

EOI: ARCHITECTURAL AND ENGINEERING SERVICES

EOI: GSD136412

Upgrade Boiler Plant in Buildings 5 and 6

Department of Administration, Purchasing Division 2019 Washington Street, East P.O. Box 50130 Charleston, WV 25305-0130

DUE:

October 18, 2012 at 1:30 p.m.

CONTACT: Randy S Jones, AIA Chief Executive Officer

Visit our website at www.owpr.com

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WY PURCHASING DIVISION

ORIGINAL





October 18, 2012

Ms. Krista Ferrell, Buyer Supervisor
Department of Administration, Purchasing Division
2019 Washington Street, East
P.O. Box 50130
Charleston, WV 25305-0130

Dear Ms. Ferrell and Members of the Selection Committee:

OWPR Architects and Engineers is pleased to have the opportunity to submit our qualifications to you to provide architectural and engineering services for the EOI Boiler Plant Upgrades in Buildings 5 and 6 at the West Viginia State Capitol Complex. The OWPR, Inc. team is enthusiastic about the opportunity to partner with the West Virginia Division of General Services.

The planning and design to seamlessly upgrade the boiler plant system in Building 5 and 6 at the Main Capitol Campus requires special experience and understanding. OWPR's designs are based on a 47-year commitment to creative solutions that balance aesthetics, practicality and affordability all within a timely manner. OWPR's design experience covers more than 70 different counties and cities throughout Virginia and West Virginia. These projects include studies, new facilities, and renovations and additions to existing facilities, which requires close coordination and scheduling of activities to avoid conflicts with construction.

OWPR, Inc. is dedicated to providing you with a quality design that is within your budget and time frame. The partners and staff of OWPR believe that our Clients deserve more service and attention than they are accustomed to receiving. Our business is built on this principle. You deal with one and only one Project Manager who, along with our design staff, is available at a moment's notice.

The in-depth knowledge and continued training of our architects and engineers, combined with our many years of experience and our strong project management and execution capabilities uniquely qualifies OWPR to provide the level of service you expect. We look forward to an opportunity to meet with your entire committee to discuss the Boiler Upgrades in Buildings 5 and 6 in more detail. If you have any questions about this submittal, or wish to schedule an interview, please contact me. Thank you for your consideration.

Sincerely,

OWPR, Inc.

Randy S. Jones, AIA Chief Executive Officer

TABLE OF CONTENTS

TABLE OF CONTENTS	i
REQUIRED EOI DOCUMENTS	Ti Ti
CONCEPT	1
FIRM/TEAM QUALIFICATIONS	2
PROJECT ORGANIZATION	3
DEMONSTRATED EXPERIENCE	4
SUMMARY	5



REQUIRED EOI DOCUMENTS





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

Solicitation

NUMBER

PAGE

GSD136412 ADDRESS CORRESPONDENCE TO ATTENTION OF:

KRISTA FERRELL 304-558-2596

DEPARTMENT OF ADMINISTRATION VARIOUS LOCALES AS INDICATED BY ORDER

DATE PRINTED

09/26/2012 BID OPENING DATE:

5550 Winchester Avenue

Martinsburg, WV 25401

RFQ COPY

OWPR, Inc.

TYPE NAME/ADDRESS HERE

Berkeley Business Park • Suite 5

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SIGNATURE

TELEPHONE 304.620.2379

DATE October 8, 2012

FEIN 54-0960553 Chief Executive Officer WHEN RESPONDING TO SOLICITATION, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

ADDRESS CHANGES TO BE NOTED ABOVE

CERTIFICATION AND SIGNATURE PAGE

By signing below, I certify that I have reviewed this Solicitation in its entirety; understand the requirements, terms and conditions, and other information contained herein; that I am submitting this bid or proposal for review and consideration; that I am authorized by the bidder to execute this bid or any documents related thereto on bidder's behalf; that I am authorized to bind the bidder in a contractual relationship; and that to the best of my knowledge, the bidder has properly registered with any State agency that may require registration.

OWPR, Inc.	
(Company)	
BO	b
(Authorized Signature)	
Randy S. Jones, AIA	- Chief Executive Officer
(Representative Name,	Title)
304.620.2379	540.951.0219
(Phone Number)	(Fax Number)
October 10, 2012	
(Date)	

ADDENDUM ACKNOWLEDGEMENT FORM SOLICITATION NO.: GSD136412

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

			Numbers Received: ox next to each addendum rece	ivec	l)	
	[]	Addendum No. 1	[]	Addendum No. 6
	[]	Addendum No. 2	[]	Addendum No. 7
	[]	Addendum No. 3	ſ	1	Addendum No. 8
	[]	Addendum No. 4]]	Addendum No. 9
	[]	Addendum No. 5]]	Addendum No. 10
turthe: discus	r und sion	ders hel	tand that any verbal representa d between Vendor's represent	atior ativ	n ma es ai	denda may be cause for rejection of this bid. I ade or assumed to be made during any oral and any state personnel is not binding. Only the fications by an official addendum is binding.
				OWI	gc	Inc

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.

October 10, 2012

Company

Date

Authorized Signature

STATE OF WEST VIRGINIA Purchasing Division

PURCHASING AFFIDAVIT

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

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

DEFINITIONS:

WITNESS THE FOLLOWING SIGNATURE:

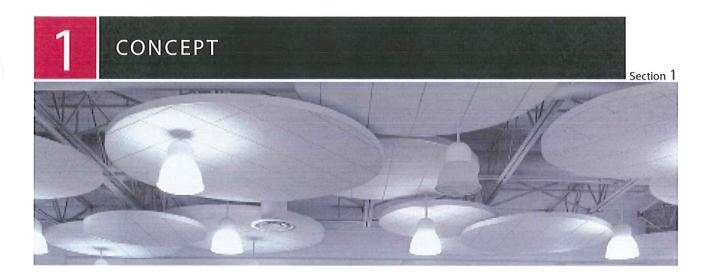
"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due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

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

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

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

Vendor's Name:
Authorized Signature: Date: 10/16/12
State of WV
County of Marshall , to-wit:
Taken, subscribed, and sworn to before me this //e day of october, 20 / 2
My Commission expires 10-3, 202.
NOTARY PUBLIC STATE OF WEST VIRGINIA DONNA K. HESS Bayer Heritage Federal Credit Union RR 1 Box 12 Proctor, WV 26055 My commission expires October 3, 2021



- A. Discussion of Project
- B. Project Approach



A. General discussion of the project:

Buildings 5 and 6 West Virginia Capitol complex will be renovated as necessary to remove the existing central heating system equipment from building 6 and serve both buildings from a new connection to the boiler plant in building 5. New pressure reducing stations and/or heat exchangers and pumps will be provided as required to integrate the buildings existing heating distribution systems with the existing boiler plant.

B. OWPR's approach to addressing issues and concerns:

The existing high pressure valves will be replaced to operate at the boiler production pressures and sized to provide the heating load for both buildings 5 and 6. The pressure reducing stations will be designed to allow independent operation between the two buildings and provide appropriate turndown ratios for part load heating requirements of each building. Depending on the existing systems heat exchangers and pumps may be provide to convert from steam to hot water heating systems or for heating of domestic hot water.

Anticipated issues, concerns and concepts, proposed methods of design and project sequence

If the configuration and existing space allows, it's possible that much of the renovation work could be completed at any time of the year. However, the system tie-in would be best accomplished in the non-heating months. Some work may have to be performed in off hours if the renovation process will disrupt the access to or the operation of buildings 5 & 6. Depending on existing conditions and operating pressures, the new connection from the boiler plant to building 6 could be buried (tunnel or direct) or routed through building 7.

The existing heating systems and will be evaluated based on as built documentation and field surveys to determine system configurations, condition and capacity. The capacity of the existing boiler plant would be verified to meet the loads of both building 5 and 6. Field surveys and interviews would determine any additional deficiencies with the existing heating systems needing to be corrected in the renovation. Routing and location of the new equipment would be determined along with construction phasing for the removal of existing equipment and installation of new distribution systems and equipment. The renovated heating system serving buildings 5 and 6 will consist of:

- Steam piping and pressure reducing valves.
- Condensate return systems, piping, traps, tanks, pumps (steam or electric powered).
- Steam to water heat exchangers and pumps (depending on existing system designs).
- Control system modifications as necessary to connect both buildings to the existing boiler plant.

Discussion of similar previous projects and how these issues were resolved.

Below is a list of previous projects completed by the mechanical engineers at OWPR. The projects illustrate OWPR's experience with steam distribution and heating systems and central heating plants.

Steve Forkner, PE relevant previous project

- Radford University, Radford, VA
- New and renovation projects to existing campus high pressure steam system. System includes pressure reducing stations for steam to steam heating and steam to hot water heat exchangers for domestic water and building heating systems.
- · Radford Army Ammunition Plant, Radford, VA
- o Renovation projects utilizing existing plant high pressure steam system. System includes pressure reducing stations for steam to steam heating and steam to hot water heat exchangers for domestic water and building heating systems.

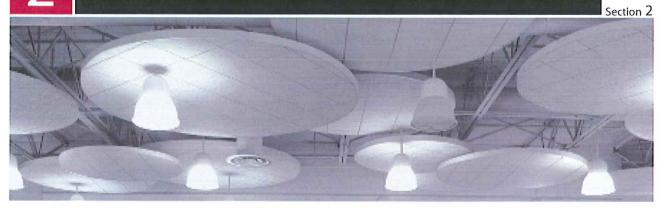
Allen McNutt, EIT relevant previous projects (at previous employer)

- Recreation Facilities Expansion and Renovation State Gym and West Addition lowa State University, Ames, Iowa
- o New 165,000 sqft Recreation Facility heated by campus high pressure steam system. System includes pressure reducing stations for steam to steam heating and steam to hot water heat exchangers for domestic water and building heating systems.
- Hach Hall New Chemistry Building Iowa State University, Ames, Iowa
- o New 165,000 sqft Recreation Facility heated by campus high pressure steam system. System includes pressure reducing stations for steam to steam heating and steam to hot water heat exchangers for domestic water and building heating systems.
- West steam tunnel Utility Corridor Iowa State University, Ames, Iowa
- o Campus high pressure steam distribution system expansion and connection to 3 buildings.
- Patient Care Tower University of Missouri, Columbia, Missouri
- o New 9 story hospital heated by campus high pressure steam system. System includes pressure reducing stations for steam to steam heating and steam to hot water heat exchangers for domestic water and building heating systems.
- Utility System and Tunnel Expansion- University of Missouri, Columbia, Missouri
- o Renovation and extension of campus high pressure steam distribution system to serve new 9 story hospital.

