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WV PURCHASING  
DIVISION

## Expression of Interest

RFQ: GSD126401

Opening Date: 4/12/2012

Opening Time: 1:30 PM

Buyer: Krista Ferrell – File 21

# Architectural/Engineering Services For General Services Division

**Renovations to Building 4  
State Capital Complex  
Charleston, West Virginia**



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**Blackwood Associates, Inc. – Architects & Planners**

**MSES Consultants, Inc. – Engineers & Environmental**



**Blackwood Associates, Inc.** – Architects & Planners  
**MSES Consultants, Inc.** – Engineers & Environmental

Ms. Krista Ferrell – File 21, Buyer  
Department of Administration  
Purchasing Division - Building 15  
2019 Washington Street, East  
Charleston, WV 26305-0130

April 9, 2012

Re: Architectural/Engineering Services for RFQ: GSD126401  
Renovations to Building 4, State Capital Complex

Dear Ladies and Gentlemen,

**Blackwood Associates, Inc. (BAI)** and **MSES Consultants, Inc. (MSES)** are pleased to submit this expression of interest in providing professional architectural and engineering services for the evaluation and design of renovations to Building 4 on the State Capital Complex in Charleston, West Virginia.

**Blackwood Associates, Inc.** is an Architectural and Planning firm located in Fairmont, WV and would provide all project architectural planning and design. **MSES Consultants, Inc.**, is an Engineering firm located in Clarksburg and Huntington, West Virginia, providing all engineering disciplines. The two firms have strategically merged operations to become the largest full service architectural/engineering provider in West Virginia.

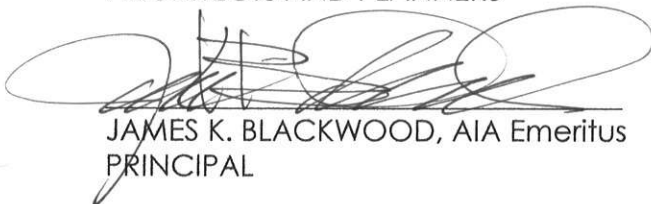
The **BAI/MSES** team offers a combined professional staff of over 90 people, with registered architects, engineers, LEED accredited professionals, scientists, technicians and support personnel. **BAI/MSES** is a single source that can provide all of the professional disciplines required for the architectural, engineering and environmental evaluation for a 60 year old building.

Professional services will be managed and performed by full-time, in-house personnel out of the Fairmont, Clarksburg and Huntington offices. **BAI** and **MSES** are West Virginia firms with a combined 81 years of providing architecture and engineering services throughout West Virginia.

We can assure a work force of sufficient size and expertise to provide immediate involvement on this project as required to meet specified time guidelines. We look forward to having the opportunity to present our qualifications and project approach on a personal basis. Thank you for your consideration.

Sincerely,

BLACKWOOD ASSOCIATES, INC.  
ARCHITECTS AND PLANNERS



JAMES K. BLACKWOOD, AIA Emeritus  
PRINCIPAL

**Blackwood Associates, Inc.**  
Architects and Planners  
611 East Park Avenue  
Fairmont, WV 26554  
304-366-1580 304-366-1537 fax  
[jim@wvarchitects.com](mailto:jim@wvarchitects.com)  
<http://www.wvarchitects.com>



## About the Firm

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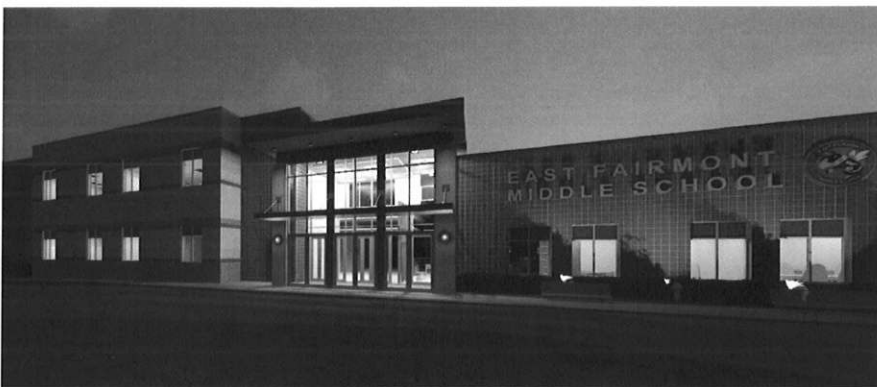
## About the Firm

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The **Blackwood Associates, Inc. (BAI)** and **MSES Consultants, Inc. (MSES)** mission is to provide full professional service necessary to assure successful completion of a project. Our practice is based upon the philosophy of comprehensive service, providing our clients with a single point of responsibility. By bringing architecture, interior design and engineering together into a single firm, we ensure efficient and effective service.

The firm maintains a staff of highly trained and experienced personnel, including all of the technical disciplines necessary for this project. Our personnel demonstrate the education and experience required and can accommodate any timetable for programming through completion of construction documents. Our combined force of specialized professionals would allow BAI/MSES to begin a full range of services immediately for this project.

BAI/MSES maintains all necessary registrations, certifications and E/O Insurance for the project and has no litigation or arbitration proceedings with State Purchasing or other State Agencies related to the firms delivery of design services.



### **NEW EAST FAIRMONT MIDDLE SCHOOL - Fairmont, WV**

Funding by Marion County School Bond & SBA

**Bid in April 2012 for \$15.5 million**

**Project bid 12% below budget, saving Marion County Schools over \$2 million.**

### **Blackwood Associates, Inc.**

Blackwood Associates, Inc. was originally established as a West Virginia Corporation in 1959. The firm was incorporated as L.D. Schmidt & Son, Architects and Engineers, under the direction of the late Louis D. Schmidt. In 1967, James Blackwood joined the firm as an intern architect and project designer. In 1972, James Blackwood became vice-president of L.D. Schmidt & Son and then assumed the presidency of the Corporation in 1975. In 1981, the Corporate name was changed to Blackwood Associates, Inc. Architects and Planners, to reflect the practice ownership.



## Firm Approach

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Since that time, the firm has maintained leadership in the design of state-of-the-art governmental, medical, educational, residential, recreational, commercial and historical adaptive reuse facilities. BAI has successfully completed over 600 projects with a construction value in excess of \$600 million in the last 20 years.

BAI/MSES is familiar with all aspects of new construction, renovation, build-out design, life safety codes, BOCA codes, and Federal and State codes and ordinances applicable to the proposed renovation project. In addition, we maintain LEED accredited professionals in multiple disciplines to meet quality and performance standards. The benefits of this experience and diligence are perhaps most effectively demonstrated by our large number of long term clients and continued successful practice in West Virginia.

BAI/MSES maintains an in-house staff of professionals whose expertise covers all aspects of architecture, planning and engineering practice. We recognize the importance of computers for complete and efficient project organization, communication and document management. All word processing, design, drafting, building analysis, virtual reality, and websites are developed by the firm using cutting edge technology.

This includes the most up-to-date Masterspecs® and the improved organization and project integration with the use of Autodesk® Revit® and AutoCAD®. The firm can develop higher-quality, more accurate architectural, MEP and structural designs by supporting Building Information Modeling (BIM) workflows using Revit®. This same technology allows BAI/MSES to provide an Owner with project work product and drawings in print (3 sets) and AutoCAD formats at project completion as required. BAI understands the documents produced for this project will be copyrighted and owned by General Services Division and the State of West Virginia to be reused as necessary. BAI will maintain private and confidential data maintained by the Agency during the project phases securely.

We strongly adhere to the American Institute of Architects Code of Professional Conduct. We serve our clients competently and in a professional manner, and exercise unprejudicial and unbiased judgment on their behalf.

BAI/MSES have *never* had a project go uncompleted as a result of inadequate staffing, inability to meet Owner requirements or failure to meet established time frames. This commitment of professionalism applies to every project and client. Our caseload allows the firm to begin work immediately on the project and the firm can meet the time guidelines established in the EOI of 1 year with the potential 2 year extension. The project will be completed in phases of building evaluation and recommendation report, development of construction documents, bidding and construction observation.



### **Phase 1**

BAI/MSES will provide the comprehensive building code, life-safety and MEC Evaluation report of Building 4 including analysis and recommendations. In order to permit partial occupation during construction, the report will also address phasing of the work. The firm will include analysis and recommendations of existing conditions, space planning, life safety, data/communications, mechanical, electrical, fire suppression/fire alarm/smoke control systems, and construction phasing. The firm will be responsible for verifying, coordinating and documenting building components across all disciplines.

### **Phase 2**

During the second phase of the project, BAI/MSES will provide a comprehensive redesign with development of construction documents, support during bidding analysis and construction observation. Once bids are accepted by the State of West Virginia Purchasing for the project, BAI/MSES will proceed with the necessary Standard AIA Contracts and work with the contractor to establish construction schedules to meet the time guidelines of the project. This second phase may be provided in multiple design packages.

The initial redesign/restoration of two floors of Building 4 will incorporate Life Safety, MEP support facilities and any necessary support for later construction phases on subsequent floors and space as funding becomes available. BAI/MSES has extensive experience in the design and space planning of renovated office spaces for numerous state agencies over the past 20 years.

### **Use of Project Websites**

BAI/MSES creates project websites used by owners and reviewing agencies during the schematic and design development phases. Initial design websites are used to feature project updates, renderings and floor plans for review, as well as preconstruction site photography and site plans. The review phase for construction documents used to take weeks, where now reviewing agencies can access the most up-to-date documents immediately upon completion and download. This technology has also been proven to increase the interest of contractors and suppliers during bidding. Many years ago BAI/MSES implemented a plan to allow free bid document downloads to contractors, vendors and suppliers during the bidding phase. During construction, the website features site progress photographs and panoramas for Owner access from their offices.

