

EXPRESSION OF INTEREST  
April 13, 2010, 1:30 P.M. E.S.T.

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**PARKERSBURG READINESS CENTER  
AND FIELD MAINTENANCE SHOP**

**REQUISITION NO. DEFK10013**

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WV PURCHASING  
DIVISION



**GERARD ASSOCIATES ARCHITECTS, L.L.C.**  
1601 ARROTT BUILDING, 401 WOOD STREET PITTSBURGH, PA 15222-1838 412.566.1531 Fax:412.566.1532



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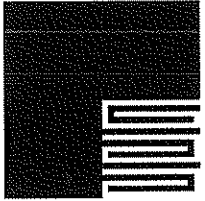
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GERARD  
ASSOCIATES ARCHITECTS

JAMES E. GERARD, A.I.A.  
DAWN M. DANYO, A.I.A.

April 9, 2010

Mr. Ron Price  
Purchasing Division  
2019 Washington Street, East  
P.O. Box 50130  
Charleston, WV 25305-0130

RE: Solicitation No. DEFK10013  
Architect-Engineer Services for  
West Virginia Army National Guard, Parkersburg, WV

Dear Mr. Price:

In the preparation of this submittal, Gerard Associates Architects, L.L.C. hereby requests consideration to furnish professional Architectural services to the West Virginia Army National Guard Construction and Facilities Management Office, regarding the Army National Guard Readiness Center, Parkersburg, WV.

Per your request, we have compiled our credentials, including a small sampling of our portfolio. Though this sampling is representative of the quality of our work, it is not representative of our greatest asset— *The ability to communicate with our Clients and foster long term client relationships*. It is this continued commitment to service that enables us to consistently address design issues with competence, to deliver solutions within time and monetary constraints, and to adapt to ever changing technologies, codes and market demands. We welcome you to contact the references we have included as a testimony of our proficiency in the production of design and construction documentation.

In addition, Gerard Associates Architects, L.L.C. is proud to have served as the Architect of Record for the newly occupied US 99<sup>th</sup> Reserve and Readiness Center in Fairview Township, Erie, Pennsylvania. We believe that our experience with this project, which bears a striking resemblance in programmatic and technical needs to the proposed, has uniquely qualified us for this position with the State of West Virginia. While leading the design team of architects, consulting engineers, interior designers, and planners, I was directly responsible for coordinating the requirements put forth by the U.S. Army Corps of Engineers from their many offices in Louisville, KY, Harrisburg, PA and Baltimore, MD. The project consisted of a three (3) building complex including a Training Center/Administrative Office building with Unit Storage; an Organizational Maintenance Shop (OMS); and a separate, Unheated Storage Facility. The design of the project included the development of the site, vehicle parking and storage, facility site signage, exterior standoffs and barrier construction, and resulted in buildings of primarily masonry construction. Interface with Department of Defense standards was critical to all aspects of design as were details relating to achieving the buildings' Spirit (or LEED) rating. Ultimately, the structures were commissioned and

achieved a Spirit Bronze standard. The travel distance from Pittsburgh where we are located, to Erie is only 30 miles less than that to Parkersburg.

Other projects included for your review are the District Two Office of Mine and Safety Health Administration and the Office of Adjudication, Bureau of Workmen's Compensation of Brookville, Pennsylvania which further demonstrate our firm's experience with governmental agencies as well as projects which testify to our experience designing maintenance, training and office facilities. We believe that our experience with all of these clients—the implementation of their design and construction standards, the adherence to strict project budgets and schedules, and the overall management and level of quality control they demand would serve as an assets in your efforts to complete design and construction of the new Readiness facility in Parkersburg.

Gerard Associates Architects, L.L.C. is proud to be both a Women-Owned Business and Small Business Firm and will gladly forward documentation of such upon request. It has been the privilege of Gerard Associates Architects, L.L.C. to share the process of design with the many Clients the firm has encountered in its fifty year history. It is with great pleasure that we have prepared this proposal for you.

Sincerely,

GERARD ASSOCIATES ARCHITECTS, L.L.C.

A handwritten signature in black ink, appearing to read "Dawn M. Danyo, A.I.A.", with a stylized, circular flourish above the name.

Dawn M. Danyo, A.I.A., Principal



## Firm Profile

Gerard Associates Architects, L.L.C. is a small, long established firm committed to the principles that have guided the organization since its inception. Edwin J. Gerard, A.I.A., established the firm in 1959 with a clear vision of the tenets that should guide practice:

- Master the fundamentals of Architecture.
- Establish a clear understanding of the Project.
- Develop a working relationship with the Client.
- Deliver a Project which is both aesthetically and technically complete.
- Adhere to the principles of Professional Practice.

Gerard Associates Architects, L.L.C. has preserved this hands-on, traditional approach to project development, and in the process, fostered longstanding professional relationships with many of its clients. These relationships are maintained through personal contact between the client and the project team throughout the duration of the design and construction processes.

Gerard Associates Architects, L.L.C. is currently owned by Dawn M. Danyo, A.I.A., LEED AP and James E. Gerard, A.I.A. Ms. Danyo serves as the managing principal with an ownership of fifty-one percent (51%). The firm operates as a Small Business and is currently pursuing certification as a Woman Owned Business. In addition to the principal partners, the firm employs a staff of professionals with varying degrees in architecture and design as well as support personnel. The firm is currently licensed in eight (8) states including Pennsylvania, Ohio, New York, West Virginia, Virginia, Maryland, Louisiana, and Arkansas. In the past five (5) years, the firm has had no claims filed against it.

The primary focus of the firm has traditionally been Religious and Institutional Architecture with two of its most prominent clients being The Church of Jesus Christ of Latter-Day Saints and Duquesne University of the Holy Ghost. Gerard Associates Architects, L.L.C. has served The Church of Jesus Christ of Latter-Day Saints for over twenty years and is now responsible for a majority of its work within Pennsylvania, West Virginia, Virginia, and Maryland. Since its founding, the firm has also maintained a continuing relationship with Duquesne University. Construction of the Allegheny General-Duquesne University Sports Medicine Clinic, the Arthur J. Rooney Athletic Field, the Bayer Learning Center, Vickroy Residence Hall, and various other renovation projects have all won the firm acclaim for its contribution to the University campus, termed as "the Miracle on the Bluff."

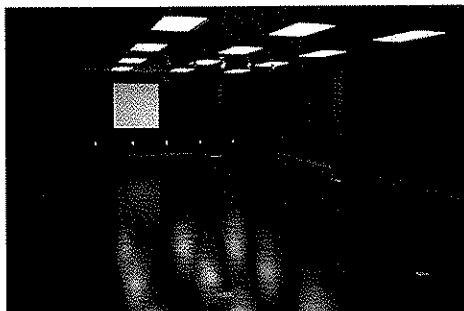
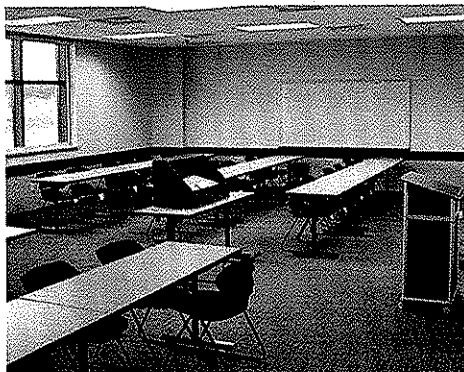
A complement of municipal, office, research, medical, and production facilities complete the firm's resume. CYCAM, Inc., which produces medical and biotechnical appliances, has completed three (3) projects with the firm. Polycom-Huntsman, Inc., a plastics compounding company, has completed five (5) facilities under the direction of Principal James E. Gerard. These commercial structures, in conjunction with the Class "A" office facilities designed by the firm for Mylan Laboratories, Adelpia Business Solutions, and Metso Minerals in Southpointe Industrial Park, mark the firm's success in the corporate market; a success also seen in the 130,000 square foot medical professional office building and wellness center for the Monongahela Valley Hospital system, WillowPointe Plaza One. This structure, the third of its kind to be completed by the firm since 1999, has christened the firm's birth into the field of Wellness Center design. Private business ventures such as the Fitness Factory to non-profit organizations such as the Monongahela Valley YMCA have enlisted the firm's experience to both construct and revitalize their facilities.

Gerard Associates Architects, L.L.C. has also enjoyed success in the completion of projects for governmental agencies. The firm's experience with such projects includes an office for the Bureau of Workman's Compensation for the Borough of Brookville; offices for the Mine Safety and Health Administration; alterations to R.O.D.T.S., an educational alternative for public school students, administered by the Community Development Program of Beaver County; and three recent projects for the Redevelopment Authority of the County of Washington, which includes, the Borough of Elco Maintenance Garage, the Charleroi Community Center and Market House, and the Highland Terrace Head Start of Donora. Most recently the firm completed its first project for the Federal Government, a U.S. Army Reserve Center in Fairview Township, Erie County, Pennsylvania. The project has achieved a SPiRiT (Sustainable Project Rating Tool, comparable to the LEED rating system) Bronze Rating.

Gerard Associates Architects, L.L.C. strives to achieve a balance of projects of various scopes and styles while remaining conscious of each individual project's budget, space, time and physical limitations. In conjunction with a qualified team of consulting engineers, Gerard Associates Architects, L.L.C. consistently delivers complete planning, programming, design, and budgeting services. However, it is the belief of the firm, independent of the project, that client relationships are the best endorsement of its work and that these relationships are an indication of the firm's sense of service to those clients as well as a commitment to the making of Architecture. It is this continued commitment to service that enables us to consistently address design issues with competence, to deliver solutions within time and monetary constraints, and to adapt to ever changing technologies, codes and market demands.