In past projects the construction scheduling was optimized to allow the tie-in to existing heating systems to occur in the summer months. Site access and construction areas where coordinate with access to the buildings served to allow uninterrupted operation of existing facilities. High pressure steam was routed outside of the buildings either direct buried or in tunnels to the pressure reducing stations and low pressure steam was routed through buildings to points of use.

TIRM/TEAM QUALIFICATIONS

H. Quality Assurance



A. Firm Contact	
B. Project's Team Members	ž.
C. OWPR's Statement	
D. Capability Statement	
E. OWPR's Acceptance Statement	
F. Litigation	
G. Profile of OWPR, Inc.	



A. Firm Contact:

Randy S. Jones, AIA

Chief Executive Officer

OWPR, Inc.

5550 Winchester Avenue

Berkeley Business Park, Suite 5

Martinsburg, WV 25401

304.620.2379 P

540.250.3025 C

rjones@owpr.com

B. Project's Team Members

Signature

Randy S. Jones, AIA

Andy C. Grant, RA

Allegra Enochs

Steve R. Forkner, PE

Allen J. McNutt, EIT

George F. Miller, PE

Daniel Gibson, PE

Bill Shelton, PE

Richard Williams

Tim Apisa, LEED AP

CEO, Project Manager

Associate, Project Architect

Architectural Designer

COO, Mechanical Engineer

Mechanical Designer

CFO, Structural Engineer

Associate, Electrical Engineer

Vice-President, Civil Engineer

Plumbing Designer

Construction Adminitration

C. OWPR's Statement

OWPR, Inc. is a full service architecture and engineering firm, all work will be done solely by OWPR, Inc., no consultants will be used on this project.



D. Capability Statement

OWPR, Inc. is uniquely qualified to provide the necessary upgrades to the boilers in Buildings 5 and 6 at the WV State Capitol Complex Campus. OWPR has a long history of providing design/renovation to similar systems with steam distribution and heating, and central heating plants.

E. OWPR's Acceptance Statement

OWPR, Inc. understands and agrees that any and all work produced as a result of the contract will become property of the State of West Virginia General Service Division and can be used or shared as deemed appropriate by the Agency.

F. Litigation

OWPR, Inc. has been providing design services in the State of West Virginia and Virginia for 47 years. During this time our work has followed all local, state and federal regulations and at no time have we had any litigation or arbitration proceedings revolving around our design services.



G. PROFILE OF OWPR, INC.

Who We Are - For nearly fifty years, OWPR has provided innovative design solutions for facilities in Virginia and West Virginia. We partner with our clients to realize their vision of the perfect project. With architects and all engineering disciplines in-house, we offer a holistic, pragmatic design approach that balances creative space planning, aesthetic goals, and sustainability.



Our work in a variety of projects, large to small, lets us understand and convey the latest trends in technology, space planning, and security to our clients. Our engineers utilize systems that balance current technology with tried and true design approaches, resulting in buildings that are low maintenance, energy efficient, and built for generations.

OWPR will provide unparalleled creativity and service to the West Virginia Division of General Services. We will serve the WV Division of General Services for the Boiler Upgrades on Building 5 and 6 of the Capitol Complex from our office in Martinsburg, WV. Our corporate office is located in Blacksburg, VA.

OWPR, Inc. understands the need to provide a client with service that is prompt, efficient and effective. OWPR, Inc. feels that we owe our clients the very best service available. That is why our principals are involved with our projects right from the very start. OWPR, Inc. is committed to meeting and exceeding the level of service requested in this Expression of Interest.

Our reputation for excellence and long-term pledge to consistently provide quality services has established OWPR, Inc. as a leader in our field. Our professionals have built a solid track record of practice in a broad range of project types - from schools and office buildings, to industrial parks, government, and health care facilities. Experienced project managers work with clients throughout their projects, from initial concept through completion. We have established many long-term relationships with both public and private-sector clients, and our steady growth since 1965 is the result of the dedicated response and service we have provided.



H. QUALITY ASSURANCE

- 1. Projet Methodology and Quality Control
- 2. Cost Control Measures
- 3. Specialized Capabilities and Skills



1. PROJECT METHODOLOGY AND QUALITY CONTROL

Our Management Plan

Experience has taught us that successful management begins with simple lines of communication. At OWPR, this begins with the Project Manager. Our Project Managers are all Principals in the firm with years of experience. Our proposed Project Manager, Randy Jones, has successfully managed many other construction projects.

While our Project Manager is your primary contact, we believe that our 32 personnel should feel like an extension of your staff. We do not discourage phone calls from owners and contractors directly to the resource that they believe can help them most effectively and quickly. This does not diminish the capability of the Project Manager, but does expedite solutions for owner's and contractor's.

We routinely deliver projects on time and under budget by implementing the following plan: Design Phase:

- Establish project parameters, goals, and a completion date. Partner with the client to vision and program the project.
- Identify critical path issues.
- Anticipate where problems/delays may occur and create a plan to mitigate.
- Establish a design schedule with actions of the owner, consultants, and approving agencies clearly defined as milestone dates
- Project kick-off meeting with the design team. This may include the owner's representative. Project roles, expectations, and schedule are clearly conveyed to the team.
- Weekly to biweekly in-house design team meetings with OWPR staff. Allows the team to identify critical issues, coordinate design efforts, and communicate. The design schedule is updated after each meeting.
- Cost Estimates are prepared as requested by the owner. Typically, cost estimates are
 provided at the schematic, design development, and contract document phases.
 Our close working relationship with area contractors helps make our cost estimates
 accurate.
- Owner meetings/review agency meetings are held as necessary to address anticipated or real-time issues, or to simply provide an update on the progress report.
- Public meetings are sometimes held to include and inform the public. These may be structured, as small working group meetings, large group visioning sessions, or simply information sessions.
- Owner submittals/agency submittals are given as required. An owner submittal typically consists of a review package at the completion of each design phase (schematic, design development, and construction documents).
- Internal oversight and checking by department heads and the Project Manager occurs continuously. We strive to check and recheck small parts of the project as they are completed; then one thorough check is done by each department head and the Project Manager at the completion of the project. We do not believe in designing by addendum after the bid or change order during construction.

ARCHITECTS AND ENGINEERS

1. PROJECT METHODOLOGY AND QUALITY CONTROL

Bidding Phase:

We have the capability to assist the owner through advertising for bid and distributing hard copies or electronic copies of contract documents to potential bidders. We will provide due diligence and will provide recommendations regarding the acceptance of the lowest responsive bid, and we will prepare and facilitate the necessary contracts between the contractor and the owner.

Construction Phase:

The construction phase is usually the longest part of the process of bringing a project to fruition. It is also the last impression on the client. OWPR understands that the successful execution of a project includes heavy involvement of the design team during construction. We pride ourselves on fast, thorough responses to contractor's questions and timely, detailed resolutions to problems that arise. We encourage electronic communication during construction to expedite answers and solutions. This allows contractors to receive responses sometimes within minutes. We even encourage electronic shop drawing submittals.



2. COST CONTROL MEASURES

To assist in making decisions concerning energy conservation, which influences overall costs, OWPR, Inc. utilizes Life Cycle Cost Analysis and also Value Engineering to determine the most economical cost systems to use.

Life Cycle Cost Analysis

Our design staff utilizes a computer program to evaluate the Life Cycle Cost in Design (LCCD). The ultimate goal is to arrive at the most energy efficient and economical system available within the parameters that we must work with.

In our design, our mechanical engineers will consider several different mechanical systems and run the LCCD on each option. In this analysis, we utilize an Hourly Analysis Program (HAP) by Carrier which investigates the cost of energy use, considering the initial costs and the escalation costs. We also use an ASHRAE program which takes into account the cost of maintenance. After the LCCD is run on each system, we have all the necessary information which will tell us which system would be best suited for the facility we are designing.

OWPR, Inc. performs a Life Cycle Cost Analysis on the majority of the projects we design.

Value Engineering

Another cost savings tool which OWPR, Inc. uses is Value Engineering. When a designer can reduce a system, whether it be structural, electrical, mechanical or architectural, a savings in expended production energy can be realized.

During our design stages, we look at different options that may be used, such as, the different ways that the structure might be framed; i.e., structural steel, reinforced concrete, load-bearing walls versus non-load bearing walls. We investigate several ways of framing the building and compare costs of the different elements to determine the most cost-efficient system. This is just one example of what we do on all our projects.

OWPR, Inc. will design your project with your budget foremost in mind. We do our utmost to keep our Clients informed with regard to costs of their project during the schematic, preliminary and final stages of design. If costs appear to be over the established budget, we will let WV Division of General Services know. This generally results in two possible avenues of approach; (1) Reduce the scope of the project to reduce costs or (2) WV Division of General Services will increases the budget in order to obtain the desired facility system.

Regardless, OWPR works with WV Division of General Services to achieve their desired results.



2. COST CONTROL MEASURES

Cost Estimating

OWPR, Inc. utilizes a cost estimating program in each discipline. The program covers every aspect of building construction. We also check costs from MEANS Cost Estimating manuals.

Further, our personnel check vendors for local prices on long lead items and any large pieces of equipment such as mechanical and electrical equipment; vendors that may likely be furnishing such equipment. Our Cost Estimating methods have proven to be quite accurate.

Maintenance

Maintenance is a very critical consideration and ranks very high with our engineers during design. Following is a list of items which we consider and design/specify into our projects which assists the WV Division of General Services with maintenance and helps lower costs:

• Operations & Maintenance Manuals - Require the Contractor to furnish at least three copies of Operations and Maintenance Manuals for equipment

• Equipment Service - Equipment/Products shall be supported by a service organization which maintains an adequate inventory of repair parts which are located reasonably close to the facility.

are located reasonably close to the facility.
 Maintenance Orientation - Require the Manufacturers' Representative to conduct a brief orientation class on proper maintenance procedures for the WV Division of General Services' maintenance personnel.

 Standardization of Design - Design systems which utilize the same manufacturer of components and which are compatible with existing equipment/spare parts

equipment/spare parts.

• Photographs - OWPR, Inc. photograph the installation of mechanical/ electrical equipment in phases as it is being installed to assist the WV Division of General Services' maintenance personnel for future maintenance. Also, we photograph items that will be concealed in the final completion.

 Record Drawings - OWPR, Inc. provides the WV Division of General Services with record drawings that locate buried lines and other items that may have changed from the initial drawings.

 Access - Design considers space requirements for access for workers to pull motors, dampers, filters, coils, boiler tubes, etc. and provide access panels for equipment, pipes and electrical equipment.

 Placement - We place valves, gages, thermometers so they are accessible without use of a ladder. This encourages maintenance personnel to read them often.

 Warranty Items - Our specifications will also cover warranty items such as roofing and mechanical/electrical items.

 Quality Assurance - Specifications call for all material to be new and bear the manufacturer's name, trade name and the UL label where a standard has been established.