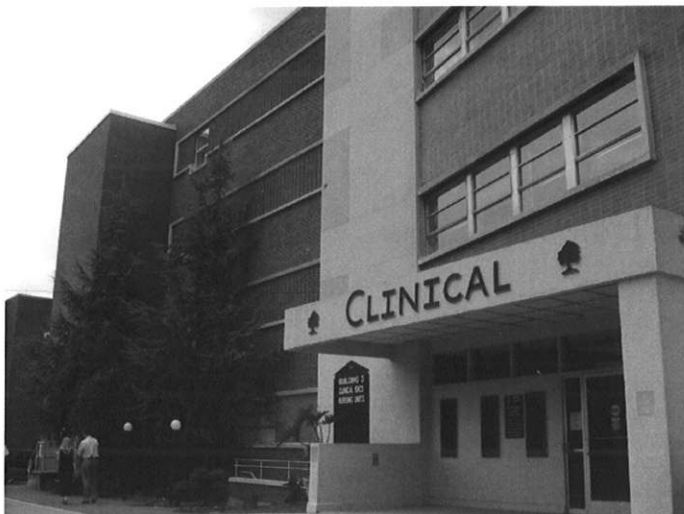
With the use of free document downloads, BAI/MSES has significantly improved project communications and reduced the length of the design review phase. It also provides the owner extensive cost-saving in reproduction expenses, reduces paper usage, which reduces the environmental impact overall.



### **MSES Consultants, Inc.**

**MSES Consultants, Inc.** is a multi-disciplinary engineering, architectural support, environmental, planning, and project management firm, headquartered in Clarksburg, West Virginia. We have amassed 36 years of successful project experience, serving private and public clients since our initial founding as a small, 3-person environmental consulting firm in 1976. MSES expanded rapidly to become a provider of total engineering and environmental services by the year 1978, and we have seen our ranks swell, with a current professional staff of 80, including 12 registered engineers, 1 LEED AP, 2 Certified Industrial Hygienists, 4 asbestos inspectors, 4 asbestos air clearance monitors, 1 lead based paint risk assessor, 6 professional land surveyors, and a diverse roster of professionals, scientists, and support personnel.

MSES personnel have completed more than 10,000 assignments to date. We have been heavily focused on building construction, renovations, and project management since our founding in 1976. Many of our projects have involved site selection studies, designs (HVAC, plumbing, electrical, civil, structural, mechanical, lighting, fire systems, security, and telecommunications), inspections, geotechnical investigations, assessments and reviews, environmental sampling and analysis, property evaluations and appraisals, and project management services throughout West Virginia and surrounding states. MSES also has the ability to address environmental issues that may occur during construction.



**DHHR Facility Evaluation  
Various Upgrades/Renovations**



## Professional Disciplines

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- **Architectural**
- **Civil Engineering**
- **Structural Engineering**
- **Electrical Engineering**
- **Mechanical Engineering**
- **LEED Professionals**
- **Chemical Engineering**
- **Urban/Regional Planning**
- **Mining Engineering**
- **Landscape Architecture**
- **Geologists**
- **Sanitary Engineering**
- **Soils Engineering**
- **Surveyors**
- **Transportation Engineering**
- **NACE Corrosion Engineering**
- **Environmental Science Engineering**
- **Hydrologists**
- **Ecologists**
- **Economists**
- **Construction Inspectors**
- **CAD Technicians**
- **Certified Safety Professionals**
- **Virtual Reality**
- **Webmasters**



**BAI is a member of the United States Green Building Council.**





## Professional Educations

**BAI/MSES** employ a professional staff of full-time professionals with experience in numerous disciplines.

Category	Number of Employees	Education		
		Associate Degrees	Bachelor Degrees	Advanced Degrees
Administrative	6	2	3	--
Architect	2	--	2	--
Architect-In-Training	2	--	2	--
Chemical Engineer	1	--	1	1
Chemist	1	--	1	--
Civil Engineer	3	--	3	--
Resident Construction Engineer	2	1	1	--
CAD/Design Draftsman	2	--	2	--
CAD/Drafter	5	3	1	--
Environmental Geographer (GIS)	1	--	1	--
Ecologist	1	--	1	1
Meteorologist	1	--	1	--
Electrical Engineer	3	--	3	--
Geologist	1	--	1	--
Hydrologist	1	--	1	1
Landscape Architect	1	--	1	--
Environmental Engineer	2	--	2	1
Mechanical Engineer	2	--	2	--
Mining Engineer	2	--	2	1
Industrial Engineer	1	--	1	--
Sanitary Engineer	2	--	2	--
Soil Engineer	2	--	2	--
Transportation Engineer	1	--	1	--
Certified Industrial Hygienist	2	--	2	--
Certified Safety Professionals	2	--	2	--
Safety Engineer	1	--	1	1
Land and Right-Of-Way Agents	3	--	3	--
Paralegal	2	--	2	--
Surveyors	6	4	2	--
Economist	1	--	1	1
Biologist	2	--	2	2
Botanist	1	--	1	1
Engineering Technicians	4	3	1	--
Survey Support	11	4	--	--
Certified Web Designer	1	--	1	--

**BAI/MSES** professionals are supported by the latest computers and computer software, electronic and satellite survey, computer-aided drafting and design, in field data collectors, and our in-house graphic, web development and reproduction center.





## LEED/Green Design

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## LEED Accredited Professionals

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**BAI/MSES** is proud to be a member of the United States Green Building Council and for many years has incorporated a broadening spectrum of sustainable design strategies as part of our standard operations. Green building practices can greatly reduce the negative environmental impact of the construction process, and green design can provide more "livable" buildings with healthier, more productive environments and lower building maintenance and operating costs. Achieving a **Silver LEED** certification for a structure is an involved process that requires professional assistance, and proper planning is essential from the very beginning of a project. With two LEED Accredited Professionals and one LEED Green Associate on staff, consideration of the Leadership in Energy and Environmental Design philosophy is integral to our design and planning process.



### THINK GREEN BAI/MSES LEED Capabilities



#### PROJECT PLANNING & DESIGN

**Kenton Blackwood, LEEDAP**

Associate AIA  
Vice President - BAI



**Stacey Bowers, LEED Green Associate**

Associate AIA  
Architect in Training - BAI



#### MECHANICAL ENGINEERING/HVAC

**Dave Skeen, PE, LEEDAP**

Project Manager - MSES

Our LEED APs are experienced in architectural and mechanical design and construction and are proponents of incorporating the green design philosophy into real world building projects. Building evaluations contain specific strategies used to improve building resilience and to provide adaptive benefits. These strategies can be divided into the following categories: envelope, siting and landscape, heating, cooling and lighting, water and waste, equipment and process, and operation. Common goals of LEED design are to decrease operating costs, attract new tenants, increase building ROI, increase building/asset value, greater productivity of building occupants and increase tax incentives.



## Design Considerations

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Many of these projects have featured:

- Advanced intelligent control systems (thermostats, etc..)
- Motion detected plumbing and lighting fixtures
- Design to maximize occupant comfort; daylighting (sun screens & shading)
- Passive and natural ventilation (operable windows)

Sample projects:

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### **Renovations to Fairmont Senior High School**

Fairmont, West Virginia - Marion County Schools

Building is on National Register of Historic Places and the existing style and historical character of the building was maintained.

The total renovation cost using several funding sources (QZAB, Local, SBA and Federal Stimulus) and programs will be in excess of \$11.0 million.

**30-50 years of additional life will be put back into the original structure, constructed in the 1920's.**



Work currently under construction includes:

- Removal of existing windows, guards, blinds, & window A/C units.
- Removal and replacement of HVAC system.
- Installation of new windows, guards and blinds.
- Removal and replacement of lighting.
- Removal and replacement of fire alarm system and installation of sprinklers.

The third phase of the project will feature the renovation and adaptive reuse of an originally unused courtyard space in the center of the school into a new state-of-the-art media/library resource center featuring insulated translucent skylights overhead.

Reference:

Marion County Schools

**Mr. Gary Price,**

Superintendent

1-304-367-2107 or

[gprice@access.k12.wv.us](mailto:gprice@access.k12.wv.us)





## Relevant Experience

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**Blackwood Associates, Inc. (BAI)** and **MSES Consultants, Inc. (MSES)** recently completed an extended Capitol Improvements Contract for the Department of Health and Human Resources. Our team worked on improvements or provided building system evaluations to:

- Hopemont Hospital - Hopemont, WV
- John Manchin Sr. Healthcare Center – Fairmont, WV
- Mildred Mitchell-Bateman Hospital – Huntington, WV
- Jackie Withrow Hospital (formerly Pinecrest Hospital) – Beckley, WV
- Welch Emergency Hospital – Welch, WV
- William R. Sharpe, Jr. Hospital – Weston, WV

The largest of these projects involved Renovations to Mildred Mitchell-Bateman Hospital, the second oldest hospital in the state of West Virginia. The main project involved developing a new 35 Bed Patient Unit on two floors of Building 2 for a construction cost of approximately \$4.6 million.

Another major DHHR renovation project was the addition of a 5 Bed TB Unit at Jackie Withrow Hospital (formerly Pinecrest Hospital). Additional work at this facility included new Fire Alarm and Nurse Call Replacement for the main building. On the same campus a new \$2.5 million 16-Bed Co-Occurring Facility is being constructed.

Hopemont Hospital work included replacement of windows and curtainwall with an energy efficient wall system. During the project, BAI/MSES also reviewed the existing roof conditions, HVAC and electrical systems.

Blackwood Associates, Inc. and MSES Consultants, Inc. recently completed development of 7 different Comprehensive Educational Facilities Plans (CEFP) for counties throughout West Virginia. This process involved investigation of all building elements for 90 different schools. These buildings ranged in age from 100+ years to newly constructed. Windows, HVAC, electrical systems, health care and safety issues were the key items in building review and investigation. A final 10 year masterplan for facilities was completed for each county.

