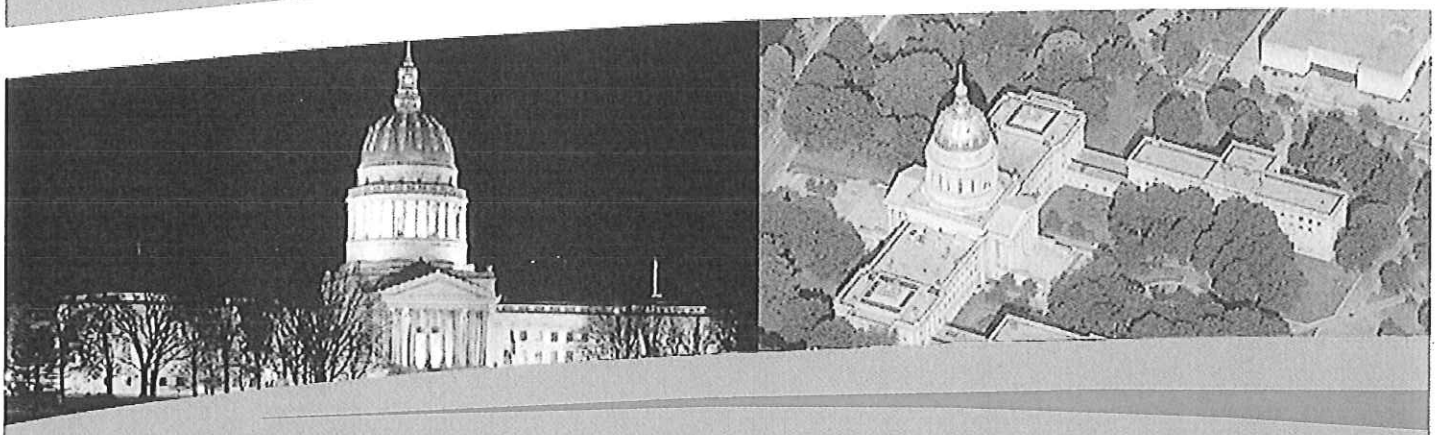
*Expression of Interest…*



## *… State of West Virginia Department of Administration*

Submitted for:

GSD136423

Main Capitol Roof Replacement

Submitted by:

Michael Baker Jr., Inc.
Charleston, WV

January 16, 2013

Baker

Baker

**Michael Baker Jr., Inc.**
*A Unit of Michael Baker Corporation*

5088 West Washington Street
Second Floor
Charleston, WV 25313

304.769.0821 Phone
304.769.0822 Fax

January 16, 2013

Ms. Krista Ferrell, Senior Buyer
State of WV Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, West Virginia 25305-0130

**RE: Expression of Interest to Provide Architectural / Engineering Design Services**
**GSD136423 – WV State Capitol Building Roof Replacement**
**State of WV – General Services Division**

Dear Ms. Ferrell:

We appreciate the opportunity to respond to the Request for Expression of Interest in providing a new roofing system for the main West Virginia Capitol Building. Michael Baker Jr., Inc.(Baker), Charleston office will provide the combined skills and experience required to address this important project on the West Virginia Capitol Building. It is our understanding that the state intends to have the existing system removed, and a new roof system install with upgrades to the ramps at the connecting roof corridors from the Main Capitol Building to the East Wing, and West Wing and gutter repairs and replacement. The purpose of the project is to provide the design and prepare bid documents for the reroofing at the Main Capitol and provide the completed ACAD documents and specifications to the Owner.

Baker is ideally suited for this renovation and enhancement project. Our Principal and project staff is very familiar with the Capitol Complex having recently completed historic research, a survey of utilities and an existing conditions assessment for the West Virginia Capitol Master Plan. Our proposed team leadership for the Capitol Reroofing project is:

- Patrick Fogarty, PE, PS, LEED GA, Facilities Group Leader
- Ron L. Bolen, AIA, LEED AP, Project Manager

Our team members bring all the technical and design skills required to complete this work and have scoped and planned the work effort together efficiently and effectively. With our diverse areas of expertise, this team will bring all the required professional and technical skills to the project.

The overall approach to this project would follow these steps:

- Survey existing roofing conditions and the existing gutter systems.
- Report existing roofing and substrate conditions, and related issues to Owner.

- Prepare Schematic Design Documents and Preliminary Budget.
- Prepare Design Development Documents and Refined Budget.
- Prepare Construction Documents and Final Budget.
- Provide Construction Administration.

In our multiple related projects we have identified three logical components that will also apply to the WV Capitol Reroofing project. Each component requires a sequential approach to developing the knowledge base and proceeding with the design and construction documents process.

The Baker team is pleased to submit this Expression of Interest. We appreciate your consideration and would be pleased to respond to any questions and to participate in the interview process.

Sincerely,

**Michael Baker Jr., Inc.**

Patrick W. Fogarty, PE, PS, LEED GA
Facilities Group Leader

# Project Management

**Firm Name and Address:** Michael Baker Jr., Inc.
5088 West Washington Street, Second Floor
Charleston, WV 25313
Phone: 304.769.0821

**Contacts:** Facilities Group Leader, Patrick Fogarty, PE, PS, LEED®GA
Project Manager, Ron Bolen, AIA, LEED®AP

## Baker Firm Profile

Michael Baker Jr., Inc. (Baker) was founded in 1940 and is headquartered in Moon Township, Pennsylvania, and has served public agencies and private industry from more than 90 offices. Baker provides a broad array of services for public facilities including full-service architecture, interior design, and adaptive reuse, and full multi-disciplined engineering services for facilities. These services include site/civil engineering, landscape architecture, structural engineering, mechanical/ electrical/plumbing engineering, fire protection and life safety, and environmental/hazardous materials services. This expertise will assist your program and the renovations to the WV State Capitol Building Roof Replacement.

Baker has worked successfully within the West Virginia market for a number of years with various contractors, subcontractors, suppliers and state agencies having jurisdiction on the building construction market. Baker's West Virginia staff has developed good working relationships within the building industry and developed a clear understanding of the local capabilities and pricing. We consistently look for local West Virginia products and attempt to design building elements that can be constructed by local tradespeople. Project oversight and direction will be provided by Principal-in-Charge, Russell Hall, PE, PS, Facilities Group Leader, Patrick Fogarty, PE, PS, LEED®GA and Project Manager, Ron Bolen, AIA, LEED®AP.

### *Resources*

Baker's facilities practice is comprehensive and is backed by a global staff of over 3,000 employees. With 90 offices throughout the United States and overseas, Baker is positioned to support clients whose interests span across geographic areas.

### *Realizing your vision*

Facilities that are engineered to maintain a comfortable and pleasant environment enhance the atmosphere for staff and visitors alike. The General Services Division's (GSD's) program for maintaining and upgrading the capitol campus will allow us to provide a design for the Main Capitol roof replacement to account for structural integrity as well as comfort and access. Through most of the last century, Baker has contributed to the development of the nationwide technology and infrastructure that will help to make your goals possible.

### *Project Team*

Baker's proposed approach to this project will require a collaborative effort with GSD to assess the project requirements, goals, and GSD's conditions of satisfaction for the project, and to balance the desired effects with an environmentally-conscious design. In order to accomplish the project goals, we will consider the GSD

the central member of the project team. We have assembled an outstanding project team to cover the respective responsibilities listed below:

Architecture / Historic Preservation
Mechanical and Plumbing Engineering / Electrical Engineering
Structural Engineering
Fire Protection / Life Safety
Construction Administration

### *History of the Project Team Members having worked together*

The Baker – Charleston Team has worked extensively with the headquarters office in Moon Township, PA and other offices throughout the United States. These professional and technical personnel collaborate daily on their projects and share identical work processes. Project management techniques, interdisciplinary coordination efforts, independent technical peer review procedures, file storage, structure, and management are consistently used, resulting in a seamless process that enhances our clients' satisfaction with our design solutions.

### *How each Member will be responsible to the team to PERFORM in the best interest of GSD*

The Baker Team is committed to providing the very best of A/E services to the GSD. Baker has been present in West Virginia for over 45 years and has been a part of the fabric of our state with the design of the New River Gorge Bridge and other significant projects.

With nearly 40 employees in our West Virginia office, there are dozens of Baker employees, families, and friends that live, work and play and are educated in our local communities. The future of Baker, our employees and their families will be positively affected by the successful completion of projects such as this at the West Virginia State Capitol.

Baker is committed to the GSD to deliver quality services and to provide innovative and cost-effective solutions. We have a successful history with the GSD and will maintain your best interest at the fore-front of our design solutions.

### *How the Professional will provide coordination and control over the Team*

Mr. Bolen has full authority to assemble the most appropriate team from the accompanying organization chart of key individuals, who will be assisted by the many hundreds of supporting technical and administrative personnel available throughout the organization. To supplement Mr. Bolen in the day-to-day execution of your project, we have included key personnel that are qualified and experienced professionals that can serve as necessary.

The advantages of this type of management approach are:

- Mr. Bolen will become immersed in the vision, mission, and requirements of the GSD.
- As the single initial point-of-contact, Mr. Bolen is able to see the big picture of what needs to be accomplished and can coordinate the work efforts.

- Mr. Bolen will be the single source for input from stakeholders including administrative personnel and the faculty.

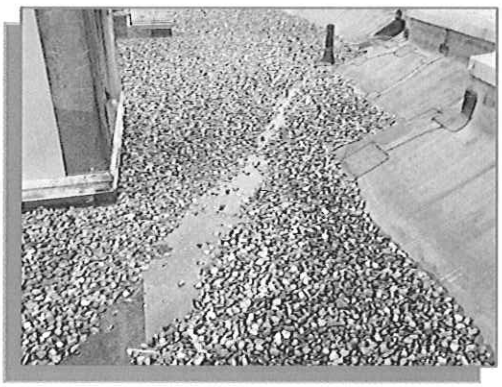
- Our technical and administrative professionals will be brought on to assist Mr. Bolen in managing this project, increasing our management capacity and ability to execute the tasks required for a successful project.

- Project Team personnel are selected so that their specialized skills are matched to the project's needs, ensuring economical and high-quality services.

- Mr. Bolen is ultimately responsible for services provided under this contract, retains a QA/QC role, and, as the client's advocate, ensures that all services are consistent with and support the mission, goals, and visions of the GSD.

In addition to our Management and Quality Assurance / Control Teams, Baker can assign subject matter technical experts to every project team to develop, implement, and monitor specialized technical work related to building information modeling, sustainable design, and energy management as required. These technical experts and advisors would be utilized to confirm that all aspects of the design are implemented correctly to ensure best value to the GSD. These technical experts report directly to the Quality Assurance/Control Manager related to this specialized technical work.

# Project Concept



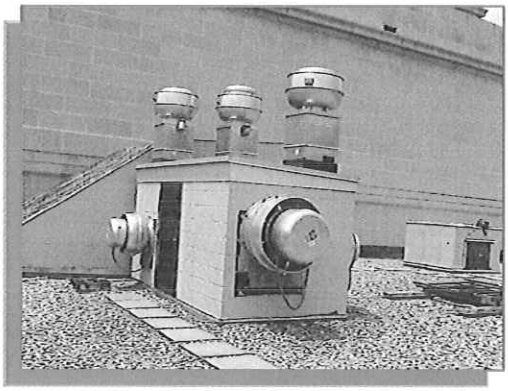
Baker's proposed approach to this project will require a collaborative effort with West Virginia General Services Division (GSD) to assess the project requirements, goals and the GSD's conditions of satisfaction for the project, and to balance the desired aesthetic effects with an environmentally-conscious design. These topics, as well as the schedule and budget for the project, will be discussed at a project kick-off meeting, after which the Baker Team will commence the initial phase.

The initial phase involves an investigation of the existing conditions, utilities, roofing and other building elements. Based on our findings from this investigation and our understanding of the project programming, we will develop concepts and make recommendations to the GSD for the design upgrades and renovations as required. These recommendations will be reviewed with the GSD, using plans, cut sheets, sketches, and computer-generated drawings to communicate the visual effects of the proposed design.

Upon approval of the design recommendations by the GSD, Baker will proceed with Construction Documents. This phase will follow a specified process with established milestones for submittals and approvals in order to maintain target dates in accordance with the GSD's conditions of satisfaction. At the conclusion of the Construction Documents phase, drawings and specifications will be ready for bidding, procurement and construction of the work.

Baker will continue to support the GSD during the bidding and construction phases, answering bid questions, developing clarification sketches or other documents as necessary, providing periodic site observations, reviewing submittals, and answering RFIs (contractor's requests for information to clarify the design). The primary purpose of these activities is to assure the GSD that the construction is proceeding in accordance with the intent of the approved design.

The project will consist of various upgrades and repairs to Capitol facilities on the main campus as follows:



**A. Verification of existing conditions**

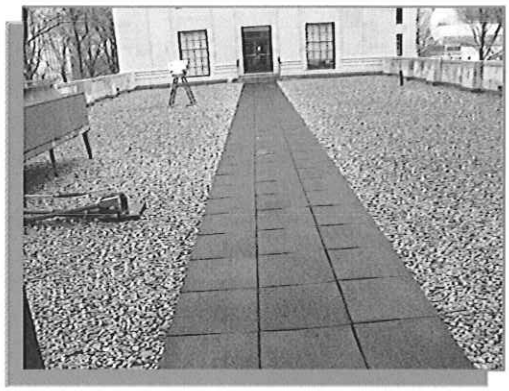
Prior to the design of a roof replacement system on the Main Capitol Building, Baker will verify existing conditions, equipment supports, drainage, flashing and related issues.

**B. Providing a new roofing system for the Main Capitol Building**

This new roofing system shall include:

- Removal of the existing gravel ballasted EPDM roof, installed in 2000

- Replacement of insulation, counter-flashing and other necessary components.
- Provisions for drainage considerations.



The existing roof system is subjected to periodic traffic which has resulted in roof leaks and other maintenance issues. The new roofing system shall have a design life in excess of twenty-years and be designed to handle traffic loads and maintenance activities.

**C. Upgrade Access Ramps across Connector Roofs**

The roofs of the connectors to the east and west wings are used for pedestrian access. These existing pedestrian ramps shall be upgraded to a more durable surface for pedestrian traffic and should meet applicable safety requirements.

**D. Gutter repairs/replacement in selected locations**

These repairs shall be designed for longevity and must match the historic appearance of the Capitol Building. This portion of the project shall be designed so that historic elements of the building, (gutter systems and other visible elements) will be compatible with the overall design of the historic nature of Capitol Building.

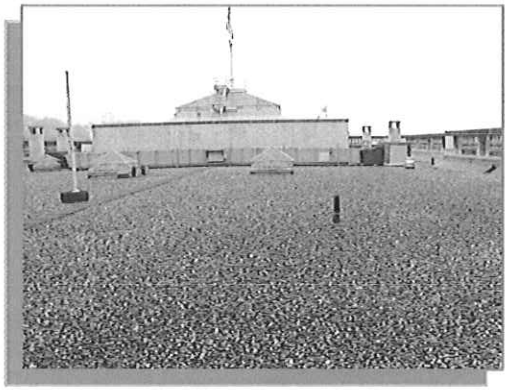
### Bidding Considerations for the Main Capitol Building

Time is of the essence in beginning this project. The project may be divided into more than one phase and the first phase shall begin construction during the summer of 2013.

All project drawings will be in sets of three (3) paper and one (1) in AutoCAD format to allow future changes to the drawings. All drawings and electronic versions will be given to the GSD Architecture / Engineering Section Manager or their designee. The State shall retain copyright control over the final documents and may reuse documents for State facilities management purposes.

*Task 1 – Comprehensive Evaluation of components within the project scope*

The architectural design effort could involve the following general engineering aspects, mechanical, electrical, plumbing, fire protection, structural, and civil engineering.

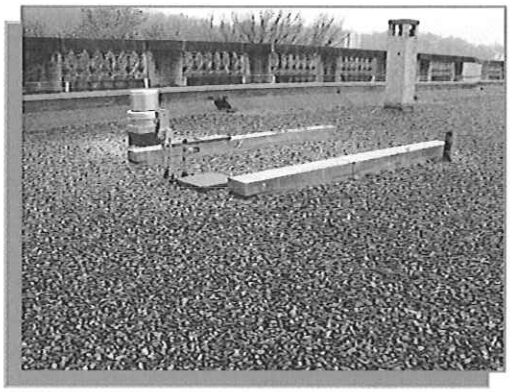


**Survey existing conditions**: Document existing related conditions and physical features of the facilities. All findings will be documented and added to the building base mapping.

