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## Header

[List View](#)**General Information**[Contact](#)[Default Values](#)[Discount](#)[Document Information](#)

Procurement Folder: 117145

Procurement Type: Central Contract - Fixed Amt

Vendor ID: 000000220792

Legal Name: PARADIGM ARCHITECTURE INC

Alias/DBA:

Total Bid: \$0.00

Response Date: 08/21/2015

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SO Dept: 0310

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Close Time: 13:30

Status: Closed

Solicitation Description: AE services for Model Cabin Project

Total of Header Attachments: 0

Total of All Attachments: 0



Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**State of West Virginia  
 Solicitation Response**

**Proc Folder :** 117145  
**Solicitation Description :** AE services for Model Cabin Project  
**Proc Type :** Central Contract - Fixed Amt

Date issued	Solicitation Closes	Solicitation No	Version
	2015-08-27 13:30:00	SR 0310 ESR08211500000000593	1

**VENDOR**

000000220792  
 PARADIGM ARCHITECTURE INC

**FOR INFORMATION CONTACT THE BUYER**

Guy Nisbet  
 (304) 558-2596  
 guy.l.nisbet@wv.gov

Signature X FEIN # DATE

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Architectural engineering				\$0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

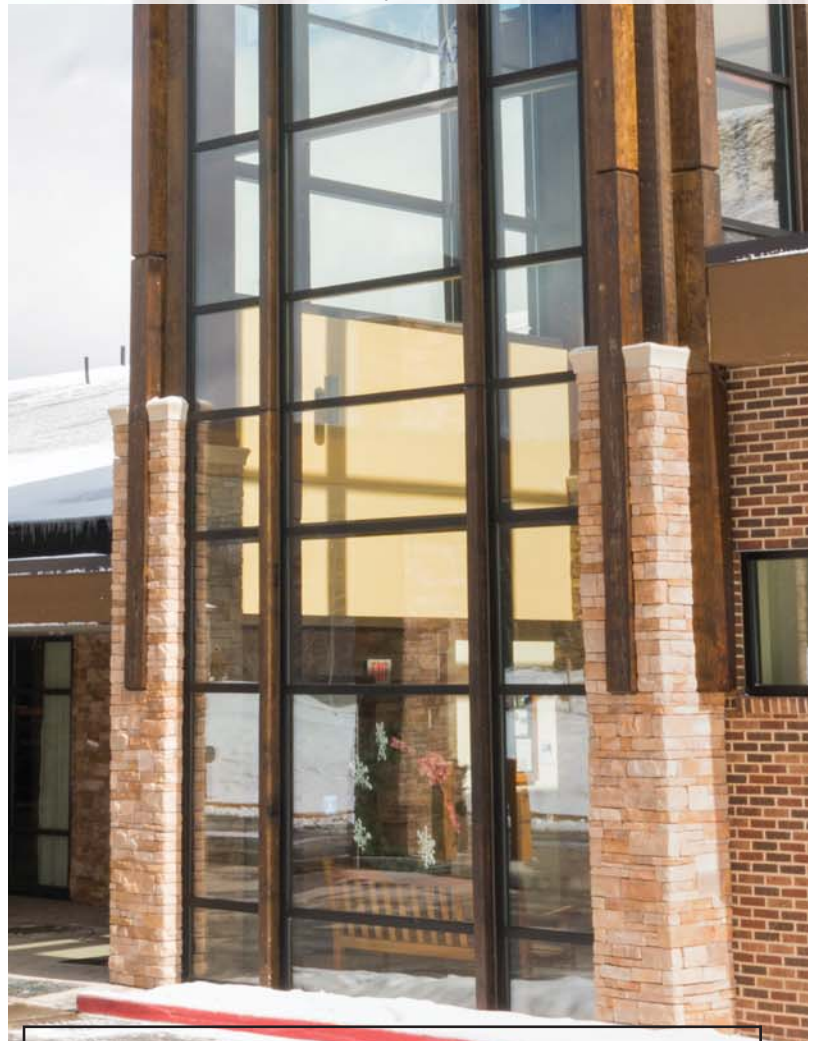
<b>Extended Description :</b>	Architectural engineering
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## State Park Model Cabin Renovations

Division of Natural Resources

Solicitation CEOI 0310 /DNR1600000001



Sealed Bid

Buyer: Guy Nisbet

Solicitation No.: DNR1600000001

Bid Opening Date: August 27, 2015

Bid Opening Time: 1:30 PM EST

Fax Number: 304.558.4115

PARADIGM ARCHITECTURE

August 20, 2015

Mr. Guy L. Nisbet  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Re: AE Services for Model Cabin Project – DNR 1600000001

Dear Mr. Nisbet:

Paradigm Architecture Inc. is pleased to submit this Expression of Interest for the various projects for the West Virginia Division of Natural Resources. We believe that our team represents the best combination of experience and local representation to achieve a successful project which will reflect the importance of your facilities to the State of West Virginia!

