

Professional Engineer

- West Virginia
- Pennsylvania
- North Dakota

Jahangir Kabir, Ph.D., P.E.

Vice President / Project Manager



Education:

Ph.D. (1988), Geotechnical Engineering, Iowa State University, Ames, IA
M.S. (1983), Geotechnical Engineering, Michigan Technological University,
Houghton, MI
B.S. (1977), Civil Engineering, Bangladesh University of Engineering and
Technology, Dhaka, Bangladesh

Professional Affiliations:

Professional Engineer, PA, 1990
Professional Engineer, WV, 2010
Professional Engineer, OH, 2011



Summary of Experience:

- Dr. Kabir is Senior Geotechnical Engineer/Project Manager responsible for all technical aspects of project design.
- 1990 to present, Project Engineer/Project Manager with GeoMechanics, Inc. Responsible for performing geotechnical analyses, preparation of reports, and the development of testing and analytical methods suitable to special projects.
- Acted as principal geotechnical engineer on several high-rise structures such as the 26-story 3 PNC Plaza and 40-story 4 PNC Plaza with three (3) levels of underground garages in Pittsburgh, PA. Special geotechnical issues involved design of deep foundations subjected to high downward and uplift forces, support of excavations extending below ground water table, underpinning of foundations of adjacent buildings and special ground improvement techniques.
- Responsible for geotechnical investigation and supervision during the construction phase of large shopping centers. Geotechnical considerations involved foundations support systems or variable foundation bearing medium, deep cuts and high fill embankments, earth retainage systems such as MSE walls, soil-nail walls, soldier beam-lagging walls, pavement design, blasting requirements and instrumentation programs.
- Served as project manager or supervising principal for subsurface explorations and geotechnical engineering investigations for over 10 sections of Interstate and Limited Access Freeways, Light Rail Transit System (LRT) for Port authority of Allegheny County, PA. Specific aspects of design involved cut and fill slopes, temporary and permanent retaining structures, pavement design, foundation support for bridges and drainage structures, underground parking garages, railroad stations and site stabilization techniques and instrumentation.
- 1988 to 1990, Geotechnical Engineer for M.A. Iqbal Consulting Engineers, Reading, PA. Assignments included, but not limited to, subsurface soil investigation; design, analysis and selection of foundations; preparation of soils and foundation reports, and earthwork specification for one airport, one storage facility consisting of six silos, one water treatment plant and three shopping centers. Involved in slope stability, liner design, preparation of specification for a landfill in Cumberland, Pennsylvania.
- Developed instrumentation programs and supervised installation and monitoring of various types of instruments. These include inclinometers, piezometers, settlement rods, plates and remote sensors, bonded strain gages, etc. and provided data about embankment cut slopes and retaining structures behavior and performance.

Brandon R. Kehl, CPP
Protection Engineering Consultants
1100 NW 410 Loop Suite 300
San Antonio, Texas 78213
www.protection-consultants.com

SENIOR SECURITY CONSULTANT



Project Role

Physical Security Lead / Project Manager

Years Experience / with PEC
25+ / 7

Active Professional Registration
Certified Protection Professional

Education
BS, Criminal Justice, Park University

Industry Leadership
SIA Temp Barrier Working Group, SIA
Perimeter Security CMTE, ASTM F12 /
E54, IAHS Council on Education &
Training Chair, ASIS Chair (Chap50),
ASIS Steering CMTE

Speaking Events
IAHSS ACE, Data Center World, NACD,
EUCI, BPS, BOMA, ASIS/GSX, ISC-
West, ISC-East, MCC-KC

Core Expertise
Security Strategy Development
Security Master Planning
Security Protective Force Strategy
Physical Security Assessments
Threat and Risk Assessments
Vulnerability Assessments
Anti-Terrorism – Force Protection
Event Security & Emergency Planning
Campus Security Plans
Security Management Consulting
City & County Security
Regulatory Security Implementation
Chemical Facility Anti-Terrorism
Security Awareness Training
C.P.T.E.D.

Brandon R. Kehl, CPP, is a Senior Security Consultant at Protection Engineering Consultants (PEC) with over 25 years of experience providing strategic leadership and counsel in all areas of physical security and safety for public and private organizations, including as the Chief Executive of two law enforcement agencies. Brandon specializes in comprehensive security strategies, including multi-agency coordination / collaboration to develop policies, procedures, emergency plans, and security awareness programs customized toward the specific need. Brandon has participated in multi-agency groups to collaborate, plan, and execute security and protective programs for both public and private events. Brandon has been the incident commander in a unified incident command on multiple significant events (directly involving his jurisdiction at the time or as a result of mutual aid agreements) and directed the emergency response planning activities for two municipalities.

Protective Program Governance, Strategy, and Staffing

Brandon has developed and evaluated security and safety programs at both the organizational and operational level, providing insightful input to clients in many industries and at various levels. Brandon has developed, coordinated, and overseen organizational security program implementations as an outside consultant, as an appointed security director, and as the Chief Executive / Emergency Management Director of two distinct municipalities. Brandon has led projects evaluating and developing protective program governance and strategy documents as well as determining appropriate staffing levels and duty activities for uniformed security officers, security monitoring staff, and teams investigating and responding to reported incidents.

Protective & Response Force Operations

Brandon has personally led both sworn and non-sworn protective force operations, central monitoring operations, first responder programs, and emergency management response in a unified command structure. As the Chief Executive of two law enforcement agencies over his career, Brandon has established and evaluated protective force agencies from both a security and police response standpoint. Brandon has extensive experience in evaluating protective force operations from both the internal and consultant perspective.

Security Protocol & Procedure Documentation, Planning & Management

Brandon has extensive experience in writing guidelines and procedures applicable to facility security. He has authored master policy and procedure manuals for police departments, lesson plans for a number of courses, as well as security officer site instructions for numerous clients in a variety of industries. Brandon's emergency management background includes many years of sworn law enforcement command and chief executive experience. He has successfully developed and implemented emergency response plans, emergency operations manuals, crisis management plans, and incident command plans for multiple agencies. As the Chairman of the Council on Education for the International Association of Healthcare Security and Safety, Brandon led the development and update of numerous training guides for security officers, ranging from the entry level to advanced level.

Threat, Risk, Security, & Vulnerability Assessments

Brandon has successfully performed threat, risk, and vulnerability assessments for clients in many industries. Brandon will identify specific local, regional, or nationwide threats to your business and then determine the risk of those threats to your operations. Once risks are determined, Brandon will assess vulnerabilities to those risks and provide mitigation strategies to reduce the likelihood or severity of these threats.

Physical Security Principle Integration

Brandon has incorporated asset protection principles such as protection-in-depth, crime prevention through environmental design (CPTED), and risk aversion to build formal security programs using security measures such as surveillance, intrusion detection, and access control, lock & key control, mass communication, resiliency, and protective staffing.