**Report existing conditions**: Provide annotated plans and report outlining existing facility- related conditions.

**Pre-Design Planning**: During this phase Baker will collect all available data including utility maps, record drawings, etc. We would have discussions with the Owner's selected groups for

goals, aspirations, budget constraints and timelines. We will work with the GSD and the end users to develop the basic program and all other functional elements.



*Task 2 – Schematic Design*

Establish program, criteria, and preliminary scheme. Based on documented GSD and team input, and design practice, a proposed program of visual hierarchies, needs, and related criteria will be developed. Once all programming data has been acquired, we will work with the GSD and the end users to develop conceptual layouts for the project's program and all other functional elements.

Baker proposes to prepare preliminary annotated plans, elevations and schematic details with supporting documentation and functional needs along with preliminary cost opinions which will be developed and presented for GSD review. This document will describe the individual elements required for the architectural, engineering, and environmental concerns associated with the proposed facility upgrades and repairs

*Task 3 – Design Development*

Once conceptual plans have been approved by the GSD, Baker will refine program and scheme to reflect findings in Schematic Design and address ongoing GSD and team input. Preliminary plans and outline specifications based on approved schematic design and the GSD's comments will be developed along with an updated cost opinion. Also, cut sheets for various architectural, and engineering elements will be developed for submission to the State Fire Marshal's Office. The design submittal will also be presented at this time to the GSD for review and approval.

*Task 4 – Comprehensive Construction Documents*

Upon receipt of comments from the Design Development submittal, Baker will finalize the construction plans, technical specifications, bid documents, final construction estimates, and all necessary permit applications. Plan and/or Detail sheets are then developed. Detail Sheets are created from our Detail Library then modified to suit specific project applications. Specifications are created from our Master Spec Library and tailored to meet individual project requirements. The construction plans, specifications, and final cost opinion with implementation priorities will be presented for GSD review.

*Task 4a – Project Bid Evaluation*

During this phase, if needed, Baker will assist with the Bid Advertisements, conduct the Pre-Bid Conferences, prepare any necessary Addenda, perform the Bid Opening, create and distribute the Bid Tabulation, provide a recommendation of award of contract, and complete the Notice of Award for execution by the GSD.

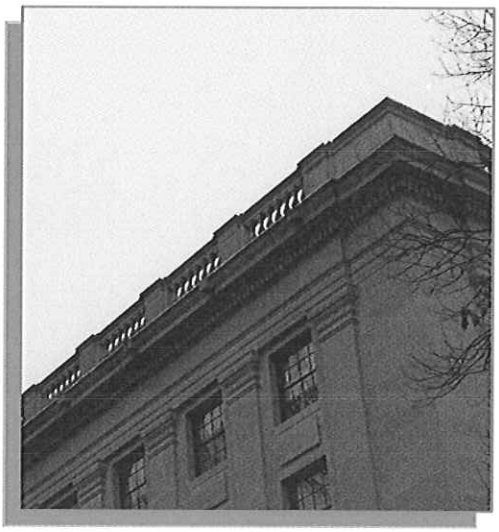
Bids will be scrutinized by the Project Manager with the GSD. Likewise, detailed bid tabulations will be developed to allow the GSD and funding agencies to work with the Project Manager toward the development of Construction Contract award.

*Task 5 – Construction Phase Services*

**Construction Submittals:** Review shop drawing and submittals for conformance to the design requirements.

**Site Observations:** Provide periodic site observations to assure the GSD that the work is proceeding in accordance with the design intent. Verify installations for correct placement, aiming or orientation of devices to achieve the designated effects.

**Requests for Information:** Answer requests from the Contractor to clarify design or address unanticipated field issues. Review Contractor proposals and assist in evaluating best value to the GSD.



**Applications for Payment:** Review Contractors' requests for payment for congruence with the actual installed work.

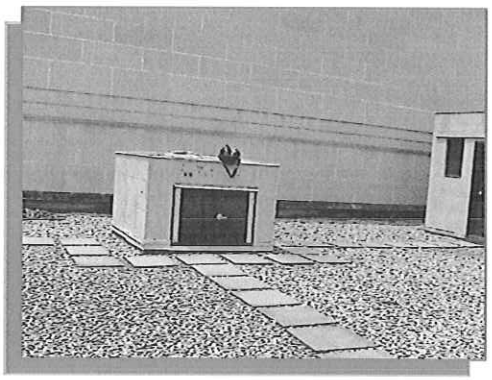
**Project Closeout:** Develop closeout documents and punch-list at substantial completion.

## Quality Management Plan

Quality Planning is done up front. Quality Assurance and Quality Control are continuous over the life of the project. Prior to the start of work, Mr. Bolen will develop the Quality Control Plan (QCP) as a part of the overall Project Management Plan. He will review the QCP with Quality Assurance/Control Manager, Mr. Deffenbaugh, and gain concurrence with the appropriate State representatives. Among other items, the QCP outlines all project procedures, routing of correspondence, design criteria, quality assurance and quality control procedures, and submittal requirements.

The guiding principles for the Quality Management Plan (QMP) are rooted in a Quality Policy, which has three essential tenets: Client Satisfaction Comes First; Prevention vs. Correction; and Quality is Foremost a Management Responsibility. Our Quality Process involves these three elements:

- ***Quality Planning.*** In the planning stage, we identify Clients' program requirements, determine which quality standards apply, and determine what will be done to satisfy these program requirements.
- ***Quality Assurance.*** In this effort, we make sure that quality control efforts are taking place; we verify that efforts are producing the desired results, and we make adjustments to the processes as necessary.
- ***Quality Control.*** In this effort, we perform inspection directly on the product itself to determine if it meets the requirements developed in the quality planning stage. We also identify ways to eliminate causes of unsatisfactory results such as change orders created by errors and omissions.



## Quality Control Procedures for Plans, Specifications, and Design Analysis, and Electronic Documents

Our procedures consist of the following steps that are performed at specified milestones and submissions:

- **Intra-discipline Check.** Each discipline checks drawings, specifications, and design calculations for accuracy, as well as consistency, between the drawings and specifications when design revisions are made.

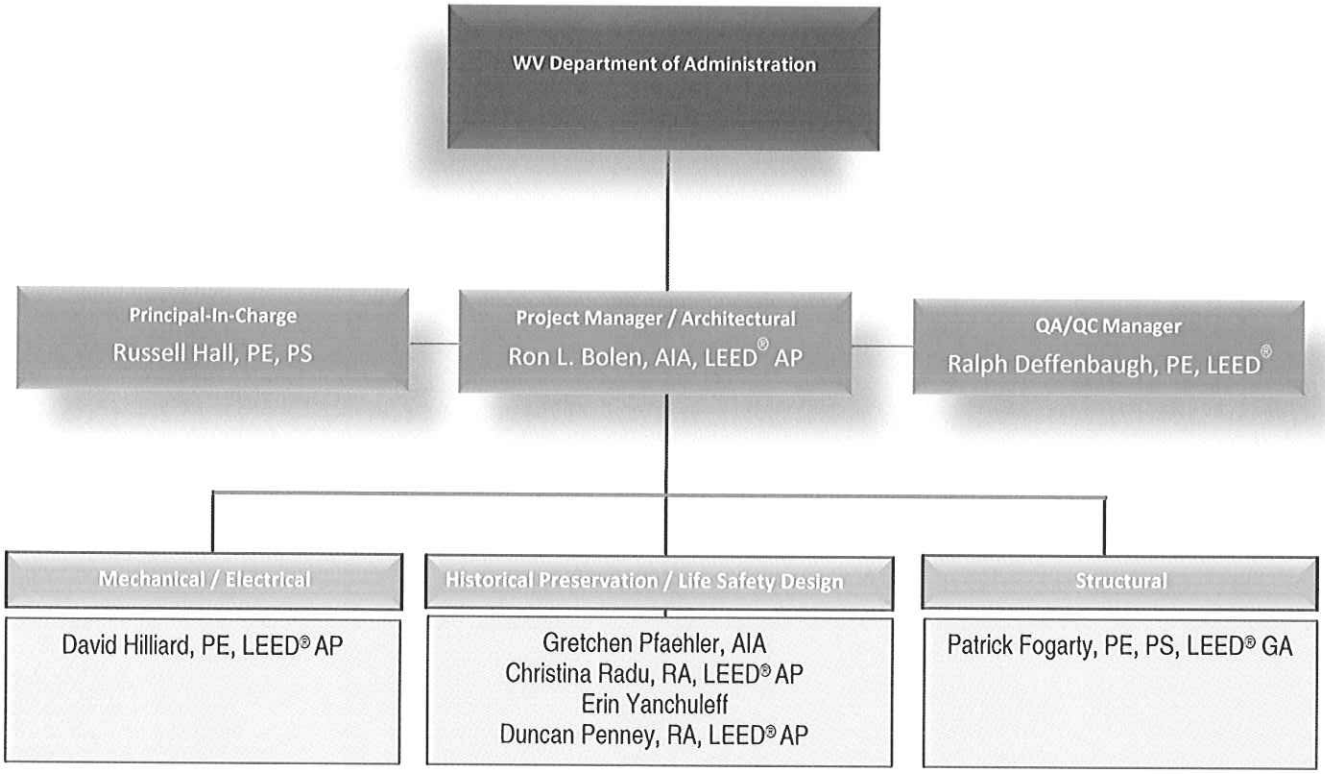
- **Independent Technical Review.** One or more appropriately skilled individuals will perform an Independent Technical Review of the documents on a discipline-by-discipline basis.

- **Checklist of all Design Criteria and Submittal Requirements**. This checklist will be used by the Independent Review Team to be sure that the project criteria is met.

- **Construction cost estimates will be performed at each submission** and checked by the team's professional construction cost estimators. Designs will be adjusted or scopes and cost-cutting ideas will be discussed with the appropriate State representatives as the designs progress.

- **All electronic documents and files are stored** using a standard directory structure and all submissions are saved on DVDs to keep an accurate record of the project. If needed, Baker provides electronic bidding .pdf and .cal files. We plot and review the .cal files to verify conversions to match the CADD plots. All electronic documents are under the care of Baker's strict firewall and antivirus software policies. Baker shall provide to GSD the final documents at the end of this project and they may reuse documents for State facilities management purposes.

# Project Team / Organization Chart



## Russell E. Hall, PE, PS

*Principal-in-Charge*

## General Qualifications

Mr. Hall currently serves an Assistant Vice President of Michael Baker Jr., Inc., as well as Office Manager of our Charleston, WV office. He is an experienced transportation engineer who has been involved in numerous bridge and highway design projects in West Virginia for over 22 years. His project management responsibilities involve overseeing staff from project inception through completion, and ensuring that the clients' needs and requirements are met.

He also has over nine years of office management experience. His office management responsibilities include financial oversight and accountability for a staff of over 40 engineers, scientists, and administrative personnel for Baker's Charleston office. His major strengths include organizing and managing a project team, quality control and quality assurance, and problem resolution. He provides overall direction and maintains direct communications with all clients.

Years with Baker: 7
Years with Other Firms: 18

**Education**
B.S., 1985, Civil Engineering, West Virginia University Institute of Technology

**Licenses/Certifications**
Professional Engineer, West Virginia, 1990

Mr. Hall is very proud of the fact that he has been able to spend his entire career in West Virginia working to address West Virginia's transportation needs.

## Experience

**On-Call Engineering/Architectural Services, Yeager Airport (CRW), Charleston, West Virginia.** *Central West Virginia Regional Airport Authority.* Principal-In-Charge. Responsible for oversight of project finances, schedules and quality control. Baker provided multi-discipline, on-call services to the Central West Virginia Regional Airport Authority (CWVRAA), which owns and operates Yeager Airport (CRW). Baker provided a full range of services to CWVRAA on an "On-Call/As-Needed" basis, including architecture, civil, structural, mechanical, electrical and environmental engineering, general engineering administration, surveying, and construction management.

**West Virginia Army National Guard - Tag Wing Improvement, Charleston, West Virginia.** *State Army National Guard Headquarters.* Principal-In-Charge. Responsible for oversight of Project Management. Baker performed complete planning, design, and construction management services for renovations to the Office of the Adjutant General at the State Army National Guard Headquarters in Charleston, West Virginia. Project elements included new acoustical ceilings, flooring, energy-saving light fixtures, duplex outlets, communications jacks, several new wall partitions, exterior door replacements, new interior doors and hardware, new wall finishes and asbestos removal. Baker provided Construction Administration and inspection services as well as periodic site review during construction.

**Town of Moorefield-Maple Avenue Streetscape, Moorefield.** *Town of Moorefield.* Principal-In-Charge. Responsible for oversight of Project Management. The Town of Moorefield was in need of a pedestrian-friendly way of connecting the downtown area with the highly utilized nearby community park. Maple Avenue was a secondary street connecting the two areas, but had no sidewalks and deep ditches along most of the corridor. Moorefield tasked Baker with the planning and design of improvements that would both upgrade existing facilities and create a unified community linking the downtown with the community park.

**Veteran's Memorial Six-Year Bridge Inspection 2005-10, Route 22 over the Ohio River, Weirton and Brooke, WV; Steubenville, OH.** *West Virginia Department of Transportation, Division of Highways.* Principal-In-Charge. Responsible for oversight of project finances, schedules and quality control, as well as oversight of project management. Baker was selected by the West Virginia Division of Highways (WVDOH) to provide bridge inspection and load rating services per NBIS and WVDOH standards. The project is 6 years in length with an inspection required every year from 2005 through 2010.

**Gypsy Bridge Design, Gypsy Bridge over West Fork River, Gypsy, West Virginia.** *West Virginia Department of Transportation, Division of Highways.* Principal-In-Charge. Responsible for oversight of project finances, schedules and quality control. This project involved the study, design and preparation of construction contract plans and related documents for the replacement of the Gypsy Bridge carrying US 19 over West Fork River and located approximately 0.12 miles north of the intersection of US 19 and Harrison CR 19/63 for a distance of approximately 0.4 miles. The bridge is a 3 span, 650 foot steel plate girder bridge. Baker reviewed all contractor submittals during the construction phase of the project.

**Blennerhassett Island Bridge, Appalachian Corridor D, Washington County, Ohio and Wood County, West Virginia.** *West Virginia Department of Transportation, Division of Highways.* Principal-In-Charge. Responsible for oversight of project finances, schedules and quality control. Baker provided project management, environmental and location studies, permitting, preliminary and final design as well as construction phase services for this 878-foot 6-inch long network tied arch that is ranked as the longest of its type in the United States and one of the longest in the world.

**US 33 Streetscape Improvement Project - Phase II, Mason.** *Town of Mason.* Principal-In-Charge. Responsible for oversight of Project Management. Baker performed complete detailed design, construction document preparation and construction management services for new sidewalks and storm sewer improvements the Mason Phase II Streetscape Project. The improvements included concrete sidewalks with integral concrete curbs, driveway curb cuts, ADA accessible curb ramps with truncated domes, ladder-style crosswalks, storm sewer improvements, benches and trash receptacles. Baker provided construction administration and inspection services.

**Central WV Regional Airport Authority-Extend Runway 5-23, Charleston, West Virginia.** *Central West Virginia Regional Airport Authority.* Principal-In-Charge. Responsible for oversight of Project Management. Baker performed complete planning, design, and construction management services for the 500-foot extension of Runway 5-23 for the Central West Virginia Regional Airport Authority at Yeager Airport in Charleston, West Virginia. The work was coordinated with the contractor for the grading operations for the ongoing Runway 23 Safety Area project, and FAA Airways Facilities for retrofit of the ALSF 1 approach light system. Nighttime closure of the runway was required for construction with no impacts to air service.

**Town of West Milford-Sidewalk Improvements, West Milford, West Virginia.** *Town of West Milford.* Principal-In-Charge. Responsible for oversight of Project Management. Baker performed complete planning, design and construction management services for new sidewalks along U.S. Route 270 (Main Street) for the Town of West Milford. The improvements included concrete sidewalks with integral concrete curbs, driveway curb cuts, ADA accessible curb ramps with truncated domes, "ladder-style" crosswalks and storm drainage design. Baker provided Construction Administration and resident inspection services as well as periodic site review during construction.

# Ralph Deffenbaugh, PE, LEED AP

*QA/QC Manager*

Mr. Deffenbaugh, Director of Facilities Engineering for Baker, provides leadership for project quality and interdisciplinary coordination for engineering personnel. In his wide-ranging experience, he has provided oversight of the engineering efforts focusing on integration of systems, development of energy reduction strategies, and detailed quality assurance reviews of various types of facilities for military, government, commercial, public, and private clients. In 2007, he received his LEED® accreditation from the U.S. Green Building Council.