# UNITED STATES ARMY RESERVE CENTER TRAINING CENTER Erie, Pennsylvania

- Budgeting
- Site Design
- Programming
- Building and Interior Design
- Coordination with Design Standards
- Sustainable Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration
- As Built Documentation



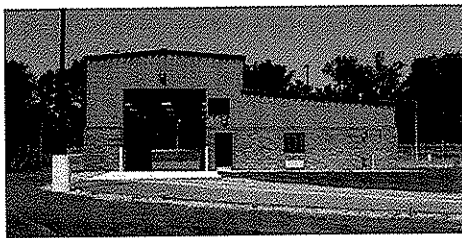
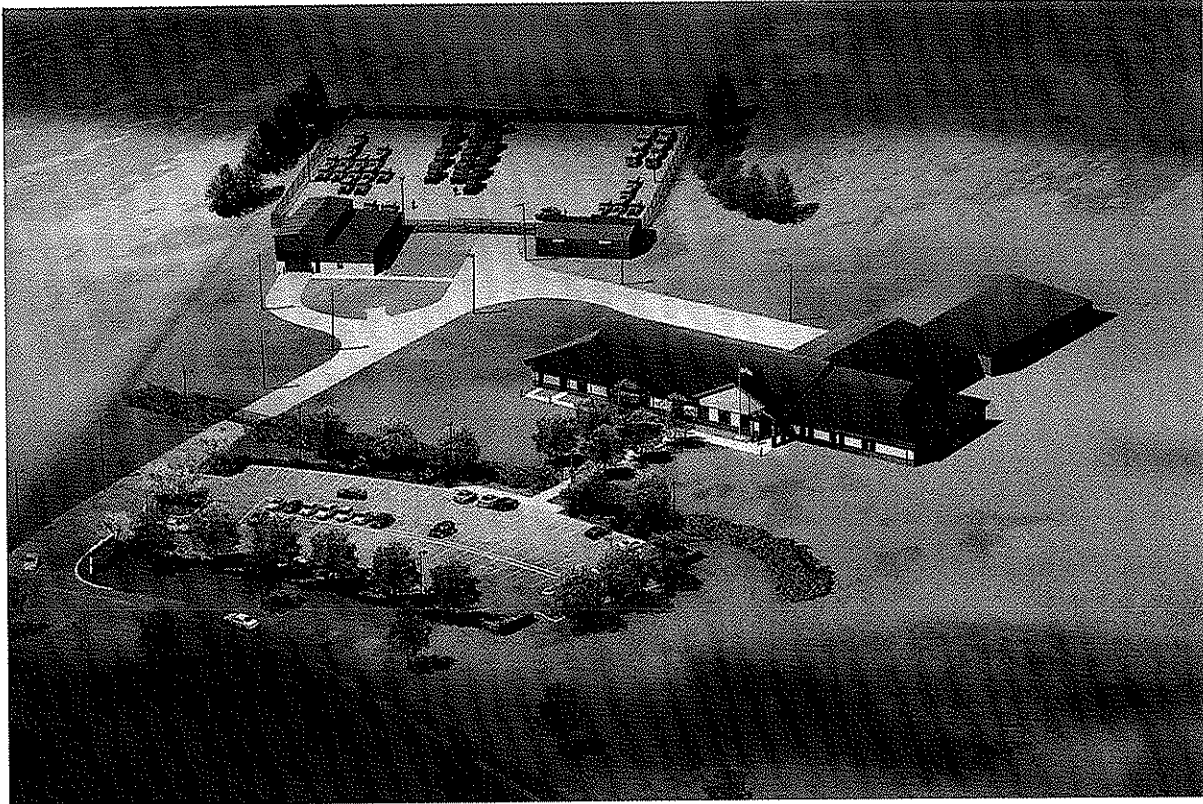
The U.S. Army Reserve Center in Fairview Township, Erie County, Pennsylvania was designed and constructed for the U.S. Army 99th Reserve for recruitment, retention, and training purposes. The 45,000 sf complex of structures includes the Training Center, Organization Maintenance Shop (OMS), and Unheated Storage (UHS) building. The Reserve Center project incorporates multi-purpose and specialized program components such as the Weapon's Simulator Room, Kitchen, Vault and OMS Maintenance Bays, along with the applicable security standards of the Department of Defense, and the SPiRiT (Sustainable Project Rating Tool) energy conservation standards adopted by the Federal Government.

Security standards are maintained while the design conveys a feeling of openness. Critical building elements such as the blast-resistant walls of the Training Center and OMS define the exterior character of the buildings, and required earthen security berms are treated as landscape elements. The contextual nature of the Reserve Center also responds to the requirement that the project employ sustainable design and construction. The siting of the buildings preserved existing wetlands; storm water management of watershed from newly constructed elements is achieved on site. High efficiency hot water based heating system, local materials, construction waste management, and recycled products earned the Reserve Center a SPiRiT Bronze rating.



# UNITED STATES ARMY RESERVE CENTER ORGANIZATION MAINTENANCE SHOP (OMS) Erie, Pennsylvania

- Budgeting
- Site Design
- Programming
- Building and Interior Design
- Coordination with Design Standards
- Sustainable Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration
- As Built Documentation



The United States Army Reserve Center (USARC) is a three (3) structure complex comprised of a 36000sf Training Center, 5100sf Organized Maintenance Shop (OMS) and 2300sf Unheated Storage (UHS) Building. The project site is 14.60 acres of a former horse racing track which has been developed into an industrial park in Fairview Township, Erie, Pennsylvania. The intent of the design was to create a series of structures from substantial materials, all designed to meet the technical demands of the Reservists while paying reverence to the natural contours of the site and architecture of the surrounding structures. The project was designed in compliance with the minimum requirements of the Department of Defense Antiterrorism/Force Protection Construction Standards which helped dictate the arrangement of the buildings on the site. The Reserve Center was also designed under the guidance of the Sustainable Project Rating Tool (SPiRiT) which is equivalent to the LEED rating system for sustainability. The final design was able to achieve a SPiRiT Bronze rating.



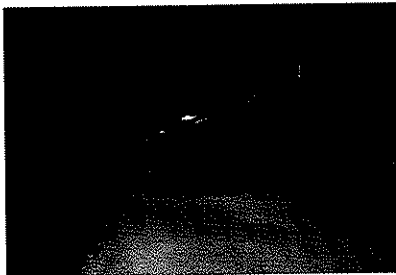
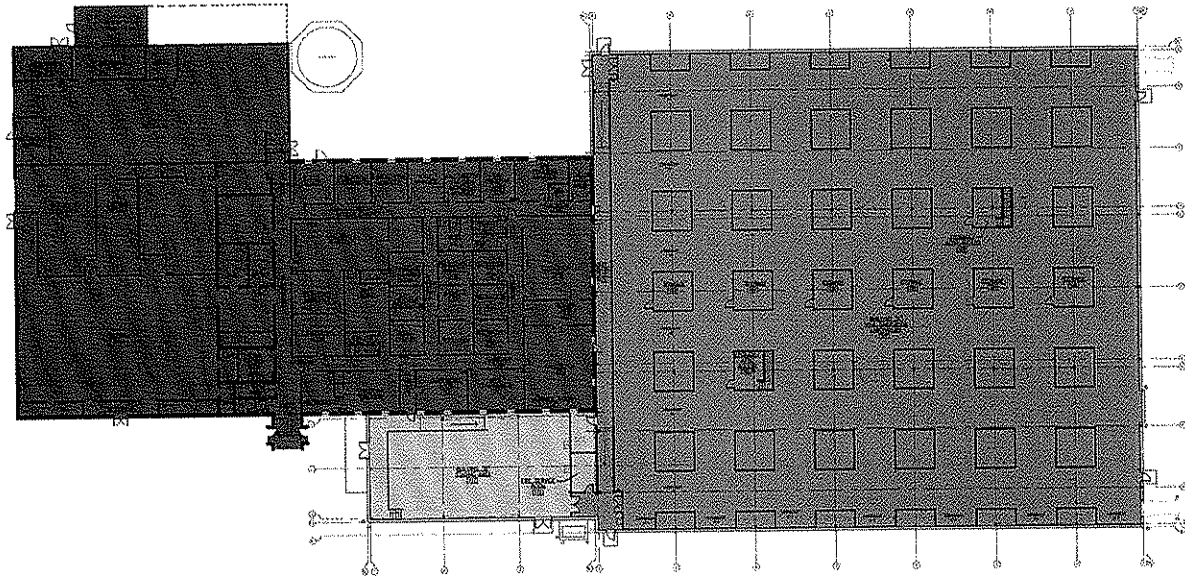
The OMS contains two Maintenance Bays, Controlled Waste Room, Flammable Storage Room, Parts and Tool Rooms, Rest Rooms, Janitor Closet, IT/Electrical Rooms, Mechanical Room and a shared Administrative Office Area. Special design features include a vehicle exhaust system in the Maintenance Bays along with an in floor radiant heating loop.





# UNITED MINE WORKERS OF AMERICA MINE TRAINING FACILITY Washington Township, Pennsylvania

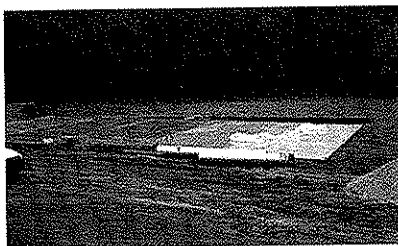
- Budgeting
- Programming
- Building and Interior Design
- Design Standards
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration



The United Mine Workers of America (UMWA) Mine Training Facility in Washington Township, PA, a facility dedicated to the practical training of mine safety and health, is currently under construction with completion scheduled for October 2009. A 40,000 sf pre-engineered building addition to house the mine simulation laboratory is joined to the existing 25,036 sf structure which is used for classrooms and offices.



The simulation laboratory is designed to represent a typical room and pier coal mine operation via a series of 15 ft x 15 ft "coal blocks" on 30 ft centers. An elevated viewing gallery is located adjacent to the simulation laboratory and allows for observation of the training activities.



In addition to the mine simulation laboratories, a 3,164 sf staging area is used to store and assemble the mock-ups used in the simulation laboratory and service safety and rescue equipment. The training facility provides a series of traditional classrooms and meeting rooms, a 50 hp mine fan which was reclaimed and donated by a local coal company, and provisions for a potential 25 ft x 40 ft building addition. Outside, a burn area consisting of two (2) - 125 ft x 55 ft concrete pads is used for exercises that stress the appropriate safety practices and correct equipment use by having hands-on practice in fire protection and fire fighting. Once complete, the UMWA Mine Training Facility will be one of only a few such facilities in the United States.



# CANTON TOWNSHIP VOLUNTEER FIRE DEPARTMENT

Washington, Pennsylvania

- Budgeting
- Site Design
- Building and Interior Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration

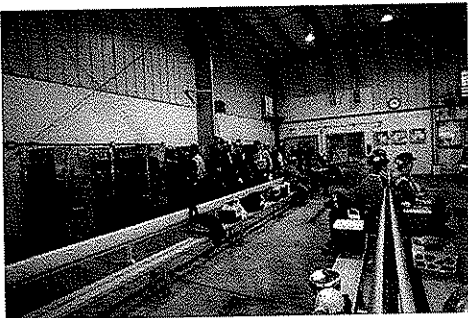
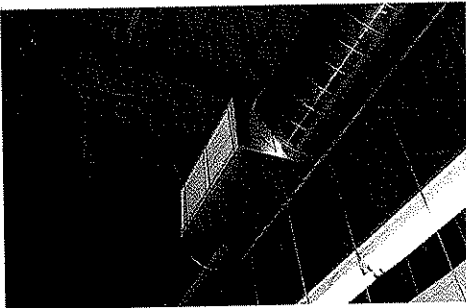
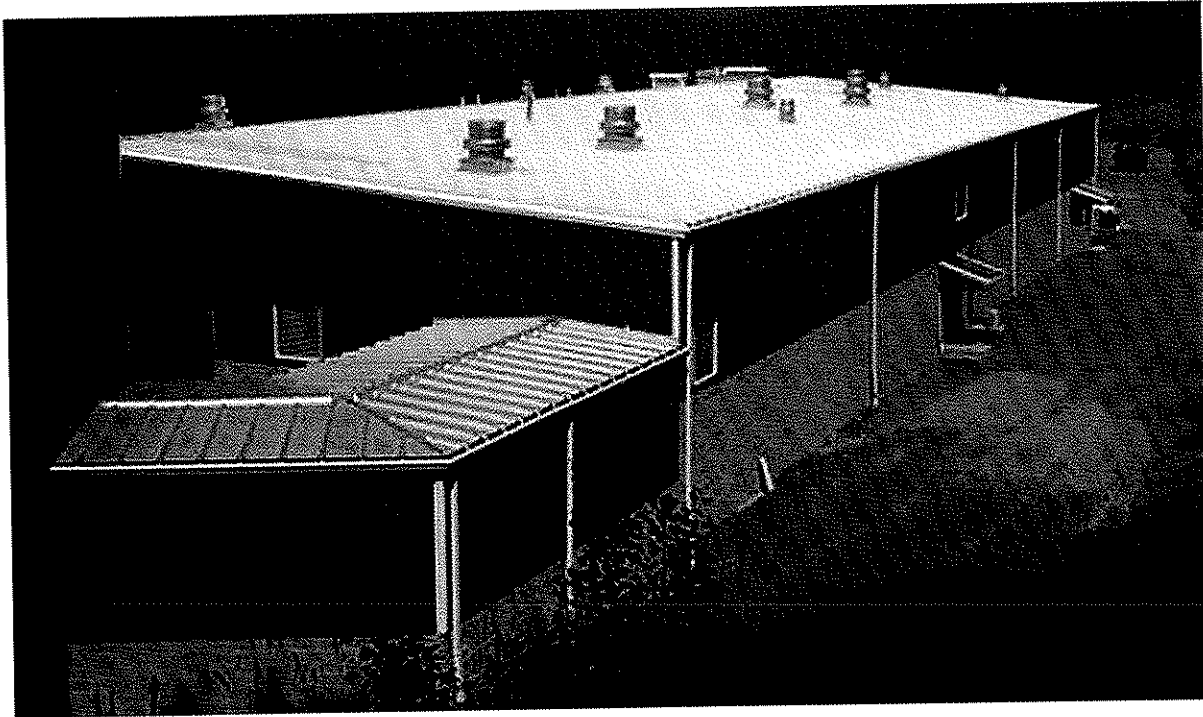