Paradigm Architecture has experience planning and designing a variety of recreational/hospitality facilities. The Canaan Valley Resort State Park Renovations and Additions was completed last fall. In addition, we have completed design for the new addition to the Cacapon Resort State Park Lodge and Conference Center in Berkeley Springs, West Virginia. These projects include amenities such as outdoor recreation, dining facilities, indoor fitness facilities, pool, and spa areas. Several of these projects involve major renovations and additions to existing facilities. Other project examples include the Trussville Greenway Project in Trussville, Alabama, Glade Springs Resort and Conference Center in Daniels, West Virginia, and Two Waterfront Place Hotel and Conference Center in Morgantown, West Virginia.

At Paradigm, we believe that service and responsiveness are critical to project success and client satisfaction. The local staff assigned to this project all have abundant experience with this project type and had significant involvement with the projects represented in our portfolio. In addition, our office is well positioned to respond rapidly to the unpredictable requirements of project design development and construction conditions. Lastly, we have a proven management system for administering open end contracts. Examples of these clients include the American National Red Cross (nationwide projects), Russell Medical Center and Lanier Hospital (both located in Alabama), West Virginia University, and Powers and Associates (Alabama).

We will be using an established team of highly qualified consultants for this project: Allegheny Design Services – Structural Engineering; Tower Engineering – Mechanical, Electrical, Plumbing, and Fire Protection Engineering; and Pat Stinson will provide cost estimating.

In summary, it is our goal to provide functional, yet effective, design solutions that reflects the unique image and purpose of our client.

We welcome the opportunity to work with you!

Best regards,



Paul A. Walker, AIA  
President

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## Paradigm Architecture Overview

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West Virginia University Mountaineer Station

*Excellence in Construction by the  
Associated Builders & Contractors, Inc.*

*2014 – WVU College Park Student Housing  
Morgantown, WV*

*2010 – Morgantown Event Center  
Morgantown, WV*

*2010 – GSA USDA Office Building  
Morgantown, WV*

*2010 – WVU Transportation Center and Garage  
2007 – Waterfront Marina  
Morgantown, WV*

*2007 – Chestnut Ridge Church  
Morgantown, WV*

*2004 – Madden Student Center  
Davis & Elkins College  
Elkins, WV*

*2004 – Two Waterfront Place Hotel  
& Conference Center  
Morgantown, WV*

*2003 – The Jackson Kelly Building  
Morgantown, WV*

*2001 – Russell Cancer Center  
Alexander City, AL*

## Firm Profile

Paradigm by definition means an example that serves as pattern or model. The goal of Paradigm Architecture is to be an example in client service, design quality, and technical proficiency. We practice architecture. For every project, Paradigm works closely with the unique requirements of the particular client to design a structure that reflects both the appropriate image and proper function to optimize the working or living environment.

### EXPERIENCE

Paradigm Architecture has experience in a broad range of project types. This work includes private individual, corporate, governmental, educational, and institutional clients.

#### Hospitality/Multi-Family Housing

Our multi-family housing experience spans a variety of client types including student dormitories, hotel project, elderly housing, and private residential including single family homes, townhouses, and high end condominiums. West Virginia University Downtown Housing, the Condominiums at Two Waterfront Place in Morgantown, WV, as well as the Glade Springs Resort and Conference Center in Daniels, WV, are a few examples.

#### Food Service

We have been privileged to design many food service facilities. These include private restaurants as well as large, full service commercial catering kitchens and banquet facilities. Examples include Two Waterfront Place Hotel and Conference Center, Morgantown Event Center, Regatta Bar and Grille, Boathouse Bistro, Sargasso Restaurant, Trussville Family Center, and Shono's Restaurant.