Mr. Deffenbaugh's experience includes serving as quality manager, project manager, lead structural engineer, resident structural engineer, or project/design engineer for various types of facilities.

Project experiences include a variety of building types, including administrative/office buildings, training facilities, barracks and dormitories, tactical equipment maintenance facilities, vehicle maintenance facilities, military facilities, bus maintenance facilities, manufacturing plants, fabrication facilities, utility buildings, clean rooms, transit stations and park-n-rides, water storage, and water/wastewater treatment facilities.

**Years with Baker:** 4
**Years with Other Firms:** 26

**Education**
B.A.E., 1980, Architectural Engineering (Structural Design Option), The Pennsylvania State University

**Licenses/Certifications**
Professional Engineer:
- West Virginia, 2004
- Pennsylvania, 1991
- Louisiana, 2009
- Ohio, 2004
- Massachusetts, 1992
- Virginia, 1991
- Maryland, 1996
- Kentucky, 2004

NCEES Certified, 1986
LEED Accredited Professional, 2007

In his role as Director of Facilities Engineering, Mr. Deffenbaugh has provided oversight of the engineering staff that prepared the condition assessment projects that Baker performed at the West Virginia University's Morgantown campus. In addition to contracts specifically for the performance of facilities condition assessments, evaluations are also prepared for most every building renovation and expansion project. Examples of recent projects are noted below.

## Relevant Experience

**A/E Services for the Office of the Adjutant General, West Virginia Army National Guard, Division of Engineering and Facilities, Charleston, West Virginia.** *State Army National Guard Headquarters.* QA/QC. Responsibilities included coordinating the quality assurance reviews for architectural, mechanical, and electrical drawings. The Facilities Management Officer (FMO) for the State of West Virginia, Division of Engineering and Facilities (DEF), West Virginia Army National Guard (WVARNG) selected Baker for a lump sum/fixed fee contract for architectural and engineering services. Baker was selected by the Division of Engineering and Facilities to provide complete design and construction administration services for the renovation of the first floor of the entire wing of the Office of the Adjutant General (TAG). The Owner requested the need for modernization of approximately 12,000 square feet of existing outdated office space - project elements included new acoustical ceilings, flooring, energy-saving light fixtures, duplex outlets, communications jacks, alterations to the existing floor plan, exterior door replacements, new interior doors and hardware, new wall finishes and asbestos removal.

**Condition Assessment and A/E Services for Modernization of an Office Building used by the Office of the Adjutant General, West Virginia Army National Guard, Division of Engineering and Facilities, Charleston, West Virginia.** *State Army National Guard Headquarters.* QA/QC. Responsibilities included coordinating the quality assurance reviews for architectural, mechanical, and electrical drawings. The Facilities Management Officer (FMO) for the State of West Virginia, Division of Engineering and Facilities (DEF), West Virginia Army National Guard (WVARNG) selected Baker to assess the office and provide complete design and construction administration services for the renovation of the first floor of the entire wing of the Office of the Adjutant General (TAG).

**Design Services for Navigation Center Server Room Expansion, U.S. Coast Guard TISCOM, Alexandria, Virginia.** *U.S. Coast Guard TISCOM.* Project Manager. Responsibilities included development of the scope of work, project schedule, specifications, coordination of mechanical, architectural, electrical, cost estimating disciplines, client communication, and coordination. Under an architecture and engineering general services contract, Baker developed design and construction documents for expanding the server room into an adjacent, smaller room within the Navigation Center. The renovation included removal of a common wall, modifications to flooring and lighting, relocation of electrical panels, and evaluations of the HVAC system and intrusion detection systems.

**Architectural and Engineering Design Services for the Army Reserve 1222nd Engineer Company Readiness Center, Mechanicsburg, Pennsylvania.** *U.S. Army Corps of Engineers, Louisville District.* QA/QC. Responsibilities included quality assurance reviews for civil, structural, architectural, mechanical, electrical drawings, and specifications. Baker provided design-bid-build documents for a 100-member, 26,855-square-foot U.S. Army Reserve project. The new 23.8-acre site was developed to include two structures: readiness training center and organizational maintenance shop with an integral unheated storage) area. Sustainable design and development (SDD) and Energy Policy Act of 2005 (EPAct05) features were provided to meet the LEED® Silver level.

**Design/Build U.S. Army Reserve Center, Fort Lewis, Washington.** *U.S. Army Corps of Engineers, Louisville District.* QA/QC. Responsible for the technical quality review of the early site and electrical packages, and coordination with the fire protection engineering subconsultant. As designer-of-record, Baker, partnered with the design/build contractor and the client for a new 1,000-member 119,425-square-foot U.S. Army Reserve Center (USARC) on a 17-acre site. The USARC is comprised of a Training Center, Unit Storage Building, and an Organizational Maintenance Shop/Area Maintenance Support Activity (OMS/AMSA). Functional spaces were provided for classrooms, offices spaces, assembly hall, kitchen, lockers, toilets, janitor rooms, shower rooms, library and reading room, learning center, network operations, telephone room, IT rooms, electrical rooms, mechanical rooms, mail room, weapons simulator and control rooms, maintenance bays, battery room, OMS and AMSA office, tools and parts storage, battery room, sprinkler room, unit storage, and armory and vault. The facility was designed to meet the Gold SPiRiT sustainability level.

# Ron L. Bolen, AIA, LEED AP

*Project Manager / Senior Architect*

## General Qualifications

Years with Baker: 4

Years with Other Firms: 38

**Education**

B.S., 1980, Architectural Design, PCC

**Licenses/Certifications**

Registered Architect, West Virginia, 1999

LEED AP Building Design & Construction 2012

**Affiliations**

WV Society of Architects

US Green Building Council Institute

Mr. Bolen, started his career at Parkersburg Community College (PCC) in the late 1970's, and he brings over 38 years of design and project management experience to the project. He focuses his time on design and coordination with the client while maintaining a close relationship with the design team. From the early planning stages to construction implementation, Mr. Bolen's projects are the result of collaborative problem solving with design team professionals and project stakeholders. Over the past decade, he assisted seven West Virginia counties in the development of comprehensive education facilities plans. This effort involved developement of education facilities in several county, developing new facilities to maintenance and repair documents and cost estimates, as well as ten-year facility plans. Mr. Bolen is constantly searching for innovate new design concepts incorporating flexibility, new technology and leading edge design, while striving to hold to our client's mission, values and culture. Mr. Bolen's goal is to create built environments for our clients that provide longer life cycles, higher return on investment and more human environments.

## Experience

**West Virginia State Capitol Restroom Renovations. State of WV General Services Division.** Project Architect. Responsibilities included are Architectural coordination with the Architectural team members (RMJM) and the Mechanical /Electrical staff during design and construction, cost estimating project, Architectural design for rehabilitating the existing historical West Virginia State Capitol Restrooms. Baker is leading a planning study for the renovation of 31 restrooms in the historic West Virginia Capitol Building. The planning study will assess the facilities and their conformance to current code requirements and code-required capacities, compliance with Americans with Disabilities Act (ADA) requirements, quantification of the building occupancy during normal and peak periods, and an evaluation of gender distribution of restrooms within the capitol. Baker will provide design, construction sequence, and scheduling recommendations. Upon approval of the design, Baker will prepare construction documents and provide construction administration services for the renovation of three restrooms on the basement level.

**Campus Master Planning and Architectural and Engineering Services for State Capitol Complex, Charleston, West Virginia. State of WV General Services Division.** Project Architect. Responsibilities include working in conjunction with the owner and a team of specialized subconsultants. Mr. Bolen is providing elements including master planning, programming, architectural review, document management, project scheduling, cost estimating, facilities planning, sub-consultant management, and client coordination. Baker is providing comprehensive master planning services, plans and construction specifications, and construction administration for improvements to the historic West Virginia State Capitol campus. Master planning services include plans for expansion, location of new buildings, pedestrian and traffic circulation, landscaping, utilities, and site security. Baker is also providing construction plans and contract administration services for some of the security and landscaping improvements.

**West Virginia Army National Guard - Tag Wing Improvement, Charleston, West Virginia.** State Army National Guard Headquarters. Architect. Responsibilities included providing a complete design and construction administration services for architectural improvements of the first floor of the Office of the Adjutant General (TAG), and to provide MEP and HVAC design improvements for the entire TAG Wing, Headquarters Building, and Armory/Drill Floor. Baker performed complete planning, design, and construction management services for renovations to the Office of the Adjutant General at the State Army National Guard Headquarters in Charleston, West Virginia. Project elements included **flashing renovations to the existing EPDM roof which was still under an existing warranty**, other elements included new acoustical ceilings, flooring, energy-saving light fixtures, duplex outlets, communications jacks, several new wall partitions, exterior door replacements, new interior doors and hardware, new wall finishes and asbestos removal. Baker provided Construction Administration and inspection services as well as periodic site review during construction.

**Little Kanawha Bus Facility, Calhoun County, West Virginia.** *WV Division Of Public Transit.* Architect. Responsibilities include providing a complete design and detailed construction administration services include the construction of a pre-engineered metal and brick construction, sited on the available property allowing for future expansion needs. Baker is providing architectural and engineering services, landscape architecture, and construction-phase support for a new, 9,900-square foot, pre-engineered, metal and brick bus maintenance and transit operations facility. The 5,100-square-foot administrative area will include offices, a conference room, a money-counting room, and a driver-training room, and the 4,800-square-foot bus maintenance area will include storage for seven buses. The facility will be ADA-compliant and is being designed to achieve LEED® certification. Services include site survey and design, geotechnical testing, environmental compliance, utility coordination, bid documents, bid-phase support, and as-built drawings.

**Lost Creek Train Depot Rehabilitation Lost Creek, West Virginia.** *Town of Lost Creek.* Architect. Responsibilities included are Architectural support during construction, cost estimating for future phases of the overall project, Architectural design for rehabilitating the existing Historical Train Depot. The Town of Lost Creek retained Baker for the planning and design of the rehabilitation of a historic train depot adjacent to the Harrison County Rail Trail. Baker prepared a plan to raise the structure, make repairs to the deteriorated timber, excavate and place the concrete foundation system, then lower the structure to rest on the new foundation. Baker provided construction administration and inspection services as well as periodic site review during construction.

**Non-Baker Project Experience**

**Classroom and Outdoor Training Facility Upgrades, Camp Atterbury, Columbus, Indiana.** Directorate of Public Works, Post Engineer. Project Architect. Project responsibilities included site surveying and base map preparation, site civil and architectural plan preparation, detailing, bidding, and construction administration for renovations required by the Post Engineer, Camp Atterbury, Indiana. Elements of the project included expansions and renovations to existing classrooms, expansion of existing office space, renovations to electrical, communications, and fire detection and suppression systems, and development of outdoor morale, wellness, and recreation facilities and training facilities such as a community park, and obstacle course. Periodic construction administration services were included during construction.

**Science Hall, Glenville, West Virginia. Glenville State College.** Mr. Bolen provided Project Manager services through pre-design and all phases of document preparation, bidding, consultant coordination, client relations, and construction administration. The project included designing a four-story office complex **with**

**elevator and shaft** with **brick veneer to match existing facility and a new EPDM roof**, and making improvements to meet ADA requirements.

**Louis Bennett Hall, Glenville, West Virginia. Glenville State College.** Mr. Bolen provided Project Manager services through pre-design and all phases of document preparation, bidding, consultant coordination, client relations, and construction administration. The project included designing a three-story office complex addition with **elevator and a walking bridge, with brick veneer to match existing facility and a new EPDM roof** spanning between two buildings, Louis Bennett Hall and the Administration Building, and making improvements to meet ADA requirements on both facilities.

**Ruby Memorial Hospital, Morgantown, West Virginia.** *West Virginia University.* Mr. Bolen provided Project Job Captain and CADD tech services through Design Development and Contract Document. Design for an addition renovation to an existing facility for the ICU department with the University Hospital.

**WVU Indoor Practice Facility, Morgantown, West Virginia.** *West Virginia University.* Mr. Bolen provided Project Job Captain and CADD tech services through the Programming and Pre Design phase for an addition Design Build project to an provide a new indoor sports practice facility for the Athletic Department with the University.

**WVU Natatorium Facility, Morgantown, West Virginia.** *West Virginia University.* Mr. Bolen provided Project Job Captain and CADD tech services through the Programming and Pre Design phase for an addition Design Build project to provide an addition to the existing natatorium facility for the Athletic Department with the University.

**Clinical Pavilion.** *Thomas Memorial Hospital.* Mr. Bolen provided Project Architect services from design development through contract documents. This five story Addition / Renovation design provided surgery rooms, PACU, maternity ward with c-section delivery, isolation rooms, private rooms, nurses' stations, patient elevators loading docks, mechanical/electrical and auxiliary spaces for the Hospital needs.

**Dental Clinic.** *Jeff Clay Dental Clinic.* Project Manager. Mr. Bolen provided services from pre-design through all phases of document preparation, consultant coordination, and client relations. This new dental facility design included 12 exam rooms, offices, and staff lounge and denture laboratories and replaced an existing rented facility.

**Hospital X-Ray Department.** *Beckley Hospital, Inc.* Project Manager. Mr. Bolen provided services from design development through all phases of document preparation. This addition renovation design renovated the x-ray department to meet the Hospital needs.

**Hospital Emergency Room.** *Beckley Hospital, Inc.* Project Manager. Provided services from pre-design through all phases of document preparation, consultant coordination, client relations, and construction administration. The design for an addition/renovation to an existing emergency room expanded the department to meet the Hospital needs.

**Student Activities Facility Addition.** *West Virginia School of Osteopathic Medicine.* Mr. Bolen provided Project Architect services from through design development and contract documents. This addition renovation design provided a new gymnasium, renovated exercise and weight lifting areas and auxiliary spaces for the University needs.

**Main Harts Creek Vol. Fire Station.** *Main Harts Creek Vol. Fire Department.* Project Manager. Mr. Bolen provided services from pre-design through all phases of document preparation, consultant coordination, and client relations. The design was for renovation to an existing emergency medical service facility by modifying it to meet the surrounding area's needs. The facility houses six emergency vehicles, dayroom area, kitchenette, two bunkrooms, toilets and showers.

**Raleigh Co. Board of Education Bus Maintenance Facility.** *Raleigh County Board of Education.* Mr. Bolen performed duties as Project Manager Services through From Schematic Design through Contract Document. Design for a new facility to replace an existing building for the Bus Maintenance program with new facility within the required state guidelines.

**Ghent Maintenance Facility.** *WV Parkways Authority.* Project Manager. Mr. Bolen provided services through pre-design and all phases of document preparation, consultant coordination, client relations, and construction administration. This new facility design replaced an existing building for the Snow Removal Vehicle Maintenance Program. The WV Parkways Authority funded this project.

**Standard Maintenance Facility.** *WV Parkways Authority.* Project Manager. Ron provided services through pre-design and all phases of document preparation, consultant coordination, client relations, and construction administration. The new facility design replaced the existing building for the Snow Removal Vehicle Maintenance Program. The WV Parkways Authority funded this project.

**Ronceverte Vol. Fire Station and Community Center.** *Ronceverte Vol. Fire Department.* Principal/Project Manager. Mr. Bolen provided services from pre-design through all phases of document preparation, consultant coordination, client relations, and construction administration. The design replaced an existing fire station. The facility was designed with five truck bays, office spaces, and conference hall, large meeting hall, toilets, and kitchen facilities and equipped with facilities for community flood relief.

**A/E Services for Berlin McKinney Elementary School.** *Wyoming County Board of Education.* Provided Project Manager Services from pre-design through all phases of document preparation, consultant coordination, client relations, and construction administration. This major renovation design repaired classrooms, toilets and auxiliary spaces for an existing school which was flooded and provided the project within the required state guidelines.

**A/E Services for Beckley Elementary School.** *Raleigh County Board of Education.* Mr. Bolen provided Project Manager Services from pre-design through all phases of document preparation, consultant coordination, client relations, and construction administration. This new facility design replaced two existing schools within the required state guidelines and funded by the School Building Authority.

**A/E Services for Elkins Middle School.** *Randolph County Board of Education.* As Job Captain, he provided services from design development through all phases of document preparation, and consultant coordination. This addition/renovation design to the existing facility provided needed classroom, and toilet facilities within the required state guidelines.