 Tested Systems - Our Architects and Engineers design systems that have been tried and tested; we do not like to utilize a product that literally makes our client a "testing ground" for something that may cost them dearly in a few short months. We do, however, use the latest "state-of-the-art" equipment and technology.



3. SPECIALIZED CAPABILITIES AND SKILLS

Knowledge of Codes and Regulations

OWPR, Inc. has been designing and renovating facilities for over 47 years. During that period of time, we have had the opportunity to work with many various codes, state regulations and agencies. OWPR, Inc. is very knowledgeable of the codes and regulations.

Ability to Respond on Short Notice

One of OWPR's strong points is communicating with our clients. The most important aspect which we stress is that our client will be dealing with the same Project Manager from start to finish. Our entire staff is available for a meeting any time at the WV Division of General Services' office or at the construction site. When you contact our office, you do not have to go through an automated answering service or several people; you get our Project Manager right away.

Whenever the Owner has a question or desires to meet on a moment's notice, our Project Manager and any design personnel are available for such a meeting. OWPR, Inc. feels that we owe our clients the very best service available. That's why all the principals are involved with our projects right from the very start.

We do not promise you service then not deliver. Our clients get more attention than they have been accustomed to receiving. This has lead to several return clients, some spanning a couple decades of satisfaction. We encourage you to contact the references listed herein.

Resolving Day-to-Day Problems

During the course of construction, questions or problems may arise due to a discrepancy, a misinterpretation of a detail or because something unforeseen is encountered.

Whenever the General Contractor has a question concerning a particular item, he will issue a Request for Information (RFI). This is normally done by sending a fax or email which the General Contractor has in his field office. Immediately upon receiving his question, the following action is taken:

- The project manager evaluates the problem.
- He coordinates with the design discipline involved and the designer.
- We resolve the problem or explain the detail to the General Contractor.
- In the event a revised detail is required, we issue a sketch and fax or email the solution back to the General Contractor immediately; no delays.

Sometimes, our Construction Contract Administrator will discover a problem at the job site which may require the involvement of the engineer. When this occurs, which is not often, he will call our office, get the engineer on the phone and explain the problem or question. Again, the engineer will explain the situation or, where necessary, will fax or email a copy of a sketch which will resolve the problem. All such items are always routed through our project manager.

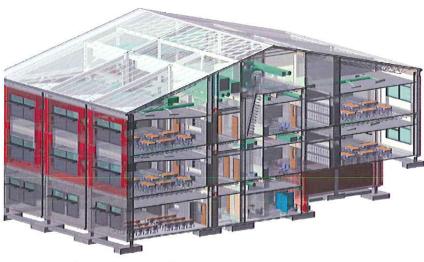
Regardless, any problem that arises is always addressed immediately by our personnel in order to avoid construction delays. During such times, the Owner's Representative is always kept abreast of such events.



3. SPECIALIZED CAPABILITIES AND SKILLS

Building Information Modeling (BIM)

OWPR utilizes Building Information Modeling (BIM) software digitally construct the building during design. This avoids issues coordination between design disciplines, creates more accurate drawings, and allows designers and owners to accurately visualize building components and spaces. The BIM can also be used by building owners to



track operation and maintenance throughout the life of the building.



3. SPECIALIZED CAPABILITIES AND SKILLS

Sustainable Concepts and LEED Design

OWPR is deeply committed to sustainable design principles as a matter of routine practice. OWPR is a member of the U.S. Green Building Council and we have LEED® Accredited Professionals on staff. Although not every client is prepared to pursue LEED® certification, our architects and engineers continually look for every opportunity to incorporate sustainable design principles into all projects. We view this as a primary responsibility of our profession.



Sustainable architecture seeks to minimize the negative impact of a building on the environment by increasing efficiency and moderation in the use of materials, energy, and space while connecting people to their natural surroundings.

Several members of the OWPR Design Team are LEED® Accredited Professionals. Sustainable design practices have influenced our projects for many years. In fact, most projects designed by the OWPR Design Team exhibit many LEED® design principles, without actual LEED® certification. Among these principles are:

Sustainable Sites – This category deals with the issues involved with the building's site such as erosion, transportation, density, storm water management, heat island reduction and light pollution.

Water Efficiency – This category covers matters involved with the building's water systems such as water efficiency and waste water management.

Energy and Atmosphere – This category handles issues involved in the building's energy management systems and power consumption such as energy performance, renewable energy and refrigerant management.

Materials and Resources – This category deals with matters involved with the building's material and resource usage and consumption such as recycling, building reuse, waste management, use of recycled content in materials, using regional materials and using renewable materials.

Indoor Environmental Quality – This category deals with issues involved in the quality of the indoor environment such as indoor air quality, acoustical performance, ventilation, cleaning materials, lighting systems, thermal comfort, daylight and views, and mold prevention.

Innovation and Design Process – This category handles unique and innovative items. Having both ARCHITECTS and ENGINEERS under one roof has provided us with an advantage in coming up with a completely integrated building design. OWPR understands the interrelationships of all building systems and materials. With both professions working together closely in the same office we can optimize all elements of the design through complete integration resulting in a cost effective and high performance 'green' building.

We find that most of our clients share our values of responsible environmental citizenship, but many encounter barriers that inhibit the reflection of their personal values in their professional activities. These barriers may include issues of cost, access to information, and knowledge of available products and systems. As designers, it is our responsibility to realize our clients' commitments, remove these barriers and provide leadership, a balanced planning approach and promote innovative solutions.

LEED® Projects

Lylburn Downing Middle School Addition and Renovations - Lexington, Virginia This project is currently under construction. The school was designed to meet LEED® standards, however, the client opted not to pursue LEED® certification.

Lucas Hall Addition and Renovations - Roanoke College - Salem, Virginia This project is currently under construction. This project was designed to meet LEED® standards and acquired LEED® Silver.

Frederick County Public Schools Transportation Facility - Frederick County, Virginia This project is currently under development. This project will be designed to meet LEED® standards and LEED® certification is being pursued.

ARCHITECTS AND ENGINEERS

PROJECT ORGANIZATION

Section 3



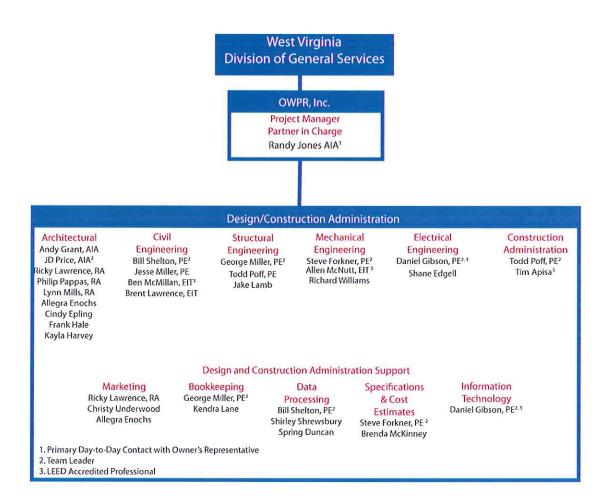
- A. Design Team Organization Chart
- B. OWPR Design Team Resumes
- C. Location of Firm
- D. Statement to Provide Services



A. DESIGN TEAM ORGANIZATION CHART

Mr. Randy Jones, AIA, Chief Executive Officer, will serve as the Project Manager for this project. Our firm consists of all architectural and engineering design disciplines in-house. All members of the design team will report directly to Randy Jones. Mr. Jones has the experience and authority to make critical decisions.

Once the team has been established, all team members will stay on your project through completion. Even during construction, the designing architects and engineers will support the project. Our structure is simple, efficient and very effective.







B. OWPR DESIGN TEAM RESUMES





Project Manager Project Assignment:

Years of Experience:

Education: Bachelor of Architecture - VA Tech 1990

Active Registrations:

Virginia, North Carolina, Tennessee,

West Virginia

Professional Summary

I am one of the principals in charge of architectural projects at OWPR, Inc. I have a diverse career that includes over 20 years of professional practice as a Designer, Project Architect and Project Manager. I bring and cutting-edge educational design experience and extensive recreational expertise to the team.

As an Architect, I strive for inventive and aesthetically pleasing designs that meet the unique needs of each client. I want to involve my client in the design process, utilizing both experiences of the past, and the new concepts and ideas of today. I take great care to design a building that is not only aesthetically pleasing, but also sustainable. I want to complete each project to the satisfaction of the client.

Leading the talented, highly skilled team at OWPR, Inc. is exciting and rewarding. I encourage and nurture our career -minded staff, involving them in OWPR's vision for the future. Our commitment to creativity and client satisfaction are what have continually set OWPR apart for nearly five decades.

Select Project Experience:

Caroline County Public Schools

Caroline County, Virginia

System Wide School Study

Bowling Green Primary School Addition and Renovation

Covington City Public Schools City of Covington, Virginia

System Wide School Study New Elementary School Site Study

Joint Alleghany/Covington High School Study

Frederick County Public Schools

Frederick County, Virginia
Frederick County Middle School Renovations
Greenwood Mill Elementary School

James Wood Middle School Renovations

Orchard View Elementary School

New Transportation Facility Study
 Redbud Run Elementary School

Sherando High School
 Stonewall Elementary School

City of Galax Public Schools City of Galax, Virginia

• Galax High School Renovation

Giles County Public Schools Giles County, Virginia

Narrows Elementary/Middle School Addition & Renovations

Eastern Elementary School Addition & Renovations Study

Giles County Vocational Center Addition & Renovations Study

Lexington City Public Schools Lexington, Virginia

· Lylburn Downing Middle School Addition & Renovation

System Wide School Study

Montgomery County Public Schools Montgomery County, Virginia

Auburn Strand Facility Study
 Auburn Elementary School
 Auburn Middle School Renovations
 Blacksburg Middle School
 Christiansburg Middle School

Eastern Montgomery High School
 Shawsville Middle School Kitchen Addition & Renovations

Six School Window Replacement

Pulaski County Public Schools

Pulaski County, Virginia

Critzer Elementary School Addition & Renovations

Snowville Elementary School Addition & Renovations

Pulaski Middle School Renovation Study

· Claremont Elementary Renovation Study

Roanoke Catholic School Roanoke, Virginia • Master Plan Study

Multi-Purpose Building
 New Lower School and Gymnasium
 Study for A Gymnasium Addition & Renovations

Roanoke County Public Schools Roanoke County, Virginia

Monterey Elementary School Renovations

Russell County Public Schools

Russell County, Virginia

Belfast Elementary School Renovations

Copper Creek Elementary School Renovations
 Givens Elementary School Renovations

Warren County Public Schools;

Warren County, Virginia

Preliminary Design Study of 4 Schools

Warren County High School

Skyline High School

Wise County Public Schools; Wise County, Virginia
St. Paul High School Study

Wythe County Public Schools Wythe County, Virginia • System Wide Facilities Study

· Fort Chiswell Middle School Addition & Renovations

· Jackson Memorial Elementary School Addition & Renovations

Max Meadows Elementary School Addition & Renovations
 Rural Retreat Elementary School

Rural Retreat Middle/High Agriculture Building
 Rural Retreat Middle School Addition & Renovation

Rural Retreat High School Addition & Renovation

Scott Memorial Middle School Addition & Renovations

Spiller Elementary School Addition & Renovations

References

Dr. David Sovine Superintendent Frederick County Public Schools 1415 Amherst Street Winchester, VA 22601 540.662,3888 sovined@frederick.k12.va.us

Dr. Lee Brannon Superintendent Wythe County Public Schools 1570 West Reservoir Street Wytheville, VA 24382 276.228.5411 lee.brannon@wythek12.org



Project Assignment:

Project Architect

Years of Experience:

27

Education:

Associate of Architectural Technology -

New River Community College 1985

Active Registrations:

Virginia, West Virginia

Professional Summary

My career spans more than 25 years. I believe that good design can enrich and transform lives. My clients are my partners in creating places that serve important purposes. My typical duties as Project Architect include design, document production and supervision, specification writing, client communication, project coordination, cost estimating, report writing, graphic presentations, and fee proposals.