Currently, BAI/MSES is working on a large high school renovation project where partial funding was provided by the American Recovery and Reinvestment Act (ARRA) for mechanical upgrades. We are very familiar with complying with Buy American Act and Davis-Bacon requirements. The same project includes replacement of existing windows with energy efficient windows. The present school building, which is on the National Historic Registry, required working with State Historic Preservation Office (SHPO)???. BAI/MSES has worked with numerous clients on replacing lighting with energy efficient lighting and LED controls. Our team has extensive experience with evaluation and renovation design to historical structures with the objective of reducing energy costs and the cost of ownership.



## References

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### **Marion County Board of Education**

*Planning of Multiple Projects, CEFP*

Contact: **Mr. Gary Price**, Superintendent  
1-304-367-2107 or [gprice@access.k12.wv.us](mailto:gprice@access.k12.wv.us)

### **Barbour County Board of Education**

*Planning of Multiple Projects, CEFP*

Contact: **Dr. F. Joseph Super**, Superintendent  
1-304-457-3030 or [fsuper@access.k12.wv.us](mailto:fsuper@access.k12.wv.us)

### **WV Division of Veterans Affairs**

*West Virginia State Veterans Cemetery, Institute, WV*

Contact: **Mr. Keith Gwinn**, Director  
1321 Plaza East – Suite 109 - Charleston, WV  
1-304-558-3661 or [wvvetaff@aol.com](mailto:wvvetaff@aol.com)

### **Pleasants County Board of Education**

*Planning of Multiple Projects, CEFP*

Contact: **Mr. Michael Wells**, Superintendent  
1-304-684-7099 or [gwells@access.k12.wv.us](mailto:gwells@access.k12.wv.us)

### **Randolph County Board of Education**

*Planning of Multiple Projects, CEFP*

Contact: **Dr. James Phares**, Superintendent  
1-304-636-9150 ext. 152 or [jbphares@access.k12.wv.us](mailto:jbphares@access.k12.wv.us)

### **Mineral County Board of Education**

*Planning of Multiple Projects*

Contact: **Mr. Steve Peer**, Assistant Superintendent-Finance  
1-304-788-4200 or [gpeer@access.k12.wv.us](mailto:gpeer@access.k12.wv.us)

### **Human Resource Development Foundation, Inc.**

*Planning of Multiple Projects including major renovations*

Contact: **Mr. Kenny Purdue**, President - WV AFL-CIO  
1-304-344-3557 or [kperdue@wvafclcio.org](mailto:kperdue@wvafclcio.org)





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## Key Personnel

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## Key Personnel

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All of the following key professional staff members will be assigned to work on the project. Their specific percentage of time devoted to the contract will vary according to specific project needs.

### ARCHITECTURAL:



#### **Administrative • Architectural Design**

- James K. Blackwood, AIA, NCARB – Project Principal
- Jeffrey T. Wise –BAI/MSES Managing Director
- Pamela J. Wean, AIA – Senior Project Architect

#### **Architectural Team • Code Compliance • LEED**

- Kenton Q. Blackwood, LEED<sub>AP</sub>, Assoc. AIA – Const. Administration
- Stacey L. Bowers, Assoc. AIA – Architect-in-Training
- Nate Zirkle, Assoc. AIA – Architect-in-Training

### ENGINEERING:



#### **Administrative**

- Lawrence M. Rine – Principal and Quality Assurance

#### **Environmental**

- John J. Keeling, PE, WV, CIH, CSP, QEP

#### **Civil • Site Engineering**

- Rod D. Kidd, BSCE

#### **Mechanical Engineering • HVAC**

- David L. Skeen, PE, LEED<sub>AP</sub>

#### **Electrical Engineering**

- Jeffrey K. Pauley, PE, PS



**James K. Blackwood, AIA Emeritus, NCARB**

Principal-in-Charge

**Years of Experience with BAI:** 40

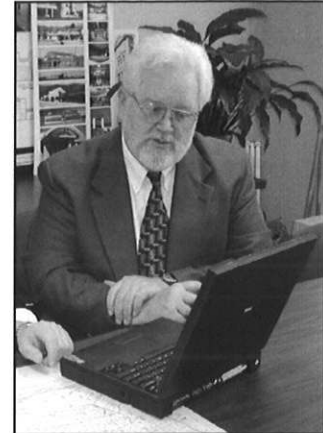
**Years of Experience with Other Firms:** 5

**Education:**

Marietta College

Colorado College

Bachelor of Science in Architecture, University of Cincinnati



**Registration:**

**Registered Architect**

West Virginia – Maryland [Active] Pennsylvania – Virginia – Florida – Ohio [Inactive]

Qualifications Certified by NCARB (National Council of Architectural Registration Boards)

**Professional Organizations:**

American Institute of Architects

West Virginia Society of Architects

**Experience:**

As President of Blackwood Associates, Inc., James Blackwood has been architect-of-record on more than six hundred projects. These projects have been located in 41 counties in West Virginia, Pennsylvania, Maryland, Ohio and Virginia and have totaled over \$600 million in current dollar construction value. Individual project budgets have varied from a low of \$30,000.00 to a high of \$30 million.

James Blackwood has directed the BAI staff in the planning and design of facilities throughout West Virginia, including Medical, Educational, Governmental, Municipal, and Recreational Facilities. His work has also included Churches, Historical, Commercial and Apartment facilities. Mr. Blackwood has also successfully completed continuing education courses at Harvard University's Graduate School of Design in planning and design.

Mr. Blackwood leads the project development and planning efforts for the firm on projects. His responsibilities include meeting with design committees, administrators and Owner representatives. The information gained from this input is used to guide the BAI design team in development of the most cost effective and imaginative facilities.

**BAI design efforts in the past have been recognized for both DESIGN EXCELLENCE and CRAFTSMANSHIP by the West Virginia Society of Architects.** In 2002, Mr. Blackwood was awarded a one-of-a-kind **Citation** by WV AIA for Exceptional Civic Commitment on a Veterans project.



**Pamela J. Wean, AIA**

Senior Project Architect

**Years of Experience with BAI:** 12

**Years of Experience with Other Firms:** 13



**Education:**

Bachelor of Science - Architectural Technology, Fairmont State College  
Assoc. of Applied Science - Interior Design, Fairmont State College

**Registration:**

**Registered Architect**

West Virginia - Ohio

**Professional Organizations:**

American Institute of Architects  
West Virginia Society of Architects  
National Trust for Historic Preservation

**Employment History:**

Plans Examiner and Code Official, City of Kettering, OH  
Associate/Project Architect, Levin Porter Associates Inc., Dayton, OH

**Experience Summary:**

Pamela Wean joined Blackwood Associates, Inc. as an architect. Her duties include project management, development of construction documents, advanced architectural design, and technical illustrations. In addition to being a former Code Official in Ohio, she acted as designer and/or project architect on the following projects:

- New East Fairmont Middle School, Fairmont
- Fairmont Senior High School Renovations, Fairmont
- Co-Occurring Facility at Jackie Withrow Hospital, Beckley
- Simpson Elementary School Addition, Clarksburg
- Pinecrest Hospital – 5 Bed TB Unit
- Mildred Mitchell-Bateman Hospital – 35 Bed Patient Unit
- WV 120 Bed Veterans Nursing Facility
- William R. Sharpe Jr. Hospital - Transitional Facility
- Jayenne Elementary School Addition/Renovations, Fairmont
- PACETEC Training and Evaluation Center, Morgantown
- Augusta & Romney Elementary School Additions
- Tucker County High School Additions
- Tygarts Valley High School Additions
- Addition and Renovation to Anna Jarvis Elementary School



**Kenton Q. Blackwood, LEEDAP, Associate AIA**

Vice President

**Years of Experience with BAI:** 31

**Education:**

West Virginia University

**Professional Organizations:**

LEED Accredited Professional

Associate Member of American Institute of Architects



**Experience:**

Kenton Blackwood has been with Blackwood Associates, Inc. for more than 20 years. He directs the BAI staff in the planning and design of facilities throughout West Virginia. He is experienced in site evaluation and design, building program evaluation, planning and design, construction document development and on-site construction observation.

In addition, he has taken BAI to the forefront of technological architectural media with his knowledge of vector-based 3D computer modeling and CAD applications. His proficiency with "virtual reality" modeling allows BAI to use these technologies as a design tool. Where other firms may provide elevations or a traditional architectural rendering to convey an idea, BAI can take a client around and through a design, studying different forms, lighting, color schemes and finishes, and make any revisions before the first shovel of soil is overturned.

Kenton Blackwood's skills as a designer and modeler have benefited many clients. Developers, administrators, school boards, design committees, and non-profit groups have used his skills to help obtain funding and approval for proposed projects all across West Virginia.