**A/E Services for Daniels Elementary School.** *Raleigh County Board of Education.* Provided Project Manager Services from pre-design through all phases of document preparation, consultant coordination, client relations, and construction administration. This major renovation / addition design replaced two existing schools within the required state guidelines, and the project was funded by the School Building Authority.

**A/E Services for Cheat Lake Elementary and Middle School.** *Monongahela County Board of Education.* Mr. Bolen was Project Job Captain through Pre Design and all phases of Document Preparation, Consultant Coordination, and Client Relations. Design for a major addition/renovation to the existing facility to replace four existing schools with new facility within the required state guidelines. The two schools shared the dining / kitchen facilities.

**A/E Services for Lincoln County High School.** *Lincoln County Board of Education.* Project Architect. Ron provided services through Contract Document Preparation. Design for a new 216,500 square foot facility serving grades 9 through 12, completed in 2006 to replace two existing schools with new facility within the required state guidelines. This project included new administration, kitchen/dining, gymnasium – seating 840, auditorium – seating 300, library, classrooms and labs. The project included sustainable design, LAN cabling system, integrated classroom intercom telephone and program system, closed circuit television, and perimeter security system. The project was a Silver LEED® (Leadership in Energy & Environmental Design) designed project with classroom day-lighting, high efficiency HVAC equipment, and reduced storm water runoff.

**A/E Services for St. Albans High School.** *Kanawha County Board of Education.* Project Architect. Provided services through Contract Document Preparation. Design for the renovation/addition to the existing facility to renovate the existing schools within the required state guidelines. This project included new administration, food service/dining, gymnasium, auditorium, library, classrooms and labs. The renovated and new school of 124,000 square feet new construction and 172,596 total square feet houses 1050 students, grades 9 through 12. The facility design was completed in 2003, included distance learning with duplex teleconferencing, and a media center with state of the art technology distribution throughout the entire facility.

**A/E Services for Roane County High School.** *Roane County Board of Education.* Ron performed duties as Project Job Captain through Pre Design and all phases of Document Preparation, Consultant Coordination, and Client Relations. Design for a new facility to replace two existing schools with new facility within the required state guidelines. The project included new administration, kitchen/dining, gymnasium, auditorium, classrooms and labs. This project won the state AIA Design Award.

**North Central Regional Juvenile Detention Center, Parkersburg, West Virginia.** *WV Division of Juvenile Services.* Mr. Bolen provided construction administration services during the renovation and expansion of the North Central Juvenile Detention Center. Responsibilities included site visits, periodic project walk through, documentation of contractor progress, and approving contractor billings.

**Sam Perdue Juvenile Detention Center, Princeton, West Virginia.** *WV Division of Juvenile Services.* Mr. Bolen provided bidding and construction administration services during the renovation and expansion of the South Regional Juvenile Detention Center. Responsibilities included site visits, periodic project walk through, documentation of contractor progress, and approving contractor billings.

**Gymnasium Facility, Beckley, West Virginia.** *Federal Bureau of Prisons.* Project Job Captain. Provided services through all phases of document preparation, consultant coordination, and client relations. This new facility design provided an indoor gymnasium facility for the medium security prison.

**Americans with Disabilities Act (ADA) Compliance Studies, Beckley, West Virginia.** *Federal Bureau of Prisons.* As Project Job Captain, Mr. Bolen provided services through all phases of document preparation, consultant coordination, and client relations to update existing facility with ADA standards for medium security prison.

**Alderson Women's Dormitory, Alderson, West Virginia**. Mr. Bolen provided Project Architect services during contract document preparation and client relations. This new 500 bed dormitory facility design replaced an existing dormitory facility at the women's minimum security prison facility with over 105 acres.

**Glen Jean Armory, Glen Jean, Fayette County, West Virginia.** *State of WV, Division of Engineering and Facilities.* Project Architect. Responsible for design development and construction document preparation for a new Armed Forces Readiness Center in Glen Jean, Fayette County, WV. The project consisted of military offices constructed of structural steel frame, brick veneer exterior, and **EDPM membrane roofing system**. The new Armory was constructed as a Readiness Center to consolidate the Oak Hill and Beckley Organizational Maintenance Shops and houses the 77th Bridge Troop Command from Charleston, the 18-63rd Transportation Company from Oak Hill's armory and the 150th Armored Division from Raleigh County's armory in Beckley.

**A/E Services for the Cliffside Amphitheatre Improvements, Grandview State Park, National Park Service, Beckley, Raleigh County, West Virginia.** *U.S. Department of the Interior, National Park Service.* Project Architect. Mr. Bolen was assigned as Project Job Captain through Pre-Design and all phases of Document Preparation, Consultant Coordination, and Client Relations. The scope for a renovation to the existing facility was to design the stage area with a new orchestra pit and stage. The project included a tunnel to the off-stage area for access into the pit without being seen by the audience.

**Lorrie Sprague & Duncan Hollar Bed and Breakfast, Lewisburg, West Virginia.** Served as Project Manager through the Programming and all phases of Document Preparation, Consultant Coordination, and Client Relations. Design for a new facility to house approximately 15 residents in a bed and breakfast facility in Lewisburg West Virginia. The facility included the dining / kitchen facilities, Library, Conference Room, private bedroom and toilet areas.

**Pine Park Condominiums, Beckley, West Virginia.** *Raleigh County Housing Authority.* As Project Manager, Ron provided services through pre-design and all phases of document preparation, consultant coordination, and Client Relations. Mr. Bolen provided design for eight new - 4 unit condominium facility for the local Developer. As Project Job Captain, Ron provided services from pre-design through all phases of document preparation, and consultant coordination. This design was of renovations to the existing units for the housing authority.

**Computer Skills**

ACAD 2012
Autodesk - Architectural Desktop
Bentley MicroStation
TurboCad

**Professional Affiliations**

American Institute of Architects (AIA), West Virginia, 30104872
US Green Building Council, LEED AP B,D & C - 10610975

# Gretchen K. Pfaehler, AIA

*Assist. VP / Director of Preservation*

## General Qualifications

Ms. Pfaehler has over two decades of experience in the preservation, restoration, and renovation of historic buildings and landscapes across the United States. She is knowledgeable on the issues of preservation project delivery methods, technical building documentation and assessments, building material treatments, preservation laws, review processes and regulations applied to historic preservation projects. She is experienced with review, approvals and documentation with many federal state regulatory and review commissions.

Ms. Pfaehler has extensive experience leading planning and design teams for government, cultural and academic projects. Her experience with existing buildings provides a solid understanding of the requirements for determination of significant building elements and developing design solutions integrating new uses that maintain the historic character of the building. Her professional qualifications with a degree in Architecture and more than 10 years of working on historic preservations projects in the US- greatly exceed the minimum requirements of the Secretary of the Interior Standards and Guidelines' Professional Qualifications Standards for Architecture and Historic Architecture.

### EDUCATION

BS, 1991, Architecture, University of Wisconsin-Milwaukee

Certificate of Architecture, 1991, Ecole Spéciale d'Architecture, Paris France

Political Science and Art History, University of Wisconsin– Madison

### REGISTRATIONS

Registered Architect: WI

### AFFILIATIONS

Board Member, Acting Chair, DC Historic Preservation Review Board

Vice President, Association for Preservation Technology International

Member, American Institute of Architects

Associate Member, American Institute for Conservation of Historic & Artistic Works

Member, National Trust for Historical Preservation

Member, American Association for State and Local History

## Experience

**Alexandria City Hall, Alexandria, VA.** The Alexandria City Hall also known as the Alexandria Market House & City Hall, is a building built in 1871 and designed by Adolph Cluss. It was listed on the U.S. National Register of Historic Places in 1984. The site was originally a market from 1749 and courthouse from 1752. A new building was constructed in 1817 but after an extensive fire in 1871 it was rebuilt as a replica of the former building. This 120,000 square foot Historic "U' shaped building was built in 1871 with its additions during the 1960s ("In-fill") and (the "Link" with horizontal and vertical access) 1980s. The building consists of three and four stories facades and a centrally located mezzanine (5th floor) on the Cameron street facade with a cupola; and a partial basement (mechanical room). The project scope included a survey and construction documents for the proposed renovation and alteration of selective areas with the Alexandria City Hall. The study assesses the general conditions of the facilities for improvements and maintenance with the main focus on the delicate integration of the mechanical and electrical systems improvements with the redesign of building interior functions and layouts. A prioritized list of deficiencies with associated costs was prepared to assist the City with the prioritizing of funding request for repairs/

improvements/maintenance and replacement. In addition, the study and recommendations are the basis for design of a New HVAC system and Electrical Upgrade for the entire City Hall. A building facility conditions, maintenance needs and use assessment was conducted and a cost matrix for the repairs/maintenance/renovations or replacement was developed to deliver a summary of the overall cost of the facility (Budget). Code and preservation material treatment requirements were included as the base line and different options for sustainable systems improvements that involved lifecycle cost analyses for payback value determinations were considered. Both the USGBC's LEED system in conjunction with ASHRE 90.1 were utilized. Survey of the building envelope, including masonry walls, windows (both recent replacements and original) and all roofing systems were included in this analysis. The comprehensive focused nature of this type of survey ensured an integrated holistic understanding of the building that ultimately enables the City to make educated decisions, and to proceed with developing the appropriate packages of documents for the building.

**Architect of the Capitol, US Supreme Court Exterior Façade Cleaning and Restoration, Washington, DC.** The project scope included providing a design review and quality assurance for the restoration and cleaning of Cass Gilbert's US Supreme Court Building. Much of the exterior marble on this building was damaged and eroding from pollution. This condition is more that an aesthetic issue, as the wearing and damage provides opportunities for water infiltration into the building that could cause further damage. The project began with the west façade, and each phase was coordinated with the judicial schedule and access as security permits. Concepts for repair methods were reviewed with the Architect of the Capitol and the US Supreme Court at each step in the development of the project.

**West Virginia State Capitol Restroom Renovations, State of WV General Services Division. Preservation Architect and Technical Reviewer Services.** The project scope included the review of disciplines for constructability and preservation compliance. Baker led the phased renovation of 31 restrooms in this National Landmark legislative building to ensure viability for the state. The design of the State Capitol and grounds began with the 1922 selection of Cass Gilbert as architect for new Capitol. After considering several locations, the Duffy Street site was chosen in 1923 and design of the building along the Kanawha River began in earnest. Gilbert was known for monumental civic buildings such as the U.S. Supreme Court. He developed a Beaux-Arts master plan for the site that is organized along an axis through the central building dome, extending across the river and up the north hillside. While the elements of this plan were not fully implemented, an axial organization was used. Starting in 1925, the phased construction of the three parts of the Capitol and wings was completed by 1932, shortly before Gilbert's death.

**West Virginia State Capitol Master Plan, State of WV General Services Division. Preservation Architect and Technical Reviewer Services.** The project included a review of the master plan developed as guidelines to approach restoring the Capitol campus. The State of West Virginia, seeing the need for a comprehensive and forward looking building and site development plan for the West Virginia State Capitol Campus, commissioned this master planning effort. The Capitol was designed by renowned architect Cass Gilbert beginning in 1922 and constructed by 1932. The campus expanded over time to accommodate increases in executive, legislative and judicial staff and State Government department staff. The development of a more cohesive and efficient campus for the people of West Virginia and the governmental staff is a useful and important objective. To shape a comprehensive West Virginia State Capitol Campus Master Plan, a talented, interdisciplinary team collaborated with State Government, focusing on research, interviews, meetings, alternatives, and preliminary schematic design in order to resolve issues and assimilate the diverse needs of this living heart of the State. These West Virginia State Capitol Campus Master Plan recommendations are logical, functional, and visionary. The master plan envisions an identifiable, cohesive campus, provides a clear image, functions effectively, and incorporates current best practices to serve the

needs of West Virginians. The future Capitol campus will be a place of welcome, easy to use in multiple ways for daily work and special events, accessible along a system of wide shaded walks, safe, and secure.

**Department of General Services of Virginia,** The Patrick Henry Executive Office Building (Formerly the Old State Library and Supreme Court), Richmond, Virginia. Project Manager and Lead Preservation Specialist for an adaptive re-use conversion to the Commonwealth of Virginia Executive Office Building. The "Old Library Building" was built in Richmond's Capitol Square in 1939, and housed the Supreme Court of Virginia and the Commonwealth's Library and Archives. The structure was built with two distinct sections, entrances, facilities and elevators, one for the Library and one for the Supreme Court. Originally, there were 211,000 square feet of offices, public spaces, courtrooms, and library stacks, occupying a large portion of the center and upper floors. In 1973, an addition was put on the building, providing four additional floors for stack storage. The ziggurat addition created the tiered top to the original building and increased the building to 258,876 square feet. The project consists of a complete renovation of the building and all building systems and adapting the building for office use in two phases. In the first of the two renovation phases, the Old Library Building will provide office and support space for two types of functions: permanent relocations for government agencies and temporary relocations for legislative functions currently operating in the Virginia Capitol Building. The second phase of the renovation will involve converting the legislative spaces into office space for governmental agencies, currently in leased space throughout the Richmond Metropolitan area.

**Department of General Services of Virginia, Capitol of the Commonwealth of Virginia, Richmond Virginia**. Project Manager for the marketing, pre design, and contract negotiations phases for the renovation of the Capitol, New Visitor Center, and Landscape Restoration. The Virginia State Capitol is one of the most historic structures in America. One of four structures designed by Thomas Jefferson, it is considered as the first classical structure in America designed in 1785 and has been in continuous use since 1788. The project addresses a wide range of issues including but not limited to: Identification, dating and documentation of the historic fabric of the building, Extensive historic research to determine the appropriate preservation / restoration period, Long-term preservation and restoration of materials, systems and assemblies, Unobtrusive introduction of new building systems and 21st-century technology, Security enhancements, Design and addition of a below-grade visitor center and support facility, Retention and restoration of the John Nottman landscape design, Integration of and interpretation of highly significant historic artifacts in the overall visitor experience. The work is to be completed by January 2007, in time for the statewide Jamestown celebration marking Virginia's 400th anniversary.

**Architect of the Capitol, US Supreme Court Exterior Façade Cleaning and Restoration, Washington, DC.** The project scope included providing a design review and quality assurance for the restoration and cleaning of Cass Gilbert's US Supreme Court Building. Much of the exterior marble on this building was damaged and eroding from pollution. This condition is more that an aesthetic issue, as the wearing and damage provides opportunities for water infiltration into the building that could cause further damage. The project began with the west façade, and each phase was coordinated with the judicial schedule and access as security permits. Concepts for repair methods were reviewed with the Architect of the Capitol and the US Supreme Court at each step in the development of the project.

**Ada County, Courthouse and Idaho State Capitol Mall Plan, Boise, Idaho.** Preservation consultant with responsibilities including survey of existing conditions and analysis of a 1930's Moderne courthouse as a component of the Idaho State Capitol Mall Planning project. The survey included assessment of significance and feasibility of re-use of the existing building configurations, original artwork, plaster, stone and terrazzo finishes, as well as steel windows. Public hearing presentation for recommendations.

**State of Wisconsin, Wisconsin State Capitol Renovation, Madison, Wisconsin. Rotunda Restoration and Preservation.** Lead and Project Manager developing survey and writing for historic structures report; created schematic, design and construction documents; specification writing; drafting; conservator selection; managing consultants; construction administration; built close productive relationship with contractor team; development and maintenance of logs and budget; coordination of publicity and video documentary development.

**State of Wisconsin, Wisconsin State Capitol Renovation, Madison, Wisconsin, West and South Wing Restoration and Renovation**. Developed restored furniture specification and document development; new and replica furniture package development; historic structure report text and chapter development; field measurement; building survey; historic hardware survey; development of decorative finish exposures.

**Architect of the Capitol, Indefinite Quantities Contracts, Washington DC.** Project Manager and Preservation Architect for two sequential 10-year, $20 million fee capacity for a broad range of project scope and construction cost. The Architect of the Capitol is responsible to the United States Congress for the maintenance, operation, development, and preservation of the United States Capitol Complex, which includes the Capitol, the Congressional office buildings, the Library of Congress buildings, the Supreme Court building, the US Botanic Garden, the Capitol Power Plant, and other facilities. Today, in addition to the Capitol, The Architect is responsible for the upkeep of all the congressional office buildings, the Library of Congress buildings, the United States Supreme Court building, the Federal Judiciary Building, the Capitol Power Plant, the Capitol Police Headquarters, and the Robert A. Taft Memorial. Highlighted projects, all in Washington DC, include:

•Russell Senate Office Building Envelope Design Documents – Technical survey and documents to renovate the exterior of the building including the entire exterior envelope with the exception of the roof. Includes an energy analysis to determine if the windows and exterior doors are to be renovated or replaced.