Procurement & Security Supply Chain Assistance

Brandon has led and managed time sensitive deliverable-based projects that help clients address strategic goals within the security procurement process. He has developed and overseen RFP/RFB/RFQ language for both security services and technology, as well as managed the selection and onboarding of security partners for several clients.

DAGOSTINO ELECTRONIC SERVICES MANAGEMENT TEAM



BOB DAGOSTINO, President and Founder

As a current board member of WPA-NECA, Bob Dagostino is widely knowledgeable about the factors influencing the electrical industry. A passionate advocate for sustainable energy infrastructure and conservation, Bob has addressed local, state, and national government forums.

- *BICSI, Registered Communications Distribution Designer*
 - *Chair of WPA-NECA Local Government Affairs*
 - *JATC Trustee*
-



JARRETT COLOSIMO, Director of Project Engineering

With 29 years of experience, Jarrett is responsible for design and engineering, site surveys, project documentation, and quality assurance. Jarrett is the senior design engineer for structured cabling solutions.



BOB WEISS, Director of Operations

Bob has 30+ years of experience in project management, telecommunications, and commercial construction. Bob's responsibilities include customer account interface, scheduling manpower resources – project management and technicians, project documentation, service and response, quality assurance.



MARK GILLENBERGER, Director of Estimating/Engineering

Mark is a BICSI, Registered Communication Distribution Engineer with design certifications on the products and services offered by DES. Mark has been with Dagostino Electronic Services for over 18 years.

SHAWN ABRAHAM, EIT, MBA

Cost Estimator

Before pivoting to preconstruction, Shawn led field crews, resolved complex site issues, and managed budgets on high-profile infrastructure projects in New York and Philadelphia. Today, he draws on that firsthand knowledge to develop public and institutional estimates ranging from \$300K to \$40M. With a foundation in structural field operations and a master's degree in business, he brings both a technical edge and a forward-thinking approach to the estimating process.

Shawn's practical experience, paired with a strong grasp of cost strategy, makes him a reliable resource for clients and design teams navigating early-stage decisions.

SELECTED ESTIMATING PROJECTS

- **Villanova University**
Wayne, PA
Cabrini Holy Spirit Library | \$413K
- **Hilton Inn**
Philadelphia, PA
University of Philadelphia | \$28M
- **School District of Philadelphia**
Philadelphia, PA
Science Leadership Academy | \$330K
Recreation Center | \$12M
Abram Jenks School | \$2M
- **Tredyffrin/Easttown School District**
Berwyn, PA
Future Elementary School | \$41M
- **Pennsbury Charter School**
Levittown, PA
Renovation & Addition | \$11M
- **University of Richmond**
Richmond, VA
Weinstein Center | \$13M
- **Upper Darby School**
Delaware County, PA
Floor Renovation | \$3.6M
Window / Door Renovation | \$3.3M
- **Moorestown Field Club**
Moorestown, NJ
Golf & Tennis House | \$3M
- **Jazz House Education Center**
Montclair, NJ
Renovation | \$7M
- **NJ Transit / Amtrak***
Kearny, NJ
Portal North Bridge | \$1.6B
- **New York City Department of Transportation***
New York, NY
Manhattan Bridge Steel Rehabilitation | \$95M
- **US Army Corps of Engineers***
New York, NY
Queensboro Bridge Steel Rehabilitation | \$80M

**Indicates estimates completed for a previous firm*



4+
YEARS OF
EXPERIENCE

1+
YEARS
WITH B&F

Professional Experience

Becker & Frondorf
Philadelphia, PA

Northeast Structural Steel
New York, NY
Project Engineer

Skanska Koch
New York, NY
Estimator, Project Field Engineer,
Assistant Superintendent

Certifications & Registrations

Engineer in Training

Education

Manhattan College
Bachelor of Science, Mechanical
Engineering

Hofstra University
Masters' of Business Administration

Office Location

Becker & Frondorf
1500 Walnut Street, Ste 1910
Philadelphia PA 19102

R3A REFERENCES

Bob Reppe

Carnegie Mellon University, CDFD University Architect, Senior Director of Planning & Design
5000 Forbes Avenue, Pittsburgh, PA 15213
breppe@andrew.cmu.edu
412-268-5259

James Smith

President & CEO, Economic Growth Connection
40 North Pennsylvania Avenue, Suite 510, Greensburg, PA 15601
jsmith@egcw.org
724-433-7180

John Buechli

Sr. Construction Manager, RIDC
267 Kappa Drive, Pittsburgh, PA 15238
JBuechli@ridc.org
412-670-9429



R3A RECOGNITION

R3A is pleased to have been recognized for our accomplishments with over 50 awards. While we measure the success of our work by client satisfaction and end-user functionality, recognition by public and peers bolsters our resolve to constantly push toward innovative design. These include:

RIDC, Mill19 @ Hazelwood Green Pittsburgh, PA

R3A Associate Architect with MSR Design

- 2025 AIA Architecture Award
- 2024 WLA Merit Award in Large Landscape Design
- Metropolis Magazine 2023 Planet Positive Award, Best Adaptive Reuse
- Finalist for 2023 ULI Americas Awards for Excellence
- 2023 AIA COTE® Top Ten
- 2021 Governor's Award for Environmental Excellence

RIDC, Re:Build Manufacturing New Kensington, PA

- 2024 NAIOP Pittsburgh Best Industrial Renovation Project Award

Slippery Rock University, Performing Arts Complex Slippery Rock, Pennsylvania

R3A Joint Venture with DLR Group

- 2024 AIA Cleveland Honor Award
- 2023 AIA Ohio Honorable Mention
- 2012 AIA Ohio Honor Award for Unbuilt Projects

Penn State University, Nuclear Innovation Commons University Park, PA

- 2024 AIA Pittsburgh Honor Award Architecture – Small Project
- 2021 IIDA Design Award, Best of Education <30k sf.