I have worked in both public and private sectors, this gives me a unique adeptness at synchronizing and clarifying my clients vision and needs, then properly realizing them in atheistically pleasing, yet financially prudent form.

After eight years away, I returned because I believe that OWPR provides the best atmosphere for quality, attentive architecture. We are dedicated to an integrated approach to design through engagement of all OWPR's design disciplines. Well designed, legible architecture will continue to grow in importance as our buildings become ever more complex.

Select Project Experience:

Caroline County Public Schools Caroline County, Virginia

· System Wide School Study

Central United Methodist Church Radford, Virginia

· Family Life Center Addition

Frederick County Public Schools Frederick County, Virginia

- · James Wood Middle School Roof Replacement
- New Transportation Facility Study
- · Senseny Road Elementary School Roof Replacement
- · Sherando High School

Lexington City Public Schools Lexington, Virginia

- Lylburn Downing Middle School Addition and Renovation
- Lylburn Downing Middle School Annex -Addition and Renovation

Pulaski County, Virginia

· New Wellness Center Feasibility Study

Roanoke College Salem, Virginia

· Lucas Hall Renovations

Russell County Public Schools Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
- Givens Elementary School Renovations
- Honaker High School Renovations

Roanoke, Virginia*

- State and City Building
- Office Building

Tazewell County Public Schools Tazewell County, Virginia

- Cedar Bluff Elementary School Renovations
- North Tazewell Elementary School Renovations
- · Tazewell Elementary School Renovations
- · Richlands Elementary School Renovations
- · Springville Elementary School Renovations

Appalachain School of Law* Grundy, Virginia

- · Classroom and Meeting Room Facility
- Alex Booth Center

Appalachian School of Pharmacy*

· Classroom and Meeting Room Facility

Cedar Bluff, Virginia*

 Four County Transit, Administration and Vehicle Maintenance Facility

Radford University* Radford, Virginia

- Dalton Dining Hall Food Court Renovations
- · Dalton Dining Hall Entrance Lobby
- · Peters Hall Entrance and Reroofing
- Stuart Residence Hall Interior Renovation
- · Walker Hall Exterior Facade Replacement

Virginia Tech*
Blacksburg, Virginia

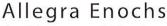
· Jameson Athletic Center Football Team Players Lounge

Woodrow Wilson Rehabilitation Center Fisherville, Virginia

- · Campus Dormitory Renovation
- * Indicates Project Experience with Previous Employer

References

Mr. David Cozzolino Director of Maintenance 84 Lorraine C. Turner Drive Lebanon, VA 24266 276.889.6500 dcozzolino@russell.k12.va.us Mr. Mark Noftsinger Vice President of Business Affairs Roanoke College 301 College Avenue Salem, VA 24153 540.375.2283 noftsinger@roanoke.edu



Architectural Designer & Marketing

Architectural Designer and Marketing Project Assignment:

Years of Experience:

Bachelor of Science, Architecture -Education:

The Ohio State University 2002

Professional Summary

Through my years of work, my primary focus has been in the educational sector. I take great pride in the way a structure can transform from a client's aspirations into a place of learning. I strive to utilize my design abilities to transform the colors, materials, and flow of the building to create an energy within and about the facility. My passion is to design an environment which stimulates the senses.

As an architectural designer for OWPR, Inc., I feel we as a company are here to take the client's wants, the contractor's know-how, and our design skills to create a facility that endures over time. It has been a valuable asset to each facility created to have a talented team of both architects and engineers within the same company. I enjoy the interaction with the client and the contractor throughout the various phases of a building. I believe my job is more than providing a building, it is the connection the design makes within the community. It takes the design's innovation to make tomorrow better than today.

Select Project Experience:

Caroline County Public Schools Caroline County, Virginia

• System Wide School Study

Covington City Public Schools

City of Covington, Virginia

• Edgemont Primary & Jeter-Watson Intermediate School

Frederick County Public Schools Frederick County, Virginia · Gainesboro Elementary School

Galax City Public Schools Galax City, Virginia • Galax High School Addition & Renovation

Giles County Public Schools Giles County, Virginia • Giles County Technology Center Addition

and Renovation

- Lexington City Public Schools Lexington, Virginia Lylburn Downing Middle School Addition and Renovation
- Lylburn Downing Middle School Annex Addition and Renovation

Montgomery County Public Schools Montgomery County, Virginia

• Auburn Strand Facility Study

Pulaski County Public Schools Pulaski County, Virginia

Riverlawn Elémentary School

Roanoke College Salem, Virginia

Colket Dining Hall Renovation

Tazewell County Public Schools Tazewell, Virginia

Graham High School Half-Time Facility

Wythe County Public Schools

Wythe County, Virginia
George Wythe High School Elevator and ADA Upgrades
• Rural Retreat Middle School Addition and

- Renovation
- Rural Retreat High School Addition and Renovation

Cabell County Public Schools* Cabell County, West Virginia

Barboursville Elementary

Beverly Hills Middle School Renovations

Fayette County Public Schools*
Fayette County, West Virginia
• Valley Elementary School Addition

Greenbrier County Public Schools*

- Greenbrier County, West Virginia
 Greenbrier East High School Additions and Renovations
- White Sulphur Springs Elementary Renovations and Additions

Kanawha County Public Schools* Kanawha County, West Virginia • Dunbar Intermediate School

· St. Albans High School Additions and Renovations

Lincoln County Public Schools* Lincoln County, West Virginia • Lincoln County High School

Teays Valley, West Virginia Miller Orthodontics Clinic

Indicates Project Experience with Previous Employer

References

Dr. Terry Arbogast Superintendent Giles County Public Schools 151 School Road Pearisburg, VA 24134 540.921.1421 tarbogast@gilesk12.org

Dr. Daniel Lyons Superintendent Lexington City Public Schools 300-A White Street Lexington, VA 24450 540.463.7146 delyons@lexedu.org



Mechanical Engineer Project Assignment:

Years of Experience:

Education:

Bachelor of Science - VA Tech 1983

Active Registrations: Virginia, North Carolina,

Tennessee, West Virginia

Professional Summary

As a Mechanical Engineer, I use computer technology and experience to develop and design mechanical systems for a broad range of project types. I apply engineering principles to develop economical solutions to technical and physical problems. My goal is to make the indoor human environment unnoticeable to the five human senses for maximum comfort, while minimizing the amount of energy and material used, all the while keeping an eye on equipment maintainability.

I have provided my services for a variety of projects from conception to completion. My project responsibilities include life cycle studies, heating system design, air conditioning system design, ventilation system design (industrial and general indoor air quality), fire protection design, and fuel storage and distribution (above and below grade). I am experienced in all phases of design development including drawings, cost estimates, specifications, and inspections.

Through my years of experience, I have gained a comprehensive knowledge of building systems and the construction process. This enables me to guide the team to deliver exceptional solutions. I want our client to get the most from their investment. Many years ago a commitment was made to provide our clients with the highest level of customer service possible. Principal involvement and attention to detail continues to set OWPR apart.

Select Project Experience:

Caroline County Public Schools

Caroline County, Virginia
- System Wide School Study

Bowling Green Primary School Additions and Renovations

Frederick County Public Schools

Frederick County, Virginia · Armel Elementary School

- · Admiral Richard É. Byrd Middle School
- · Evendale Elementary School
- Gainesboro Elementary School
 Greenwood Mill Elementary School

- Indian Hollow Elementary School
 James Wood High School Addition and Renovation
 James Wood Middle School Addition and Renovation
 Middletown Elementary School Addition
- Millbrook High School
- · New Transportation Facility Study
- · Orchard View Elementary School
- · Redbud Run Elementary School
- Sherando High School
- Sherando High School Addition
- Stonewall Elementary School

Giles County Public Schools

- Giles County, Virginia

 Eastern Elementary/Middle School Renovations
 Giles High School Renovations
- Giles Vocational Center Addition/Renovations
- · Macy McClaugherty Elementary/Middle School Addition and Renovation
- Narrows Elementary/Middle School Addition and Renovation
- · Narrows High School Renovations

Montgomery County Public Schools Montgomery County, Virginia • Auburn Elementary School

- Auburn Strand Facilities Study · Blacksburg High & Shawsville Middle Chiller Replacements
- Blacksburg and Christiansburg Middle School
- Eastern Montgomery High School
 Shawsville Middle School Addition and Renovation

Pulaski County Public Schools

- Pulaski County, Virginia

 Critzer Elementary School Addition and Renovation

 Dublin Middle School Renovations
- · Pulaski County High School Chiller Replacement
- · Pulaski Elementary School
- Snowville Elementary School Addition and Renovation

Russell County Public Schools Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
 Givens Elementary School Renovations
- Honaker High School Renovations

Smyth County Public Schools Smyth County, Virginia • Chilhowie Elementary School HVAC Renovation

Tazewell County Public Schools

- Tazewell County, Virginia

 Cedar Bluff Elementary School Renovations
 Graham Intermediate School Addition
- North Tazewell Elementary School Renovations
- Richlands Elementary School Renovations
 Springville Elementary School Renovations
 Tazewell Elementary School Renovations

Warren County Public Schools

Warren County, Virginia

- · E. Wilson Morrison Elementary School Renovations
- Skyline High School
- Warren County High School

Wythe County Public Schools

- Wythe County, Virginia

 Fort Chiswell Middle School Addition and Renovation

 Jackson Memorial Elementary School Addition and Renovation

 Max Meadows Elementary School Addition and Renovation

 Rural Retreat Elementary School

 Rural Retreat High School Renovations

- Scott Memorial Elementary School Addition and Renovation
 Spiller Elementary School Addition and Renovation

References

Mr. Steve Hamlin Director of Maintenance Moog, Inc. 1213 North Main Street Blacksburg, VA 24060 540.443.4385 rhamlin@moog.com

Mr. Mike Vaught Director of Maintenance Roanoke College 101A Maintenance Shops Salem, VA 24153 540.375.2280 mvaught@roanoke.edu



Mechanical Designer Project Assignment:

Years of Experience:

Education:

Bachelor of Chemical Engineer

Iowa State University - 2006

Active Registrations: Virginia, Engineer in Training

Professional Summary

As a Mechanical Engineer I use computer technology and experience to develop, and design mechanical systems to maximize human environmental comfort and building functionality, while minimizing the energy and material usage of the facility. I have a diverse experience in educational, institutional, commercial, healthcare, industrial, and governmental projects from programming to completion.

l apply engineering principles to develop efficient, economical solutions with sustainability and maintainability in mind. My project responsibilities include heating and air conditioning system design, ventilation system design, load calculation, energy modeling, life cycle cost studies, fire protection design, and fuel storage and distribution. I am experienced in all phases of design development including programming, drawings, cost estimates, specifications, construction administration, survey's and inspections.