The Canton Township Volunteer Fire Department was built to replace the existing Engine House located across the street which had become too small to accommodate the needs of the fire department. The project was built on land donated to the department by an adjacent industrial business. Part of the site contained wet lands and was also in the floodplain which resulted in the use of deep foundations due to the poor soil. The four (4) bay engine house was designed with sufficient length to accommodate hook and ladder trucks. The office area contains offices for the Volunteer Fire Chief and dispatcher, shower facilities, kitchen facilities and a meeting room. A mezzanine was included above the office area for storage of equipment, uniforms and other fire fighting apparatus. At the request of the fire department, exterior colors and materials were selected to incorporate the department's colors of black and gold.



## CONSOL ENERGY, INC. Pennsylvania and West Virginia

- Budgeting
- Programming
- Building and Interior Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration



For over a decade, Gerard Associates Architects, L.L.C. has served Consol Energy, Inc., the largest producer of high-Btu bituminous coal in the United States, as Project Architect for its portal offices, bathhouses and training centers throughout Pennsylvania and West Virginia at its Enlow Fork, Bailey, McElroy, Loveridge and Robinson Run Mines. The Camp Run Portal facility shown above includes changing and shower rooms, offices, lamp repair/storage, first aid, waiting area, classrooms, conference/meeting rooms, dispatch and vaults. Close coordination of the connection of the Portal to the mine shaft elevator is essential.

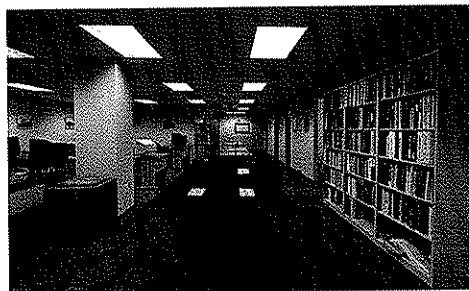
Gerard Associates Architects, L.L.C.'s services for this project included programming, design, contract documents, construction administration, coordination and enforcement of design standards and As-built documentation.



# MONESSEN RIVERFRONT INDUSTRIAL PARK OFFICE BUILDING

Monessen, Pennsylvania

- Budgeting
- Site Design
- Programming
- Building and Interior Design
- Sustainable Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration
- As Built Documentation



The Monessen Riverfront Industrial Park Office Building is a 54,000 square foot, multi-tenant facility. The four (4) story office building is constructed on a Brownfield site. It includes a shared cafeteria and wellness center in addition to administrative, engineering and research offices.

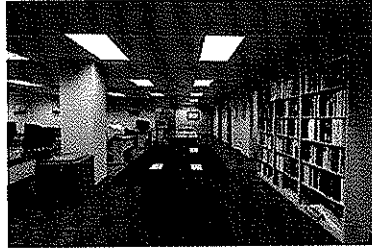
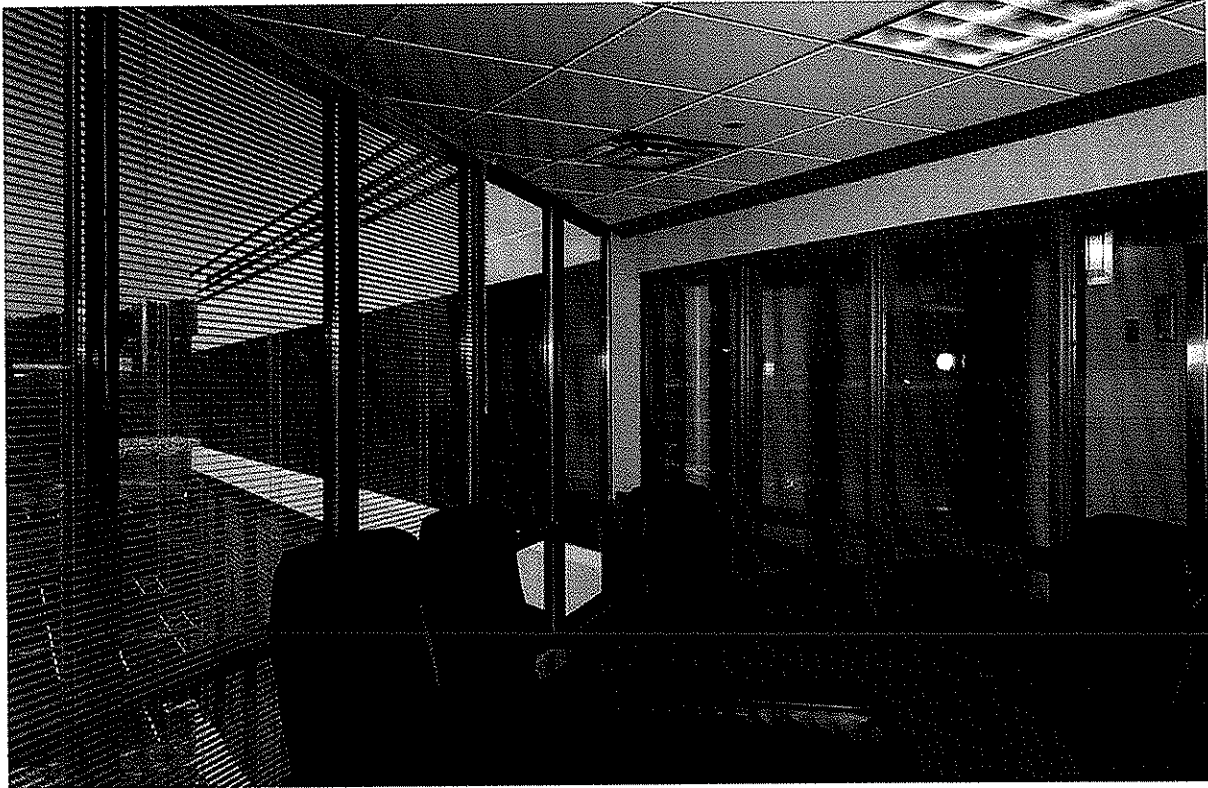
Although L.E.E.D. Certification was not pursued due to cost constraints, many "green" components were incorporated, including a reflective roof membrane to reduce solar gain; site selection of a "brownfield" site; building orientation to maximize views and take advantage of natural daylighting; and use of interior finishes with low V.O.C. content to name a few. Due to the close proximity of the building to the Monongahela River, careful attention to control site water runoff and erosion was essential.



# MONESSEN RIVERFRONT INDUSTRIAL PARK OFFICE BUILDING

Monessen, Pennsylvania

- Meeting Space (top and bottom left)
- Reception (middle left)
- Library (middle)
- Office Space (bottom and middle right)



# MINE SAFETY AND HEALTH ADMINISTRATION DISTRICT 2 FIELD OFFICE Hempfield Township, Pennsylvania

- Budgeting
- Building and Interior Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration



The Mine Safety and Health Administration (MSHA) District 2 Field Office is located at the Paladin Professional Center; a 43,000 sf multi-tenant office building designed by Gerard Associates Architects L.L.C. The two (2) story office building of masonry and steel construction is located in the Westmoreland Distribution Park II. Occupying 12,200 sf of the office building, special design elements were required to be incorporated into the build-out design. A blast resistant security window film was added to all of the exterior glazing units. A bootwash was included at the exterior of the building adjacent to the employee entrance. A secured, fenced-in parking lot was provided for the MSHA vehicles. Special coordination between the systems furniture supplier and the electrical and IT systems was imperative.

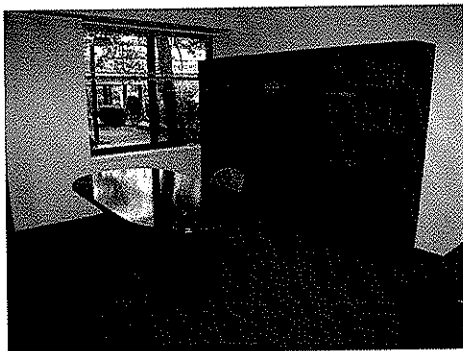
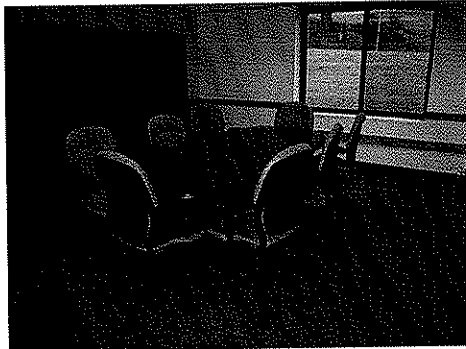
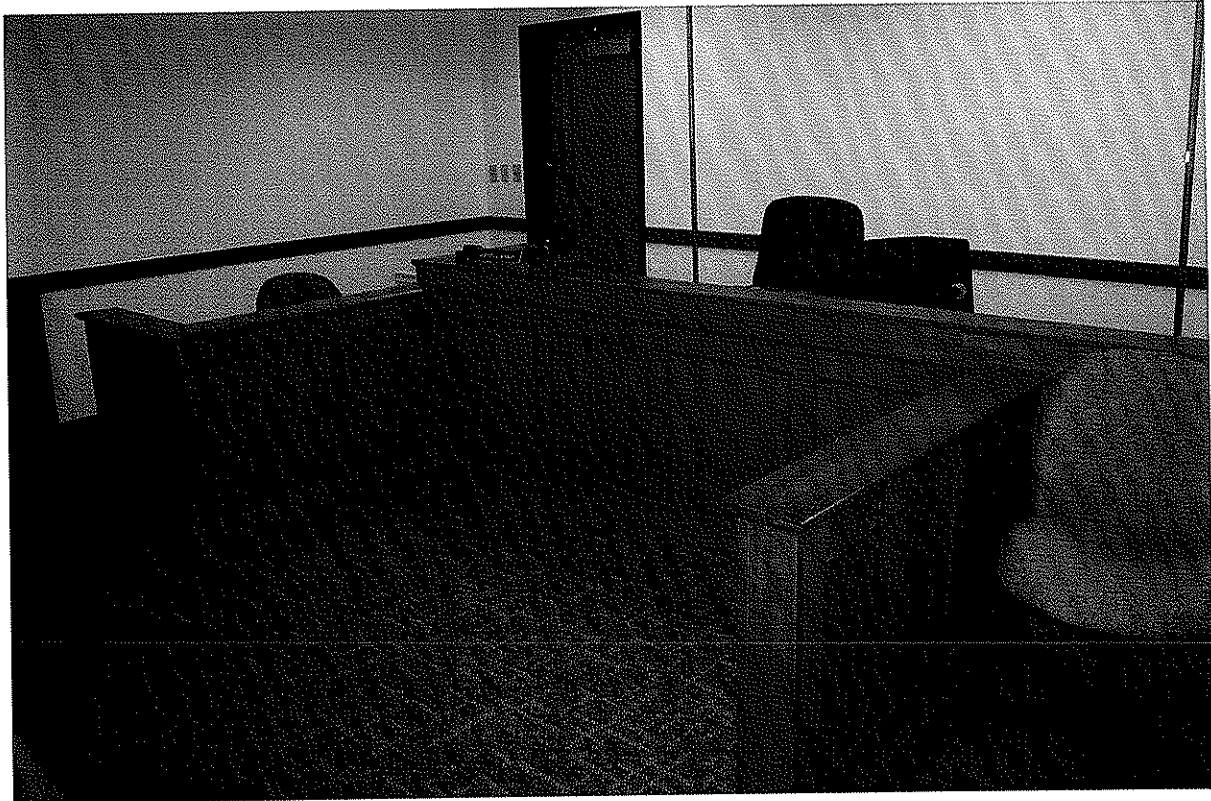