University of Pittsburgh, The Assembly Pittsburgh PA

R3A Associate Architect with ZGF

- 2023 The Society for College and University Planning Honor Award for Excellence in Architecture for Building Additions, Renovations or Adaptive Reuse

Economic Growth Connection of Westmoreland, Digital Foundry at New Kensington New Kensington, PA

- 2023 ULI Pittsburgh Placemaking Award in Catalytic Place Category
- Finalist for 2023 ULI Americas Awards for Excellence
- 2023 IIDA PA/NJ/DE Chapter Honorable Mention Interior Design Award
- 2022 AIA Pennsylvania Impact Design Merit Award

The First Tee-Pittsburgh, Arnold Palmer Learning Center Pittsburgh, PA

Contractor: Massaro Corporation

- 2021 Master Builders' Association of Western PA Building Excellence Award Finalist

Carnegie Mellon University, Civil + Environmental Engineering Lab Loft Pittsburgh, PA

- 2020 AIA Pittsburgh Architectural Excellence Design Award Finalist

CMU @ Mill 19, Advanced Robotics Manufacturing + Manufacturing Futures Initiative Pittsburgh, PA

- 2019 AIA Pittsburgh Merit Award
- 2019 AIA Pennsylvania Silver Medal Award
- HOME by Pittsburgh magazine (Jan 2020)

CMU, Tepper School of Business / Quad Pittsburgh PA

R3A Associate Architect with MRY

- 2019 American Architecture Awards
- 2019 AIA Los Angeles COTE Citation Design Award
- 2019 WAN Award, Excellence in Concrete Finalist
- 2019 AIA Pittsburgh Honor Award
- 2019 ULI Pittsburgh Transformative Space Award
- 2019 ENR MidAtlantic Award of Merit: Higher Education/Research Award
- 2018 Pennsylvania Aggregates and Concrete Association (PACA) Excellence in Concrete, Project of the Year Award
- Education Snapshots magazine (Oct 2019)
- HOME by Pittsburgh magazine (Jan 2020)

University of Pittsburgh, Graduate School of Public Health Pittsburgh, PA

R3A Joint Venture with Wilson

- 2014 AIA Pittsburgh Honor Award in Architecture

University of Pittsburgh, Chevron Annex Pittsburgh, PA

R3A Collaboration with Wilson

- 2012 AIA Pittsburgh Honor Award in Architecture
- 2012 BSA Design Awards - Boston Society of Architects
- SCUP/AIA-CAE Excellence in Architecture for Building Additions or Adaptive Reuse, Honor Award

University of Pittsburgh, Undergraduate Chemistry Labs Pittsburgh, PA

- 2012 AIA Pittsburgh Honor Award in Interior Architecture
- 2012 AIA Pittsburgh People's Choice Award

Hill House Association, Kaufmann Program Center Pittsburgh, PA

- 2011 AIA Award of Excellence in Historic Preservation
- 2011 Masters Builders Association Award Finalist

Martin Luther King Jr. Elementary School Pittsburgh, PA

- AIA Award of Excellence
- ### **St. John's Convent / R3A Headquarters** Pittsburgh, PA
- Pittsburgh Historic Preservation Award
- ### **Igate Capital, Corporate Headquarters** Conference Room Pittsburgh, PA

- Assoc. Builders and Contractors of Western Pennsylvania (ABC) Excellence Award of Merit

University of Pittsburgh, Indian Nationality Classroom Pittsburgh, PA

- Masters Builders Association Craftsmanship Award Finalist

Lamar Advertising Operations Center Pittsburgh, PA

- 2008 Master Builders Association Award Finalist

Nevillewood Private Residence Pittsburgh, PA

- 2007 Master Builders Association Award of Excellence

Beacon Street Condominiums Pittsburgh, PA

- International Masonry Institute - 2007 WPA Golden Trowel Awards- Multi-Residential Awards
- 2006 Masters Builders Association Residential Award of Excellence

Regional Learning Alliance Cranberry, PA

- Masters Builders Association New Construction Award Finalist
- American School and University Silver Citation Interiors Showcase

Coro Center for Civic Leadership Pittsburgh, PA

- Pittsburgh Historic Preservation Award
- Master Builders Association Best Design-Build Award



R3A EXPERIENCE CARNEGIE MELLON UNIVERSITY AT MILL 19

ADVANCED ROBOTICS MANUFACTURING+MANUFACTURING FUTURES INITIATIVE, PITTSBURGH, PA



© Corey Gaffer Photography



© Corey Gaffer Photography



Completed 2019

Size 55,000 sf.

Contact

Bob Reppe
Senior Director of Planning & Design, Carnegie Mellon University Campus Design and Facility Development
412.268.5259
breppe@andrew.cmu.edu

Project Brief & Owner's Program

Carnegie Mellon University's Mill 19 is a large-scale project that transformed a former steel mill into a hub for advanced research, workforce training, and collaboration. The facility supports the Advanced Robotics for Manufacturing Institute and the Manufacturing Futures Initiative, programs focused on education, technology development, and training supported in part by U.S. Department of Defense funding. The project integrates classrooms, training areas, collaboration zones, and high-bay technical spaces designed to support evolving instructional and operational needs.

Project Challenges & Design Inspiration

The design team was tasked with converting an aging industrial structure into a modern training and research environment while preserving the historic steel framework. The project required careful coordination of

large-span structural systems, infrastructure upgrades, and flexible learning environments capable of supporting both instruction and technical training. The restored sawtooth rooflines reintroduce daylight into the expansive interior while reinforcing the building's industrial character.

Design Approach & Innovation

The design organizes classrooms, training spaces, laboratories, and collaboration areas along a clear circulation spine that supports efficient movement and operational clarity, an approach directly applicable to instructional and training facilities. A 10,000 SF high-bay robotics lab with overhead crane systems provides flexible space for equipment-based instruction and demonstrations, while adjacent classrooms and conference areas support formal learning. The result is a durable, adaptable facility designed to support evolving training missions and advanced technical programs.

R3A EXPERIENCE DIGITAL FOUNDRY AT NEW KENSINGTON

ECONOMIC GROWTH CONNECTION, NEW KENSINGTON, PA



Completed 2022

Size 15,044 sf.

Contact

James Smith
President & CEO, Economic
Growth Connection
724.433.7180
jsmith@egcw.org

Project Brief & Owner's Program

The Digital Foundry at New Kensington is a workforce training and innovation facility designed to support advanced manufacturing education and technology development. Developed through a partnership between Penn State, Westmoreland County, the R.K. Mellon Foundation, and Siemens, the facility provides flexible training, collaboration, and maker spaces that support hands-on learning and industry workforce development, similar to the instructional mission envisioned for the Camp Dawson General Instruction Building.

Project Challenges & Design Inspiration

Located in a former industrial community, the project represents a transformation of the region's manufacturing legacy into a future-focused training environment. The design was shaped through extensive collaboration with stakeholders and benchmarking of

comparable training facilities. Inspired by Western Pennsylvania's industrial heritage, the building incorporates a modern sawtooth roof that introduces abundant natural daylight while reinforcing the site's manufacturing identity.

Design Approach & Innovation

The facility is organized around a double-height central hub connecting key program areas including project cells, a multifunctional training room, storage/loading areas, and collaborative workspaces. Flexible "plug-and-play" maker spaces support evolving equipment needs, while the divisible training room accommodates both classroom instruction and large-group events. The design emphasizes adaptability, clear circulation, and durable infrastructure, principles directly applicable to instructional and training facilities such as the proposed Camp Dawson General Instruction Building.

R3A EXPERIENCE RE:BUILD MANUFACTURING

RIDC, NEW KENSINGTON, PA



Completed 2025

Size 175,000 sf.