Over the years I have gained a comprehensive knowledge of building systems and the design and construction process. I work as a integrated member of the highly skilled team at OWPR, Inc. to provide building designs that will not only meet their needs but will be a place they can enjoy for many years to come.

Select Project Experience:

Montgomery County Public Schools Montgomery County, Virginia

· Blacksburg High School

Roanoke College Salem, Virginia

- New Residence Hall
- · Lucas Hall Renovation & Addition

Frederick County Public Schools Frederick County, Virginia

· Transportation Facility

Experiance With Prior Firm

ACTUS Private Army Lodging

Alabama, Kansas

- Fort Leavenworth
- Fort Rucker
- Red stone Arsenal

Anna Veterans Home, Anna, Illinois

Bethany Lutheran Church Crystal Lake, Illinois

Wisconsin Rehab Hospital (Centerre Healthcare) Waukesha, Wisconsin

Covenant Medical Center Pharmacy Renovation Waterloo, Iowa

Davis County Hospital, Bloomfield, Iowa

East Chiller Replacement

Genesis Medical Center Davenport, Iowa

- Genesis Medical Center East Campus Facility Analysis
 Genesis Heart Institute Humidifier
- · Genesis ICU Elevator Addition
- · East Lab & Blood Bank.
- · DeWitt Campus, Facility Analysis

Hammond Henry Hospital, Geneseo, Illinois

· Hammond Henry Hospital Study

Iowa State University

Ames, Iowa

- Recreation Facilities Expansion and Renovation
 State Gym and West Addition
 Lied RAC AC and Vent

 - · Lied RAC Fire Alarm Replacement
 - · Lied RAC Roof Replacement
- · State Gym and Beyer Hall Chemistry Facilities
- · West Útility Corridor
- Hach Hall New Chemistry Building
- · Troxel Hall Auditorium
- Curtis Hall Renovations
 - · Student Services Mall and Smoke Evacuation System

 - Harl Commons
 Fire Protection Upgrade
- Memorial Union Fire Sprinkler System Improvements
 Office and Lab Building Remodel
- Science 2-AHU Upgrades
- Union Drive Association Waste Pulper Study
- Union Drive Association Food Waste Press
- VMRI HVAC Renovation
- VMRI Building#40- Renovate East Wing BSL3 Lab

Iowa Valley Community Schools

Iowa Valley, Iowa

§ Iowa Valley Auditorium Renovation

References (While an Employee of Henneman Engineering)

Mr. Brian Dangelser University Architect Iowa State University 515,450,0634 bdgangels@iastate.edu Mr. Randy Larabee Chief Electrial Engineer, Utilities Iowa State University 515.294.2716 rlarabee@iastate.edu



Structural Engineer Project Assignment:

Years of Experience:

Education: Bachelor of Science - VA Tech 1981

Active Registrations: Virginia, West Virginia, Tennessee

Professional Summary

I am a Structural Engineer. I design the structure undergirding buildings to resist the forces of wind, gravity and earthquakes. The challenge is designing a structure that melds the functional requirements of the building and the aesthetic of the architectural vision, while being both practical and cost effective.

OWPR is a wonderful place to learn and practice the art and science of Structural Engineering. I have designed buildings from the foundation to the roof, then shepherd it from design through construction. I have the opportunity to work on a richly diverse portfolio of buildings including: single family homes, factories, foundries, multi-family housing, nursing homes, airports, dormitories, churches, commercial buildings, post offices, elementary schools, middle schools, high schools and colleges.

OWPR is the perfect size; large enough to meet our client's needs, yet small enough that each project is overseen by an Owner of the firm. This keeps our Owners connected with each project in a way that progress reports and meetings can't.

Select Project Experience:

Frederick County Public Schools
Frederick County, Virginia
• Apple Pie Ridge Elementary School, Structural Investigation

Armel Elementary School
 Greenwood Mill Elementary School

· James Wood High School Addition

Indian Hollow Elementary School, Structural Investigation
 Middletown Elementary School, Structural Investigation

Millbrook High School

Redbud Run Elementary School

· Senseny Road Elementary School Addition & Renovations

Sherando High SchoolSherando High School Addition

· Stonewall Elementary School

Galax City Public Schools Galax, Virginia

· Galax High School Renovation

Giles County Public Schools Giles County, Virginia

· Eastern Elementary/Middle School Addition & Renovation

 Narrows Elementary/Middle School Addition & Renovations Macy McClaugherty School Addition & Renovations

Narrows High School Stadium Renovations

Montgomery County Public Schools Montgomery County, Virginia • Auburn Elementary School

· Blacksburg High School Stadium Half-Time Facility

· Blacksburg Middle School

Christiansburg Middle School

Eastern Montgomery High School

Madison County Public Schools

Madison County, Virginia

• Waverly Yowell Elementary School Addition & Renovations

New River Community College Dublin, Virginia

Edwards Hall

Pulaski County Public Schools Pulaski County, Virginia

Critzer Elementary School Addition & Renovations
 Dublin Middle School Elevator Addition

· Pulaski Elementary School

Roanoke Catholic School Roanoke, Virginia Multi-Purpose Building

Roanoke College

Salem, Virginia · Caldwell, Alleghany & Ritter Residence Hall (New)

Chesapeake Residence Hall (New)
 Chesapeake Residence Hall Parking Lot

· Lucas Hall Addition & Renovation

Massengil Hall Exterior Stair Replacement

· Market Street Residence Hall Complex Additions & Renovations

· Olin Hall Structural Investigation

Trout Hall Additions and Renovations

Warren County Public Schools Warren County, Virginia Warren County High School

Wythe County Public Schools Wythe County, Virginia • Fort Chiswell Middle School Addition & Renovations

· George Wythe High School Elevator & ADA Upgrade

· Jackson Memorial Elementary School Addition & Renovations

 Max Meadows Elementary School Addition & Renovations · Spiller Elementary School Addition & Renovations

· Wythe County Technology Center ADA Upgrade

References

Mr. Kevin King Project Manager R.L. Price Construction 2166 Salem Industrial Drive Salem, VA 24153 540.375.3200 kevin@rlprice.com

Mr. Ken Goodyear Director, Parks and Recreation City of Radford, VA 200 George Street Radford, VA 24141 540.731.3633 kgoodyear@radford.va.us



Electrical Engineer Project Assignment:

Years of Experience:

Education: Bachelor of Science - VA Tech 2004 Virginia, North Carolina, **Active Registrations:**

West Virginia

Professional Summary

I bring a diverse mix of experience in commercial, industrial, educational and governmental projects to the design team. This experience allows me to draw from all realms of electrical design to anticipate problems before they occur and to use new design techniques to produce a higher quality product.

As an Electrical Engineer, I feel that a building needs to be sustainable. The building should be beneficial for the client and the environment for the life of the building. I want the client to enjoy the building in 20 years as much, if not more, than he did the first day he walked through the doors. I am also a LEED' (Leadership in Energy & Environmental Design) Accredited Professional. This enables me to assist in the design process of projects that aim to be certified by the U.S. Green Building Council. Using my knowledge of green design enables me to provide a design with a minimal impact on the environment it resides.

Working with the highly skilled team at OWPR, Inc. and seeing each member of the team's dedication to every client is refreshing. It is a drastic contrast from working within a large architecture and engineering firm where every client gets a number. The small firm atmosphere provides for quality care on each project.

Select Project Experience:

Caroline County Public Schools

Caroline County, Virginia

System Wide School Study

Bowling Green Primary School Additions and Renovations

Covington City Public Schools

City of Covington, Virginia

New Elementary School Site Study

· Edgemont Primary and Jeter Watson Intermediate Combined

Frederick County Public Schools

Frederick County, Virginia

Administration Building Addition and Renovation

New Transportation Facility

Galax City Public Schools City of Galax, Virginia

· Galax Elementary School Renovations

Galax High School Renovations

Giles County Public Schools Giles County, Virginia

• Eastern Elementary & Middle School Addition & Renovation

Narrows High School Football Stadium Renovation

Lexington City Public Schools City of Lexington, Virginia

· Lylburn Downing Middle School Addition & Renovation

· Lylburn Downing Middle School Annex Renovation

Peninsula Workforce Development Center Hampton, Virginia

Mechanical Upgrade

Montgomery County Public Schools Montgomery County, Virginia • Air Conditioning Upgrade • Auburn Strand Facilities Study

Auburn Elementary School Electrical Upgrade

· New Blacksburg High School

Old Blacksburg High School Chiller Replacement
 Technical Education Building Electrical Upgrade

Pulaski County Public Schools Pulaski County, Virginia

Riverlawn Elementary School

Radford University Radford, Virginia • Heth Hall Renovation

Roanoke College

Salem, Virginia Bowman Hall Replacement

CAR Residence Hall Complex Electrical Study

· Chalmers Hall Service Upgrade Elizabeth Campus Tennis Facility

Lucas Hall Addition & Renovation

Market St. Residence Hall Complex Addition & Renovation

Massengil Hall Exterior Stair Replacement

Roanoke County Public Library - Headquarters Roanoke, Virginia

Russell County Public Schools

Russell County, Virginia

Belfast Elementary School Renovations

Copper Creek Elementary School Renovations

· Givens Elementary School Renovations

Tazewell County Public Schools

Tazewell County, Virginia

 Tazewell Elementary School Renovations Springville Elementary School Renovations

Cedar Bluff Elementary School Renovations

North Tazewell Elementary School Renovations

Richlands Elementary School Renovations

Virginia Highlands Community College

Abingdon, Virginia

· Greenhouse and Maintenance Building Addition

Wythe County Public Schools

Wythe County, Virginia

Rural Retreat High School Renovation

References

Mr. Tim Crisman Director of Building and Grounds Frederick County Public Schools 280 Woodbine Road Clear Brook, VA 22624 540.667.4865 crismant@frederick.k12.va.us