•**Daylight Harvesting Study**- Survey, research and documentation for all AOC buildings on the Capitol Hill Campus to determine opportunities for energy savings to improve day management through lighting controls as well as architectural and lighting recommendations.

•**Cannon House Office Building Life Safety Improvements** - Contract documents to renovate and improve exiting in the Cannon House Office Building.

•**Library of Congress, Thomas Jefferson Building, Whittall Pavilion Façade Restoration,** Located in the Northwest Courtyard of the Thomas Jefferson Building, the façade of this building that houses the Library of Congress Stradivarius collection had become damaged and did not serve as a secure building envelope for the unique collection in the Library of Congress' original building. The scope included survey and development of repair and cleaning solutions for brick and limestone including the restoration of a bronze statue and fountain integrated into this façade.

•**Library of Congress, Thomas Jefferson Building, Reading Room Stained Glass Window Restoration,** Located in the central reading room of the Thomas Jefferson Building, the windows required maintenance after sixty years of service as the daylighting and decorative element in the iconic main reading room. The scope included survey and development of repair and cleaning solutions for the restoration the interior decorative windows, the exterior storm windows, the design of two new state seals to be integrated into the windows and preparation of a sequence of restoration as a part of the contract document development.

•**SITES Restoration of the US Botanic Garden Bartholdi Park** – restoration of the historically significant garden to comply with the mission of the US Botanic Garden and SITES.

•**Cannon and Longworth House Office Building Exterior Stone Survey and Repairs** - survey and contract documents to repair deteriorating stone on these historically significant buildings for the US House of Representatives.

•**Library of Congress Exit Improvements in the John Adams Building and the James Monroe Building** - Contract documents to renovate and improve five distinct exits in the John Adams Building and the James

Madison Memorial Building including modification of stone cladding openings, modifications to egress stairs and custom bronze entrance doors

•**US Capitol Power Plant Biofuel Tank Study and Interior Restoration** - Survey, research and documentation to replace the 200,000 gallon fuel tank with a system to improve the energy efficiency of the US Capitol Power Plant.

•**Cannon and Longworth House Office Building Exterior Stone Survey and** Repairs - Survey and contract documents to repair deteriorating stone on these historically significant buildings for the US House of Representatives.

•**Cannon House Office Building Life Safety Improvements** - Contract documents to renovate and improve exiting in the Cannon House Office Building.

•**Life Safety and Fire Egress Concept Study in the Rayburn House Office Building** - A study proposing architectural and engineering improvements to the Rayburn House Office Building addressing code deficiencies focused on the areas of exit travel distance and exit capacity.

•**Renovations in Ford House Office Building Office and Meeting Spaces** - Construction documents that provided the architectural and engineering renovation of utilitarian spaces into office and meeting spaces.

•**Radio and TV Galleries Renovations in the U.S. Capitol** - A final concept study for renovations of the House of Representative Radio / TV Gallery at the U.S. Capitol.

•**Egress and Life Safety Study in the Longworth House Office Building** - A study that proposed architectural and engineering improvements to the Longworth House Office Building addressing code deficiencies.

•**House Member's Wellness Center Study in the Rayburn House Office Building** - A programmatic study to expand the House Member's Gymnasium by assessing its requirements, balancing the men's and women's functions and creating new design alternatives. Creating a state-of-the-art fitness facility that ties House tradition in a much-improved recreational health and wellness environment.

•**Library of Congress Exit Improvements in the John Adams Building and the James Monroe Building** - Contract documents to renovate and improve five distinct exits in the John Adams Building and the James Madison Memorial Building including modification of stone cladding openings, modifications to egress stairs and custom bronze entrance doors.

**Smithsonian Institution Arts & Industries Building Historic Structure Report, Washington DC. Preservation Architect for the Historic Structure Report (HSR) for the Arts & Industries Building.** Identified, compiled, organized, and interpreted previously produced research, and to develop new research and a current conditions assessment. The document included an evaluation and statement of significance to assist the Smithsonian in identifying preservation objectives and guidelines for future building preservation, maintenance, and revitalization. The Arts & Industries Building (1879-1881), originally known as the National Museum building, was built not only to house the vast foreign and domestic exhibits donated to the United States government following the 1876 Centennial Exposition in Philadelphia but also to accommodate the rapidly growing collections of the Smithsonian Institution (SI) which had exceeded the capacity of the Castle. The AIB was the first of a group of purpose-built museums built by the SI with a combination of federal and private funding. Globally, the Smithsonian Institution was at the forefront of institutions developing public museums.

**Smithsonian Institution National Museum of American History, Washington DC.** Preservation Architect as part of the overall renewal of the National Museum of American History (NMAH) on the National Mall, the museum realized the need to enhance the visitor experience by engaging visitors in new, hands on exhibitions and programs. With this new model of engagement, The Lemelson Center for Innovation, the Dibner Rare Book Library, Smithsonian Archives, and the Smithsonian Library at NMAH will be reprogrammed and designed to engage a wider range of visitors, reinforcing the new model of visitor

experience. Primary exhibition experiences will include three curatorial groups: Science and Medicine, American Political History, and Music, Entertainment & Sports whose exhibits will be focused on connecting to the core "civic plaza" experiences. All renovations used the preservation plan prepared as starting point from which the building will continue its viability as a museum.

**Smithsonian Institution, National Zoological Park Indian Elephant House and Habitat Renovation, Washington DC**. Preservation Designer and Lead Architect for the institution-wide renewal program, the National Zoological Park is expanding the Indian Elephant House and Habitat. The phased project features the renovation of the existing Edwin H. Clark 1939 Pachyderm Building, a new barn addition, and an expansive elephant habitat and trek environment. The original Elephant house featured limited animal galleries behind steel bars at the perimeter of the building. The visitor area was a centrally-located large volume with a vaulted ceiling with several sky lights. Phase I of the elephant house expansion is to reorient the interior so that the elephant day room occupies the larger volume space formerly visitors' area. Visitors will now observe the elephants from a series of viewing areas along the perimeter of the building. Increased feeding, medical care, and keeper functions are located in the addition to the historic structure. Future phases include a variety of habitats creating an animal trek linking visitor and animal experiences while encouraging natural animal activity and behavior. Building research and analysis was provided for 106 compliance and structural stabilization for the renovation portion of the project.

**Franklin Institute, Franklin Hall and Pendulum Stair Preservation, Philadelphia, Pennsylvania.** Preservation Architect for the development of an RFP for the preservation of the Franklin Hall and Pendulum stair in the Franklin Institute. These spaces are the few remaining unchanged spaces from the original 1930's construction of the institute. Services included initial survey, documentation, RFP development, review, and recommendations for submitted proposals. Services will continue through the determination of cleaning methodologies through the documentation of the preservation of these areas.

**St. Louis Public Library, Public Library Restoration, St Louis, Missouri.** Preservation Project Manager for phase one established in the master plan for the renovation of the Central Library in downtown St. Louis. The library resides in an historic Cass Gilbert building built in 1912. With an already extensive rare books collection, the Library is on the brink of becoming a world-class research facility, with special emphases in history, fine arts, and genealogy. The first phase of the project include the renovation of the central reading court and the rare books room to highlight the potential for fund raising to complete the renovation of the entire facility.

**University of Michigan School of Natural Resources and Environment, Dana Building Renovation, Ann Arbor, Michigan**. Design team member for roofing assessment and detailing and interior architecture in the $25 million dollar renovation that promoted sustainability and is certified at LEED gold certification. The purpose of the project was to add office and class room space that demonstrates state-of-the-art environmentally and teaches environmental sensibility and awareness. The goals in the project included renovation of the Historic 1906 landmark while increasing day lighting, decreasing energy usage, water conservation material efficiency and maximum reuse and recycling. At its completion the central light well of this building was filled with a sky lit office, classroom and atrium.

**University of Michigan, Burton Tower, Ann Arbor, Michigan.** Project designer to lead and accessibility and egress study survey leading toward construction documents. Survey included the development of solutions for life safety and mechanical issues that comply with the intent of the Secretary of the Interior Standards.

**Drew University, Seminary Hall, Madison, NJ. Seminary Hall**, one of four historic campus structures, serves as home to the Theological School. Originally built in 1887, the hall has undergone little renovation over the years, and was in need of a comprehensive renovation to meet academic space and accessibility requirements. A major design goal was maintaining a large portion of the original features within the 27,000 sf existing structure. An 8,000 sf addition features a new 130-seat Chapel and a commons area, as well as some administrative and some classroom areas. Another major element involved the revitalization of the Craig Chapel, which originally served as the campus's meeting space. The design allows for the ornate features of the space to be retained as it is transformed into a new 100-seat classroom space.

**University of Wisconsin, Red Gym Armory, Madison, Wisconsin.** The massive, red brick masonry Armory and Gymnasium, with stepped gables and turrets, is a National Historic Landmark and has been a significant feature of the University of Wisconsin campus since 1892. The scope of effort began with historical research and analysis of the building to develop a historic structures report that identified areas of significance, the existing condition and structural and base building repair issues. The Getty Grant program provided funding for a more detailed analysis of the building's exterior masonry. Work began with exterior restoration and interior space planning and architectural design to modify gymnasiums, pools, running tracks, large open gymnasium, and shooting ranges into offices, meeting spaces and student resource library and training areas. Care was taken that the all new building systems were reversible and sensitively inserted. Additional egress stairs and elevators were added to the building. The "Red Gym" serves as home the gateway to the University and home to campus admissions, Campus Assistance and Visitors Center, International Student and Scholar Services, Morgridge Center for Public Service, Multicultural Center, Student Organization Office, and Student Orientation Programs.

**PIDC, Building Assessment and Adaptive Reuse Study, 4601 Market Street, Philadelphia, PA.** Building assessment and adaptive reuse study for the former Provident Mutual Life Insurance Company building complex. Now owned by the Philadelphia Industrial Development Corporation (PIDC), the site features a 325,000-sf Classical Revival, limestone clad, concrete and steel structure designed by Cram & Ferguson and built in 1926 and two other support buildings from the same period. The project created a unique opportunity to balance heritage with design integrity, utilizing sustainable strategies to improve building performance and lower operational costs. The recommendations complied with the Secretary of Interior Standards for Treatment of Historic Properties and applicable building and seismic code requirements.

**Princeton Theological Seminary, Multiple Projects Princeton, NJ.** An extensive working relationship has existed with Princeton Theological Seminary. During this time, design reports, case studies, and feasibility analyses have culminated in the completion of several final design projects. A campus master plan was launched, followed by subsequent revisions that have directed the implementation of a number of projects.

# Christina Valentina Radu, RA, LEED AP

*Historic Preservation Architect*

**EDUCATION**

MA, 1998, Historic Preservation Program, Urban Affairs and Public Policy, University of Delaware

Architecture, 1993, Institute of Architecture "Ion Mincu" Bucharest, Romania, degree accredited by the National Architectural Accrediting Board

**REGISTRATIONS**

Registered Architect: DE

LEED Accredited Professional

**AFFILIATIONS**

Member, Association for Preservation Technology International, DC Chapter

## General Qualifications

Ms. Radu has 16 years experience as a historic preservation architect and holds a professional license issued by the State of Delaware. Her professional qualifications - a Master of Arts with concentration in Historic Preservation and more than 11 years of working on historic preservation projects in the US- greatly exceed the minimum requirements of the Secretary of the Interior Standards and Guidelines' Professional Qualifications Standards for Architecture and Historic Architecture. The projects listed below illustrate Ms. Radu's participation in detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

## Experience

**Alexandria City Hall, Alexandria, VA.** The Alexandria City Hall also known as the Alexandria Market House & City Hall, is a building built in 1871 and designed by Adolph Cluss. It was listed on the U.S. National Register of Historic Places in 1984. The site was originally a market from 1749 and courthouse from 1752. A new building was constructed in 1817 but after an extensive fire in 1871 it was rebuilt as a replica of the former building. This 120,000 square foot Historic "U' shaped building was built in 1871 with its additions during the 1960s ("In-fill") and (the "Link" with horizontal and vertical access) 1980s. The building consists of three and four stories facades and a centrally located mezzanine (5th floor) on the Cameron street facade with a cupola; and a partial basement (mechanical room). The project scope included a survey and construction documents for the proposed renovation and alteration of selective areas with the Alexandria City Hall. The study assesses the general conditions of the facilities for improvements and maintenance with the main focus on the delicate integration of the mechanical and electrical systems improvements with the redesign of building interior functions and layouts. A prioritized list of deficiencies with associated costs was prepared to assist the City with the prioritizing of funding request for repairs/ improvements/maintenance and replacement. In addition, the study and recommendations are the basis for design of a New HVAC system and Electrical Upgrade for the entire City Hall. A building facility conditions, maintenance needs and use assessment was conducted and a cost matrix for the repairs/maintenance/renovations or replacement was developed to deliver a summary of the overall cost of the facility (Budget). Code and preservation material treatment requirements were included as the base line and different options for sustainable systems improvements that involved lifecycle cost analyses for payback value determinations were considered. Both the USGBC's LEED system in conjunction with ASHRE 90.1 were utilized. Survey of the building envelope, including masonry walls, windows (both recent replacements and original) and all roofing systems were included in this analysis. The comprehensive focused nature of this type of survey ensured an integrated holistic understanding of the building that ultimately enables the

City to make educated decisions, and to proceed with developing the appropriate packages of documents for the building.

**West Virginia State Capitol Restroom Renovations, State of WV General Services Division. Preservation Architect and Technical Reviewer Services.** The project scope included the review of disciplines for constructability and preservation compliance. Baker led the phased renovation of 31 restrooms in this National Landmark legislative building to ensure viability for the state. The design of the State Capitol and grounds began with the 1922 selection of Cass Gilbert as architect for new Capitol. After considering several locations, the Duffy Street site was chosen in 1923 and design of the building along the Kanawha River began in earnest. Gilbert was known for monumental civic buildings such as the U.S. Supreme Court. He developed a Beaux-Arts master plan for the site that is organized along an axis through the central building dome, extending across the river and up the north hillside. While the elements of this plan were not fully implemented, an axial organization was used. Starting in 1925, the phased construction of the three parts of the Capitol and wings was completed by 1932, shortly before Gilbert's death.

**West Virginia State Capitol Master Plan, State of WV General Services Division.** Preservation Architect and Technical Reviewer Services. The project included a review of the master plan developed as guidelines to approach restoring the Capitol campus. The State of West Virginia, seeing the need for a comprehensive and forward looking building and site development plan for the West Virginia State Capitol Campus, commissioned this master planning effort. The Capitol was designed by renowned architect Cass Gilbert beginning in 1922 and constructed by 1932. The campus expanded over time to accommodate increases in executive, legislative and judicial staff and State Government department staff. The development of a more cohesive and efficient campus for the people of West Virginia and the governmental staff is a useful and important objective. To shape a comprehensive West Virginia State Capitol Campus Master Plan, a talented, interdisciplinary team collaborated with State Government, focusing on research, interviews, meetings, alternatives, and preliminary schematic design in order to resolve issues and assimilate the diverse needs of this living heart of the State. These West Virginia State Capitol Campus Master Plan recommendations are logical, functional, and visionary. The master plan envisions an identifiable, cohesive campus, provides a clear image, functions effectively, and incorporates current best practices to serve the needs of West Virginians. The future Capitol campus will be a place of welcome, easy to use in multiple ways for daily work and special events, accessible along a system of wide shaded walks, safe, and secure.