Contact

John Buechli
Sr. Construction Manager
RIDC
412.670.9429
JBuechli@ridc.org

Project Brief & Owner's Program

Re:Build Manufacturing is a large-scale adaptive reuse project transforming a 9-acre former ALCOA industrial site in New Kensington, PA into a modern manufacturing and workforce training hub. The 175,000 SF redevelopment supports advanced fabrication, machining, and logistics operations while integrating modern workplace and training environments, demonstrating R3A's ability to design durable, high-performance facilities that support technical instruction and operational readiness.

Project Challenges & Design Inspiration

The existing structures were significantly deteriorated and contained hazardous materials, requiring extensive rehabilitation and structural upgrades. R3A preserved

and reinforced the original steel framework and restored the historic sawtooth rooflines to reintroduce natural daylight across the large-span industrial floorplate. The design balances preservation of the industrial structure with the infrastructure needed to support modern training, manufacturing, and operational activities.

Design Approach & Innovation

R3A introduced a high-performance building envelope, reinforced concrete slabs capable of supporting heavy equipment, and improved site circulation for trucks and operational logistics. A 15,000 SF Class-A office and training environment, including collaboration areas, meeting rooms, and flexible training spaces, connects directly to the manufacturing floor, creating a facility that supports both technical instruction and large-scale operational activities.

Steamfitters Local Union #449

Training Center, Jackson Township, PA



THE PROJECT

This new 75,000 SF facility provides state-of-the-art advanced work-force training and certification in high-demand skills including pipefitting, welding, medical gas systems, HVAC installation and maintenance, instrumentation and calibration and rigging. These trades are essential to residential, commercial and industrial construction and to the regional economy. This \$18 million phased project serves as the new headquarters of Steamfitters Local 449 and provides training and certification for over 200 apprentices annually. The Phase II addition provided new office space and a large, multi-function hall for Steamfitters' meetings, plus a medical clinic for union members and their families.

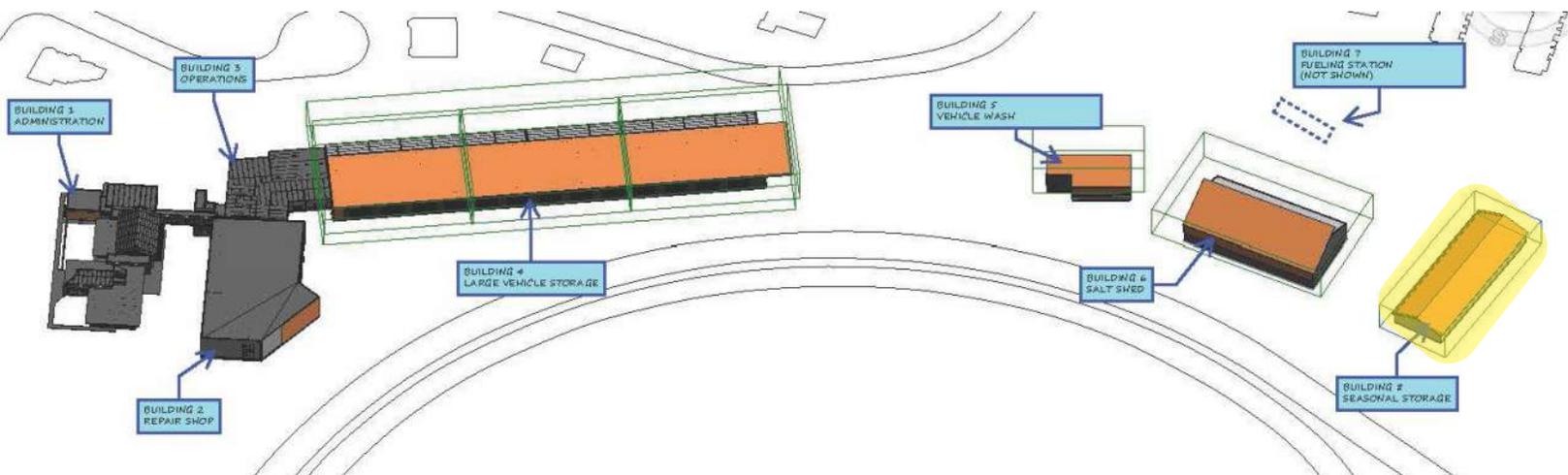
CJL DESIGN SOLUTIONS

- Engineering design, documentation, and construction administration services for MEP/FP systems
- Telephone, security, data cabling, normal and emergency electrical system design
- Custom designed air exchange / handling, high efficiency energy recovery system
- Designed 63,000 CFM smoke collection system including 66 extraction arm stations
- Construction for the project schedule and recommendations for value engineering of schematic design
- Provided engineered design deliverables in Autodesk REVIT®
- The MEP design was on-time and on budget



CJL Engineering

Johnstown | Pittsburgh | Frederick | Erie | Morgantown | Baltimore
 P: 412.262.1220 | cjlengineering.com



ROCKLAND COUNTY HIGHWAY FACILITY - BUILDING NO. 8

Municipal Storage Building Design

Building No. 8 is a new cold storage facility adding dedicated capacity to the Rockland County Highway Department’s operations complex. Originally part of the main facility redesign, the building was repackaged as a stand-alone project and delivered under a Project Labor Agreement (PLA) to meet public sector labor requirements. The pre-fabricated steel structure had already been delivered to the site, requiring integration with updated design requirements and existing site conditions. Our team is providing the civil and structural design services necessary to adapt the building to these conditions and ensure a seamless fit within the existing facility.

As the newest addition to the award-winning, state-of-the-art highway facility we designed and completed in 2025, Building No. 8 builds on the complex’s capacity to meet evolving operational needs while maintaining high-quality, code-compliant infrastructure.

Our Role

Our firm is providing full civil and structural engineering design services for the rebid of Building No. 8, supporting the County from design through construction. Our work began with updating bid documents to reflect changes in codes, site conditions, and County-directed modifications. We coordinated revisions across life safety, architectural, civil/site, structural, and MEPF disciplines to ensure the pre-fabricated steel building was seamlessly integrated into the existing complex.

LOCATION

Ramapo, Rockland County, NY

CLIENT

Rockland County Highway Department

DATES

2024 - Present

SERVICES

Structural Engineering
Site/Civil Engineering
Geotechnical Engineering
Survey + Mapping

REFERENCE

Andrew Connors, PE
Deputy Superintendent of Highways at County of Rockland
connorsa@co.rockland.ny.us
(845) 638-5060



CAMP DAWSON
KINGWOOD, WEST VIRGINIA

Through the years, Triad has provided a variety of services to support numerous projects at Camp Dawson. As West Virginia’s largest Army National Guard training installation, Camp Dawson is home to the 197th Regional Training Institute (RTI), Co. C 2/19th Special Forces Group (Airborne), Special Operations Detachment–Europe (SOD-E), and the 753rd Explosive Ordnance Disposal (EOD) team.