Mr. Lou Ferguson **Projects Manager** Radford University Planning and Construction - David E. Armstrong Complex 540.831.7781 wlferguso@radford.edu



Civil Engineer **Project Assignment:**

Years of Experience:

Bachelor of Science - VA Tech 1992 Education:

Virginia, North Carolina, Tennessee, Active Registrations:

West Virginia

Professional Summary

As a Civil Engineer and department head, it is my responsibility to oversee the design of all aspects of a project site in order to provide our clients with a facility that is safe, functional, efficient, and maintainable. My design and oversight responsibilities include site master planning and layout, roadway design, grading and earthworks, water and sewer system design, storm drainage, and stormwater management design and calculations, as well as erosion control design and calculations. Over and above the standard site design works, nearly every site has its own unique challenges which must be met such as wetlands, streams and rivers, floodplains, sinkholes, retaining walls, water tanks, sewer treatment or pumping stations, traffic signals, and other situations. I have met each of these various project challenges and always look for unique and cost effective solutions to difficult site issues. I also assist clients in pre-design site evaluation and feasibility studies, leading our clients through the site selection process. This also can include existing facility inventories and evaluations where I can help our clients maximize the usefulness of their existing properties. Helping our clients develop master plans of their facilities is another way that I can help them more effectively utilize what they have now and assess their needs for the future. My goal is to provide excellent client service, to exceed your project's needs, and to add value through creative engineering solutions. OWPR's "hands-on" project management approach allows me to quickly identify and resolve a project's site specific issues with an emphasis on service and follow-through to project completion.

Select Project Experience:

Bland County Public Schools Bland County, Virginia

Site Study

Caroline County Public Schools Caroline County, Virginia

System Wide School Study

Covington City Public Schools

City of Covington, Virginia

Covington High School Expansion Study

Edgemont Primary & Jeter-Watson Intermediate School
 New Elementary School Site Study

System Wide School Study

Frederick County Public Schools Frederick County, Virginia · Administration Building Annex

Administration Building Site Study

Evendale Elementary School
 Gainesboro Elementary School
 James Wood High School Track Resurfacing
 Millbrook High School

Millbrook High & Redbud Run Elementary Schools - MS4 Permit

Sherando High School Track Renovation

Transportation/Maintenance Study

Various Site Studies

Galax City Public Schools

Galax City, Virginia
Galax High School Addition & Renovation

Giles County Public Schools

Giles County, Virginia
Eastern Elementary & Middle School Addition & Renovation
Giles High School Football Stadium Renovations

· Giles County Technology Center Addition and Renovation

· Narrows High School Football Stadium Renovation

Narrows High School Athletic Facilities Study

Lexington City Public Schools

Lexington, Virginia

· Lylburn Downing Middle School Addition & Renovation

Waddell Elementary School Study

References

Mr. Tim Crisman Director of Building and Grounds Frederick County Public Schools 280 Woodbine Road Clear Brook, VA 22624 540.667,4865 crismant@frederick.k12.va.us

Montgomery County Public Schools Montgomery County, Virginia • Auburn Strand Facility Study

Auburn Elementary School

Auburn Middle School Renovations

Blacksburg Middle School
 Christiansburg Middle School

Eastern Montgomery High School
 Shawsville Middle School Addition/Renovations

Pulaski County Public Schools Pulaski County, Virginia

Critzer Elementary School Addition and Renovation
 New Elementary School Site Study

Pulaski Elementary School

· Pulaski County High School Softball Field

Riverlawn Elementary School

Roanoke Catholic School Roanoke, Virginia
• Parking Lot Expansion
• Master Plan Study

Tazewell County Public Schools

Tazewell, Virginia

· Graham Intermediate School Addition

Warren County Public Schools Warren County, Virginia

· Skyline High School

· Warren County High School

· E. Wilson Morrison Elementary School

Wise County Public Schools; Wise County, Virginia
St. Paul High School Study

Wythe County Public Schools Wythe County, Virginia • George Wythe High School Drainage Improvements

· New Pressbox at Fort Chiswell High School

Rural Retreat Elementary School

Scott Memorial Elementary School Addition and Renovation
 Spiller Elementary School Addition and Renovation

Mr. Ken Goodyear Director, Parks and Recreation City of Radford, VA 200 George Street Radford, VA 24141 540.731.3633 kgoodyear@radford.va.us



Plumbing Designer Project Assignment:

Years of Experience:

Education: Associate of Science - 1972

Mechanical and Architectural Design **New River Community College**

Professional Summary

As a Plumbing Designer, I have had many years of experience in the mechanical design field with a concentration in Plumbing and Fire Suppression Design. I approach all designs by looking at how the plumbing system of the building relates to other design disciplines, owners, installers, operators, users and the community outside the building. I am committed to providing my clients with the most economical and energy efficient design available within the set design parameters.

This commitment has been foremost throughout my design of water distribution, storm and sanitary drainage systems, as well as gas distribution systems. In addition to interior plumbing systems, I have worked with our Civil Engineers on many projects including water supply, wells, water storage tanks and pumps, gravity sanitary sewage collection, lift stations, force mains and natural gas distribution.

I enjoy working with the highly skilled OWPR Team because of the immense dedication of each team member. It is this dedication that makes each client feel like our only client, and each project like our only project.

Select Project Experience:

Caroline County Public Schools

Caroline County, Virginia

System Wide School Study

Frederick County Public Schools Frederick County, Virginia

Armel Elementary School

Admiral Richard É. Byrd Middle School

Evendale Elementary School

Gainesboro Elementary School
Greenwood Mill Elementary School
Indian Hollow Elementary School
James Wood High School Addition and Renovation

James Wood Middle School Addition and Renovation

· Middletown Elementary School Addition

· Millbrook High School

New Transportation Facility Study

Orchard View Elementary School

· Redbud Run Elementary School

Sherando High School

· Sherando High School Addition

Stonewall Elementary School

Giles County Public Schools

Giles County, Virginia

Eastern Elementary/Middle School Renovations
Giles High School Renovations

· Giles Vocational Center Addition/Renovations

· Macy McClaugherty Elementary/Middle School Addition and

· Narrows Elementary/Middle School Addition and Renovation

Narrows High School Renovations

Montgomery County Public Schools Montgomery County, Virginia

Auburn Elementary School
 Auburn Strand Facilities Study

Blacksburg High & Shawsville Middle Chiller Replacements
 Blacksburg and Christiansburg Middle School

Eastern Montgomery High School
 Shawsville Middle School Addition and Renovation

Pulaski County Public Schools Pulaski County, Virginia

Critzer Elementary School Addition and Renovation
 Dublin Middle School Renovations
 Dublin Company Company

Pulaski County High School Chiller Replacement

Pulaski Elementary School

Snowville Elementary School Addition and Renovation

Russell County Public Schools Russell County, Virginia

· Belfast Elementary School Renovations

· Copper Creek Elementary School Renovations

· Givens Elementary School Renovations

Honaker High School Renovations

Smyth County Public Schools

Smyth County, Virginia
Chilhowie Elementary School HVAC Renovation

Tazewell County Public Schools

Tazewell County, Virginia

Cedar Bluff Elementary School Renovations
Graham Intermediate School Addition

· North Tazewell Elementary School Renovations

 Richlands Elementary School Renovations Springville Elementary School Renovations

Tazewell Elementary School Renovations

Warren County Public Schools

Warren County, Virginia
• E. Wilson Morrison Elementary School Renovations

Skyline High School

· Warren County High School

Wythe County Public Schools

Wythe County, Virginia
• Fort Chiswell Middle School Addition and Renovation

Jackson Memorial Elementary School Addition and Renovation

Max Meadows Elementary School Addition and Renovation
 Rural Retreat Elementary School

Rural Retreat High School Renovations

Scott Memorial Elementary School Addition and Renovation
 Spiller Elementary School Addition and Renovation

References

Mr. John Mills **Building Official** Giles County, Virginia 315 North Main Street Pearisburg, VA 24134 (540) 921-2527 imills@gilescounty.org

Mr. David Cozzolino Director of Maintenance 84 Lorraine C. Turner Drive Lebanon, VA 24266 276.889.6500 dcozzolino@russell.k12.va.us



Project Assignment:

Construction Administrator

Years of Experience:

16

Education: Bachelor of Finance - Radford University - 1996

Master of Science, Building Construction

Virginia Tech - 2004

Certifications:

LEED* Accredited Professional

Professional Summary

As a Construction Contract Administrator my responsibilities consist of conducting on site progress meetings and inspections once a project begins the construction phase. I am also a LEED (Leadership in Energy & Environmental Design) Accredited Professional. This enables me to assist in the design process of projects that aim to be certified by the U.S. Green Building Council.

As a Construction Contract Administrator, I enjoy the many opportunities for personal interaction with our clients and other professionals in the field through site meetings and correspondences. The real satisfaction comes when I can see months of design work come to fruition, from drawings on paper to real bricks and mortar. I also take pride in my attention to detail and meeting the needs of all parties involved in the process. My desire is to achieve the ultimate goal, a well crafted building that serves the clients needs for many years to come.