**Eastern Market, Master's Office Renovation, Washington, DC.** Built in 1873, the Eastern Market was the first of a network of public markets owned by the city. The proposed scope of this project includes the programming of the Market's Master's Office. Pfaehler is providing concept design documents that will support the historical data gathered on the functions, finishes and furnishings of the suite. This project was awarded the 2010 National Preservation Honor Award by the National Trust for Historic Preservation, and the 2010 Public Projects Award by the District of Columbia Awards for Excellence in Historic Preservation

**Architect of the Capitol, Indefinite Quantities Contracts, Washington DC.** Project Manager and Preservation Architect for two sequential 10-year, $20 million fee capacity for a broad range of project scope and construction cost. The Architect of the Capitol is responsible to the United States Congress for the maintenance, operation, development, and preservation of the United States Capitol Complex, which includes the Capitol, the Congressional office buildings, the Library of Congress buildings, the Supreme Court building, the US Botanic Garden, the Capitol Power Plant, and other facilities. Today, in addition to the Capitol, The Architect is responsible for the upkeep of all the congressional office buildings, the Library of Congress buildings, the United States Supreme Court building, the Federal Judiciary Building, the Capitol Power Plant, the Capitol Police Headquarters, and the Robert A. Taft Memorial. Highlighted projects, all in Washington DC, include:

•**Daylight Harvesting Study**- Survey, research and documentation for all AOC buildings on the Capitol Hill Campus to determine opportunities for energy savings to improve day management through lighting controls as well as architectural and lighting recommendations.
•**Library of Congress, Thomas Jefferson Building, Whittall Pavilion Façade Restoration**, Located in the Northwest Courtyard of the Thomas Jefferson Building, the façade of this building that houses the Library of Congress Stradivarius collection had become damaged and did not serve as a secure building envelope for the unique collection in the Library of Congress' original building. The scope included survey and development of repair and cleaning solutions for brick and limestone including the restoration of a bronze statue and fountain integrated into this façade.
•**Library of Congress, Thomas Jefferson Building, Reading Room Stained Glass Window Restoration,** Located in the central reading room of the Thomas Jefferson Building, the windows required maintenance after sixty years of service as the daylighting and decorative element in the iconic main reading room. The scope included survey and development of repair and cleaning solutions for the restoration the interior decorative windows, the exterior storm windows, the design of two new state seals to be integrated into the windows and preparation of a sequence of restoration as a part of the contract document development.
•**SITES Restoration of the US Botanic Garden Bartholdi Park** – restoration of the historically significant garden to comply with the mission of the US Botanic Garden and SITES.
•**Cannon and Longworth House Office Building Exterior Stone Survey and Repairs** - survey and contract documents to repair deteriorating stone on these historically significant buildings for the US House of Representatives.
•**Cannon House Office Building Life Safety Improvements** - Contract documents to renovate and improve exiting in the Cannon House Office Building.
•**Russell Senate Office Building Envelope Design Documents** – Technical survey and documents to renovate the exterior of the building including the entire exterior envelope with the exception of the roof. Includes an energy analysis to determine if the windows and exterior doors are to be renovated or replaced.
•**Library of Congress Exit Improvements in the John Adams Building and the James Monroe Building** - Contract documents to renovate and improve five distinct exits in the John Adams Building and the James Madison Memorial Building including modification of stone cladding openings, modifications to egress stairs and custom bronze entrance doors
•**US Capitol Power Plant Biofuel Tank Study and Interior Restoration** - Survey, research and documentation to replace the 200,000 gallon fuel tank with a system to improve the energy efficiency of the US Capitol Power Plant.
•**Cannon and Longworth House Office Building Exterior Stone Survey and Repairs** - Survey and contract documents to repair deteriorating stone on these historically significant buildings for the US House of Representatives.
•**Cannon House Office Building Life Safety Improvements** - Contract documents to renovate and improve exiting in the Cannon House Office Building.
•**Life Safety and Fire Egress Concept Study in the Rayburn House Office Building** - A study proposing architectural and engineering improvements to the Rayburn House Office Building addressing code deficiencies focused on the areas of exit travel distance and exit capacity.
•**Renovations in Ford House Office Building Office and Meeting Spaces** - Construction documents that provided the architectural and engineering renovation of utilitarian spaces into office and meeting spaces.
•**Radio and TV Galleries Renovations in the U.S. Capitol** - A final concept study for renovations of the House of Representative Radio / TV Gallery at the U.S. Capitol.
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**A&E Services for Cultural Resources Support; Joint Base Pearl Harbor-Hickam, Oahu Hawaii.** Project Manager and Lead Preservation Architect to develop preservation guidelines and provide review of proposed modifications to buildings on the National Register and within Historic Districts. Serve to provide documentation to support NAVFAC in their communications with the SHPO and NAVFAC HPO to demonstrate compliance with the Secretary of Interior Standards as the joint base reviews energy conservation and code compliance solutions for the existing architecture and site. Projects range from individual building upgrades to photovoltaic array installations.

**US Army Corp, Baltimore District, Aberdeen Proving Ground Post Head Quarters Building Assessment and HABS Documentation, Aberdeen, Maryland. Project Manager and Preservation Architect to prepare HABS Documentation and research documentation to be used for a National Register Nomination for the Army Corp of Engineers.** The HABS documentation was developed with the use of laser technology to create the drawings. When the US entered the war in April 1917, of the of the critical decisions was to replace the existing Proving Ground located in Sandy Hook, New Jersey, with a facility in a location that would cause no community disturbance or public hazard, yet be in close proximity to the industrial and manufacturing centers. On 6 October 1917 the Congress authorized funds for the new proving ground, and the US came into the possession of the land at Aberdeen on October 20, 1917. Plans for the new building facilities were developed simultaneously. The scope of this survey was to document to

HABS level the existing Building 310, the former Post Headquarters Building at the Aberdeen Proving Grounds. Given the significance of the building, deemed eligible to be included individually on the National Register of Historic Places, the goal of the project is to document the building according to HABS level II. While documentation level II is sufficient for most historic building that are not listed as National Historic Landmarks, for mitigation documentation projects, the National Park Service Regional Office could request a level I documentation. The Aberdeen Proving Grounds has an entire collection of drawings documenting the building construction and its changes throughout the years. To complete the documentation of the building, EwingCole, architects, engineers, interior designers, planners, measured and documented the exterior of the structure

**PIDC, Building Assessment and Adaptive Reuse Study, 4601 Market Street, Philadelphia, PA. Building assessment and adaptive reuse study for the former Provident Mutual Life Insurance Company building complex.** Now owned by the Philadelphia Industrial Development Corporation (PIDC), the site features a 325,000-sf Classical Revival, limestone clad, concrete and steel structure designed by Cram & Ferguson and built in 1926 and two other support buildings from the same period. The project created a unique opportunity to balance heritage with design integrity, utilizing sustainable strategies to improve building performance and lower operational costs. The recommendations complied with the Secretary of Interior Standards for Treatment of Historic Properties and applicable building and seismic code requirements.

**Joint Base General Plan for Joint Base McGuire-Dix-Lakehurst (JBMDL), New Jersey. Joint Base McGuire-Dix-Lakehurst.** Preservation Architect. The joint base has over 80 mission partner units and provides support to a population of approximately 42,000 people and 3,933 facilities with an estimated value of $9.3 billion. The General Plan is the first development plan to guide the consolidation of the three installations into a single installation. The objective of this project was to develop a Joint Base Installation Development Plan for JB-MDL, through a series of documents that serve as a guide for making land use changes, programming capital improvements, determining the rate, timing, and location of future growth, and establish general policies regarding long-term physical development in order to improve the built and social environment of the community. In addition to traditional master planning activities, the Installation Development Plan included:

- Compilation of all spatial datasets into one Common Installation Picture (CIP)
- Analysis of existing conditions and future land use and transportation alternatives
- Utility capacity analysis
- Utility data gap analysis
- Cultural resources analysis for structures and landscapes including Section 110 Surveys
- Asset Management Plans (AMPs)
- New Area Development Plans (ADPs) for key development areas
- Preparation of Special Plans and Studies; including vegetation management plan, obstruction management plan, communications, community economic impact, community involvement, etc.
- Commander's Summary

# Erin Yanchuleff

*Preservation Specialist*

## Experience

**Alexandria City Hall, Alexandria, VA.** The Alexandria City Hall also known as the Alexandria Market House & City Hall, is a building built in 1871 and designed by Adolph Cluss. It was listed on the U.S. National Register of Historic Places in 1984. The site was originally a market from 1749 and courthouse from 1752. A new building was constructed in 1817 but after an extensive fire in 1871 it was rebuilt as a replica of the former building. This 120,000 square foot Historic "U' shaped building was built in 1871 with its additions during the 1960s ("In-fill") and (the "Link" with horizontal and vertical access) 1980s. The building consists of three and four stories facades and a centrally located mezzanine (5th floor) on the Cameron street facade with a cupola; and a partial basement (mechanical room). The project scope included a survey and construction documents for the proposed renovation and alteration of selective areas with the Alexandria City Hall. The study assesses the general conditions of the facilities for improvements and maintenance with the main focus on the delicate integration of the mechanical and electrical systems improvements with the redesign of building interior functions and layouts. A prioritized list of deficiencies with associated costs was prepared to assist the City with the prioritizing of funding request for repairs/ improvements/maintenance and replacement. In addition, the study and recommendations are the basis for design of a New HVAC system and Electrical Upgrade for the entire City Hall. A building facility conditions, maintenance needs and use assessment was conducted and a cost matrix for the repairs/maintenance/renovations or replacement was developed to deliver a summary of the overall cost of the facility (Budget). Code and preservation material treatment requirements were included as the base line and different options for sustainable systems improvements that involved lifecycle cost analyses for payback value determinations were considered. Both the USGBC's LEED system in conjunction with ASHRE 90.1 were utilized. Survey of the building envelope, including masonry walls, windows (both recent replacements and original) and all roofing systems were included in this analysis. The comprehensive focused nature of this type of survey ensured an integrated holistic understanding of the building that ultimately enables the City to make educated decisions, and to proceed with developing the appropriate packages of documents for the building.

**EDUCATION**

California Polytechnic State University
Fall 2003- Spring 2008

San Luis Obispo, California

Bachelor of Architecture

Washington Alexandria Architectural Consortium (WAAC)
August 2006-May 2007

Satellite Campus of Virginia Technical Institute and State University

**PROFESSIONAL AFFILIATIONS**

Association for Preservation Technology (APT)2008 - 2012

APT Washington DC Chapter Secretary

National Trust for Historic Preservation2009 - 2010

2008 - 2012

Member, National Trust for Historic Preservation

**Wiss, Janney, Elstner Associates, Inc.**
**Eisenhower Executive Office Building, Washington D.C.**
Worked with Design-Build Team to Preserve Historic Fabric in a Modernization Project
Surveyed Site for Existing Conditions Survey Database
Preformed HABS Documentation and Research

Evaluated and Assembled Scope of Work for Façade Repair and Restoration Project

**St. Elizabeths West Campus, Washington D.C.**
Surveyed over 60 buildings interior and exterior for Historic Structures Report
Assembled Construction Documents and Specifications for Exterior Repair and Restoration
Including Building Envelope and Exterior Waterproofing Design
Preformed Construction Period Services for Exterior Repairs and Restoration Scope
St. Elizabeths Building 33, Performed construction administration for installation of new slate roof, metal gutter, and waterproofing assembly on historic masonry building

**First National Bank, Richmond, Virginia**
Façade Repair and Restoration of Historic Fabric and methodologies Preformed Construction Period Services for Façade Repair and Restoration Researched Modern Construction Materials to Interface with Existing Materials

**The Homer Building, Washington D.C.**
Preformed Exterior Condition Assessment
Assembled Preservation Phasing Plan for Exterior Repairs
Assembled Scope of Work, Construction Documents, and Specifications for Façade Repair
Cabbel Hall, University of Virginia
Preformed Existing Condition Assessment of Plaster System on Ceiling
Assembled Preservation Plan for Ceiling Plaster System

**Madison Hotel Roof Repair, Washington D.C.**
Surveyed existing roof conditions for deficiencies
Assembled Scope of Work, Construction Documents and Specifications for SBS modified bitumen waterproofing assembly and base flashing repairs
Preformed onsite inspection during and after work for compliance to project specifications

**Scott Montgomery School, Washington DC**
Surveyed existing roof conditions at interface with masonry wall
Assembled Scope of Work, Construction Documents and Specifications for brick and limestone masonry repairs including the replacement of elastomeric sealant at existing roofing membrane termination joints.
Preformed onsite inspection during and after work for compliance to project specifications

**The Palatine Apartments, Arlington, Virginia**
Surveyed and inspected existing standing seam metal roofing conditions for deficiencies
Assembled Scope of Work, Construction Documents, and Specifications for redesign of drainage slope and waterproof membrane and the reinstallation of the standing seam metal roof panels
Designed new cap and counter flashing to protect cast stone and form water tight integration with roof assembly
Preformed onsite inspection during and after work for compliance to project specifications

**COMPUTER SKILLS**

Revit 2013, Auto CAD 2012, Photoshop, Microsoft Office

**PRESENTATION** Co-Presented to colleagues on the added value of preservation consultants and innovative March 2011 technical services for historic preservation projects.

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*Preservation Specialist*


## Experience

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Surveyed existing roof conditions at interface with masonry wall
Assembled Scope of Work, Construction Documents and Specifications for brick and limestone masonry repairs including the replacement of elastomeric sealant at existing roofing membrane termination joints.
Preformed onsite inspection during and after work for compliance to project specifications

**The Palatine Apartments, Arlington, Virginia**
Surveyed and inspected existing standing seam metal roofing conditions for deficiencies
Assembled Scope of Work, Construction Documents, and Specifications for redesign of drainage slope and waterproof membrane and the reinstallation of the standing seam metal roof panels
Designed new cap and counter flashing to protect cast stone and form water tight integration with roof assembly
Preformed onsite inspection during and after work for compliance to project specifications

**COMPUTER SKILLS**

Revit 2013, Auto CAD 2012, Photoshop, Microsoft Office

**PRESENTATION** Co-Presented to colleagues on the added value of preservation consultants and innovative March 2011 technical services for historic preservation projects.

# Duncan Penney, RA, LEED AP

*Architecture and ADA, Code, and Life-Safety Compliance*

Mr. Penney's exceptional technical, analytical, and architectural skills reflect more than 28 years of experience in architectural design and project management. His achievements include delivering multi-million dollar projects on time and within construction budget. Mr. Penney has performed condition assessments, project design, project management, design charrettes, feasibility studies, construction administration, and specification writing. Mr. Penney is a U.S. Green Building Council, LEED® Accredited Professional, with recent experience on over a dozen projects. He is a skilled team facilitator and is adept in providing cross-functional team leadership.

Mr. Penney is well versed in ADA and code compliance, and has participated in several presentations to the local design community on these topics. He was co-presenter for a panel discussion regarding legal, administrative, and technical impact on architects, engineers, owners, and manufacturer's representatives in Pennsylvania, entitled "Pennsylvania's Uniform Construction Code: A Panel Presentation," for the Construction Specifications Institute. He and the code consultant and former Assistant Chief, Plan Examining Engineer of the City of Pittsburgh, presented "Recent Code Changes: the 2000 IBC vs. the 1999 BOCA Code," at a TRI-AIA Regional Convention, sponsored by the American Institute of America. Mr. Penney was also a contributing panelist in 2004 for an Education Presentation for the Keystone Chapter Eastern Region of the Association of Higher Education Facilities Officers (KAPPA).

**Years with Baker:** 7
**Years with Other Firms:** 21

**Education**
B.Arch., 1979, Architecture, Carnegie Mellon University

A.D., 1975, Fine Arts, Cape Cod Community College

**Licenses/Certifications**
Registered Architect, Pennsylvania, 1986

Construction Documents Technologist, 2002

LEED Accredited Professional, 2003

Certified Construction Specifier, 2001

Certified Construction Contract Administrator, 2004

NCI Charrette System Certificate, 2006

## Relevant Experience

**Academic Support Building Forensic Inspection and Deficiency Corrections, Milton S. Hershey Medical Center, Hershey, Pennsylvania.** *The Pennsylvania State University.* Architect. Responsible as technical advisor for building envelope system and contributing editor for the forensic inspection report. Baker provided architectural forensic inspection services of an existing five-story 150,000 square-foot Academic Support Building located at the Milton S. Hershey Medical Center on The Pennsylvania State University's campus. The forensic services were related to air and water infiltration through the building's exterior envelope into occupied spaces. On-site inspections were performed to review the exterior facade, including pre-cast wall systems, curtain wall and window systems, metal wall panels, and exterior louvers along with exterior flashing and joint sealants. The inspections included both destructive (isolated and minimal) and non-destructive means of accessing critical assemblies in order to determine as-built conditions. Baker provided a detailed report of findings to the university, documenting observed existing conditions, including design and construction deficiencies, and recommendations for corrective action, as well as various repair details/options for consideration by the university. Bid and limited construction phase services were also provided.

**Building Code, Accessibility, and Feasibility Studies for Additions and Alterations at Allegheny College, Meadville, Pennsylvania.** *Allegheny College.* Architect. Responsibilities included conducting feasibility studies for additions and renovations, along with building code and accessibility studies for

existing classroom and dormitory buildings. The College developed a strategic five-year spending plan to address high-priority deferred-maintenance needs and cosmetic improvements to their campus of 40 buildings and over one million square feet of space.