In 2018, Triad was retained to perform geotechnical exploration and drilling services for the construction of Building 3498G-12H30, a 160-foot by 50-foot pre-engineered metal building. The scope included drilling, sampling, and laboratory testing to evaluate subsurface conditions and site geology. A comprehensive geotechnical report was prepared summarizing field and laboratory results and providing engineering

recommendations for foundation design. The report addressed allowable bearing capacity, settlement potential, seismic considerations, modulus of subgrade reaction for slab-on-grade design, site preparation requirements, controlled fill placement, and foundation construction procedures.

In 2019, Triad conducted additional geotechnical drilling to support a landslide remediation project. The general scope of this project included drilling test borings to bedrock, standard penetration testing, soil sampling, and rock coring on three borings to characterize subsurface conditions and support slope stabilization design.

Triad has also provided construction phase support services for multiple projects at Camp Dawson. These services have included field and laboratory materials testing and inspection, such as asphalt testing, proof rolling, and concrete testing for building construction, pad development, sidewalks, and other site improvements.



Survey services have included construction layout to support the accurate placement of buildings and associated site infrastructure.

Additional Camp Dawson improvements Triad has been involved with include Building 301, Pistol Course modifications, the shooting range, hydrant fuel project, pole building, and multi-purpose building.



CLIENTS

- Carl Belt, Inc.
- Dan Hill Construction
- Harbel, Inc.
- K-Con, Inc.
- Kinley Construction
- Mountaineer Contractors
- Rycon Construction
- Sunrise Construction

PROJECT TYPE

Government

PROJECT YEARS

2010 to Present

TRIAD SERVICES

- Geotechnical Engineering
- Drilling
- Survey
- Construction Materials Testing
- Construction Inspection
- Laboratory Testing
- Environmental



SIMILAR PROJECT

Name of Project: Biometric Technology Center Complex
Clarksburg, WV

Client: Turner Construction Company

Contact Person: Robert Hennessey, Project Manager

Project Completion Date: 2013 – 2015

GMI Involvement: GMI performed subsurface exploration, laboratory testing, engineering report as well as compaction grouting under the retaining walls of the outside plaza to eliminate settlement.



SAMPLING OF RELATED SECURITY CONSULTING PROJECT / STANDARDS AND DESIGN COLLABORATION EXPERIENCE (AT/FP AND GOVERNMENT EMPHASIS):

AT/FP – U.S. Department of War (Defense) – Pentagon Heliport Design Evaluation
AT/FP – U.S. Dept of War (Defense) Secure Facility (SCIF/SAPF) Design Consulting – MCAS Beaufort
AT/FP – U.S. State Department – Bureau of Overseas Building Operations – Base Specs Development
AT/FP – U.S. Dept of War (Defense) – USACE Spec Op BOF – Humphrey’s Engineering Center
Countywide Facility Security Risk Assessments (ISC RMP) – Alameda County, CA
AT/FP – U.S. Department of War (Defense) – Secure Facility Construction – RRMC, Pennsylvania
AT/FP – U.S. IC / MPO HQ – USACE East-West Infrastructure Connections – Ft. Meade
Physical Security Assessment & Security Design – NC Public Health Lab – Raleigh
Physical Security Hardening (Against Surge Based Attacks) – U.S. GSA / US Courts – Philadelphia
Physical Security Hardening – U.S. GSA / US Courts – Trenton & Wilmington
Riverside UASI Regional Facility Security Assessments – Riverside, CA
Physical Security Hardening – U.S. GSA / US Courthouse – Pittsburg
LAX People Mover – Armed Aggressor Modeling and Mass Evacuation
Security Industry Association – Temporary Barrier Working Group / Perimeter Security Committee
ASTM – E54 Committee on Homeland Security Applications (Voting Member)
ASTM – F12 Committee on Security Systems & Equipment (Voting Member)
Security Assessment & Site Security Design – Jefferson County Juvenile Detention – Birmingham
Security Assessments & Risk Mitigation Plans – 10 Electrical Power Generation Stations – LS Power
Security Implementation Assistance – Regulatory Security Requirements – OPPD
College Campus Security Assessments / Improvement Plan – Emory University
City-wide Security Assessment & Master Plan – City of Wilton Manors
Security Master Plan – U.S. National Gallery of Art, Washington D.C.
County-wide Security Master Plan – County of Berks, Pennsylvania
All Hazards Assessment & Security Design Standards – Raleigh Critical Public Safety Facility
City Utility Security Risk Assessment – City of Palo Alto
Security Master Plan – University of Utah, Salt Lake City, UT
Critical Facilities Security Consulting / Assessment / Recommendations (NERC CIP-014 Utility)
Citywide Access Control Program Assessment and Camera Design – City of Miami Beach
Security Program Implementation Assistance – NERC CIP-014 Utility Client
Physical Security & Resilience Plan / Design – St. Louis VA Hospital – Campus Replacement
Physical Security & Resilience Plan / Design – Sheridan WY VA Hospital – EHRM
Physical Security & Resilience – Ann Arbor VA Hospital – Campus Security Assessment
Princeton Plasma Physics Laboratory Campus Master Plan – Security portion of Master Plan
Physical Security & Resilience Department of Veterans Affairs – Fargo VA Hospital
Corporate Physical Security Program Assessment and Planning – Public Storage Inc.
Security Strategy Development – Spokane International Airport TREX Project
Physical Security & Resilience – St. Louis VA Hospital – LCCA Analysis
Crowd Surge Emergency Planning – Boston Marathon CooP Plan
Threat & Vulnerability Assessment / Physical Security Plan NERC CIP-014 Utility Client
Enterprise Access Control System Design and Replacement Utility Client
Campus Physical Security / Security Staffing Assessment – Children’s Mercy Hospital
Corporate Security Department Improvement Plan – Utility Client
Campus (Hospital) Security Assessment – Urban Hospital
Multi-Campus Hospital Physical Security Assessments – Suburban Hospital
Security Organizational Assessment – Kansas City Board of Public Utilities

DAGOSTINO ELECTRONIC SERVICES

REPRESENTATIVE SAMPLING OF CUSTOMERS

DES customer base includes governmental agencies and facilities, hospitals, colleges and universities, K-12, corporate and non-profit entities throughout the Western Pennsylvania/TriState area. Contact information can be provided to the Camp Dawson Training Center Team upon request.