In addition to his talent as a 3D designer, Kenton Blackwood has provided important design input on and/or served as job captain on dozens of projects. Some of these projects include:

- New Keyser Primary School, Keyser
- New St. Marys High School, St. Marys
- Donel Kinnard Memorial State Veterans Cemetery, Institute
- Junior Elementary School Additions/Renovations
- Harrison County 4-H Recreation Center, Clarksburg
- BC Bank Fairmont Branch Office, Fairmont
- SteppingStones Recreational Facility, Morgantown
- Hopemont Hospital – Exterior Upgrades
- William R. Sharpe, Jr. Hospital, Weston, WV – Courtyard Enclosure
- VA Medical Center, Clarksburg, WV - Women's Clinic
- Veterans Square Plaza and Parking Garage, Fairmont, WV – **AIA Award Winner**
- Hutchinson House Historic Restoration, Fairmont, WV – **AIA Craftsmanship Award Winner**



**Stacey L. Bowers, Assoc. AIA**

Architect In Training

**Years of Experience with BAI: 3**

**Education:**

Master of Architecture  
University of Illinois at Chicago, IL

Study Abroad via UIC Institute d'Architectura  
Advancada de Catalunya, Barcelona, Spain

Bachelor of Science in Architecture  
Fairmont State University, Fairmont, WV  
Summa Cum Laude with Honors

**Professional Organizations:**

Associate Member of American Institute of Architects  
LEED Green Associate

**Employment History:**

A3 Student Liaison, Graduate Assistant  
UIC School of Architecture, Chicago, IL

- organized Portfolio Day
- organized A3 co-sponsored Career Fair
- support A3 and other School of Architecture events
- assist with graduate admissions, and Wednesday episodes

Architectural and Design Intern  
Vandalia Heritage Foundation, Fairmont, WV

- designed housing and commercial spaces for redevelopment projects
- designed railroad cafe, hosted meetings with potential contractors
- designed logo and marketing materials for history museum
- created drawings for preservation projects
- apartment building preservation summer project
- streetscape redesign proposal

**Experience Summary:**

Stacey Bowers joined Blackwood Associates, Inc. as a designer and intern architect. Her duties include project design development, project field reviews and project LEED assessment. She has been involved in the following projects:

- William R. Sharpe Jr. Hospital – 50 Bed Patient Care Unit, Weston, WV
- Fairmont Senior High School Renovations, Fairmont, WV
- Clarksburg Harrison Public Library Renovations, Clarksburg, WV





## Jeffrey T. Wise

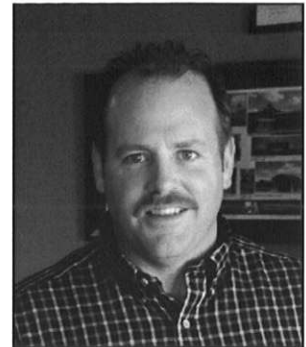
BAI/MSES Managing Director

**Years of Experience with MSES:** 16

**Years of Experience with Other Firms:** 15

### Education

B. S. Mining Engineering, West Virginia University,



### Professional Registrations/Certifications

West Virginia Real Estate License

### Past Work History

Hope Gas, Inc.

CNG Transmission Corporation

U. S. Steel Corporation

### Experience Summary

- Regulatory Interaction
- Sampling/Laboratory Programs
- Life Safety Codes
- Specification Development
- Property Evaluation
- Mapping
- Economic Feasibility
- Site Development
- Site Utilities
- Erosion and Sediment Planning
- Code Compliance
- Market Analysis
- Risk Assessment/Analysis
- Project Management (Partial List of Projects)
- Phase 1 & II Investigation
- Data Base Systems
- Health & Safety Programs
- Job Costing
- Site Surveys
- QA/QC Inspection & Compliance
- Land Planning
- Brownfields Specialist
- Water/Wastewater Systems
- Stormwater
- Appraisals
- Commercial/Retail Development

Upper Kanawha Valley Development Authority - Office Complex, Montgomery, WV

Wheeling Jesuit University Science/Computer Teaching Center, Wheeling, WV

WVU Life Sciences Building, Morgantown, WV

WVU President's House, Morgantown, WV

Stonewall Jackson Lake State Park Lodge and Conference Center, Roanoke, WV

Veterans Square Parking Garage, Fairmont, WV

Fairmont State College Athletic Complex Lighting, Fairmont, WV

Erickson All Sports Athletic Complex, Parkersburg, WV

Hazelton Prison, FBOP, Hazelton, WV (Civil Planning)

VA Medical Center, Clinical Space, Clarksburg, WV

CDC/NIOSH North Parking, Morgantown, WV

Ripley High School, Ripley, WV

Robert L. Bland Middle School, Weston, WV

Marion County Schools, 4 School Additions, Fairmont, WV

Lewis County Schools, Countywide School Improvement Bond, Weston, WV

120 Bed VA Nursing Home, Clarksburg, WV

DHHR - State Office Complex, Clarksburg, WV

City of Ripley - Municipal Building, Ripley, WV

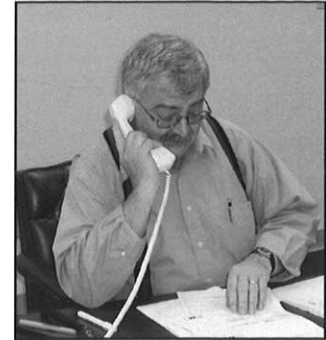


## **Lawrence M. Rine**

Principal and Quality Assurance/Quality Control Manager

**Years of Experience with MSES: 36**

**Years of Experience with Other Firms: 14**



## **Education**

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

B. S. Mining Engineering, West Virginia Institute of Technology

Masters Study, Environmental Engineering, Cornell University

## **Professional Registrations/Certifications**

Certified Monitoring Well Designer and Installer - WVDEP

Licensed West Virginia Underground Storage Tank Closure/Installation Specialist

Class I Certified Public Water Supply Operator, West Virginia

Class II Certified Wastewater Treatment Plant Operator, West Virginia

Certified Commercial Applicator, West Virginia and Pennsylvania

Radiation Safety Officer - NRC

Certified Asbestos Inspector/Manager/Planner/Clearance Air Monitor - WVBOH

Licensed Remediation Specialist - WVDEP

Certified Mineral Appraiser - U. S. Army Corps of Engineers

Member State School Building Authority - Indoor Air Quality Committee

## **Professional Organizations**

West Virginia Independent Oil and Gas Association (Environmental Committee Member)

Virginia Independent Oil and Gas Association (Association's Outstanding Member, 1990)

Pennsylvania Independent Oil and Gas Association

National Society of Professional Engineers

West Virginia Society of Professional Engineers, T. Moore Jackson Chapter

West Virginia Surface Mine and Reclamation Association

## **Past Work History**

CNG Transmission Corporation

## **Experience Summary**

Job Costing

Management

Groundwater Modeling/Monitoring

Earth Sciences

Risk Assessment/Analysis

Regulatory Interaction

Economic Feasibility

Phase I/II Investigation

Remediation (Design and Permitting)

RCRA Waste Units

Drilling Programs

Bioremediation

Sampling/Laboratory Programs

Property Evaluations

NPDES Permitting

Municipal Engineering

Code Compliance

E-911 Systems

Waste Management/Minimization

Hazardous Waste Management

Asbestos Assessment

Lead Base Paint Assessment

NORM Assessment

Brownfields Specialist

Mapping

Noise Assessment

SARA Title III

Specification Development

Environmental Impact Statements

Data Processing

Public Mtg. & Proj. Explanation

QA/QC Inspection & Compliance

Architectural Support

Radon

Water/Wastewater Systems

GIS Systems/Data Management





**John J. Keeling, P.E., C.I.H., C.S.P., Q.E.P., L.R.S.**

Principal and Project Manager

**Years of Experience with MSES:** 23

**Years of Experience with Other Firms:** 15

**Education**

B. S. Civil Engineering, University of Kentucky



**Professional Registrations/Certifications**

Registered Professional Engineer - West Virginia, Kentucky & Pennsylvania  
Certified Industrial Hygienist, American Board of Industrial Hygiene  
Certified Safety Professional, Board of Certified Safety Professionals  
Qualified Environmental Professional, Institute of Professional Environmental Practice  
Licensed Remediation Specialist, West Virginia, New York, and Ohio BOH  
Certified Visible Emissions Observer - USEPA  
Licensed Asbestos Inspector/Manag. Planner/Clearance Air Monitor - WVBOH & Ohio  
Underground Storage Tank Closure Specialist/Installer - WVDEP  
Certified Monitoring Well Designer and Installer - WVDEP

**Professional Organizations**

American Society of Safety Engineers  
American Industrial Hygiene Association  
Air and Waste Management Association  
Harrison County SARA Title III Local Emergency Planning Committee - Chairman  
West Virginia Chapter of Air and Waste Management Association - Vice Chairperson

**Past Work History**

Union Carbide Corporation  
Kentucky Department of Transportation

**Experience Summary**

- Job Costing
- Management
- Earth Sciences
- Risk Assessment/Analysis
- Regulatory Interaction
- Economic Feasibility
- Phase I/II Investigation
- Remediation (Design and Permitting)
- RCRA Waste Units
- Drilling Programs
- Bioremediation
- Geographic and Hydrologic Studies
- Sampling/Laboratory Programs
- Air Permitting
- Indoor Air Quality
- Code Compliance
- E-911 Systems
- Air Emission Regulatory Compliance
- NPDES Permitting
- Waste Management/Minimization
- Hazardous Waste Management
- Air Emission Modeling
- Asbestos Assessment
- Lead Base Paint Assessment
- NORM Assessment
- Brownfields Specialist
- Health & Safety
- Noise Assessment
- Hydrologic and Hydraulic Analysis
- SARA Title III
- Specification Development
- Earth Sciences
- Environmental/Architectural Support
- GIS Systems



**Jeffrey K. Pauley, P.E., P.S.**

Project Manager/Engineer

**Years of Experience with MSES: 17**

**Years of Experience with Other Firms: 7**

**Education**

B. S., Electrical Engineering, Tennessee Tech University

**Professional Registrations/Certifications**

Registered Professional Engineer - West Virginia, Ohio, N.Y., Penn.