Select Project Experience:

Dabney S. Lancaster Community College Clifton Forge, Virginia

Amphitheater

· Renovation of Backels Hall

· Renovation of The Sawmill Building

· Renovation of Scott Hall

Covington City Public Schools Covington, Virginia

Jeter-Watson Intermediate School

Galax City Public Schools Galax, Virginia

· Galax High School Renovation

Giles County Public Schools Giles County, Virginia

· Eastern Elementary/Middle School Renovations

· Giles High School Football Stadium Renovation

• Giles Vocational Center Addition/Renovations

• Narrows High School Football Stadium Renovation

Lexington City Public Schools Lexington, Virginia

• Edgemont Primary School

• Lylburn Downing Middle School Addition &

· Lylburn Downing Middle School Annex Renovation

Meadowbrook Public Library Shawsville, Virginia

Mountain Empire Community College Richlands, Virginia

Maintenance Building

Pulaski County Public Schools Pulaski, Virginia

Riverlawn Elementary School

Radford University Radford, Virginia

· Renovation of Heth Hall

Roanoke City Public Schools Roanoke, Virginia

Monterey Elementary School Upgrade

Roanoke College Salem, Virginia

· Lucas Hall Addition & Renovation

· Massengil Hall Exterior Stair Replacement

Russell County Public Schools Russell County, Virginia

Belfast Elementary School Renovations

· Copper Creek Elementary School Renovations

Givens Elementary School Renovations

· Honaker High School Renovations

Southside Virginia Community College Alberta and Keysville, Virginia

· Maintenance Building - Keysville, VA

Renovation of Classrooms and Laboratories

Southwest Virginia Community College Richlands, Virginia

Maintenance Building

Renovation of Classrooms and Laboratories

References

Mr. Tim Crisman
Director of Building and Grounds
Frederick County Public Schools
280 Woodbine Road
Clear Brook, VA 22624
540.667.4865
crismant@frederick.k12.va.us

Ms. Catherine Moretta
Director, Parks and Recreation
City of Manassas Park, VA
99 Adams Street
Manassas Park, VA 20111
703.335.8871
cmoretta@manassasparkva.gov



OWPR recognizes that responsiveness is an important consideration in your selection of a professional services firm. OWPR's professionals are committed to being available anytime, anywhere to meet your needs. We want to be the trusted architectural and engineering service advisors whom you can rely on for valuable advice and creative solutions.

Our goal is to exceed your expectations. We will guarantee a fast response. Every member of our project team will come to you with a sense of commitment, responsibility, and an earnest desire to deliver the value-added service you demand. We are prepared to be continually involved in helping WV Division of General Services achieve your goals. We will react quickly to your requests and inquiries and will offer creative, practical advice on the challenges that designing and renovating the Boilers in Buildings 5 and 6 brings.

One of OWPR's strengths is communicating with our clients. One important aspect is that you will be dealing with the same Project Manager from start to finish, and, because of our convenient locations, our entire staff is available for a meeting any time.

Whenever WV Division of General Services has a question or desires to meet on a moment's notice, our Project Manager and any design personnel are available for such a meeting. With an average staff size of 32, OWPR is large enough to meet our client's needs, yet small enough that each project is overseen by an Owner of the firm. This keeps our Owner's connected with each project in a way that progress reports and meetings can't.

OWPR's Corporate Office is located at 200 Country Club Drive in Blacksburg, VA. In order to provide the level of service we feel our clients need and deserve, we have an office in Martinsburg, WV. Whether we are 4 minutes from our client or 4 hours – the dedication to customer service remains the same. Our personnel are always available at a moment's notice.

Corporate Office

200 Country Club Drive Plaza One, Building E Blacksburg, Virginia 24060 Phone: 540,552,2151

2. West Virginia Office

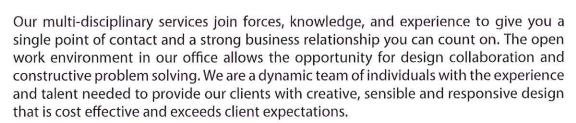
5550 Winchester Avenue Berkeley Business Park, Suite 5 Martinsburg, WV 25401 Phone: 304.620.2379



D. STATEMENT TO PROVIDE SERVICES

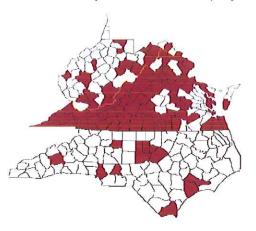
OWPR, Inc. is a full service architecture and engineering design firm that provides our services to clients across an expansive range of markets and localities. Our dynamic team of multidisciplined professionals works toward design solutions that contribute to the quality of the built environment while achieving clients' goals. The firm's emphasis on client interaction has helped build many on-going relationships resulting in an extensive volume of repeat clients. OWPR's ability to provide comprehensive design services in-house includes:

- Architecture
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- · Electrical Engineering
- Construction Contract Administration



OWPR holds a standard of consistently delivering high-quality, client-oriented design, shaped by sound environmental solutions to create places that are beneficial to the user as well as the environment.

OWPR, In. has the in-house capabilities and experience to complete the design services within a timely manner and the project's schedule.



RANGE OF CAPABILITIES

- Educational
- Recreational
- Industrial
- Commercial
- Government/Military







- A. Project Experience
- B. References



A. PROJECT EXPERIENCE



Giles County Technology Center Giles County, Virginia



Total Renovation GSF

41,500 SF

Total New GSF 25,390 SF

Cost of Construction

\$5,980,000

Completion

Fall 2010

Contact:

Dr. Terry Arbogast Superintendent 540.921.1421 The Giles County Technology Center serves students from two high schools, as well as offering courses to college level students. Renovations and additions to the Giles County Technology Center include: approximately 3,700 SF addition for Machine Technology shop/classroom & locker rooms; approximately 4,500 SF addition for Nursing classrooms; approximately 2,500 SF addition for 3 new Auto Technology garage bays; approximately 3,300 SF addition for an Administrative Area; renovations and joining of two existing 1960's era buildings, totaling approximately 41,500 SF. The renovations include new finishes, reconfigured classroom and lab areas, new HVAC system, new sprinkler system, new electrical system, new security system, new windows and doors, renovations to provide handicap accessibility, and a new electronic access control system.

Site work includes a new parking area, creation of a delivery loop around the building, new perimeter fencing with electronic, motorized gate access, enhanced storm water management incorporating 'green' design, new 3-bay storage building, new 30' x 60' RCHITECTS AND ENGINEERS GREENS ARCHITECTS AND ENGINEERS

Radford University - Heth Hall Renovations Radford, Virginia







Total Renovated Area 72,684 SF

Cost of Construction \$6,018,000

Completion August

Contact

2009

Roy Saville, Director of Facilities Planning and Construction 540.831.7812

In order to better serve the students of Radford University, the renovated 72,684 SF Heth Hall will house nine different Student Services Departments currently spread throughout the campus.

Located in the center of Radford University's campus, highlights of this complete three-story campus building renovation includes asbestos abatement, new Mechanical, Electrical and Plumbing Systems, new building entry modifications to meet ADA requirements, and a new elevator. In order to increase the energy efficiency of the building, the exterior windows and doors were also replaced.



Eastern Elementary and Middle School Additions and Renovations Giles County, Virginia









Total New GSF 6,519 SF

Total Renovation GSF 62,721 SF

Cost of Construction \$ 6,524,754 Completion 2011

Contact Information

Dr. Terry Arbogast Superintendent 540.921.1421 In the early 1980's, Eastern Elementary & Middle School (EEMS) was originally designed by OWPR as an open-plan school with earth berms against the exterior walls. The school division desired a complete renovation of the existing building and two additions, consisting of a stage addition and a four classroom addition.

The renovation replaced the coal fired furnace and 4-pipe HVAC system with a new energy efficient 4-pipe induction unit system. This system dehumidifies and distributes air from roof-top units, which eliminates all moving parts within the classroom space and requires no condensate piping. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating condensate piping, it requires less maintenance.

The renovations also included new, larger windows, new casework, and new finishes throughout the building. The larger windows required that the earth berms be removed and a new brick wainscot and water table were added to cover the former berm locations. The renovations also included the creation of individual classrooms from the open plan.

This project transformed a dated building with an awkward plan into a building with a bright, current, learning environment and an exterior aesthetic that identifies the building as a school, yet fits the surrounding community.

Lylburn Downing Middle School Additions and Renovations Lexington, Virginia













Total Renovation GSF 36,415 SF

Renovation

Total New GSF 14,655 SF

Cost of Construction \$9,879,862

Completion Fall 2010

Contact Dr. Dan Lyons Superintendent (540) 463-7146 The architectural style is tempered to reflect the heritage of the surrounding historical structures in Lexington, Virginia.

The renovation of the existing structure consisted of new windows, new interior finishes and new casework. In modernizing the athletic facilities, new bleachers, goals, and flooring were added to the existing gymnasium. The deteriorated exterior façade required brick, fascia, and a roofing restoration to restore the historical value. New high efficient lighting and electrical distribution services were provided to assist in energy conversation practices. The renovation replaced the existing system with a new energy efficient hybrid geothermal to 4-pipe system via water-to-water heat pumps. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating any moving parts (i.e. fans in space), it requires less maintenance.

The addition provides new locker rooms, cafeteria, kitchen, band room and a stage. The new administrative offices are re-oriented to provide for a more spacious and secure entry point for guests and students.

This project transformed an undersized and dated middle school into an inviting, spacious and modern learning environment incorporating local exterior aesthetics.



Warren County High School Additions and Renovations Warren County, Virginia









Total New GSF 109,222 SF

Total Renovation GSF 95,085 SF

Cost of Construction \$31,347,015

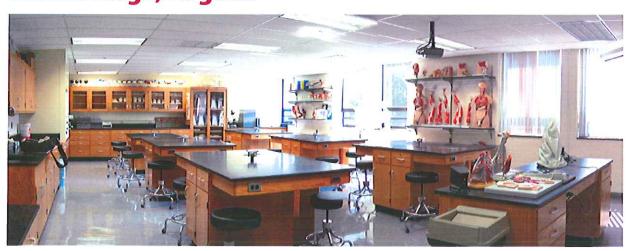
Completion July 2006

Contact Information Ms. Pam McInnis (540) 635-2171 With the major addition totaling 109,222 SF along with the renovation of 95,085 SF, the existing Warren County Junior High School was converted into one of two high schools within Warren County. The project involved a phasing process, enabling continuous use of the facility during construction with the use of multiple modular classrooms. This was accomplished through a great level of teamwork between the contractor, the school district and the architects.

Designed for 1,100 students, the project encompassed a cafeteria expansion, construction of two main entrances, a library expansion, a large instrumental room, athletic storage, new food court and student common area. The technical education center was renovated and updated. The project also included complete mechanical and electrical upgrades, new interior finishes and door replacement throughout. Exterior facilities included parking, two soccer/PE fields, baseball and softball fields, a 3,400 seat football/soccer/track stadium, long jump, high jump, discus, shot put areas and eight tennis courts. Pressbox, concession and toilet buildings were provided for the football and softball stadiums. A halftime and storage building was also provided for the football stadium.