**Locker Room Refurbishment and Expansion, Confidential Site.** *Confidential Client.* Architect. Responsible for the building code review, architectural conceptual design, specifications, and construction documents, and coordination of disciplines for technical documentation. Baker designed locker room upgrades as well as an 1,800-square-foot building addition to the existing facility that meets all applicable standards and codes. Adequate vehicle access around the locker room extension was maintained, and a life safety evaluation was performed.

**Additions and Renovations to the School of Dental Medicine, School of Pharmacy, and Pharmacy Research Lab, University of Pittsburgh, Pittsburgh, Pennsylvania.** *Pennsylvania Department of General Services.* Architect. Responsible for documentation of existing casework and lab equipment, fume hoods, and related equipment and fixtures, along with contract documentation of new lab configurations. This project involved a three-story addition for the School of Dental Medicine, a nine-story phased construction renovation for the School of Pharmacy, and Pharmacy Research Labs, along with renovations of two floors for faculty and administrative offices.

**Pennsylvania Turnpike Service Plaza Redevelopment, Statewide, Pennsylvania.** *Pennsylvania Turnpike Commission.* Architect. Responsibilities included serving as an advisor to the review team for sustainability and LEED design and construction issues. The Pennsylvania Turnpike Commission commissioned HMS Host/Sunoco to replace/recondition 17 service plazas across the State of Pennsylvania. Baker's role was to assure that the terms of the agreement were being met and to assure that the replacement/reconditioning program was being implemented with minimal interference with the turnpike operations.

**ADP Pittsburgh Office Security Improvements, Pittsburgh, Pennsylvania.** *ADP (Automatic Data Processing).* Architect. Responsible as a technical advisor to the architectural team for building codes, architectural design, and architectural specifications. Baker provided design services for alterations to the existing ADP Pittsburgh Office to improve security. Improvements included lobby alterations to limit visitor access including walls, entry access systems, and a turnstile, as well as integration with building-wide electronic security improvements. Baker provided architectural consulting services and construction cost estimating for these improvements, and expanded construction observation services.

**Rehabilitation of U.S. Coast Guard Station Oswego, Oswego, New York.** *U.S. Coast Guard.* Architect. Responsible as LEED® AP and technical advisor for sustainable design and construction issues, and for technical writing and analysis for the project to become LEED® 2.2 accredited. Baker prepared design and construction documents for the renovation of the Coast Guard Station. The renovation involved interior upgrades, new HVAC system, and upgrades to meet ADA criteria and LEED® Silver requirements.

**Tactical Equipment Maintenance Facilities, MATOC TO #1, Fort Bragg, North Carolina.** *Walbridge Aldinger Company.* Architect. Responsibilities included serving as LEED Project Administrator, along with being an advisor to the review team for sustainability and LEED design and construction issues. Baker provided complete architectural and engineering design services for the design of six Tactical Equipment Maintenance Facilities (TEMFs). The facilities provide space for the maintenance, repair, overhaul, and storage of military tactical vehicles, complete with equipment and parts storage and administrative offices.

**Renovations to ADP Pittsburgh Office, Pittsburgh, Pennsylvania.** *ADP (Automatic Data Processing).* Architect. Responsible as a technical advisor to the architectural team for building codes, architectural design, and architectural specifications. Baker provided design services for renovations to ADP's Pittsburgh office building. Tasks included replacement of the existing skylight above the central atrium, and alterations to the existing building to improve security.

# David J. Hilliard, PE, LEED AP

*Mechanical Engineering*

## General Qualifications

Mr. Hilliard has a wide range of "hands on" design, engineering, and construction experience. From his beginnings as a carpenter he has expanded his professional abilities to a senior engineer for Baker. His recent design experience has included the complex mechanical design of such projects as a large Charleston, West Virginia hospital, a Bus Maintenance Garage and office building for the West Virginia Department of Transportation, an Army National Guard Armory HVAC/Electrical renovation, Planning and engineering at the West Virginia Capitol Complex including major plumbing renovation design on the historic State Capitol Building. His resume covers over 30 years of real world work in engineering, design, fabrication and construction in the mechanical, electrical and general trades.

Over the years, while practicing his profession, Mr. Hilliard continued his education by studying mathematics, civil and mechanical engineering, finally taking degrees in both mathematics and mechanical engineering. He has continued his professional development through his involvement with ASHRAE, ASME, ASPE, USGBC, and other pertinent organizations.

**Years with Baker:** 4

**Years with Other Firms:** 19

**Education**

B.S.M.E., 2005, Mechanical Engineering, West Virginia University Institute of Technology

B.S., 2002, Mathematics and Science, West Virginia State College

**Licenses/Certifications**

Professional Engineer - Mechanical, West Virginia, 2011

LEED AP bd&c, West Virginia, 2012

## Experience

**Open-End Architectural/Engineering Services West Virginia State University, Institute, West Virginia.** 10 year *IDIQ.* Mechanical/Electrical Designer and Engineer of Record for on demand projects at the University. Baker performs renovations, alterations, reconstruction and/or extensions of existing facilities. Some resent tasks have included programming, planning, design development, construction documentation, systems evaluations, feasibility studies, cost estimating and construction contract administration services for a major main campus domestic water loop, as well as storm and sewer line replacement.

**A/E Services for the Office of the Adjutant General, West Virginia Army National Guard, Division of Engineering and Facilities, Charleston, West Virginia.** *State Army National Guard Headquarters.* Mechanical Engineer. Responsible for all mechanical design oversight and construction management. The Facilities Management Officer (FMO) for the State of West Virginia, Division of Engineering and Facilities (DEF), West Virginia Army National Guard (WVARNG) selected Baker for a lump sum/fixed fee contract for architectural and engineering services. The Owner requested the need for modernization of the entire existing outdated Armory. Project elements included a completely new HVAC system, Major electrical upgrades. energy-saving light fixtures, duplex outlets, communications jacks, alterations to the existing floor plan, exterior door replacements, new interior doors and hardware, new wall finishes and asbestos removal.

**Advanced Individual Training Barracks and Company Operations Facility, Fort Gordon, Richmond, Jefferson, McDuffie, and Columbia Counties, Georgia.** *U.S. Army Corps of Engineers, Fort Worth District.* Mechanical Associate Engineer. Responsible for exhaust & outdoor air system review and development. Baker served as the designer of record for the design-build for a new, design-build, 93,000-

gross-square-foot advanced individual training barracks and company operations facility. The three-story training barracks is designed to house 300 single soldier trainees. The facility is designed to meet achieve Gold LEED® rating.

**West Virginia State Capitol Restroom Renovations.** *State of WV General Services Division.* Plumbing Engineer. Currently providing the State of West Virginia General Services Division a comprehensive plumbing plan for the renovation and renovation of the 33 restrooms of the West Virginia State Capitol Building. Baker lead a planning study for the possible restoration of restrooms in the historic West Virginia Capitol Building. At the conclusion of the study Baker provided design, construction sequence, and scheduling recommendations.

**Little Kanawha Bus Facility, Calhoun County, West Virginia.** *WV Division Of Public Transit.* Mechanical Designer. Responsible for the Mechanical, Electrical and Plumbing Design, MEP Document Preparation, and Construction Administration for a new bus maintenance and office facility for Gilmer County. Duties include the design of the vehicle storage, cleaning and maintenance mechanical systems, as well as oil pumping and collection systems and design of an energy efficient HVAC systems.

**Indefinite Delivery-Indefinite Quantity Contract for Architectural and General Engineering Services, Tobyhanna Army Depot and, North-Atlantic, Division Locations.** *Tobyhanna Army Depot.* Mechanical Engineer. Provided mechanical design services and support. Baker is providing planning, architectural design, and general engineering services under a three-year indefinite delivery-indefinite quantity contract for projects at DOD installations within the North Atlantic Division. Representative projects include additions and renovations to barracks, (Brigade Headquarters, Battalion Headquarters with classrooms, a five-Unit Company Operations Facility, and a Tactical Equipment Maintenance Facility); and renovations to a number of buildings and amenities at Tobyhanna Army Depot, such as the Building 12 Defense Logistics Agency Headquarters renovation, Building 1-C roof replacement, family housing unit renovations, an elevator installation, and on-call HVAC engineering support services.

**Non-Baker Marshall Project Experience**

**Recreation Center; Marshall University, Huntington, West Virginia** Mr. Hilliard worked as Project Coordinator; developing Coordination Drawings for all Mechanical, Electrical, Plumbing and Sprinkler trades. His duties also included Construction Administration and Quality Control.

**Drinko Library; Marshall University, Huntington, West Virginia** Mr. Hilliard worked as Project Coordinator; developing Coordination Drawings for all Mechanical, Electrical, Plumbing and Sprinkler trades. His also was responsible for Construction Administration and Quality Control.

**Science Building Renovation; Marshall University, Huntington, West Virginia** Mr. Hilliard worked as HVAC Coordinator; creating Shop Drawings for the Mechanical Duct system. Developing these drawings based on as found conditions and coordinating with other trades and building components in the process.

# Patrick Fogarty, PE, PS, LEED® GA

*Structural Engineering*

## General Qualifications

Mr. Fogarty is an asset to the Baker team with more than 25 years of project design and management experience. He is responsible for technical and management aspects of civil design and surveying projects. Mr. Fogarty has designed and managed projects in numerous disciplines including civil, structural and transportation engineering, site development, planning, and surveying. These projects have included retail/ commercial site preparation, airports, streets/highways, bridges, parking lots, buildings, retaining walls/foundations, sanitary systems and structures, as well as boundary and topographic and photogrammetric surveys. Duties included field surveying, drawings and specification preparation, design, design drafting, construction inspection, quality control testing, shop drawing review, project management, contract administration, and report preparation. Relevant experience includes:

*Years With Firm:* 6
*Total Years Experience:* 25

*Education*
B.S., 1985, Civil Engineering, West Virginia University Institute of Technology
Diploma, 1993, Surveying and Mapping, International Correspondence Schools

*Registration*
Professional Engineer Civil/ Structural: WV, 1990
Professional Engineer: KY, 2000; VA, 2002; OH, 1996
Professional Surveyor: WV, 1993; KY, 2001; OH, 1996
Construction Documents Technologist, 1996
FAA, Eastern Region Laboratory Procedures Manual Certificate (P-401), 1992
Asphalt Paving Technician: WV, 1991
Concrete Technician: WV, 1991
Soils Compaction: WV, 1991
LEED® Green Associate, 2012

*Professional Affiliations*
American Planning Association
American Society of Civil Engineers
American Water Works Association
Construction Specifications

**Campus Master Planning and Architectural and Engineering Services for State Capitol Complex, Charleston, West Virginia.** *State of WV General Services Division.* Project Manager. Responsibilities included project management of the planning and infrastructure analysis and the coordination of six specialized subconsultants. Baker is providing comprehensive master planning services, plans and construction specifications, and construction administration for improvements to the historic West Virginia State Capitol campus. Master planning services include plans for expansion, location of new buildings, pedestrian and traffic circulation, landscaping, utilities, and site security. Baker is also providing construction plans and contract administration services for some of the security and landscaping improvements.
3Designs

**A/E Services for the Office of the Adjutant General, State Army National Guard Headquarters. Charleston, West Virginia.** *WVArNG, Division of Engineering and Facilities.* Project Manager. Responsible for the management and coordination of all activities. Baker provided complete design and construction administration services for the renovation of the first floor of the entire wing of the Office of the Adjutant General (TAG). The Owner requested the need for modernization of approximately 12,000 square feet of existing outdated office space - project elements included new acoustical ceilings, flooring, energy-saving light fixtures, duplex outlets, communications jacks, structural alterations, alterations to the existing floor plan, exterior door replacements, new interior doors and hardware, new wall finishes and asbestos removal.

**West Virginia State Capitol Restroom Renovations, Charleston, West Virginia,** *State of WV General Services Division.* Project Manager. Responsible for the overall management of the project including the coordination of the subconsultant. Baker is leading a planning study for the renovation of 31 restrooms in the historic West Virginia Capitol Building. The planning study will assess the facilities and their conformance to current code requirements and code-required capacities, compliance with Americans with Disabilities Act (ADA) requirements, quantification of the building occupancy during normal and peak periods, and an

evaluation of gender distribution of restrooms within the capitol. Baker will provide design, construction sequence, and scheduling recommendations. Upon approval of the design, Baker will prepare construction documents and provide construction administration services for the renovation of three restrooms on the basement level.

**WVCOGS (now Marshall University) New Facility, South Charleston, West Virginia.** *West Virginia College of Graduate Studies.* Project Engineer. Responsible for the structural design of an 8,000 square-foot facility to support classrooms and faculty offices. The project included the design of concrete spread footings and piers, floating floor slab, steel framing with masonry cladding, exterior support system, HVAC support systems, masonry shear walls and elevator shaft.

**Squadron Operations Building Additions and Alterations, WV Air National Guard, Charleston, WV, *130th Airlift Wing WVANG, Yeager Airport,* Project Engineer.** Responsible for the structural design of a 7,000 square-foot, two story addition along with alterations to the existing 10,200 square-foot facility. The project included an evaluation of the existing facility and structural options for the addition, as well as the design of the structural steel framing, light-weight steel frame partitions and exterior support system.

**Upshur County Courthouse Annex, Buckhannon, West Virginia.** *Upshur County Commission.* Project Engineer. Responsible for the structural design of a 10,000 square-foot annex facility and enclosed walkway connection to the existing courthouse building. The project included the design of auger-cast piles, pile caps, grade beams, structural floor slab, steel framing with masonry cladding, HVAC support systems, masonry shear walls and elevator shaft and steel framing and supports for the enclosed walkway.

**Historic Train Depot Rehabilitation Lost Creek, West Virginia.** *Town of Lost Creek.* Project Manager. Responsible for the management and coordination of all activities as well as all engineering design. The Town of Lost Creek retained Baker for the planning and design of the rehabilitation of a historic train depot adjacent to the Harrison County Rail Trail. Baker prepared a plan to raise the structure, make repairs to the deteriorated timber, excavate and place the concrete foundation system, then lower the structure to rest on the new foundation. Site work included regrading, storm sewer structures and piping, sediment and erosion control and repaving of the asphalt parking area. Baker provided construction administration and inspection services as well as periodic site review during construction.

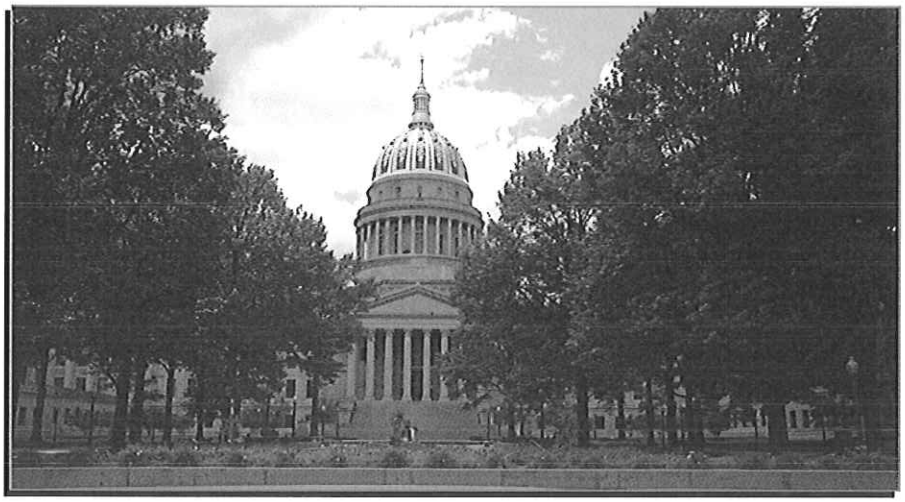
**Huntington Industrial Corporation,** *Huntington, West Virginia.* Project Manager. Provided a variety of services including structural design for new apartment complexes, structural design for repairs on various extising buildings, and ALTA/ACSM Surveys on urban properties within the City of Huntington and the Prichard Industrial Park in Wayne County, West Virginia. Services included foundation design, steel and wood framing design, field surveying (boundary and topographic), courthouse research, and assessment of the Title Commitment for the subject property.

# Project Profiles

# West Virginia State Capitol Campus Master Plan

*Charleston, West Virginia*

The West Virginia Capitol Campus was created following the vision of Cass Gilbert, one of America's most significant architect of the first half or the 20th century. The Campus Plan and the Capitol Building represent his most mature work, as they were conceived and executed towards the end of his career and life.