Maryland, Virginia, North Carolina, and District of Columbia

Professional Surveyor - West Virginia

Licensed State of West Virginia Master Electrician



**Professional Organizations**

National Society of Professional Engineers

Member Harrison County BOCA Appeals Board

**Past Work History**

Allegheny Power Company

**Experience Summary**

- Project Management
- Data Base Systems
- Life Safety Codes
- Job Costing
- Economic Feasibility
- Power Systems
- Telecommunications/Computer Systems
- Power Distribution
- Code Compliance
- Site Surveys
- Site Development
- Cathodic Protection Design/Testing
- GPS Surveys
- Regulatory Interaction
- Computer Modeling
- Specification Development
- QA/QC Inspection & Compliance
- Lighting
- Fire Alarm Systems
- Emergency Generator
- National Electric Code Compliance
- Architectural Support/Electrical
- Mapping
- Site Utilities
- AC Mitigation Design/Testing
- Close Interval Surveys

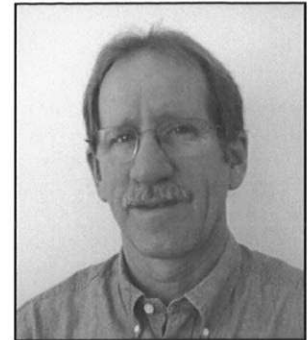


**David L. Skeen, P. E., LEEDAP**

Senior Project Engineer

**Years of Experience with MSES:** 25

**Years of Experience with Other Firms:** 13



**Education**

BS Mechanical Engineering, West Virginia State College, 1974

BS Mathematics, Marshall University, 1975

**Professional Registrations/Certifications**

Professional Engineer - West Virginia, Ohio, Pennsylvania and Kentucky

LEED Accredited Professional – US Green Building Council

ASHRAE (American Society of Heating, Refrigeration and Air Conditioning Engineers)

**Professional Organizations**

National Society of Professional Engineers

AIA West Virginia Chapter, Associate Member

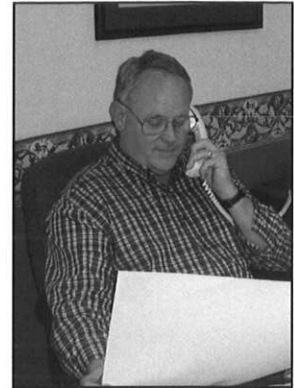
**Past Work History**

Marshall University

Paul E. Cook Engineering, Inc.

**Experience Summary**

- Project Management
- Indoor Air Quality
- Noise Assessment
- Specification Development
- Job Costing
- Emergency Power Generator
- HVAC Systems Design
- Boiler System (Hot Water/Steam)
- Code Compliance
- Laboratory Exhaust Systems
- Isolation Room HVAC Systems
- Energy Recovery Ventilation Systems
- Regulatory Interaction
- Life Safety Codes
- Economic Feasibility
- National Electric Code Compliance
- Fire Protection Systems
- Energy Management systems/Audits
- Specialty Ventilation Systems
- Architectural Support/Mechanical
- Ground Source HVAC Systems
- Kitchen Ventilation Systems



**Rodney D. Kidd, BSCE**

Project Engineer

**Years of Experience with MSES: 26**

**Years of Experience with Other Firms: 12**

**Education**

B. S. Civil Engineering, West Virginia University

**Professional Registrations/Certifications**

Certified Compaction Technician - West Virginia Department of Highways

Certified Concrete Technician - West Virginia Department of Highways

**Professional Organizations**

American Society of Testing Materials

American Water Well Association

National Ground Water Association

Past Chairman – City of Bridgeport Planning and Zoning Commission

**Past Work History**

Union Carbide Corporation

**Experience Summary**

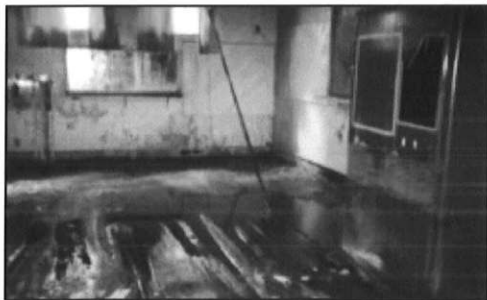
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|--|--|
| <input type="checkbox"/> Project Management                | <input type="checkbox"/> Regulatory Interaction          |
| <input type="checkbox"/> Sampling/Laboratory Programs      | <input type="checkbox"/> Data Base Systems               |
| <input type="checkbox"/> Life Safety Codes                 | <input type="checkbox"/> Specification Development       |
| <input type="checkbox"/> Job Costing                       | <input type="checkbox"/> Property Evaluation             |
| <input type="checkbox"/> QA/QC Inspection & Compliance     | <input type="checkbox"/> Economic Feasibility            |
| <input type="checkbox"/> Soils Engineering                 | <input type="checkbox"/> Earth Sciences                  |
| <input type="checkbox"/> Flood Routing                     | <input type="checkbox"/> Stormwater Routing              |
| <input type="checkbox"/> Geographic and Hydrologic Studies | <input type="checkbox"/> Foundations                     |
| <input type="checkbox"/> Land Planning                     | <input type="checkbox"/> Site Development                |
| <input type="checkbox"/> Municipal Engineering             | <input type="checkbox"/> Hydrologic & Hydraulic Analysis |
| <input type="checkbox"/> Site Utilities                    | <input type="checkbox"/> Plumbing System/Design          |
| <input type="checkbox"/> Firewater Systems                 | <input type="checkbox"/> Roadway/Highway                 |
| <input type="checkbox"/> Subsurface Investigation          | <input type="checkbox"/> Water/Wastewater Systems        |
| <input type="checkbox"/> Stormwater Management             | <input type="checkbox"/> Erosion and Sediment Planning   |
| <input type="checkbox"/> Code Compliance                   | <input type="checkbox"/> Civil/Architectural Support     |



## Team Projects

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## Veterans Square Building Fairmont, WV



The Adams Street facade and Front Addition, as seen here, of the G.C. Murphy Building was constructed in 1932, and declared a "Contributing Structure" to the Historic Downtown Fairmont by the National Park Service. However, to claim the 30% total federal and state tax credits, Blackwood Associates, Inc. had to assist the Owner in completing Historic Preservation Certification Forms. Completion of these forms included extensive photographic documentation of existing building features labeled and keyed to proposed rehabilitation/preservation work.

In addition, documentation included written descriptions of the existing conditions and proposed corrective work. Blackwood Associates, Inc. maintained informative communications with the Owner, the State Historic Preservation Office, and the National Park Service throughout the application review process. BAI efforts led to successful approval of the first submission. As a result, the project was able to proceed without delays from the application process. Tax credits obtained by the Owner ultimately assured receipt of financing for the 65,000 SF project.

# Veterans Square Building Fairmont, WV

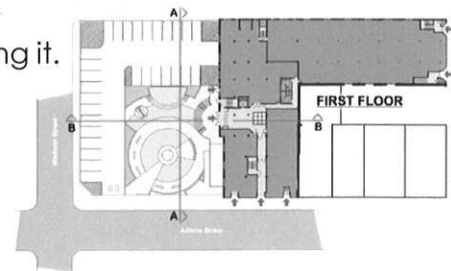


The Adams Street facade of the G.C. Murphy Building represents a time period when downtown Fairmont was a thriving retail district with its low, linear style Art Deco influence and brick construction.

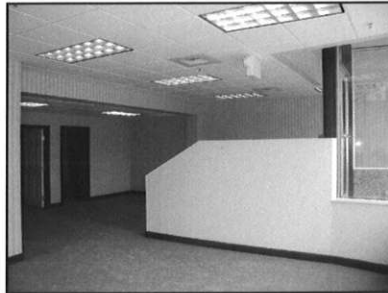
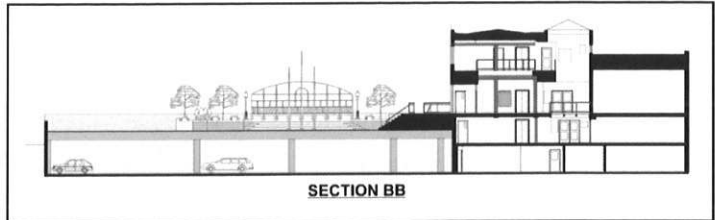
Many of these features and details were maintained in the new construction, including exposure of the original steel and masonry structure.

The G.C. Murphy Building was a unique design challenge in meeting the Department of Interior National Park Service and the State Historic Preservation Office regulations and requirements for rehabilitating historic buildings.

After adjacent buildings were demolished, a 160 ft. long facade (that was a blank wall) had to be designed to overlook the new Veteran's Plaza, yet remain a minor entrance facade in architectural features when compared to the historic Adams Street facade. The types of materials, number, size and style of windows had to be designed in order to relate to the historic facade without matching it or de-emphasizing it.



# Veterans Square Building Fairmont, WV



The developer wanted the interior to elicit a "WOW" response from visitors. The look was to be exciting and distinctive, attractive to high-tech tenants, and in sharp contrast to the historic exterior. A boldly colored, three story atrium is bathed in the natural light from multiple windows and a pyramid skylight. Installation of the pyramid skylight brings natural light to interior space on three of the four floors. 'Punched' openings also allow the natural light from the skylight to pour into the adjacent interior office spaces.

Original structural steel elements were cleaned and painted to accent a bright and colorful interior. Old brick walls were left exposed and reflect the original architecture – creating 21st century, high-tech spaces with a taste of history.





## Veterans Square Building Fairmont, WV



Before



After

The Veterans' Square Building contained 65,000 square feet of usable area. Approximately 90% of this space has now been built-out for Information Technology companies that have come into North Central West Virginia from all over the east coast. BAI has used some unique approaches to provide Class A office space from a structure that was not far from the wreckers ball.