Dabney S. Lancaster Community College Lucas Hall Addition and Renovations Clifton Forge, Virginia







ARCHITECTS AND ENGINEERS

Total Renovation GSF 23,000 SF

Cost of Construction \$1,596,221

Completion December 2006

Contact

Mr. Ed Kenny, Supervisor Buildings and Grounds 540.863.2880 The Scope of Work for this project included renovating the existing second floor janitorial closet into a new unisex handicapped toilet for ADA compliance, the repair and/or replacement of exterior doors and hardware, providing ADA hardware on interior doors, replacing stairwell door hardware, providing a card reader on exterior doors, providing sprinkler system throughout the entire building, upgrading the fire alarm system, renovating the Nursing Lab, converting the Physics Lab into a classroom, converting the existing Biology Lab into a classroom and offices, renovating the Chemistry Lab, converting existing classrooms into Biology/A&P/Micro Lab, providing new data wiring in existing raceways, providing new HVAC system including new chiller, reusing existing boiler (replaced recently), new piping, new DDC controls, new ceilings with reinstalled existing light fixtures, asbestos abatement, as well as, new enclosed space for the server

Roanoke College Lucas Hall Addition and Renovations Salem, Virginia









ARCHITECTS AND ENGINEERS

Total Renovation GSF 27,939 SF

Cost of Construction \$6,018,000

Completion August 2010

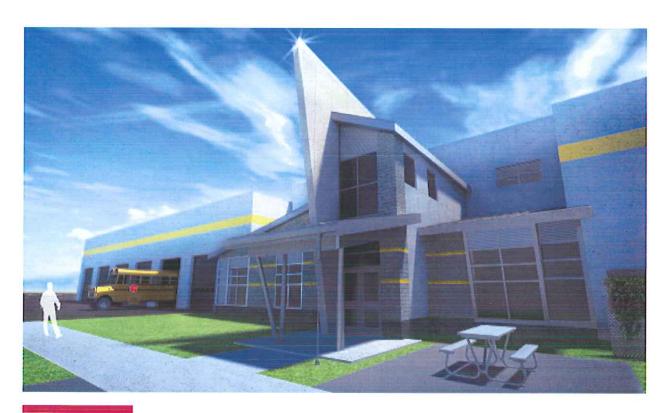
Contact Mark Noftsinger VP of Business Affairs 540,375,2283 Roanoke College's Lucas Hall reopened after an impressive makeover. The classic character of the structure remained intact while the renovation expanded the building from 13,449 SF to over 26,000 SF. On certification, Lucas Hall is Roanoke College's first LEED project, signifying the campus's commitment to sustainability.

Early on, a commitment was made to seek LEED certification from the United States Green Building Council. Sustainable features in Lucas include mechanical, lighting and electrical systems designed to achieve increased energy efficiency, dual flush toilets, motion-activated faucets and light fixtures as well as high performance windows. A storm water treatment system captures and removes pollutants and rainfall runoff.

Ninety-five percent of existing walls, floors and roof areas were retained or reused. At least 87 percent of non-hazardous construction waste was recycled and diverted from landfills. Over 50 percent of all wood products are certified by the Forest Stewardship Council, and more than ten percent of all materials used to renovate Lucas Hall came from recycled products.

Design elements that include cutting-edge technology and flexibility of space were incorporated as often as possible. The building includes a high-tech media classroom, a computer lab, larger work spaces to accommodate more modes of technology and audio-visual equipment prominent in classrooms and meeting spaces. Two classrooms have retractable walls, which can be used to create one much larger space if needed. Television monitors in lobby areas will air telecasts related to foreign languages curricula. A rooftop garden terrace provides additional outdoor space to enhance the meeting and teaching experience.

Frederick County Transportation Facility Frederick County, Virginia



Total New Construction 8,750 SF Administrative Offices

39,083 SF Vehicle Maintenance Facility

6,452 SF Wash and Fuel Facility

4,805 SF Storage Facility

Cost of Construction \$17,200,000

Completion Fall 2012

Contact: Dr. David Sovine Superintendent (540) 662-3888 The design of the transportation complex consists of two separate primary buildings. One building for administration offices, the other building houses vehicle maintenance. The administration building will contain 9 offices with 2 future spaces, 2 conference rooms, a lobby with receptionist area, a work area, a storage area, and restrooms. This building will also contain a driver training room for a minimum of 50 drivers and a drivers lounge. The interior will be designed to allow for future expansions.

The vehicle maintenance building will be made up of office space in the center with repair bays on each side. The office space will have 7 offices (with the potential to grow), a lobby with receptionist area, restrooms, a waiting room, a separate employee lounge with restrooms and showers, a technical research room, a work room, and a custodial closet. A separate area will include a tool storage room, a component room, parts storage, fluid storage, pump room, and a compressor room. Heavy duty bays will be grouped together on one side of the facility. The opposite side will house light duty bays. The service bays will be designed for future expansion and all service bays will be equipped with the required necessities relevant to the task to be performed.

The Wash and Fuel Facility has 4 Fueling Service Bays, a Tire Service Bay, 2 Wash Bays, and an Office. The complex also has a Storage Facility.

The Administration Building is designed and will be constructed to meet basic LEED certification requirements.



B. REFERENCES

All references listed are very familiar with our firm. We encourage you to contact these references.

Dr. David Sovine Superintendent Frederick County Public Schools 1415 Amherst Street Winchester, VA 22601 (540) 662-3888 dsovine@frederick.k12.va.us



Frederick County
Transportation Facility
Frederick County, VA
New Project
Completetion:
Fall 2012
Total gsf: 226,147

Will be LEED certified



The design of the transportation complex consists of two separate primary buildings. One building for administration offices, the other building houses vehicle maintenance. The facility will be LEED certified upon completion in late October of this year. The HVAC system at the transportation building is a variable refrigerant flow system connected to a ground source geothermal loop with a geothermal air to ground heat exchanger.

Dr. Daniel Lyons Superintendent Lexington City Public Schools 300-A White Street Lexington, VA 24450 (540) 463-7146 delyons@lexedu.org



Lylburn Downing
Middle School
Lexington, VA
Renov/Add. Project
Completion: 2010
Total new additions sf:
14,655
Total renovation sf:
36,415



ARCHITECTS AND ENGINEERS

The deteriorated exterior façade required brick, fascia, and a roofing restoration to restore the historical value. New high efficient lighting and electrical distribution services were provided to assist in energy conversation practices. The renovation replaced the existing system with a new energy efficient hybrid geothermal to 4-pipe system via water-to-water heat pumps. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating any moving parts (i.e. fans in space), it requires less maintenance.

B. REFERENCES

Ms. Pam McInnis Superintendent Warren County Public Schools 210 North Commerce Ave Front Royal, Virginia 22630 (540) 635-2171 pmcinnis@wcps.k12.va.us



Warren County High
School
Warren County, VA
Renov/Add. Project
Completed: 2006
Total new additions sf:
109,222
Total renovation sf:
95,085



With the major addition totaling 109,222 SF along with the renovation of 95,085 SF, the existing Warren County Junior High School was converted into one of two high schools within Warren County. The project also included complete mechanical and electrical upgrades, new interior finishes and door replacement throughout

Mr. John Mills Building Official Giles County, Virginia 315 North Main Street Pearisburg, VA 24134 (540) 921-2527 jmills@gilescounty.org



Eastern Elementary and Middle School Giles County, VA Renov/Add. Project Completed: 2011 Total new additions sf: 6,519 Total renovation sf: 62,721



ARCHITECTS AND ENGINEERS

The renovation replaced the coal fired furnace and 4-pipe HVAC system with a new energy efficient 4-pipe induction unit system. This system dehumidifies and distributes air from roof-top units, which eliminates all moving parts within the classroom space and requires no condensate piping. This creates a very comfortable learning environment with no competing mechanical noise, and by eliminating condensate piping, it requires less maintenance.

B. REFERENCES

Mr. Ed Kenny, Supervisor Buildings and Grounds 1000 Dabney Drive

Clifton Forge, VA 24422 Phone: 540.863.2880 Email: ekenny@dslcc.edu



Dabney S. Lancaster Community College Lucas Hall Clifton Forge, VA Renov/Add. Project Completed: 2006 Total renovation sf: 23,000



The Lucas Hall renovation at Dabney Lancaster Community College provided new data wiring in existing raceways, provided new HVAC system including new chiller, reusing existing boiler (replaced prior to start of project), new piping, the repair and/or replacement of exterior doors and hardware, providing ADA hardware on interior doors, replacing stairwell door hardware, providing a card reader on exterior doors, providing sprinkler system throughout the entire building, upgrading the fire alarm system

Mr. Mike Vaught Director of Maintenance Roanoke College 101A Maintenance Shops Salem, VA 24153 540.375.2280

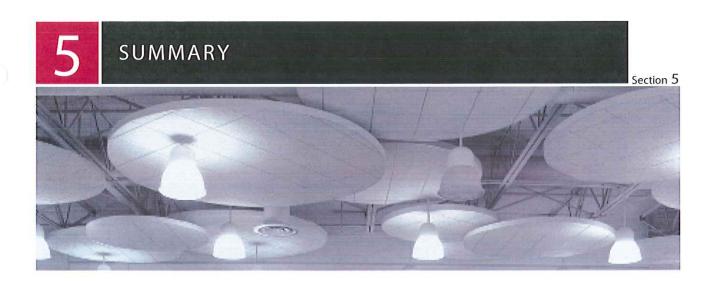


Lucas Hall
Roanoke College
Renovation Project
Completed: 2010
Total renovation sf:
27,939
Leed Silver



Roakoke College's Luca Hall received LEED Silver certification. Sustainable features in Lucas include mechanical, lighting and electrical systems designed to achieve increased energy efficiency, dual flush toilets, motion-activated faucets and light fixtures as well as high performance windows.





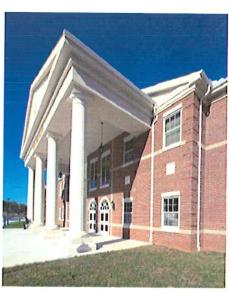


As a full-service firm, OWPR, Inc. offers a comprehensive array of architectural and engineering services. Our Project Managers emphasize client communication to coordinate and monitor the progress and budget of each project. We provide detailed plans and specifications that minimize change orders during construction.

Consider our strong points:

Experience

This team has been put together to provide the WV Division of General Services with specialized experience in the renovation of the exisitng central heating system to Buildings 5 and 6. OWPR will utilize our many years of experience in analysis, programming, planning and design to complete your project.



Principal Involvement

Principals of the firm, in each discipline, take a hands-on approach by furnishing input and checking throughout the entire project. We have a very thorough Quality Control Program.

Project Manager

Mr. Randy Jones, AIA, will be the OWPR Design Team Representative.

Access to Personnel

Our team is always available to the WV Division of General Services for consultation at anytime. We are only a phone call away. We have LEED (Leadership in Energy & Environmental Design) Accredited Professionals on our team to meet Green Energy design principles and to further enhance the design and function of the buildings' systems.

Schedule/Budget

Our Design Team has the Technical Staff to perform the Scope of Work within your schedule and budget.

Availability Date

Our firm can start design work immediately upon Notice to Proceed.

Our Team sincerely appreciates this opportunity of submitting our qualifications. We would ensure that the West Virginia Division of General Services would receive our priority attention. Thank you for your time and consideration.

Sincerely,

Randy S. Jones Chief Executive Officer