**Client**
State of West Virginia
Department of Administration
General Services
Building 1, Room MB60
1900 Kanawha Blvd., East
Charleston, WV 25305-1023

*Mr. Robert Krause, AIA, PE*
304-558-9018

**Completion Date**
2012

**Baker's Role**

Campus Master Planning
Architectural Services
Engineering Services
Surveying Services

Following his death in 1934, his son, Cass Gilbert Jr., continued his father's vision. Later additions and changes to the campus have shaped the site in different directions since the initial plan.

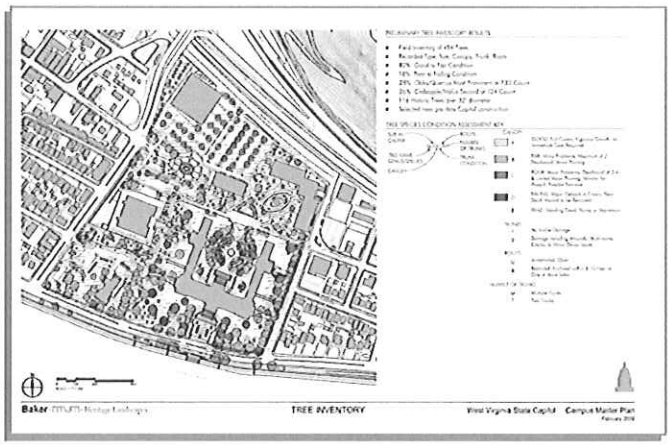
A series of campus wide plans and recent additions and changes of the campus have attempted to address current needs on a piecemeal basis. Today, the State of West Virginia is facing a series of pressing needs and a new reality in a post 9-11 world, and is seeking to:

- Address the needs of the government and its important campus in a comprehensive and holistic manner
- Capture the essence of Cass Gilbert's original vision and design
- Create a framework for addressing future needs, and
- Recommend specific project that can begin to implement the recommendations of the plan.

The Master Plan is to be prepared in a collaborative manner, engaging a wide range of government leaders, stakeholders, users and other entities. The engagement of all of those groups of interested parties will include several levels of communication.

Items to be addressed in the Master Plan include:

- General Campus Planning
- Programming Planning



- Historic Research
- Pedestrian Flow & Accessibility
- Parking
- Security
- Utilities and Infrastructure
- Hazardous Materials
- Future Growth

# West Virginia State Capitol Restroom Renovations

*Charleston, West Virginia*

Baker is leading a planning study for the renovation of 31 restrooms in the West Virginia Capitol Building. The planning study was intended to assess the facilities and their conformance to current code requirements and code-required capacities, compliance with Americans with Disabilities Act (ADA) requirements, quantification of the building occupancy during normal and peak periods, and an evaluation of gender distribution of restrooms within the capitol.

In addition to serving as West Virginia's legislative center, the capitol complex is the site of a museum and a cultural center, the governor's mansion, other historic buildings, and statuary. It is a tourist attraction, and public events are frequently held at the complex. The Capitol building was completed in the early 1930's, and is on the National Register of Historic Places. The basement level of the capitol building contains low causeways that connect the east and west wings of the building and a food court.

The study addressed the design framework for the renovation of the selected restrooms, provide an overall project cost, and propose a logical sequence of design, construction, and schedule of implementation for the next three years. The study first identified and verify physical characteristics, including room layouts; fixture counts; location of all mechanical, electrical, and plumbing (MEP) devices; current level of ADA compliance; refinishing of the doors and hardware to the main corridors and replacement of vitrolite and carrara glass panels. The study also included an analysis of building population issues, building code issues, and the potential impacts of construction.

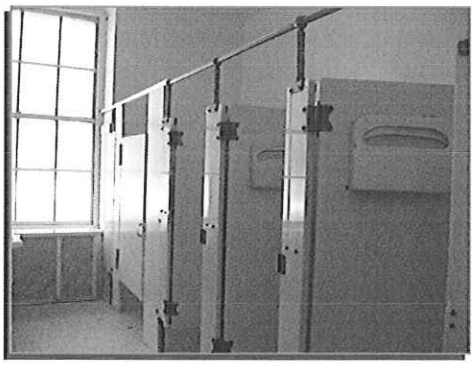
**Client**
State of WV General Services Division
Department of Administration
1900 Kanawha Boulevard East
Building 1, Room MB-60
Charleston, WV 25305

*Robert P. Krause, P.E., A.I.A.*
Architect/Engineer
304-558-9018

**Completion Date**
Estimated: 2013

**Baker's Role**
Planning
Architectural
Historic Preservation
Mechanical and Electrical Engineering
Plumbing and Fire Protection
Preparation of Construction Documents

The preliminary findings included recommendations for construction sequencing and scheduling for minimal disruption to the Capitol's functions, replacement of the vitrolite and carrara glass, options for reassigning purpose based on gender parity and ADA requirements, refinishing of existing doors and hardware, exterior glazing replacements, fire alarm upgrades, electrical upgrades and preliminary cost estimates. The final plan incorporated the client's comments and schematic and design development documents.



# Little Kanawha Bus Administrative and Maintenance Facility

*Grantsville, WV*

Baker is currently providing general Architectural and Engineering services to the West Virginia Division of Public Transit for the Little Kanawha Administrative/Maintenance Facility. The facility will be located in Grantsville, West Virginia.

The WV Division of Public Transit selected Baker to provide complete design and construction administration services include the construction of a pre-engineered metal and brick construction, sited on the available property allowing for future expansion needs. Parking for the buses (in the rear of the building) and employee vehicles will surround the building. The proposed new site of the Little Kanawha Transit Authority facility is located in Calhoun County near Grantsville, West Virginia. The site is approximately 4.55 acres. A facility sign including an electronic message board and landscaping will be added to the site. The operations facility will have approximately 10,000 square feet of which 4,500 square feet will house four - five offices, a conference room, and money counting room, office storage space, copier and supply room, and a driver training room which will accommodate approximately 25 individuals. The remaining 5,500 square feet is dedicated to the maintenance functions. The garage will require a ceiling of a minimum of 16 feet to accommodate bus hoisting. With the structural roof members, the overall roof height will be about 18 feet. This area will also include space for indoor bus storage for approximately seven (7) vehicles. The building should be designed so that the vehicles can pull through the facility. The building should be designed to employ green building practices and LEED (Leadership in Energy & Environmental Design) Certified.

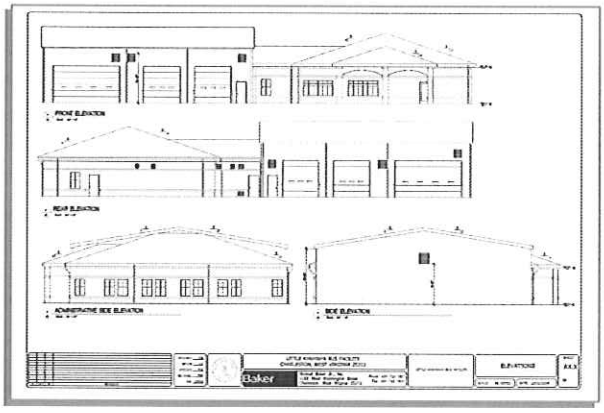
**Client**
State of West Virginia
Department of Transportation
Division of Public transit
Building 5, Room 906
1900 Kanawha Blvd., East
Charleston, WV 25305-0432

*Ms .Susan O'Connell, Director*
304-558-0428

**Completion Date**
Estimated: February 2013

**Baker's Role**

- Architecture
- Civil Engineering
- Mechanical Engineering
- Landscape architecture
- Structural Engineering
- Bid Phase Services
- Construction Inspection
- Constructability Analysis
- Estimating



# WVARNG Charleston Armory HVAC & Architectural Renovations

*Charleston, West Virginia*

**Client**
West Virginia Army National Guard
Division of Engineering and Facilities
1703 Coonskin Drive
Charleston, WV 25311-1085

*Major Michael J. Beckner*
Armory Facilities Manager
304-561-6333

**Completion Date**
Summer 2010

**Project Costs**
$3,000,000 (Construction)

**Baker's Role**

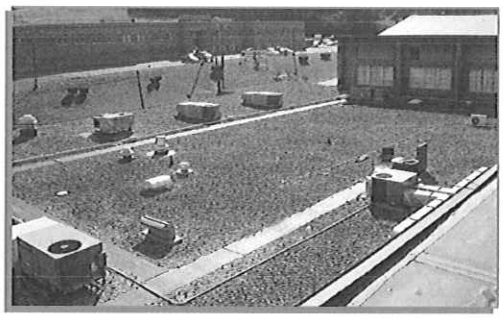
- Planning
- Architecture
- Mechanical Engineering
- Civil Engineering
- Construction Administration

The existing building/facility started as the Coonskin Armory constructed in 1961. The Headquarters Building was constructed simultaneously with the Coonskin Armory and occupied the second floor. Also in 1961, as a separate structure, the Adjutant General's Wing (TAG Wing) was constructed nearby. Later, in 1984 the Coonskin Armory/Headquarters Building was physically connected to the TAG Wing with an area of administrative offices. This final major construction project connected all the buildings into one major facility of over 50,000 square feet, referred to as the Charleston Armory.

The West Virginia Army National Guard (WVARNG) Construction and Facilities Management Office (C&FMO) requested a study be conducted of the consolidated mechanical and electrical components of the consolidated facility known as the Charleston Armory. Such items were considered as the condition of existing HVAC/MEP systems and design improvements or upgrades to those systems and examination of the existing building envelope and recommend possible improvements to the Envelope, HVAC, Electrical and Plumbing systems.

HVAC issues in the Planning Study Report. A loop pipe water source heat pump system was used. With fewer pipes and a lower installation cost, the loop pipe water source heat pump system was selected as the best system for this situation. Various HVAC components included, Consoles, above ceiling AHUs, Rooftop Units and Energy Recovery Units.

Baker's design also addressed the repair of the existing roofing system, addition and repairs of roof curbs for HVAC equipment, repositioning of blocking and walk pads around the roof, and installation, repair and patching of the existing EDPM roofing system and maintaining the existing warranty.



# Design and Construction Phase Services for Building 1- C Roof Replacement – Bays 3, 4, and 5

*Tobyhanna, Pennsylvania*

Baker served as the designer of record on a design-bid-build project to replace the roofing system on Building 1-C, Bays 3, 4, and 5. Work was performed under a three-year indefinite delivery-indefinite quantity contract.

Roof replacement is necessary to eliminate multiple leaks and increase the overall insulation value of the roof system to meet ASHRAE 189.1-2009 requirements. The existing 120,000 square feet of built-up coal-tar-pitch-and-stone roofing was removed, and a **new ethylene propylene diene M-class rubber (EPDM) membrane roofing** system was installed.

Baker developed design and construction documents and construction cost estimates.

Baker's design addressed the removal of the existing roofing system, retrofitting of roof drains, repair of roof curbs for skylights and HVAC equipment, repair of the gypsum roof deck, repositioning of blocking around the roof edge, and installation of the EDPM roofing system.

**Client**
Tobyhanna Army Depot
11 Hap Arnold Boulevard
Building 18
Tobyhanna, Pennsylvania 18466

**Completion Date**
2012

**Baker's Role**

- Architectural design
- Construction cost estimation
- Construction plan development

# Defense Logistics Agency Headquarters Renovation Design

*Tobyhanna, Pennsylvania*

Baker prepared design documents for the partial renovation of Building 12 to serve as the new Defense Logistics Agency headquarters building. Work was performed under a three-year indefinite delivery-indefinite quantity contract.

The upgrades were undertaken to comply with current building codes and client requirements.

The scope of work consisted of the repair and upgrade of the entire 20,000-square-foot roof system and the exterior wall system of Building 12; renovation of the existing 10,000-square-foot warehouse space; and installation of a 10,000-square-foot mezzanine, offices, support spaces (including conference rooms, restrooms, and other spaces, as detailed in a strawman report previously prepared by Baker), and entrances. A new Americans with Disabilities Act-compliant front entrance will be constructed, along with other egresses for life-safety compliance.

**Client**
Tobyhanna Army Depot
11 Hap Arnold Boulevard
Building 18
Tobyhanna, Pennsylvania 18466
Completion Date
2010

**Project Costs**
$3,950,000 (Phase 1 Construction)

**Baker's Role**
- Architectural design
- Mechanical engineering
- Electrical engineering
- Fire protection engineering
- Construction cost estimation
- As-built plans development

*Exterior Systems*

The existing flat EPDM-type roofing system is in disrepair. **Baker's replacement design included a new EPDM roofing system with additional slope to improve drainage.** The exterior wall finish system will be an EFIS system, and the existing loading dock canopies will be updated with sloped standing-seam metal awnings to match the surrounding buildings.

Building 12 is classified as an "inhabited building," not a "primary gathering building," under current U.S. Department of Defense Minimum Antiterrorism Standards for Buildings (UFC 4-010-01). Baker will design window support structures to withstand blast loads as prescribed by Standard 10 of UFC 4-010-01. Existing non-compliant windows will be removed and the openings blocked or concreted solid. The existing non-reinforced exterior CMU wall will be reinforced with new full-height vertical steel rebar, which will be carefully installed to avoid disturbing the existing horizontal bond-beam reinforcing in the wall.

Baker specified insulation for the new roofing and wall finish systems that will promote cost efficiency and compliance with ASHRAE 90.1-2010 requirements to achieve greater energy savings than attainable under current ASHRAE 90.1-2007 standards.

Other portions of work included:

*Site-Civil Engineering*
*HVAC*
*Electrical Distribution System*
*Plumbing and Fire Protection*
*Telecommunications, Public Address and Audio-Visual Information System (PAVIS), and Public Address Systems*
*Fire Alarm Systems*

# References

The following list of references of clients for whom Baker has conducted projects of architecture. engineering services design and specification preparation experience; include the name of the customer contact person along with the addresses, telephone numbers.

**WV State University**
Harold McNeill Building 124
P.O. Box 1000
Institute, WV 25112.1000
Mr. Phillip H. Judd,
Director Physical Facilities
304.766.3333

**West Virginia Army National Guard**
**Division of Engineering and Facilities**
1707 Coonskin Drive
Charleston, WV 25311.1099
Mr. Joe McClung, Facilities
Management
304.561.6333

**WV Department of Transportation**
**Division of Public Transit**
1900 Kanawha Boulevard East
Building 5, Room 906
Charleston, WV 25305.0432
Ms. Susan O'Connell, Director
304.558.0428

**WV Department of Administration**
**General Services Division**
1900 Kanawha Boulevard East
Building 1, Room MB-60
Charleston, WV 25305
Mr. Robert P. Krause, P.E. R.A.
304.558.9018

**Little Kanawha Transit Authority**
P.O. Box 387
Granstville, WV 26147
Ms. Darlene Harris, Director
304.655.8999

**Town of Lost Creek**
104 Railroad Street
Lost Creek, WV 26385
Ms. Kathy Goldsmith
304.745.3222

# 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.

Michael Baker Jr., Inc.
(Company)

Russell Hall
(Authorized Signature)

Russell Hall, Asst. Vice President
(Representative Name, Title)

304-769-0921 304-769-0822
(Phone Number) (Fax Number)

1/15/13
(Date)

# ADDENDUM ACKNOWLEDGEMENT FORM
## SOLICITATION NO.: GSD136423

**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.

**Addendum Numbers Received:**
(Check the box next to each addendum received)

| | | | |
|---|---|---|---|
| [ X ] | Addendum No. 1 | [ ] | Addendum No. 6 |
| [ X ] | Addendum No. 2 | [ ] | Addendum No. 7 |
| [ ] | Addendum No. 3 | [ ] | Addendum No. 8 |
| [ ] | Addendum No. 4 | [ ] | Addendum No. 9 |
| [ ] | Addendum No. 5 | [ ] | Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Michael Baker Jr., Inc.
Company

Authorized Signature

1/15/13
Date

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

RFQ No. GSD136423

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:**

"**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.**

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Michael Baker Jr., Inc.

Authorized Signature: _____ Date: 1/15/13

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 16th day of January, 2013.

My Commission expires April 14, 2013.

AFFIX SEAL HERE

NOTARY PUBLIC _____

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
STEPHANIE A. HENSLEY
c/o MICHAEL BAKER JR., INC.
5088 WEST WASHINGTON ST.
CHARLESTON, WV 25313
My commission expires April 14, 2013