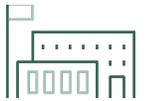
DES designed, engineered and installed customers in West Virginia include the following:

- West Liberty University
- West Virginia University - NASA
- West Virginia University Health System
- West Virginia Northern Community College
- Wheeling Park Commission
- Ohio County Commission
- Ohio County Development Authority

DES designed, engineered and installed customers in Western Pennsylvania include the following:

- Pittsburgh Steelers
- Pittsburgh Penguins
- Pittsburgh Pirates
- Allegheny County
- Westmoreland County
- Fayette County
- Erie County/City of Erie
- UPMC
- Allegheny Health Network
- Carnegie Mellon University
- University of Pittsburgh
- Pennsylvania Western University
- Commonwealth University of PA
- Penn State University
- AETNA
- TriState Capital Bank
- U. S. Department of Defense
- Regional Industrial Development Corporation
- Edgar Snyder & Associates
- CSX Corporation

Dagostino Electronic Services, Inc. | 600 Mifflin Road, Pittsburgh, PA 15207
www.descomm.com



B&F'S COST ESTIMATING EXPERIENCE WITH THE CITY OF PHILADELPHIA

At Becker & Frondorf, we bring extensive experience in cost estimating for public projects across the City of Philadelphia. As trusted subconsultants to architects, engineers, and city agencies, we provide accurate, timely estimates that help shape design, support funding efforts, and guide smart decision-making. Our work includes a wide variety of building types—from civic landmarks and municipal buildings to housing and healthcare centers—ensuring each project is scoped to make the best use of public resources. Whether providing early conceptual estimates or detailed Construction Documents (CD) estimates, we take pride in supporting projects that improve city infrastructure and enhance community life. Below is a selection of our Philadelphia-based work.



PHILADELPHIA CITY HALL - NEW LED FAÇADE LIGHTING **CLIENT: THE LIGHTING PRACTICE**

Provided Schematic Design (SD) estimate in 2023 for new façade lighting across 10 buildings at Philadelphia City Hall as a subconsultant to The Lighting Practice. The \$6.28 M project features an energy-efficient system with 222 LED fixtures offering multiple color options for special occasions, dramatically enhancing the visual appeal of City Hall.



PHILADELPHIA CITY HALL - MODERNIZATION OF TOWER ELEVATOR **CLIENT: RAMLA BENAÏSSA ARCHITECTS**

Provided Concept estimate in 2023 for the modernization of the tower elevator at Philadelphia's City Hall as a subconsultant to Ramla Benaïssa Architects. The project was approximately \$2.1 M.



CITY OF PHILADELPHIA - HEALTH CARE CENTER **CLIENT: A K ARCHITECTURE**

Provided Construction Documents (CD) estimate in 2023 for fit-out renovations of a City of Philadelphia Health Care Center as a subconsultant to A K Architecture. The project included exterior and interior renovations of approximately 2,500 SF and \$1.1 M.



CITY OF PHILADELPHIA - RIVER VIEW HOMES **CLIENT: RAMLA BENAÏSSA ARCHITECTS**

Provided Construction Documents (CD) estimate in 2023 for River View Homes for the City of Philadelphia as a subconsultant to Ramla Benaïssa Architects. The project included exterior and interior renovations of approximately 12,250 SF and \$1.6 M.

APPROACH TO PUBLIC SPACES

MEETING THE CHALLENGES OF PUBLIC ARCHITECTURE

Our collaborative approach to design extends beyond the immediate client and design team. We embrace the philosophy that as architects and designers, we have the opportunity and responsibility to be “Thought Leaders” in our work and communities. Meeting the **challenges of building public architecture** requires a deep understanding of community needs and aspirations, as well as a commitment to inclusive design practices.

At R3A, we are dedicated to continually improving the design of the facilities in which our neighbors live and work. We recognize the profound impact that our projects will have on the lives of those in the Pittsburgh and surrounding communities. Our inclusive design approach involves collaborative workshops and community presentations, allowing us to gather critical information and **hear the collective “voice” of all stakeholders**. This approach leads to more efficient data collection during programming and planning phases.

We believe that the product of our collaborative programming approach should not just serve a functional purpose but also **express aspirations and inspire through architecture**. Balancing functional needs with inspired design is a core principle of our work.

Preservation and reuse of existing public buildings present tremendous opportunities to learn from the past while creating transformative spaces for the future. Our experience includes preserving and rehabilitating significant historic buildings, as well as imaginatively repurposing non-historic structures. We have revitalized aging buildings, restored former icons, and repurposed forgotten properties with **new life and purpose**.

Working on historic preservation projects has taught us to adapt to each building's **unique characteristics and challenges**. We understand the importance of respecting the character of the building while addressing areas that require remediation. Implementing best practices ensures that we fully understand and achieve the project's goals.

Hill House Association, Kaufmann Program Center

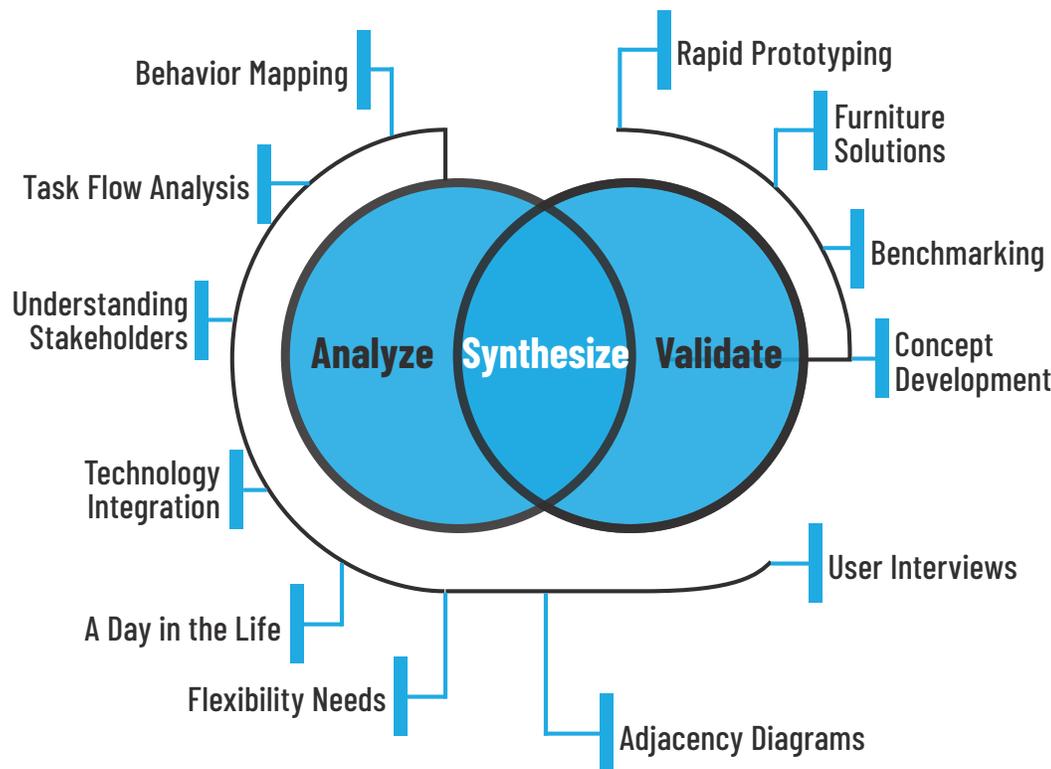


PROGRAMMING APPROACH

The information gathered in the Project Benchmarking Phase is critical to the client's success as it forms the foundation of our design process, and helps us clearly understand the client's goals, objectives and priorities for this project. The information we would focus on collecting can be categorized into 4 themes:

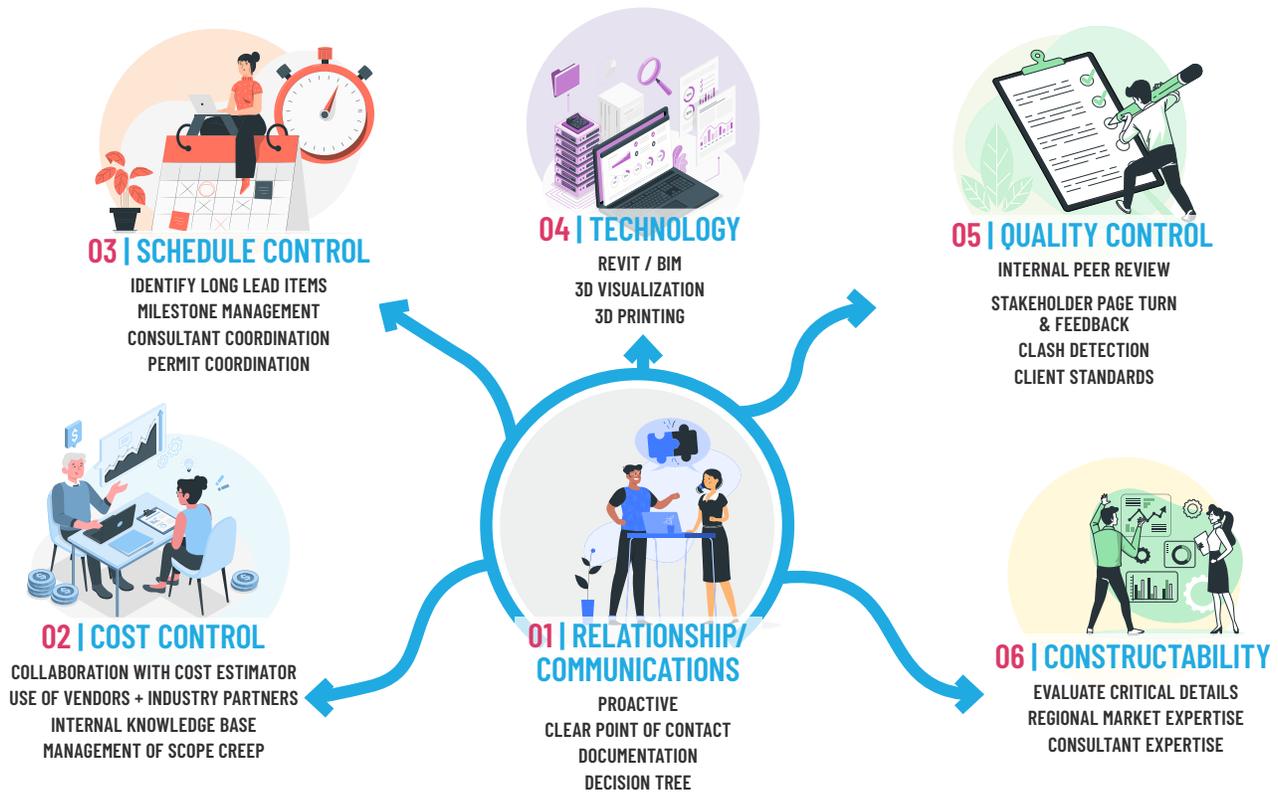
 <p>01 Quantitative Information</p> <p>This theme includes defining and validating those quantitative program metrics which are critical to a successful project including: the range of program space types, the average expected occupancy per space, and the quantity and size of each program space type.</p>	 <p>02 Qualitative Information</p> <p>This theme focuses on the desired design character, aesthetics, and performance requirements of each project. This will incorporate planning and design strategies that may better reflect the client's needs.</p>	 <p>03 Functional Information</p> <p>This theme includes a deep dive into the project's critical operational and functional aspects. This will determine critical adjacencies, spatial sequencing, levels of connectivity, the ideal degree of flexibility, and other required operational capabilities.</p>	 <p>04 Organizational Information</p> <p>This theme includes developing an understanding of the varied objectives for each aspect of the project, which includes addressing all aspects of the client's design and construction standards.</p>
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PROGRAM DEVELOPMENT TOOLS



As part of the Programming Phase, we utilize a kit of custom-designed tools. These tools gather data from stakeholders, particularly end-users, which we then analyze and validate to arrive at our final Programming Phase report. The tools take on a variety of forms, ranging from online surveys, to digital whiteboards, to in-person observations and interviews. During each project, we work with our client to customize which tools will work best for the project scope, end-user team structure, and timeline.

PROJECT MANAGEMENT APPROACH



1. Relationship & Communications

Effective communication is key to project success and relationship management. We ensure a smooth flow of information by setting clear protocols, using advanced technologies, and requiring accountability from all team members. Our proactive system keeps the Owner's, Consultant's, and Construction teams aligned, enabling us to identify and resolve potential issues early.

2. Cost Control & Design Goals

To address fluctuating construction costs, we collaborate with cost estimators and pre-construction managers to support them with developing accurate, realistic budgets. By analyzing trends and engaging stakeholders in cost-benefit evaluations, we ensure budgets are maintained without compromising design goals or quality.

3. Schedule Control & Key Milestones

We help manage schedules by working with the owner and construction team to help with setting clear and realistic milestones for each project phase, identifying dependencies, and planning subsequent activities. Weekly updates and a 10-week look-ahead schedule ensure tasks stay on track. Using industry-standard tools and proven strategies, we deliver projects efficiently and on time.

4. Technology

We use cutting-edge tools like BIM, visualization software, and Virtual Reality to identify and address potential design and construction challenges. These technologies also allow clients to see and approve design decisions in a realistic 3D format, minimizing delays and errors.

5. Quality Control

Our quality control process ensures high standards in all deliverables. Strategies include peer reviews, client coordination, and rigorous document checks. We also invest in staff training and allocate resources appropriately to uphold excellence at every stage of the project.

6. Constructability

During design, we work closely with construction managers to review critical construction details, assessing feasibility, cost, performance, and aesthetics. These reviews help us create durable, efficient solutions that stay within budget and stand the test of time.