Other amenities at the MSHA Field Office include administrative offices, technical specialists area, lab, storage, break room, copy room, conference rooms with operable dividing partitions, toilet rooms and locker/shower facilities and dedicated rooms for LAN and telecommunications.



# OFFICE OF ADJUDICATION, BUREAU OF WORKMEN'S COMPENSATION Brookville, Pennsylvania

- Existing Building Assessment
- Programming
- Budgeting
- Design Documentation
- Construction Administration



The new Office of Adjudication, Bureau of Workmen's Compensation in Brookville Borough, PA is 3,560sf of reconfigured space in a building last occupied as a nursing home. The tenant program included a Judge's Hearing Room, Mediation Room, Attorney Conference Rooms, Employee Work Rooms, Offices, Library, Break Room, Storage, accessible Toilet Rooms, and Visitor Waiting Room. A zoned paging system and silent alarm system with panic buttons at the Judge's bench, Reception, and Mediation room were also installed.

In order to stay within the strict construction budget, Gerard Associates Architects was able to reuse many existing building elements in lieu of new construction. To provide an accessible entrance to the building, the firm altered an existing exterior ramp to meet current accessibility standards. Additionally, in order to meet the rigid construction schedule, work was completed in phases. While the project was in the Bidding Phase, the Borough performed the majority of the demolition work. The firm tailored the construction documentation to reflect the work completed by the Borough and to better assist Contractors in preparing their bids accordingly.

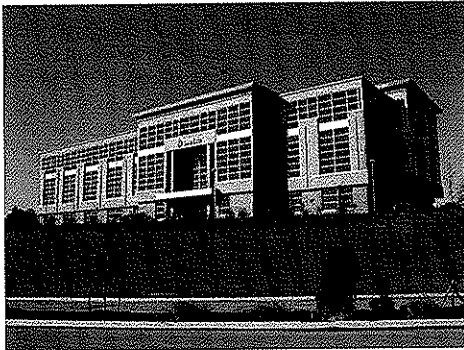
The Office of Adjudication, Bureau of Workmen's Compensation is another successful example of Gerard Associates Architects continual work with government agencies as well as the firm's commitment to preparing projects that stay within budget and schedule parameters.



## 4000 TOWN CENTER

Southpointe II, Canonsburg, Pennsylvania

- Budgeting
- Site Design
- Programming
- Building and Interior Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration
- Coordination with Design Standards



4000 Town Center is a four story, multi-tenant 120,000 sf open plan office building, the third to be designed and constructed within Southpointe II, the expansion to the successful office park development Southpointe I in Canonsburg, Washington County, Pennsylvania.

The design of the central core allows for the maximization of marketable, perimeter office space; its location within the length of the building, to the north, allows for subdivision of the floor to accommodate both primary and secondary tenants. The east facade serves as the formal front to the building; it is visible from the I-79 corridor and is the facade visitors approach by vehicle through the development. As a result it projects outward from the primary mass of the building and the entry is defined by a three story volume. The scale of the entrance is balanced by the First Floor canopy and a cascading exterior stair anchors the entrance to the site. In contrast, the west facade serves as the primary access to the building; the concave curtainwall entrance receives the adjoining governor's circle and guides visitors into the west lobby and elevator core.

While both entries are distinguished by their details, they incorporate elements of the typical bay motif in their use of glass and masonry. Combined with the high percentage of glass and sleek cantilevered canopies to both entrances, the building achieves a distinctive contemporary balance of materials which gives the building its identity but remains consistent with the character of the surrounding office park.





# WILLOWPOINTE PLAZA ONE

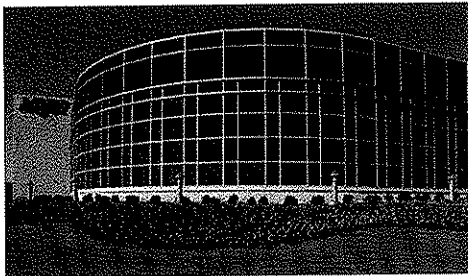
Belle Vernon, Pennsylvania

- Site Design
- Programming
- Building and Interior Design
- Construction Documentation
- Construction Administration
- Local Code / Zoning Administration



Willowpointe Plaza One was conceived as a joint venture between a local hospital and developer to provide better, accessible rehabilitation and wellness facilities in an aging, industrial community. The resulting 130,000sf complex houses nearly 40,000sf of wellness space, The Center for Fitness and Health; the balance of adjoining square footage serves as a professional office building and conference center.

The Wellness Center alone houses three pools (including a regulation lap pool, therapy pool, and spa), a 1/12 mile suspended walking track and approximately 10,000 sf of fitness area dedicated to the promotion of public health and well-being.



The four story professional building houses medical office suites on the first two stories. The third floor is dedicated to offices for the Charleroi District Office of Social Security Administration and the Washington AFO State Farm Insurance Company. The professional building culminates in a 7,000 sf conference and banquet center on the fourth floor. The Willow Room offers a panoramic view of the Monongahela Valley along with a full sized commercial kitchen, bridal suite and administrative suite.

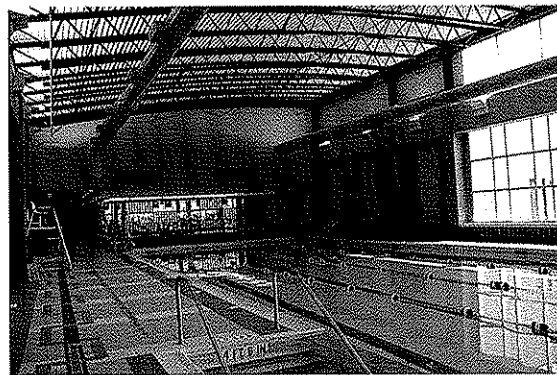
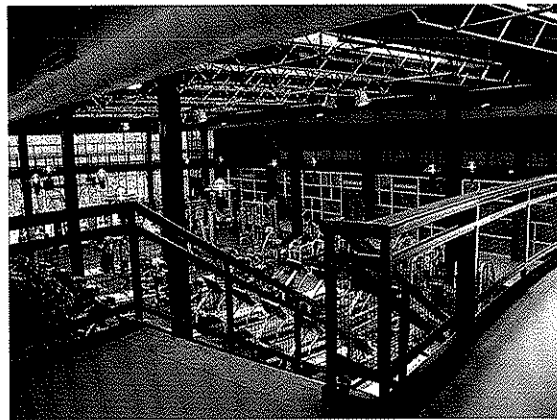


## Mon-Vale HealthPLEX Belle Vernon, Pennsylvania

- Site Design
- Programming
- Building and Interior Design
- Construction Documentation
- Construction Administration
- Local Code/Zoning Coordination



In mid 2002, Gerard Associates Architects began preliminary design discussions with Monongahela Valley Hospital and WillowPointe Partners, L.P., a private developer, for a new 130,000 square foot Medical Professional Office Building and Wellness Center. A progressive venture for the hospital, Healthplex Associates was hired to manage the facility, similar to complexes across the country. The Wellness center alone houses three pools, a 1/12 mile suspended walking track and approximately 10,000 square feet of fitness area dedicated to the promotion of public health and well-being. The four story professional building culminates in a 7,000 square foot conference center on the fourth floor with a panoramic view of the Monongahela Valley. The project was conceived from a changing vision of health care.



## MYLAN LABORATORIES SOUTHPOINTE INDUSTRIAL PARK Canonsburg, Pennsylvania

- Budgeting
- Site Design
- Building and Interior Design
- Coordination with Design Covenants/Master Plan
- Construction Documents
- Construction Administration
- 2002 Award of Excellence, Associated Building Contractors



Located atop the highest point of Southpointe Industrial Park, 1500 Corporate Drive is the new corporate headquarters for Mylan Laboratories, Inc. It's prominent location, visible from Interstate 79, provides multiple vistas of the surrounding countryside and adjacent golf course. The plan of the building is asymmetric, radiating from the lobby atrium space and building core. The building is comprised of approximately 95,000 square feet of Class "A" office space, nearly evenly distributed over its four floors. The firm was recently called upon to design a new corporate board room for Mylan Laboratories, which will be located on the fourth floor, and which boasts a commanding view of the Pittsburgh skyline.





# Organization of Project Personnel

## The West Virginia Army National Guard

Owner

### Gerard Associates Architects, L.L.C

Prime Consultant

- Dawn M. Danyo, A.I.A., LEED AP
- James E. Gerard, A.I.A.
- Michaeleen D. Vargo, LEED AP

### Sub-Consulting Firms

#### Conway Engineering

Structural Engineers

- Robert J. Conway, P.E.

#### KCI Technologies, Inc.

Mechanical, Electrical, Plumbing & Fire Protection

- Robert Miline, P.E., Regional Practice Leader, Land Devel.
- John Rudmann, PE, RLA, LEED AP, Project Manager
- Joseph Allegra, LS, Regional Practice Leader, Surveys
- Eric Horvat, PE, LEED AP, Senior MEP Engineer
- Jeffery Weis, PE, Senior MEP Engineer



# Resume

**Dawn M. Danyo, A.I.A., LEED AP**  
**Managing Principal**  
**Gerard Associates Architects, L.L.C.**

**Education:**

1997 Syracuse University, Bachelor of Architecture

**Registration:**

Registered Architect in Pennsylvania, Ohio, New York  
Certificate with the National Council of Architectural Registration Boards  
L.E.E.D. AP Certification

**Professional Associations:**

American Institute of Architects  
Construction Specification Institute

**Work History:**

Ms. Danyo joined the firm of Gerard-Nagar Associates in 1997, having interned with the firm prior. She now serves the firm as managing Principal Architect with concentration in project development, documentation, and construction administration.