# Veterans Square Building Fairmont, WV



Before  
&  
After



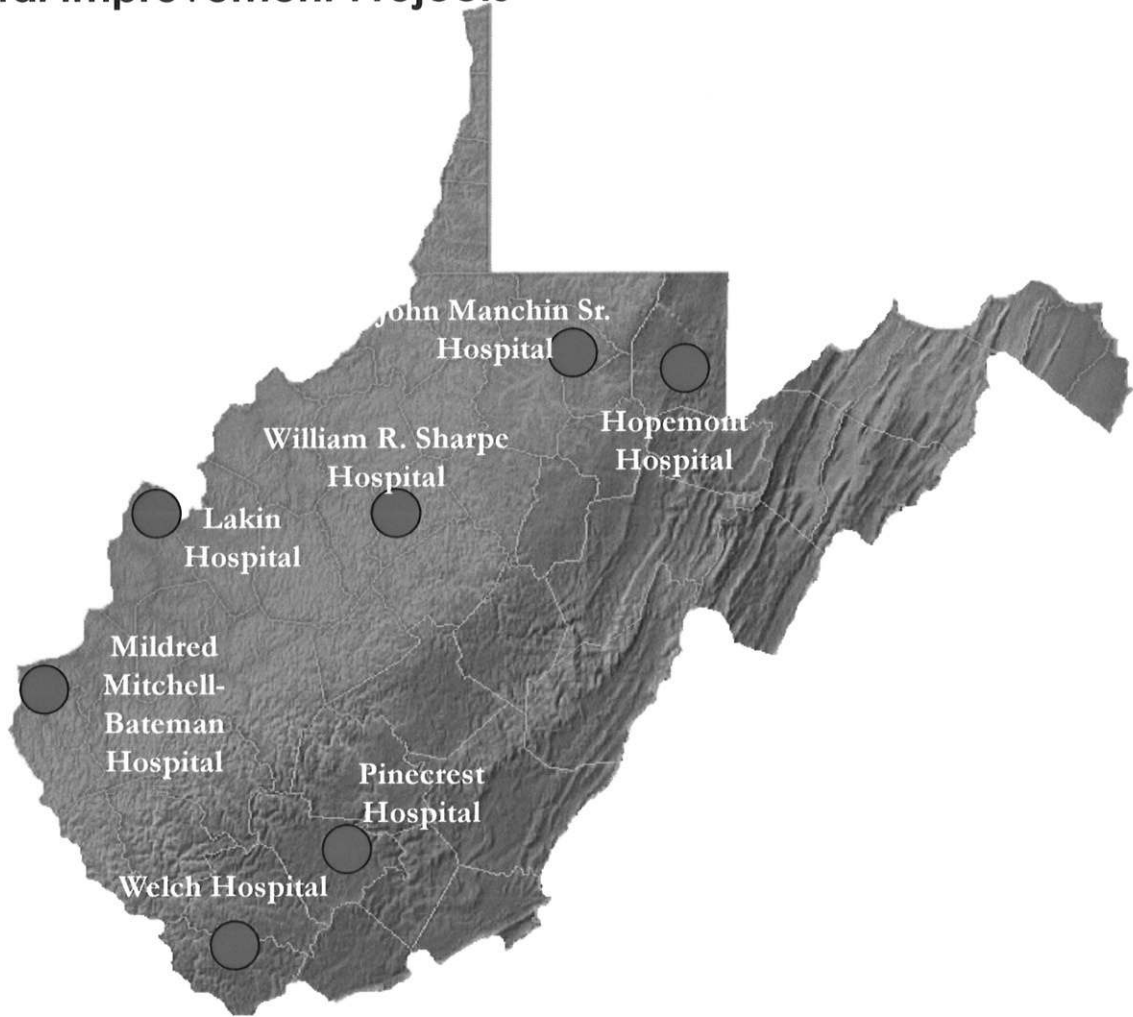
**Fairmont State University  
Community and Technical College  
Veterans Square Building  
Fairmont, WV**

Blackwood Associates, Inc. designed and oversaw construction of this 12,000sf suite build-out at the historic Veterans' Square Building in downtown Fairmont. The suite included numerous teaching spaces; classrooms, computer labs, lecture rooms - all designed to provide maximum high-tech flexibility. The labs and lecture rooms feature ceiling-mounted, networked computer projection systems. Every student desk, teaching area, office, conference room and secretarial area is wired for an intra-network and Internet access/communication. The certified testing center has it's own administrative office with an independent security system and computer network with a dedicated server and test room monitoring capabilities. The suite houses a dozen office and work areas and can accommodate over 125 high-tech students at a time. Other spaces in this suite include a food prep area, break out spaces, toilet facilities and storage. The efficient design provides maximum functionality for the tenant, while exposed structural elements provide a visually interesting "high-tech" aesthetic.



Fairmont University Community and Technical College  
Contact: Dale R. Bradley, Director of Economic Development  
and Workplace Education  
1-304-367-4753

# Department of Health and Human Resources Capital Improvement Projects

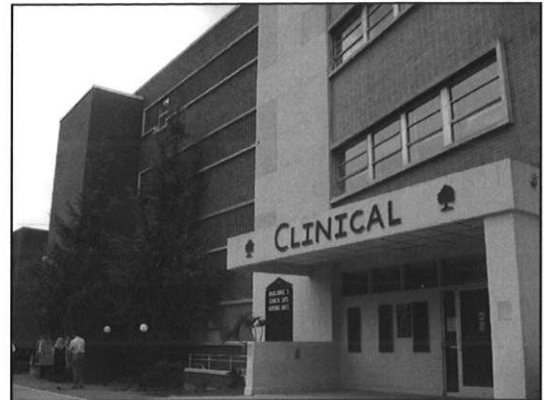


Blackwood Associates, Inc./MSES Consultants, Inc. was selected by the State of West Virginia Department of Health and Human Resources to provide an architectural/engineering services for various State Hospitals throughout West Virginia. Capital Improvements include compliance with federal, state and local requirements as well as life safety codes and West Virginia State Fire Marshal requirements.

## **SERVICES INCLUDED:**

- Facility Assessment
- Full Architectural/Engineering Services
- Environmental Assessment
- Furnishings and Equipment
- Infrastructure Review & Recommendations
- Mechanical/Electrical System Review & Recommendations

## Department of Health and Human Resources Three Year Agreement for A/E Services



Blackwood Associates, Inc./MSES Consultants, Inc. is working with the State of West Virginia Department of Health and Human Resources to provide architectural/engineering services for seven hospital facilities throughout West Virginia. Project basic services are determined after facility assessments.

Some projects require review by the State Fire Marshal, OHFLAC and WVHCA.

### TYPICAL PROJECTS INCLUDE:

- Construction of a 5 Bed TB Unit at Pinecrest Hospital in Beckley
- Major Exterior Upgrades at Hopemont Hospital in Preston County.
- Chiller Replacement at Mildred Mitchell-Bateman Hospital in Huntington.
- Fire Alarm and Nurse Call Replacement at Pinecrest Hospital.
- Water Tank investigation at William R. Sharpe Hospital in Weston.

# Mildred Mitchell-Bateman Hospital Renovations Huntington, WV



### WORK INCLUDED:

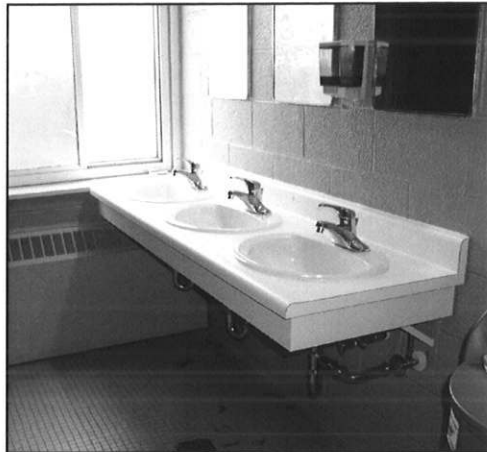
- Renovations for a new 35 Bed Patient Unit to Building 2 cost \$4,6 million. This new unit is located in existing space that was previously gutted.
- Work includes renovation of approx. 20,000 sq. ft., window replacement, elevator replacement, and health/safety upgrades.
- Office of Health Facility Licensure and Certification review and approval was required.



Blackwood Associates, Inc./MSES Consultants, Inc. was selected by the State of West Virginia Department of Health and Human Resources to provide architectural/ engineering services for Renovations to the Mildred Mitchell-Bateman Hospital in Huntington, West Virginia. BAI assisted the Hospital in preparation of a Certificate of Need in accordance with State of West Virginia Health Care Authority requirements.



# West Virginia Veterans Home Renovations Barboursville, WV



Blackwood Associates, Inc./MSES Consultants, Inc. were selected by the West Virginia Division of Veterans Affairs to provide construction documents for renovations at the State Veterans Home.

The State had submitted a Grant Application to VA for a \$1.9 million project where the VA match of \$1.2 million was overlooked and nearly lost. BAI/MSES fast-tracked the preparation of documents and bid the project in less than two months and the Grant was saved. A Certificate of Need was not required on this project.

## **WORK INCLUDED:**

- HVAC replacement
- Masonry repair and sealing
- Window replacement
- Paving, sidewalk repair
- Utility repair, replacement
- Door hardware replacement
- Chairlift installation
- New finishes

## Various Renovation Projects

West Virginia Veterans Administration

**VA Behavioral Health  
Clarksburg**



**VA Women's Clinic  
Clarksburg**

**Division of Juvenile Services  
Johnston School Renovations, Industrial WV**



**Before**



**After**

Blackwood Associates, Inc./MSES Consultants, Inc. were selected by the WV Division of Juvenile Services to evaluate and develop construction documents for renovations to an old school building located on the grounds of the WV Industrial Home for Youth in Industrial, WV. The purpose of the study was to determine the feasibility of renovating the structure to again serve as an educational facility.

The building was known to contain asbestos and this became an important part of the investigation. The evaluation also had to address the issue of complying with fire, safety, ADA and JDF standard requirements.

The final BAI/MSES report and cost estimates led to a recommendation to renovate the present building in lieu of constructing a new facility.