WELLNESS-FOCUSED APPROACH

R3A'S COMMITMENT TO ENVIRONMENTAL PERFORMANCE IS INTEGRAL TO EVERY PROJECT WE DESIGN.

We view each project as an opportunity for innovation. All of our design staff evaluate materials, systems, and practices' sustainability during design. R3A has completed a wide range of LEED Certified projects, and we utilize this experience to seamlessly integrate sustainable strategies into all designs. By performing program validation and designing for adaptability, we minimize waste and lengthen the lifespan of the end product. The design team also works with our clients and building systems engineers to define resource-use targets, thereby optimizing operational costs.

WE USE THE 10 CONCEPTS OF THE WELL BUILDING STANDARD AS A FRAMEWORK FOR FOSTERING OPTIMAL PHYSICAL, MENTAL, AND EMOTIONAL WELL-BEING OF ALL USER GROUPS.

Our WELL-accredited staff researches evidence-based strategies applicable to each specific project. We empower our clients with this research so they can make informed decisions that prioritize user needs.

IDENTIFYING SYNERGIES

Our approaches to Sustainability and Wellness often uncover naturally occurring synergies between environmental conservation and occupant well-being.

Healthy materials are frequently those made of rapidly renewable resources. Properly designed HVAC systems protect building envelopes and prevent Sick Building Syndrome. Natural light reduces energy use and stabilizes circadian rhythms.

We work hand in hand with our consultants to identify and champion synergies like these early on in the design process, so that the organizations we work with can optimize their Triple Bottom Line: **People - Planet - Profit**.



R3A LEED Certified Projects

University of Pittsburgh, Crawford Hall: **targeting LEEDv4 Silver**

Arnold Palmer Learning Center: **targeting LEEDv4 Silver**

Carnegie Mellon University, Tepper School of Business (Assoc. Arch. w/ MRY): **LEED 2009 Gold**

Carnegie Mellon University at Mill 19: **LEEDv4 Gold**

RIDC, Mill 19 / Hazelwood Green (Assoc. Arch. w/ MSR Design): **LEEDv4 Silver**

University of Pittsburgh, Graduate School of Public Health (JV w/ Wilson), Phase 1: **LEED 2009 Certified**

University of Pittsburgh, Graduate School of Public Health (JV w/ Wilson), Phase 2: **LEED 2009 Gold**

UPMC Wexford Spine Center: **LEEDv3 NC Certified**

Center Heldman Plaza, Shop n' Save: **LEEDv3 NC Certified**

Lamar Advertising Operations Center: **LEEDv2.1 NC Certified**

Siemens Westinghouse Fuel Cell Facility: **LEEDv 2.0 NC Certified**

UPMC Melwood Avenue Technology Center: **LEEDv2.0 CI Certified**

Allegheny County Housing Authority, Park Sheldon Community Center: **LEEDv2.2 NC Certified**

Coro Center for Civic Leadership: **LEEDv2.2 CI Gold**

Regional Learning Alliance: **LEEDv 2.1 NC Silver**

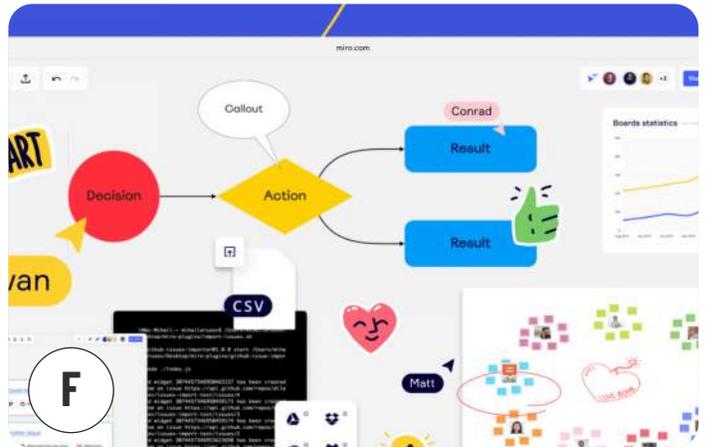
Cedars Community Hospice: **LEEDv2.2 NC Gold**

University of Pittsburgh, Chevron Annex Expansion (Partnered w/ Wilson): **LEED 2009 Gold**

Hill House Association, Kaufmann Program Center: **LEEDv2.2 NC Silver**

SportsWorks at Carnegie Science Center: **LEEDv2.2 NC Certified**

EXPERIENCE YOUR SPACE - VISUALIZATION APPROACH



A *Virtual Reality*

B *Video*

C *Augmented Reality*

D *360 Panorama*

E *Materials Library*

F *Digital Whiteboarding*

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.

(Printed Name and Title) James Sheehan

(Address) 48 S 14th St., Pittsburgh, PA 15203

(Phone Number) / (Fax Number) 412-431-2480/412-431-2670

(email address) JAS@r3a.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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/Contract 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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

R3A Architecture

(Company)



(Signature of Authorized Representative)

James Sheehan, Principal 3/17/2026

(Printed Name and Title of Authorized Representative) (Date)

412-431-2480/412-431-2670

(Phone Number) (Fax Number)

JAS@r3a.com

(Email Address)

Bids submitted in paper, facsimile, or via wvOASIS must contain a signature. Failure to submit a bid in any form without a signature will result in rejection of your bid.

A bid submitted in paper or facsimile form should contain the information listed below on the face of the submission envelope or fax cover sheet. Otherwise, the bid may be rejected by the Purchasing Division.

VENDOR NAME: R3A Architecture
BUYER: West Virginia Army National Guard
SOLICITATION NO.: CEOI 0603 ADJ2600000006
BID OPENING DATE: March 17, 2026
BID OPENING TIME: 1:30 pm., EST
FAX NUMBER: 412-431-2670

Any bid received by the Purchasing Division staff is considered to be in the possession of the Purchasing Division and will not be returned for any reason.

Bid Delivery Address and Fax Number:

Department of Administration, Purchasing Division 2019 Washington Street East
Charleston, WV 25305-0130
Fax: 304-558-3970

7. BID OPENING: Bids submitted in response to this Solicitation will be opened at the location identified below on the date and time listed below. Delivery of a bid after the bid opening date and time will result in bid disqualification. For purposes of this Solicitation, a bid is considered delivered when confirmation of delivery is provided by wvOASIS (in the case of electronic submission) or when the bid is time stamped by the official Purchasing Division time clock (in the case of hand delivery or via delivery by mail).

Bid Opening Date and Time: March 17, 2026, at 1:30 pm., EST.

Bid Opening Location:
Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305-0130

8. ADDENDUM ACKNOWLEDGEMENT: Changes or revisions to this Solicitation will be made by an official written addendum issued by the Purchasing Division. Vendor should acknowledge receipt of all addenda issued with this Solicitation by completing an Addendum Acknowledgement Form. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

R3A

THANK YOU