Since joining the firm, Ms Danyo has been involved in various field-related educational programs including collaboration between the Western Pennsylvania Regional District Council of Carpenters and the American Institute of Architects to encourage cooperation among young craftsman and professionals. In 2001, Ms Danyo participated in a case study project for Carnegie Mellon's School of Architecture Professional Practice, a study designed to expose architecture students to the trials of practice. The project of study was the addition to the Duquesne University School of Law, for which Ms. Danyo served as Project Architect.

Ms. Danyo has recently received her L.E.E.D. AP professional certification from the United States Green Building Council (USGBC) and has been appointed to the Zoning Hearing Board of the Borough of Ingram, Pennsylvania.



# Resume

**James E. Gerard, A.I.A.**  
**Principal**  
**Gerard Associates Architects, L.L.C.**

**Education:**

1966 Carnegie Institute of Technology, Bachelor of Architecture  
Numerous Continuing Education Seminars

**Registration:**

Registered Architect in Pennsylvania, West Virginia, Virginia, Maryland, Louisiana, Arkansas

**Professional Associations:**

American Institute of Architects  
Construction Specification Institute  
Arbitrator/panelist for American Arbitration Association

**Awards:**

Award for Excellence in Architecture – Adaptive Reuse, Pittsburgh Chapter, A.I.A.  
Golden Trowel Award, International Masonry Institute

**Work History:**

Mr. Gerard serves as a principal with Gerard Associates Architects, L.L.C. He joined the firm of Edwin J. Gerard, A.I.A. & Associates in 1970 following separation from active duty as a Captain in the United States Air Force. He became partner in the firm in 1973 after receiving his professional license. Mr. Gerard practiced as a sole practitioner from 1976 until the formation of Gerard-Nagar Associates in 1985. In 2006, Gerard-Nagar Associates transitioned into the current firm Gerard Associates Architects, L.L.C.

Mr. Gerard has extensive experience in all aspects of the practice of architecture from programming through conceptual design, construction documentation and contract administration. With over thirty-five years of practice, he has designed and administered numerous projects for both public and private clients. Over the course of his career, he has been instrumental in the planning, development and transition of the forty-acre campus of Duquesne University, which has been referred to as "the miracle on the Bluff". As an arbitrator/panelist for the American Arbitration Association, Mr. Gerard is able to provide invaluable insight into many of the issues and disputes, which occur in the construction process, and provides practice in the analysis and practical resolution of these disputes.



# Resume

**Michaeleen D. Vargo, LEED AP**  
**Associate**  
**Gerard Associates Architects, L.L.C.**

**Education:**

2002 University of Pittsburgh, BA, Architectural Studies  
2003 ITT Technical Institute, Associate in Specialized Technology, Computer Drafting & Design

**Registration:**

L.E.E.D. AP Certification

**Professional Associations:**

Construction Specification Institute

**Work History:**

Ms. Vargo joined the firm of Gerard-Nagar Associates in 2003. She assists Project Architects in the preparation of documentation and project management and is versed in design and accessibility standards as well as the International Building Code. She has received multiple certificates of study in Green Building Design and has recently received her LEED AP professional certification from the United States Green Building Council (USGBC).

As an active member of the Construction Specification Institute, Ms. Vargo has participated in multiple leadership and industry related seminars and educational programs. In 2008, Ms Vargo became the Membership Chair of the Pittsburgh Chapter of the Construction Specification Institute. As membership chair, she is responsible for not only retaining the current membership count of the Chapter, but also recruiting new memberships.

In 2005, Ms Vargo participated in the Carpenters Joint Apprenticeship & Training Program of Greater Pennsylvania's Annual Design/Build Carpentry Competition. This competition randomly pairs a carpenter apprentice, young contractor and young architect together to build a project on site and in real time in a challenging Design/Build Competition. The purpose of the contest is to help participants from different areas of industry gain an appreciation of each other's contribution to the project. Ms. Vargo's team placed third in the competition.

Currently Ms. Vargo is preparing to take Construction Documentation Technology Certificate (CDT) exam as administered by the Construction Specification Institute.



## Consulting Firms

### STRUCTURAL

**Conway Engineering**  
**1408 Investment Building**  
**235 Fourth Avenue**  
**Pittsburgh, PA 15222**  
**Robert J. Conway, P.E., President**

**Robert J. Conway, P.E.** graduated from Cornell University in 1973 with a Bachelor of Science Degree in Civil Engineering. Since, Mr. Conway has obtained professional licensure in the states of Pennsylvania and Ohio.

Mr. Conway began his career working as a structural engineer for a number of Pittsburgh firms, specializing in heavy industrial design. Mr. Conway also served on the Board of Directors at Dotter Engineering Inc., a firm he co-owned, which specialized in institutional and commercial design. Mr. Conway established the private practice of Conway Engineering in 1993 and with a support staff of draftsmen and trained engineers has continued to provide structural engineering services for commercial projects including educational, corporate, religious, medical, and institutional. Mr. Conway's client list includes: Meadville Hospital, Presbyterian University Hospital, Duquesne University, South Allegheny School District, and The Church of Jesus Christ of Latter-Day Saints.

### Scope of Services

- Structural Assessment of Existing Construction
- Structural Assessment of Design
  - Steel
  - Concrete
  - Wood
  - Masonry
  - Aluminum
- Preparation of Structural Documents
- Review of Structural Shop Drawings
- On-Site Construction Inspection

### Professional Experience:

Duquesne University Student Union, Ongoing alterations 2000 (Original Construction 1997), Structural Engineer  
The Willow Room, Willowpointe Plaza One, Completed 2004, Structural Engineer  
USARC, Fairview Township, Erie, Pennsylvania, Completed 2009, Structural Engineer  
The Fitness Factory, Ongoing, Structural Engineer  
Duquesne University Chapel, Completed 1996, Structural Engineer  
Duquesne University Academic Walk, Completed 2000, Structural Engineer  
Duquesne University Rangos School of Health Sciences, Completed 1994, Structural Engineer  
Duquesne University Dormitory, Completed 1996, Structural Engineer



# KCI Technologies, Inc.

As one of the nation's leading multi-discipline, full-service engineering firms, KCI Technologies, Inc. (KCI) is consistently ranked among the top 100 consulting engineering firms in the country by Engineering News Record.

With a professional staff of engineers, planners, scientists, surveyors, and construction managers, we offer a broad range of engineering services, including civil, structural, transportation, environmental, hazardous waste, mechanical, electrical, telecommunications, and soils. We also provide cultural and environmental resource management services, land planning and landscape architecture, geology, hydrology, ecology, surveying, and construction management and inspection.

The professional staff is supported by CADD (Computer-Aided Drafting and Design) designers, BIM (Building Information Modeling) designers, GIS (Geographic Information Systems) experts, and database analysts, programmers, and technicians; as well as state-of-the-art computer, field, and lab equipment. KCI's computer network supports the firm's core production systems, including BIM, CADD, GIS, three-dimensional visualization/animation tools, document processing and desktop publishing, and project management. The firm's integrated approach to automating design, drafting, documentation, and presentation minimizes costs, facilitates coordination among engineering disciplines, and expedites the production of high-quality products.

At KCI, we believe that our broad technical expertise, combined with our unique commitment as employee owners, has enabled us to emerge as industry leaders whose customers can count on excellent service time and again.

### History

KCI traces its corporate history to a Baltimore firm founded in 1955. In the early 1970s, the firm – along with a number of other privately held engineering companies – joined Kidde, Inc., and became known in 1978 as Kidde Consultants, Inc. In August, 1987, Hanson Trust, PLC, of Great Britain (a manufacturing company with diversified holdings, worldwide) purchased Kidde, Inc. In 1988, an employee buyout was completed, creating Maryland's largest employee-owned company. The firm officially changed its name to KCI Technologies, Inc., in 1991 and relocated its headquarters to Hunt Valley, Maryland in 1993.

### Location

KCI has been working throughout the state of West Virginia for more than 10 years and is familiar with conditions and infrastructure of rural West Virginia. Our local office has a wide range of experience working with various state agencies, as well as private developers and contactors. Our backgrounds range from WVDOH to USDA Rural Development. We have engineers who understand and advocate for the needs of rural communities and public service districts. KCI has the knowledge to aid our clients in all aspects of this project including but not limited to preliminary study, preliminary design, funding assistance, final design, bidding services, construction administration, construction inspection, or any other service needed to complete these types of projects.

### Experience with Military Facilities

The KCI Team has been recognized for our performance on numerous projects exemplified by our frequent reselections, various project awards, ACASS ratings, and commendations from our clients. Successful past performance on federal, state, local, and private sector work has resulted in repeat contracts with clients. The following table illustrates this long-term history:

Client	Years
Naval Facilities Engineering Command	35+ years
US Army Corps of Engineers	25+ years
US Department of Agriculture	25+ years
General Services Administration	25+ years
Maryland Procurement Office	15+ years
Federal Highway Administration	10+ years
Marine Corps Combat Development Command	10+ years

Out of 46 task orders amounting to \$4.4 million, KCI has received 27 exceptional ACASS ratings.

## Automated Installation Entry (AIE) System Infrastructure US Army Corps of Engineers, Fort Leavenworth, KS

**Client**  
USACE Huntsville

**Contact**  
David Boyd, (270) 885-4642  
Linc Government Services

**Year Complete:** Ongoing

KCI, in partnership with Atlantic Design Group and Linc Government Services LLC, is currently working under a design-build Facility Repair and Renewal (FFR) Contract to provide site infrastructure design and construction services for the US Army Corps of Engineers, Huntsville. The LINC/KCI/ADG team provided engineering consulting for Access Control Point (ACP) design at eight bases nationwide. Our work followed Installation Design Guidelines, site by site, specific to each installation.

The objective of the FFR contract is to prepare three Access Control Points (ACPs) at Fort Leavenworth for installation of the US Army Automated Installation Entry (AIE) System. The design-build team will design and construct the infrastructure required to accept the AIE equipment that will be installed under a separate, future contract.

**Phase I:** KCI's engineers conducted a site investigation of each ACP and inter-related infrastructure during Phase I of the FFR contract. The existing ID check area islands, guard booths, gate houses, ID check area canopy, canopy lighting, active vehicle barrier (AVB), electrical power system, communications network, electronic security system, and pavement markings and signing at each ACP were evaluated for compliance with US Army design standards. A traffic study at each ACP was also completed during Phase I in order to evaluate the existing traffic flow and conditions.

Phase I concluded with the production of a site investigation report. The report included an analysis of the existing infrastructure; an evaluation of each ACPs compliance with Army design standards; a new AVB feasibility analysis; a concept design inclusive of ACP design alternatives for accepting the future AIE equipment installation, as well as other recommended ACP improvements/upgrades; and a traffic survey report that identified peak hourly demand, queue lengths, and number of lane requirements.

**Phase II:** KCI worked with the design-build team to develop a comprehensive Work Plan for construction based on the Phase I comments received from the US Army Corps of Engineers, the Protective Design Center, and the Installation. A KCI survey team completed a field survey at each ACP and developed the base mapping for the Work Plan. KCI site/civil engineers are finalizing ACP designs that are compliant with the current versions of the US Army ACP Standard Definitive Design manual, the Military Surface Deployment and Distribution Command Transportation Engineering Agency (SDDCTEA) standards, and the Fort Meade Installation Design Guide standards.