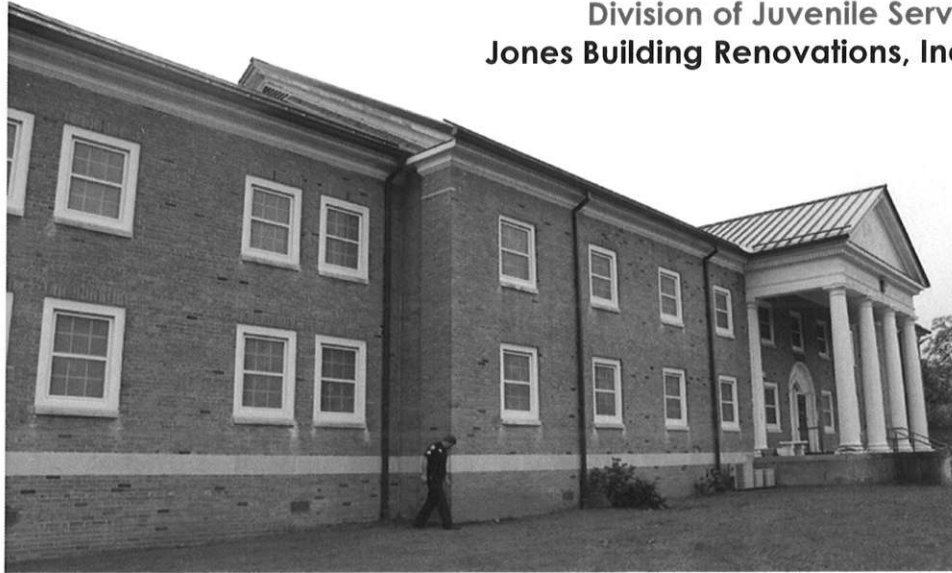
BAI/MSES completed construction documents, bidding and the \$2,568,000 project started construction in April 2006 and the building is now occupied by the educational staff.

WV Division of Juvenile Services  
Contact: Joe Merendino, Superintendent  
1-304-782-2371



## Various Renovation Projects

### Division of Juvenile Services Jones Building Renovations, Industrial WV



**Construction Cost:  
\$1.2 million**

**Completed in 2010**

Work included:

Accessible entrance ramp and stairs, interior renovations, accessibility improvements, new finishes and ceilings, electrical upgrades, HVAC upgrades, plumbing upgrades, and a new sprinkler system with fire pump and generator.



**Before**



**After**

More construction before and after photos and video may be found at –  
<http://www.wvarchitects.com/jones/>

**Braxton County Development Authority  
Flatwoods, WV  
New Multi-Tenant Building**

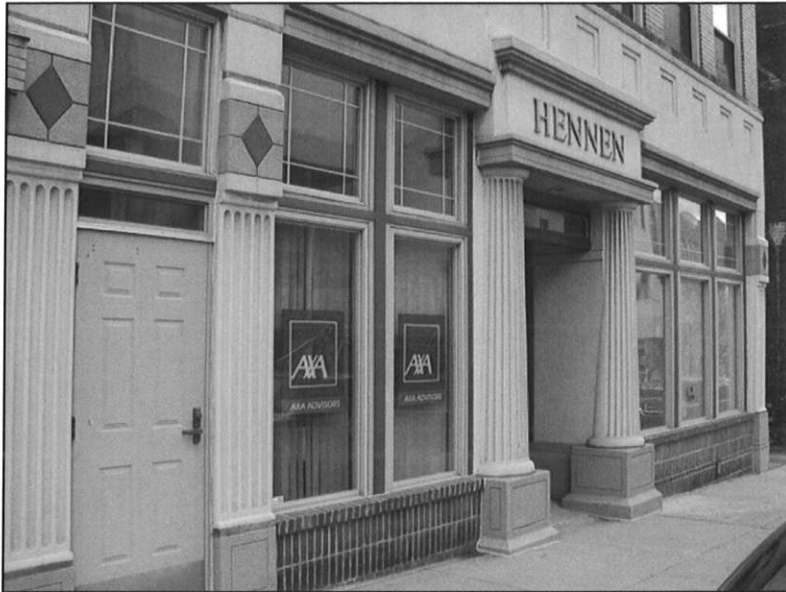


The Braxton County Development Authority selected the BAI/MSES Team to provide architectural/engineering services for a new multi-tenant building. This shell building was constructed initially with 5,000 square feet of built-out IT office space.

The 30,000 square foot building is located at Flatwoods on BCDA property. The \$2.2 million office complex completed construction in 2006.



**Hennen Building  
Fairmont, WV  
Historical Rehabilitation to Office Building**



This downtown Fairmont building was renovated in 1996-1997. The historically significant structure's facade was restored and the existing 12,000 square feet of commercial space was adapted for reuse for high tech tenants. Parking for the tenants and handicap accessibility, including an elevator, was added.

The building renovations were the first completed by the North Central office of McCabe-Henley Properties in downtown Fairmont. The one hundred year old structure has been fully occupied with commercial tenants since completion.



**Award Winner  
1997 Best Exterior Rehab  
Main Street West Virginia**

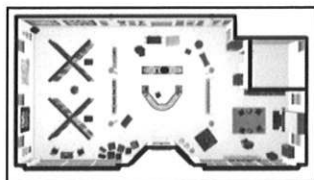
**McCabe-Henley-Durbin, NAI  
Senator Brooks McCabe  
1-304-347-7510  
[bmccabe@mccabehenley.com](mailto:bmccabe@mccabehenley.com)**

## Buxton-Landstreet Building Renovations Thomas, WV

The Buxton Landstreet Building is a great example of saving a historically significant structure. In 2000 the building was unoccupied and unwanted. BAI was selected to restore the interior for multiple use purposes. The first floor of this 1901 company store building, became the Mountain Made.com store and distribution space, and the second floor became the home of Canaan Valley Institute. In many respects, the building serves the same functions it was originally designed for.

BAI created an inviting, aesthetically pleasing commercial space and a functionally efficient distribution center for e-commerce trade. Upper floor renovations provided class A type office space for CVI, along with space for future growth.

The renovations were designed using the latest in high-tech construction industry tools. Animated 3D models allowed the Owners, NTTC of Wheeling, to experience, study and re-fine the proposed design before construction commenced. The building later housed MountainMade, a store featuring West Virginia made products.



## Hutchinson House Fairmont, WV



Original 1903 Postcard



This turn of the century residential structure was designed by architect Andrew C. Lyons for local coal baron Clyde E. Hutchinson. The Hutchinson House was purchased in 1998 by the Fairmont Community Development Partnership. A non-profit group, the Partnership's primary goal was the rehabilitation and revitalization of residential communities in the Fairmont area. This property was historically significant and was later purchased by another non-profit, the Vandalia Heritage Foundation of Fairmont.

BAI was selected to provide professional services for restoration of the building exterior. Deterioration was extensive and the structure was in dire need of stabilization. After completion, the project was awarded an AIA Craftsmanship Honor Award in recognition of the quality of the exterior restoration. It is now the home of Vandalia's offices and their Preservation Resource Center.

Vandalia renovated the former home interior to accommodate offices and meeting rooms on every floor. The final project is an outstanding example of adaptive reuse of a historic structure.



**1999 AIA Craftsmanship Honor Award**

**ABC Excellence in Construction (EIC) Award**



## Value Added Services

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### ENVIRONMENTAL

**MSES Consultants, Inc. (MSES)** was originally founded in 1976 as an Environmental Consulting Company. Over the years, MSES expanded its Environmental Services, as well as adding Civil, Electrical, Mechanical and Safety Engineering Services with Drafting and Survey provided to supplement the various Engineering expertise.

MSES' environmental capabilities are listed below:

- Environmental Permitting (Air, Wastewater, and Stormwater Discharges); Environmental Plan Preparation (Groundwater Protection, Stormwater Pollution Prevention, Facility Response Plans, Waste Management Plans, etc.);
- Environmental Inspections/Audits;
- ISO 14001 Registration Assistance;
- Environmental Regulation Compliance/Interpretation (Local, West Virginia and Federal);
- Indoor Air Quality Studies (Ventilation, Air Contaminants, Identification and Quantification, Microorganism Assessments);
- Asbestos (Inspections, Management Plans, Abatement Specifications, Abatement Monitoring, Clearance Air Monitoring);
- Lead Based Paint (Inspections, Abatement Specifications, Abatement Monitoring, Clearance Air Monitoring);
- Landfill (Design, Construction Specifications, Construction Monitoring);
- Contaminated Soil/Groundwater (Assessment, Clean-up Specifications, Clean-up Monitoring, Clearance Sampling, Voluntary Remediation Plan Preparation/Implementation);
- ASTM Phase I, II, and III (Environmental Site Assessments);
- Water System Design;
- Wastewater System Design.



### ENVIRONMENTAL

The MSES Staff includes the following environmental specialists:

- Civil Engineers;
- Environmental Chemists;
- Biologists;
- Meteorologist; and
- Industrial Hygienist.

MSES personnel maintain a wide variety of professional licenses/certifications. A list of licenses/certification maintained by one or more of the MSES staff is listed below:

- Registered Professional Engineer (PE);
- Certified Industrial Hygienist (CIH);
- Qualified Environmental Professional (QEP);
- Licensed Remediation Specialist (LRS);
- Licensed Asbestos Inspector;
- Licensed Asbestos Management Planner;
- Licensed Asbestos Clearance Air Monitor;
- Licensed Lead Inspector;
- Licensed Groundwater Monitoring Well Installer; and
- Licensed Underground Storage Tank Closure Specialist.

#### **APPROACH TO ENVIRONMENTAL SURVEYS**

MSES typically utilizes the following approach to environmental survey:

- Project Initiation in which Project Objectives are Defined;
- Field Work Performed;
- Analysis of Samples (if required);
- Review of Information (Data Obtained and Identification of Regulatory/Best Management Practices);
- Report Preparation; and
- Review of Findings with Client.