With the current Work Plan design, the existing ID check areas at each ACP will be demolished and replaced with new ID check areas. Each new ID Check area will receive a new canopy and lighting; new raised concrete traffic islands with conduit stub-outs for the future AIE equipment, a new 4-foot by 8-foot guard booth on each traffic island, and new pavement markings and signing. The Hancock Avenue ACP will have three inbound lanes and one outbound lane with three new 10-foot by 75-foot ID check area traffic islands. The Grant Avenue ACP will have six inbound lanes and two outbound lanes with seven new 8-foot by 75-foot traffic islands. It will receive a new AVB overwatch booth at the existing AVB, improved AVB area lighting, and new AVB signing and signals. The Sherman Avenue ACP will have two inbound lanes and one outbound lane with two new 10-foot by 75-foot traffic islands. It will receive a new AVB overwatch pad and communications junction box at the existing AVBs, improved AVB area lighting, and new AVB signing and signals.

KCI's electrical engineers are designing ACP electrical, communication, and security systems designs that are compliant with the Unified Facilities Guide Specification (UFGS) and Unified Facilities Criteria (UFC) design standards. KCI performed design calculations necessary to increase the electrical service to allow for the future AIE infrastructure, designed standby emergency power generation with automatic transfer switches, and configured the power infrastructure to allow for the future UPS system. In addition, KCI designed building security systems which provided remote intrusion detection and CCTV surveillance abilities. Through the use of modeling software, KCI was able to generate lighting calculations allowing CCTV operation at night. Electrical power, communications, lighting, and CCTV support was provided for the existing AVBs. Other support tasks included lightning protection systems for the canopies, distribution of underground power and communication conduits throughout the site, and specialized barrier controls. The Work Plan drawings are being produced using MicroStation and the project specifications are being written using MasterSpec.

**Phase III:** The construction of the ACP improvements will begin following the completion of Phase II.

**Northside Fire Station**  
*Morgantown, WV*

**Client**  
City of Morgantown

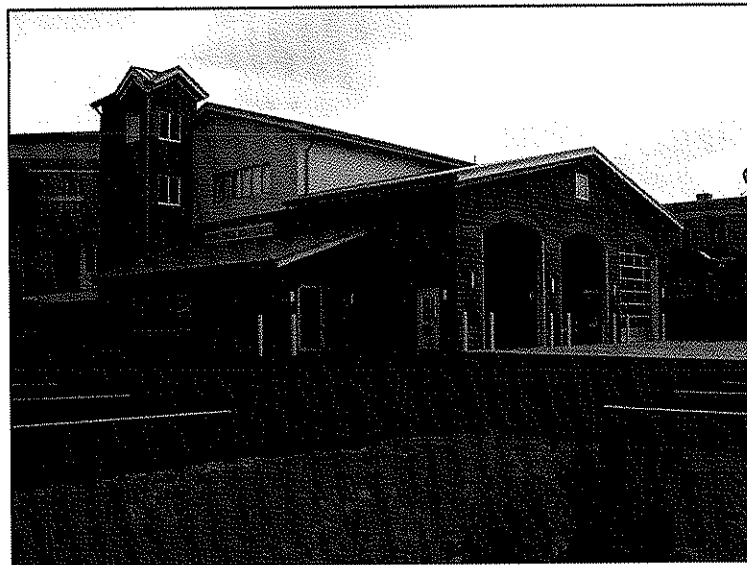
**Contact**  
Terri Hough, (304) 284-7412  
City Engineer

**Year Complete:** 2009

KCI was a subconsultant for the Northside Fire Station for the City of Morgantown. KCI was responsible for overall site design, access roads, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting.

The new Morgantown Fire Station will be a LEED certifiable building. KCI's design approach to the site/civil items reflects LEED certification.

KCI also designed a 3,000 gallon water harvesting tank to harvest the rain water from the roof of the proposed building. The design also provides a cost effective solution to long term water demand for the Fire Station.



**USDA Building Design/Build**  
*Sabraton, WV*

**Client**  
US Department of Agriculture

**Contact**  
Jonathan Perry,  
(205) 403-2742  
Paradigm Architecture

**Year Complete:** 2010

KCI was a subconsultant to Paradigm Architecture for the USDA Building located in the Sabraton Area of Morgantown. KCI provided site/civil engineering and landscape architecture design services for this design/build project. This project is pursuing LEED certification. The site received a Certificate of Completion (COC) in accordance with 60 CSR 3, Section 12 for Voluntary Remediation and Redevelopment Act (VRRRA) Activities after an ASTM E1903-97 Phase II Environmental Assessment was completed.

At the conception of this project, KCI's engineers recognized several challenges that would need to be dealt with throughout the design/build process in order to meet the program requirements of the USDA as well as providing a site/civil design that maximized LEED credentials outside of the building. The existing state road providing access to the project site lies within the flood plain. KCI provided a site/civil design that proposed raising the finished floor elevation and utilizing bio-retention areas within the project site to not only capture the onsite stormwater, but to protect the proposed buildings from the recurring flood conditions that are prevalent in the area. KCI designed the bio-retention areas within the proposed traditional parking islands thus eliminating a need for additional space within the project site for the required stormwater management devices.

In lieu of escalating project costs with large, long retaining walls, KCI's engineers were able to effectively design the proposed contour grading plans to minimize the height and length of the retaining walls.

KCI's engineers and landscape architects worked together to provide the contractor with plant seed mixes and traditional plants for the landscape plan that minimized project costs.



**Robert Milne, PE**  
Regional Practice Leader, Land Development

**Education**

MS / Civil Engineering  
BS / Civil Engineering

**Registration**

PE / WV / 014177  
Also PE in PA

**Total Years with KCI: 20**

**Total Years of Experience: 8**

Mr. Milne is the Regional Practice Leader in KCI's Morgantown, West Virginia office and is responsible for the office's daily operation, supervision of staff, and management of large projects. Mr. Milne is also experienced in civil/site design, utilities, and buildings as well as roadway and storm sewer design; highways, bridges, traffic studies; and construction administration and inspection. Relevant project experience includes:

**A/E Support Services Multiple Award Task Order Contracts, Nationwide.** Task Manager. KCI is a subconsultant on this open-end contract for the Federal Bureau of Prisons. KCI provided site/civil and MEP engineering and surveying services at the Butner Federal Medical Center in North Carolina, the Cumberland Correctional Institution in Maryland, the Alderson FPC Multi-Purpose Building in West Virginia, and the FCI Memphis New Outside Administration Building in Tennessee. Lead civil engineer for site design, including the design of parking lots, roadway improvements, utility lines, sidewalks, drainage, stormwater retention, grading plans, erosion and sediment control, and cost estimates.

**West Virginia University Architectural and Engineering Open End, Morgantown, WV.** Project Manager. KCI was awarded an open end contract to provide multi-disciplinary engineering services to the West Virginia University. KCI's total fees estimated to be \$500,000. Responsibilities include the review of existing plans, structural assessment, bridge design, report preparation, and construction documents. Tasks include a structural assessment of the Summit Hall Parking Garage, a structural assessment of the Evansdale Library, and rehabilitation of the Percival Hall Pedestrian Bridge.

**New Northside Fire Station, Morgantown, WV.** Project Manager. KCI was a subconsultant for the new Northside Fire Station for the City of Morgantown. KCI was responsible for overall site design, access roads, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting. Client is pursuing LEED certification.

**Fort Meade AIE, Fort Meade, MD.** Project Manager. KCI is currently working for the U.S. Army Corps of Engineers under a design-build Facility Repair and Renewal (FFR) Contract to provide site infrastructure design and construction services to Fort Meade. The objective of the FFR contract is to prepare five Access Control Points (ACPs) at Fort Meade for installation of the U.S. Army Automated Installation Entry (AIE) System. Mr. Milne is responsible for the development of the traffic study. Performed site investigations at all five ACPs and prepared report. Also responsible for the development of conceptual designs at each gate. Responsible for the development of the project budget, coordination of subconsultants, and acted as the primary point-of-contact for client.

**Fort Leavenworth AIE, Fort Leavenworth, KS.** Project Manager. KCI is currently working for the U.S. Army Corps of Engineers under a design-build Facility Repair and Renewal (FFR) Contract to provide site infrastructure design and construction services to Fort Leavenworth. The objective of the FFR contract is to prepare three Access Control Points (ACPs) at Fort Leavenworth for installation of the U.S. Army Automated Installation Entry (AIE) System. Mr. Milne is responsible for the development of the traffic study. Performed site investigations at all three ACPs and prepared report. Also responsible for the development of conceptual designs at each gate. Responsible for the development of the project budget, coordination of subconsultants, and acted as the primary point-of-contact for client.

**John Rudmann, PE, RLA, LEED AP**  
Project Manager

**Education**

BS / Civil Engineering  
BS / Landscape Architecture

**Registration**

PE / WV / 14779  
Also PE in MD, PA  
PLA / WV / 341  
Also RLA in MD, OH, PA  
LEED AP

**Total Years with KCI: 15**

**Total Years of Experience: 3**

Mr. Rudmann is a licensed civil engineer, a licensed landscape architect, and a LEED Accredited Professional. His responsibilities have included being a Project Manager, a Senior Civil Engineer, and a Senior Landscape Architect for many site design projects. As a designer his design tasks have included site master planning, stormwater design, utility design, grading, access road design, erosion and sediment control design, pedestrian plaza design, site permitting, golf course design, and completing project specifications. He has designed several different methods of bio-filtration and has completed all the necessary credit paper work to achieve LEED Certification. Relevant project experience includes:

**New Northside Fire Station, Morgantown, WV.** Senior Design Engineer. KCI was a subconsultant for the new Northside Fire Station for the City of Morgantown. KCI was responsible for overall site design, access roads, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting. Mr. Rudmann was responsible for the overall design of all site/civil services, utilizing cost-efficient design principles to keep the project under budget, while still meeting strict environmental standards. Mr. Rudmann completed the necessary LEED submittal paperwork for sustainable site and water efficiency credits. This building has been LEED Certified.

**USDA Building Design/Build, Sabraton, WV.** Civil/Site Engineer. KCI was a subconsultant to Paradigm Architecture for the USDA Building located in the Sabraton Area of Morgantown. KCI provided site/civil engineering and landscape architecture design services for this design/build project. This project is pursuing LEED certification. Mr. Rudmann was responsible for the overall design of all site/civil services which included site design, access roads, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the permitting. Most of the stormwater filtration was achieved through the use of bio-filtration cells within the parking lot areas and swales located closer to the building. Mr. Rudmann also completed all the necessary LEED submittal paperwork for sustainable site and water efficiency credits. This building has been certified Silver.

**WVU Downtown Student Housing Project, Morgantown, WV.** Senior Design Engineer. KCI was a subconsultant to Paradigm Architecture for the new Downtown Student Housing Project. KCI was responsible for overall site design, courtyard, utility lines, sidewalks, drainage, stormwater retention, grading plans, erosion and sedimentation control plans, and all the site/civil permitting. Mr. Rudmann was responsible for the overall design of all site/civil services which included an extensive landscaping plan, access roads, and courtyard pedestrian design. Due to severe space limitations, Mr. Rudmann utilized oversized piping and developed a gravel layer to be used for water detention to meet environmental standards.