## State Forms

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### Firm Contact Information

**Blackwood Associates, Inc.**  
Architects and Planners  
611 East Park Avenue  
Fairmont, WV 26554  
304-366-1580 304-366-1537 fax  
[jim@wvarchitects.com](mailto:jim@wvarchitects.com)  
<http://www.wvarchitects.com>

**MSES Consultants, Inc.**  
Engineers and Environmental  
609 West Main Street  
Clarksburg, WV 26302  
304-624-9700 304-622-0981 fax  
<http://www.msesinc.com>



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

# Request for Quotation

RFQ NUMBER  
**GSD126401**

PAGE  
**1**

ADDRESS CORRESPONDENCE TO ATTENTION OF  
**KRISTA FERRELL  
 304-558-2596**

RFQ COPY  
 TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BUILDING FOUR  
 112 CALIFORNIA AVENUE  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
03/21/2012				

BID OPENING DATE: **04/12/2012** BID OPENING TIME **01:30PM**

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-07		
<p><b>A&amp;E SERVICES BUILDING 4 RENOVATION</b></p> <p><b>EXPRESSION OF INTEREST (EOI)</b></p> <p>THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES, IS SOLICITING EXPRESSIONS OF INTEREST FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR RENOVATIONS TO BUILDING #4 LOCATED ON THE WEST VIRGINIA STATE CAPITOL COMPLEX IN CHARLESTON, WEST VIRGINIA PER THE ATTACHED SPECIFICATIONS.</p> <p>TECHNICAL QUESTIONS CONCERNING THIS SOLICITATION MUST BE SUBMITTED IN WRITING TO KRISTA FERRELL IN THE WEST VIRGINIA STATE PURCHASING DIVISION VIA FAX AT 304-558-4225 OR VIA EMAIL AT KRISTA.S.FERRELL@WV.GOV.</p> <p>DEADLINE FOR ALL TECHNICAL QUESTIONS IS 04/05/2012 AT THE CLOSE OF BUSINESS.</p> <p>ANY TECHNICAL QUESTIONS RECEIVED WILL BE ANSWERED BY FORMAL WRITTEN ADDENDUM TO BE ISSUED AFTER THE DEADLINE HAS LAPSED.</p> <p>VERBAL COMMUNICATION: ANY VERBAL COMMUNICATION BETWEEN THE VENDOR AND ANY STATE PERSONNEL IS NOT BINDING. ONLY INFORMATION ISSUED IN WRITING AND ADDED TO THE EOI BY FORMAL WRITTEN ADDENDUM BY PURCHASING IS BINDING.</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE 	TELEPHONE 304-366-1580	DATE 4-10-12
TITLE President	FEIN 55-04344 07	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO REQ. INSERT NAME AND ADDRESS IN SPACE ABOVE LABELLED 'VENDOR'



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

# Request for Quotation

RFQ NUMBER  
**GSD126401**

PAGE  
**2**

ADDRESS CORRESPONDENCE TO ATTENTION OF:  
**KRISTA FERRELL  
 304-558-2596**

RFQ COPY  
 TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BUILDING FOUR  
 112 CALIFORNIA AVENUE  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
03/21/2012				
BID OPENING DATE: 04/12/2012		BID OPENING TIME 01:30PM		

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>NO CONTACT BETWEEN THE VENDOR AND THE AGENCY IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STATE BUYER. VIOLATION MAY RESULT IN THE REJECTION OF THE BID. THE STATE BUYER NAMED ABOVE IS THE SOLE CONTACT FOR ANY AND ALL INQUIRIES AFTER THIS EOI HAS BEEN RELEASED.</p> <p>EXHIBIT 10</p> <p>REQUISITION NO.: GSD126401</p> <p>ADDENDUM ACKNOWLEDGEMENT</p> <p>I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.</p> <p>ADDENDUM NO.'S:</p> <p>NO. 1 <input checked="" type="checkbox"/> ..... 4/11/2012</p> <p>NO. 2 .....            NO. 3 .....            NO. 4 .....            NO. 5 .....</p> <p>I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.</p> <p>VENDOR MUST CLEARLY UNDERSTAND THAT ANY VERBAL REPRESENTATION MADE OR ASSUMED TO BE MADE DURING ANY ORAL DISCUSSION HELD BETWEEN VENDOR'S REPRESENTATIVES AND ANY STATE PERSONNEL IS NOT BINDING. ONLY THE</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	TELEPHONE	DATE
<i>[Signature]</i>	304-346-1580	4-10-12
TITLE	FERN	ADDRESS CHANGES TO BE NOTED ABOVE
President	55-0434407	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELLED 'VENDOR'



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

# Request for Quotation

RFQ NUMBER
GSD126401

PAGE
4

ADDRESS CORRESPONDENCE TO ATTENTION OF:
KRISTA FERRELL 304-558-2596

RFQ COPY  
 TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BUILDING FOUR  
 112 CALIFORNIA AVENUE  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
03/21/2012				

BID OPENING DATE: 04/12/2012 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>THE EOI SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE EOI MAY NOT BE CONSIDERED:</p> <p>SEALED EOI</p> <p>BUYER: KRISTA FERRELL-FILE 21</p> <p>EOI. NO.: GSD126401</p> <p>EOI OPENING DATE: 04/12/2012</p> <p>EOI OPENING TIME: 1:30 PM</p> <p>PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR EOI:</p> <p>-----</p> <p>CONTACT PERSON (PLEASE PRINT CLEARLY):</p> <p>-----</p> <p><i>Jim Blackwood</i> <i>Fax - 304-366-1537</i></p> <p>***** THIS IS THE END OF RFQ GSD126401 ***** TOTAL: _____</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	
<i>[Signature]</i>	304-366-1580	4-10-12	
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE	
President	55-0434407		

WHEN RESPONDING TO REQ. INSERT NAME AND ADDRESS IN SPACE ABOVE LABELLED 'VENDOR'



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

# Request for Quotation

REQ NUMBER  
 GSD126401

PAGE  
 1

ADDRESS CORRESPONDENCE TO ATTENTION OF:  
 KRISTA FERRELL  
 304-558-2596

\*709040528 304-366-1580  
 BLACKWOOD ASSOCIATES INC  
 611 EAST PARK AVE  
 FAIRMONT WV 26554

DEPARTMENT OF ADMINISTRATION  
 GENERAL SERVICES DIVISION  
 BUILDING FOUR  
 112 CALIFORNIA AVENUE  
 CHARLESTON, WV  
 25305 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	FOB	FREIGHT TERMS
04/10/2012				

BID OPENING DATE: 04/12/2012 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
THIS ADDENDUM IS ISSUED TO ANSWER ALL TECHNICAL QUESTIONS SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF THE ORIGINAL EXPRESSION OF INTEREST (GSD126401)						
BID OPENING DATE REMAINS: 04/12/2012						
BID OPENING TIME REMAINS: 1:30 PM						
***** END ADDENDUM NO. 1 *****						
001	1	LS	906-07	A&E SERVICES BUILDING 4 RENOVATION		

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE: *[Signature]* TELEPHONE: 304-366-1580 DATE: 4-10-12

TITLE: President FEIN: 55-0434407 ADDRESS CHANGES TO BE NOTED ABOVE

**GENERAL TERMS & CONDITIONS  
REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)**

1. Awards will be made in the best interest of the State of West Virginia.
  2. The State may accept or reject in part, or in whole, any bid.
  3. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125 fee.
  4. All services performed or goods delivered under State Purchase Order/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods this Purchase Order/Contract becomes void and of no effect after June 30.
  5. Payment may only be made after the delivery and acceptance of goods or services.
  6. Interest may be paid for late payment in accordance with the *West Virginia Code*.
  7. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
  8. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
  9. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
  10. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern the purchasing process.
  11. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
  12. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
  13. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, is available online at [www.state.wv.us/admin/purchase/vrc/hipaa.htm](http://www.state.wv.us/admin/purchase/vrc/hipaa.htm) and is hereby made part of the agreement. Provided that the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
  14. **CONFIDENTIALITY:** The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures, and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in <http://www.state.wv.us/admin/purchase/privacy/noticeConfidentiality.pdf>.
  15. **LICENSING:** Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, and the West Virginia Insurance Commission. The vendor must provide all necessary releases to obtain information to enable the director or spending unit to verify that the vendor is licensed and in good standing with the above entities.
  16. **ANTITRUST:** In submitting a bid to any agency for the State of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will convey, sell, assign or transfer to the State of West Virginia all rights, title and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the State of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to the bidder.
- I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership, or person or entity submitting a bid for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

**INSTRUCTIONS TO BIDDERS**

1. Use the quotation forms provided by the Purchasing Division. Complete all sections of the quotation form.
2. Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Unit prices shall prevail in case of discrepancy. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
4. All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications: Department of Administration, Purchasing Division, 2019 Washington Street East, P.O. Box 50130, Charleston, WV 25305-0130
5. Communication during the solicitation, bid, evaluation or award periods, except through the Purchasing Division, is strictly prohibited (W.Va. C.S.R. §148-1-6.6).

Rev. 12/15/09

GSD126401 Technical Questions and Answers

Q1) The EOI states that there are no "Original Construction Documents" available. Are there tenant office or floor plan layouts available?

A1) Yes, floor plans are available for review.

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: BRADDOCK ASSOCIATES, INC.

Authorized Signature: [Signature] Date: 4/11/12

State of WEST VIRGINIA

County of MARION, to-wit:

Taken, subscribed, and sworn to before me this 10 day of APRIL, 2012.

My Commission expires SEPT. 5, 2011.

AFFIX SEAL HERE

NOTARY PUBLIC Pamela J Wean