**Capacon Resort State Park Lodge Expansion and Park Improvement, Capacon, WV.** Civil/Site Engineer. As a subconsultant to Paradigm Architecture, KCI managed and performed tasks for water and wastewater system improvements as part of state park upgrades and expansion project. Mr. Rudmann is responsible for completing the design for golf course pond renovations, including pond bank stabilization and lowering the water surface elevation; complete sand bunker renovation, including new drainage system design, adding liners, re-shaping, re-edging, and re-contouring; and the replacement of most existing site drainage structures.

Joseph Allegra, LS  
Regional Practice Leader, Surveys

**Education**

BA / History & Mathematics  
Coursework / Survey  
Technology  
Coursework / Mathematics  
Coursework / Computer  
Science

**Registration**

PLS / PA / SU-054345-E  
Also LS in DC, VA

**Total Years with KCI: 27**

**Total Years of Experience: 3**

Mr. Allegra is the Regional Practice Leader for Surveys with more than 25 years of experience nationally and internationally in survey construction, survey engineering, GPS sales, and technical support/training as related to the fields of surveying and mapping. The last 15 years have been dedicated to implementing, managing, marketing, training, and selling Global Positioning System and 3D Laser Scanning solutions to cross-market national and international clients. Mr. Allegra is proficient in both the use and integration of numerous engineering and surveying hardware and software systems. Relevant project experience includes:

**Survey Services, Fairmont, WV.** Surveyor. KCI was awarded an open end contract to provide land survey services to the Fairmont Community Development Partnership for various locations throughout Fairmont, West Virginia. Under this contract, KCI provided survey services including boundary surveys, topographic surveys, location surveys, construction baseline layouts, cross sections and profiles, construction stakeout, GPS control, preparation of plats and descriptions, technical review, and as-built surveys.

**WVU Downtown Student Housing Project, Morgantown, WV.** Surveyor. KCI was a subconsultant to Paradigm Architecture for the new Downtown Student Housing Project. KCI was responsible for overall site design, courtyard, utility lines, sidewalks, drainage, stormwater retention, grading plans, erosion and sedimentation control plans, and all the site/civil permitting.

**Cacapon Resort State Park Lodge Expansion and Park Improvement, Cacapon, WV.** Surveyor. As a subconsultant to Paradigm Architecture, KCI managed and performed tasks for water and wastewater system improvements as part of state park upgrades and expansion project.

**New Northside Fire Station, Morgantown, WV.** Surveyor. KCI was a subconsultant for the new Northside Fire Station for the City of Morgantown. KCI was responsible for overall site design, access roads, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting.

**Fort Meade AIE, Fort Meade, MD.** Surveyor. KCI is currently working for the U.S. Army Corps of Engineers under a design-build Facility Repair and Renewal (FFR) Contract to provide site infrastructure design and construction services to Fort Meade. The objective of the FFR contract is to prepare five Access Control Points (ACPs) at Fort Meade for installation of the U.S. Army Automated Installation Entry (AIE) System. Responsible for conducting and providing survey oversight.

**Fort Leavenworth AIE, Fort Leavenworth, KS.** Surveyor. KCI is currently working for the U.S. Army Corps of Engineers under a design-build Facility Repair and Renewal (FFR) Contract to provide site infrastructure design and construction services to Fort Leavenworth. The objective of the FFR contract is to prepare three Access Control Points (ACPs) at Fort Leavenworth for installation of the U.S. Army Automated Installation Entry (AIE) System. Responsible for conducting and providing survey oversight.

**Eric Horvat, PE, LEED AP**  
Senior MEP Engineer

**Education**

BS / Architectural Engineering

**Registration**

PE / WV / 18489

Also PE in MD, OH, PA

LEED AP

**Total Years with KCI: 4**

**Total Years of Experience: 12**

Mr. Horvat has more than 12 years of experience in the construction, design, and commissioning of mechanical, plumbing, and electrical systems for government, higher education, K-12, manufacturing, skilled nursing, multifamily, hospital, and clean room projects. Much of this project experience, both from the engineering and construction disciplines, has been gained on the performance of LEED certified projects. Eric brings experience in design, commissioning, budget and schedule management, construction estimating, negotiations, and project administration for MEP systems. Relevant project experience includes:

**West Virginia University Steam Tunnel Renovation, Morgantown, WV.** Electrical Engineer. KCI was hired to review the steam tunnel structural integrity and the integrity of various support mechanisms for the electrical and mechanical components within the tunnel. Mr. Horvat led the electrical and mechanical design teams which identified dysfunctional equipment during the survey effort including failed and missing high voltage cable tray supports, failed high pressure steam line supports, broken lighting fixtures, and missing pipe/conduit supports. Once identified, solutions were designed and construction drawings and specifications were prepared.

**PADGS National Guard Combined Readiness Center, York, PA.** Electrical Engineer KCI was selected to provide due diligence and 1391 programming support for the York, PA Combined Readiness Center. The Commonwealth of Pennsylvania was interested in purchasing a parcel of land that is located both in Jackson and West Manchester Townships. The proposed facility includes a new National Guard Readiness Center. Site improvements include extending required utilities to the new building, providing fencing, and pedestrian walkways. Building setbacks for Anti-Terrorism/Force Protection (AT/FP) were incorporated in proposed facility and site layouts.

**Landfill Leachate Line, Marion County WV.** Electrical Engineer. KCI was hired to develop construction documents and perform construction inspections for the draining of three existing leachate ponds with connection to the local WWTF. As the Senior Electrical Engineer, Mr. Horvat was responsible to survey and review the existing electrical utility system at the landfill and WWTF, design new electrical services required for the pumping stations; integrate new pump motors into the WWTF existing electrical system, and size all electrical equipment and components. In order to keep from replacing and/or upgrading the existing WWTF electrical service and standby emergency generator, KCI designed a motor control system to minimize the impacts of the high starting requirements of the motors.

**USACE Automated Installation Entry System Infrastructure, Nationwide.** Electrical Engineer. Mr. Horvat served as KCI's project manager and lead engineer for the electrical and system upgrades and preparatory infrastructure for future access-control related equipment. Mr. Horvat conducted a site investigation inspection and produced a detailed report highlighting the electrical and security infrastructure improvements necessary to implement the system at each access control point. Using the USACE Definitive Design and National Electric Codes, the electrical service was upgraded to allow for the additional infrastructure, new standby emergency power generation with automatic transfer switches was designed, and the power infrastructure was configured to allow for a future UPS system. In addition, Mr. Horvat was responsible for lighting calculations performed using computerized modeling software to allow for CCTV operation at night. Mr. Horvat also designed building security systems which provided remote intrusion detection and CCTV surveillance abilities and power, communications, lighting, and CCTV support for



**Parkersburg Readiness Center  
& Field Maintenance Shop**  
*Architecture/Engineering Services*

specialized vehicle barriers. Other support tasks included lightning protection systems for the canopies, distribution of underground power and communication conduits throughout the site, and specialized barrier controls.

Jeffrey Weis, PE  
Senior MEP Engineer

**Education**

BS / Civil & Environmental  
Engineering

**Registration**

PE / WV / 18520  
Also PE in CT, FL, NY, OH,  
PA

**Total Years with KCI: 2**

**Total Years of Experience: 18**

Mr. Weis is Senior Project Manager for the KCI Northeast Site and Facilities Division where he is responsible for the management and senior project oversight of all projects from conceptual phase through construction execution and commissioning. He is a registered professional with more than fifteen years of experience in project management, construction management, and facility design. As MILCON/BRAC Federal Program Manager, he was responsible for over 10 projects at Fort Drum in Watertown, NY. His experience includes the management of projects ranging from federal and municipal, industrial, educational, corporate, recreational, specialty storage, commercial, and research/cleanroom facilities. As a former construction manager, Mr. Weis is well versed in the areas of conceptual and final budget estimating, project scheduling, leadership and facilitation of project teams, and constructability reviews. Relevant experience includes:

**Design Charrette in Support of 1391 Child Development Center and Central Issue Facility, Fort Drum, NY.** Principal-in-Charge. As a sub to Michael Baker, KCI provide site design for the Army Corps of Engineers, New York District at Fort Drum, NY for mechanical, electrical, structural, fire protection, and civil/site design for the development of the 1391 documents for a 6 week to 5 year child development center and a central issue facility.

**IDC for Comprehensive A/E Ecosystem Restoration, Survey, Design, Engineering, and Investigative Services in support of the Civil Works Program, Baltimore, MD.** Task Manager. KCI was recently awarded this \$12M / 5-year multi-discipline contract for architectural and engineering services for levees, dams, and other flood damage reduction, navigation, hurricane protection, shoreline protection, design and modeling for streams, wetlands and other ecosystem restoration projects, hydrology/hydraulics, sediment transport, stream morphology and coastal and estuarine analysis.

**91st Military Police Battalion Operations Facility, Fort Drum, NY.** Principal-in-Charge. This \$32 million project includes the design and construction of a 16,000 SF headquarters building (BNHQ), 82,000 company operations facility (COF), and 35,000 SF tactical equipment maintenance facility (TEMF).

**Onsite Support, Fort Drum, NY.** Principal-in-Charge. Perform tasks at the direction of the Fort Drum Program Manager and his Deputy for Project Management. Duties include development of RFP contract documents, performance of project-specific LEED compliance documents, performance of life safety and International Building Code compliance reviews, development of life safety and code path requirements for projects, performance of architectural requirement compliance reviews, and attendance at project meetings to address USACE issues with A/E firms and contractors.

**PADGS National Guard Combined Readiness Center, York, PA.** Project Manager. KCI was selected to provide due diligence and 1391 programming support for the York, PA Combined Readiness Center. The Commonwealth of Pennsylvania was interested in purchasing a parcel of land that is located both in Jackson and West Manchester Townships. The proposed facility includes a new National Guard Readiness Center. Site improvements include extending required utilities to the new building, providing fencing, and pedestrian walkways. Building setbacks for Anti-Terrorism/Force Protection (AT/FP) were incorporated in proposed facility and site layouts. KCI and our subconsultant team provided preliminary programming, estimating, site permitting, utility verification, survey,

**Parkersburg Readiness Center  
& Field Maintenance Shop**  
*Architecture/Engineering Services*

1391 cost estimates, and environmental phase I and II services in support of the NGB and DGS due diligence activities under the purchase agreement with the previous owner.



## Phases of Design / Construction

Gerard Associates Architects, L.L.C. utilizes the guidelines as set forth by the American Institute of Architects for categorizing projects into six (6) main categories of services. While the nature of each project is different and may require deviation from these guidelines, they are used by the firm as a starting point for determining professional fees, project schedules, construction budgets, and for the hiring of consultants. A break-down of each of the phases follows, with a corresponding break-down of the percent of time typically devoted to each phase and consequently the total percentage of fee associated with each phase.

In serving many of the firm's clients, it has been necessary to complete evaluations and feasibility studies prior to commitment to a project on the part of an Owner. Gerard Associates Architects, L.L.C. considers the completion of such studies as a design service encompassing, to varying degrees, Programming and Planning, Schematic Design, Design Development, and the beginnings of Construction Documentation. The firm typically proposes that such studies are completed for a lump sum fee based upon a projection of hours at the rates previously listed.

### DESIGN SERVICES

#### **Phase 1 - Programming and Planning** . . . . . %15

Architect will meet with Owner to determine specific project requirements, goals of the project and apportionment of the budget. At this phase, basic requirements and relationships are defined, along with any necessary assessments of existing facilities and/or site conditions. As this is typically the most intensively interactive phase of the services, it requires Owner participation and availability for the exchange of information and ideas. The resultant documentation at this phase is typically a written document which records the results of the exchanges and the conclusions reached.

#### **Phase 2 - Schematic Design** . . . . . %15

Architect will provide preliminary evaluation of the Program, Schedule, and Budget, each in terms of the other, review alternative approaches to design and construction, and prepare for approval of the owner, Schematic Design Documents consisting of drawings and other documents illustrating the scale and relationship of the project components. The Architect will then submit a preliminary estimate of construction cost based on area, volume, or similar conceptual estimating techniques.

#### **Phase 3 - Design Development** . . . . . %20

Based on the approved Schematic Design Documents, and any adjustments, the Architect will prepare, for approval of the Owner, Design Development Documents consisting of drawings and other documents to fix the size and character of the project as to architectural, structural, mechanical, and electrical systems, materials, and such other elements as may be appropriate. The Architect will then advise of any adjustments to the preliminary estimate of cost.

#### **Phase 4 - Construction Documents** . . . . . %30

Based on the approved Design Development Documents, and any further adjustments, the Architect will prepare, for approval of the Owner, Construction documents consisting of Drawings and Specifications setting forth in detail, the requirements for the construction of the project. The Architect will assist the Owner in the preparation of necessary bidding information, advise of any adjustments to the preliminary estimate, and assist in filing documents required for governmental approvals.

**CONSTRUCTION SERVICES**

**Phase 5 - Bidding/Negotiation Phase** ..... %5

The Architect, following the Owner's approval of the Construction Documents and the latest preliminary estimate of Construction Cost, will assist the Owner in obtaining bids or negotiated proposals and assist in awarding and preparing contracts for construction.

**Phase 6 - Construction Services** ..... %15

The Architect will provide administration of the Contract for Construction as set forth in the AIA Document A-201, General Conditions of the Contract for Construction. The Architect will be a representative of, and will advise and consult with the Owner. As a representative of the Owner, he will visit the site at intervals appropriate to the progress of the work, generally on a weekly basis, and endeavor to guard the owner against deficiencies and to determine if the work is being completed in accordance with the Construction Documents.

The Architect will:

- A. Review and certify Certificates for payment
- B. Review and approve Shop Drawings, Product Data, and Samples
- C. Prepare Change Orders with supporting documentation as required
- D. Prepare sketches and documents as required to clarify the intent of the Contract Documents
- E. Conduct review and inspections to determine the quantity and quality of the work and its conformance with the Contract Documents
- F. Determine date of Substantial Completion and issue appropriate reports and certificates



## Clients

### EDUCATIONAL

California State University  
Carlow University  
Carnegie Mellon University  
Community College of Allegheny County  
Duquesne University of the Holy Ghost  
LaRoche College  
University of Pittsburgh  
Wesley Highland School

### RELIGIOUS

All Saints Greek Orthodox Church  
Weirton, West Virginia  
All Saints Greek Orthodox Church,  
Canonsburg, PA  
Allegheny Center Alliance Church  
Central Assembly of God  
Christian Life Church  
Gospel Fellowship Presbyterian Church  
Hebron United Presbyterian Church  
Lakeview Christian Life Church  
Northview Christian Church  
South Hills Christian Center  
Sri Venkateswara Temple  
St. Michael's Antiochian Orthodox Church  
St. Alphonsus R.C. Church  
The Church of Jesus Christ of Latter-Day Saints  
Tri-State Sikh Cultural Society  
Windover Hills United Methodist Church

### GOVERNMENT/MUNICIPAL/COMMUNITY

Bradford City Water Authority  
California Volunteer Fire Department  
Department of General Services  
Commonwealth of Pennsylvania  
Department of Environmental Protection  
Commonwealth of Pennsylvania  
Mon Valley YMCA  
Municipal Authority of the Borough of Westview  
Redevelopment Authority of the County of Washington  
Roscoe Volunteer Fire Department  
Southwestern Pennsylvania Water Authority  
United States Army Corps of Engineers  
Washington Township Municipal Authority  
Washington County Fairgrounds Association

### COMMERCIAL/RETAIL

Anything Wood  
Bankson Engineers Incorporated  
Community Bank  
Davis Markets  
FCF Partnership  
Fitness Factory  
Indian Garden Restaurant  
LaCarte Enterprises  
LE Smith Glass Company  
McMillen Engineering, Inc.  
MIHM Rental  
Mill Craft Design Services  
Mon Valley Federal Credit Union  
Mountaineer Race Track and Gaming Resort  
PNC Bank  
Solomon Auto Dealership  
Southpointe Golf Club  
Taylor Rental  
Tru-Green Chemlawn  
United States Gypsum Corporation  
Youghiogheny Country Club



## Clients

### CORPORATE

Aldelphia Business Solutions  
BEA, Inc.  
Broadstreet Communications  
Champion Way Associates, LP  
Corporate Drive Associates, LP  
Crown Pointe Enterprises  
General Industries  
GMG Corporation  
Horizon Properties, LP  
Meadowpointe Professional Office Complex  
RKL Associates, LLP  
Racetrack Road Associates, LP  
Solutions RE, LLC  
Vale-Vista Associates  
Willowpointe Partners, LP

### MEDICAL/HEALTH CARE

Fresenius Medical Care, NA  
McKnight Medical Inc.  
Mon Valley Hospital  
Natrona Heights Neurology  
Progressive Health Care  
St. Francis Hospital  
Tri-County Cardiology Associates

### INDUSTRIAL

Advanced Acoustic Concepts  
All Clad Incorporated  
All-Pak Inc.  
Alstom T&D  
Alstom USA  
Aquatech International Corporation  
BOC Processing, Inc.  
Bolsan Company Inc.  
Consol Energy, Inc.  
Cycam, Inc.  
Ductmate Industries  
Ebara-Solar  
Fairless Energy, LLC  
Fife Moving & Storage Company  
Gupta Permold Corporation  
Middle Monongahela Industrial Inc.  
National Polymers, Inc.  
Noresco  
Pennatronics Corporation  
Pittsburgh Wool Company  
Polycom Huntsman Corporation  
RADCOM Associates, Inc.  
Ragnar Benson Inc.  
Rose Plastics, Inc.  
Santiago Distribution Inc.  
Spartech-Polycom, Inc.  
Timberline Packaging  
Vesley Brothers Inc.  
Walco, Inc.



## References

United States Army Corps of Engineers

Mr. Mike Notto  
Project Engineer  
U.S. Army Corps of Engineers  
Baltimore District, Harrisburg Area Office  
Phone: (717) 770-7312

Consol Energy

Mr. George Concilio  
Consol Energy  
1575 Pleasant Grove Road  
Claysville, PA 15323  
Phone: (724) 663-3037

Horizon Properties

Mr. Rod L. Piatt  
Horizon Properties  
375 Southpointe Boulevard  
Suite 410  
Canonsburg, PA 15317  
Phone: (724) 743-7722

Monessen Riverfront  
Industrial Park Office Building

Mr. Doug Farnham  
President, Farnham & Pfile Company, Inc.  
Monessen Riverfront Industrial Park Office Building  
1200 Maronda Way  
Monessen, PA 15062  
Phone: (724) 929-3151

Canton Township Volunteer Fire Department

Mr. Ronald Megysey  
Canton Township Volunteer Fire Department  
701 Weirich Avenue  
Washington, PA 15301  
Phone: (724) 228-1241



STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

West Virginia Code §5A-3-10a states: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

**DEFINITIONS:**

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

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

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

Under penalty of law for false swearing (West Virginia Code §61-5-3), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

**WITNESS THE FOLLOWING SIGNATURE**

Vendor's Name: GERARD ASSOCIATES ARCHITECTS, L.L.C.

Authorized Signature: [Signature] Date: 04-09-10

State of PENNSYLVANIA

County of ALLEGHENY, to-wit:

Taken, subscribed, and sworn to before me this 9<sup>th</sup> day of APRIL, 2010

My Commission expires MAY 14, 2013.

AFFIX SEAL HERE

NOTARY PUBLIC

[Signature]

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Linda E. Danyo, Notary Public  
City of Pittsburgh, Allegheny County  
My Commission Expires May 14, 2013  
Member, Pennsylvania Association of Notaries

STATE OF WEST VIRGINIA  
DEPARTMENT OF ADMINISTRATION  
PURCHASING DIVISION  
2019 WASHINGTON STREET, EAST  
POST OFFICE BOX 50130  
CHARLESTON, WEST VIRGINIA 25305-0130  
09/21/2009

JAMES E GERARD AIA  
GERARD ASSOCIATES ARCHITECTS L  
1601 ARROTT BUILDING  
401 WOOD STREET  
PITTSBURGH PA 15222

THIS IS TO CONFIRM RECEIPT OF YOUR VENDOR REGISTRATION FEE. PAYMENT OF THE FEE ENABLES YOU TO PARTICIPATE IN THE PURCHASING DIVISION'S COMPETITIVE BID PROCESS AND ENTITLES YOU TO A ONE-YEAR SUBSCRIPTION TO THE WEST VIRGINIA PURCHASING BULLETIN. A NEW ISSUE OF THE WEST VIRGINIA PURCHASING BULLETIN IS POSTED ON OUR WEB SITE EACH WEEK. BID OPPORTUNITIES ESTIMATED AT \$25,000 OR MORE ARE ADVERTISED IN THIS PUBLICATION. WE ENCOURAGE YOU TO LOG ON AND VIEW THE BULLETIN EVERY FRIDAY SO AS NOT TO MISS IMPORTANT BIDDING OPPORTUNITIES. OUR WEB ADDRESS IS:

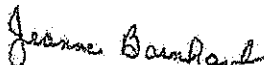
[HTTP://WWW.STATE.WV.US/ADMIN/PURCHASE](http://www.state.wv.us/admin/purchase)

IN ORDER TO ACCESS THE WEST VIRGINIA PURCHASING BULLETIN, YOU WILL NEED YOUR VENDOR NUMBER, GROUP NUMBER (IF ANY), AND YOUR PASSWORD WHICH ARE PRINTED BELOW. YOUR ACCESS WILL BECOME EFFECTIVE ON THE FIRST MONDAY AFTER 09/21/2009, STATE HOLIDAYS EXCLUDED.

HELPFUL TIPS: YOUR COMPUTER-GENERATED VENDOR NUMBER BEGINS WITH AN ASTERISK, BUT DO NOT USE THE ASTERISK WHEN LOGGING IN. ALSO, OUR LOGIN SCRIPT IS CASE SENSITIVE. THEREFORE, IF YOUR VENDOR NUMBER CONTAINS A CHARACTER LIKE A, B, OR C, PLEASE TYPE IT IN UPPER CASE.

IF YOU HAVE QUESTIONS, FEEL FREE TO CONTACT US AT 304-558-2311 OR [JEANNE.B.BARNHART@WV.GOV](mailto:JEANNE.B.BARNHART@WV.GOV). THANK YOU.

SINCERELY YOURS,



VENDOR REGISTRATION

VENDOR NUMBER : \*921131645  
GROUP NUMBER :  
PASSWORD : 2309