WVU Honors Dorm

*Alabama Masonry Institute*

*2004 – Top Block Award*

*Russell Professional Office Building III*

*Alexander City, AL*

*Main Street Morgantown*

*2008 – Best New Construction Award*

*Marina Tower, Morgantown, WV*

*2008 – Best New Office Award*

*Spilman Thomas Battle, Morgantown, WV*

*Pittsburgh Corning Glass Block*

*2004 – Circle of Design Excellence Award*

*Lightning Strikes Family Fun Center*

*Trussville, AL*

*West Virginia American Institute of Architects*

*2010 – Honor Award*

*Upper Monongahela River Center*

*Morgantown, WV*

*2010 – Merit Award*

*West Virginia University*

*Transportation Center & Garage*

*Morgantown, WV*

*International Parking Institute Awards of Excellence*

*2011 – Honorable Mention*

*Mountaineer Station (WVU Transportation Center)*

*Morgantown, WV*

## Educational

Higher Educational experience includes administrative office space, parking facilities, student housing, libraries, student centers, athletic facilities, classrooms, and research laboratory facilities. We have worked on campuses that include: West Virginia University, Fairmont State University, Davis and Elkins College, The College of West Virginia, Hampden Sydney College, Wake Forest University, Ayers State Technical College, The University of North Carolina at Greensboro, and The University of Alabama at Birmingham. Paradigm's staff has also been involved in educational facilities at the elementary and high school level including new and renovated buildings.

## Master Planning

Paradigm Architecture has successfully completed master planning for the Waterfront Development and Trinity Christian School in Morgantown, Avery Court in Parkersburg, and Glade Springs Resort in Daniels. In addition, we have performed master planning for Asian Plaza in Birmingham, AL, and have recently updated the master plan for Russell Medical Center in Alexander City, AL, as well as the West Virginia School of Osteopathic Medicine in Lewisburg, WV.

## Corporate

Paradigm has designed entire office buildings as well as tenant fit-up spaces for clients such as Jackson Kelly PLLC, A.G. Edwards, Acordia, Petroplus & Associates Inc., National Biometric Security Project, Simpson & Osborne, DMJM Harris, and the West Virginia University Foundation. Projects also include banking regional and branch offices.

## Healthcare | Institutional

Medical and retirement life care projects dominate our staff's institutional portfolio. Medical projects include outpatient surgery centers, patient care rooms, emergency medicine, surgery suites, labor & delivery suites, Magnetic Resonance Imaging, X-ray diagnostic services, and heart catheterization spaces for hospital clients, radiation and chemotherapy treatment areas in cancer centers, and professional office space for private physicians. Retirement life care facilities range from independent elderly housing and assisted living facilities to full nursing care centers.

## Governmental

Members of Paradigm have been involved in projects for the Federal Government in Charleston and Clarksburg, West Virginia. These commissions were awarded through design competitions and involved office space for Social Security, the Federal Bureau of Investigation, the Drug Enforcement Agency, the Small Business Administration, and hearing rooms for SSA Hearings and Appeals. Paradigm is also currently involved in several projects for the GSA in the Morgantown area.



Marina Tower and Upper Monongahela River Center

## Customer Relationships Quality Assurance

Paradigm Architecture prides itself on providing excellent client service. When asked one time whether Paradigm Architecture was primarily a Design Firm or a Technical Firm, the response was simply “We are a Client Service Firm.” Our portfolio of projects exemplifies this as the majority of our work comes from repeat clients. In addition to designing award winning projects, we are known for providing fast, local response, as well as personal attention to each and every project, no matter how large or small. The following pages are brief summaries of techniques used to maintain these valuable relationships.

### Project Management

The Principal-in-Charge and Design Architect for this project will be Paul Walker. His impressive portfolio includes award winning designs for both large and small projects, including recent AIA Honor Awards for the WVU Transportation Center and Garage and the Waterfront Marina, both of which are located in Morgantown, WV. Paul’s approach to design involves practical, yet compelling solutions, to meet the client’s goals. From embracing an historical context, such as his designs in the Morgantown Wharf District Redevelopment or embellishing the contemporary, progressive style of a corporate environment, such as the U.S. Department of Energy office building, Paul’s designs have always received excellent reviews, and resulted in many repeat clients. Paul’s personal attention will be prevalent throughout the duration of this project.





Morgantown Events Center

Paradigm’s system of delivering projects involves direct, personal attention to every project, open communication between the Owner and Design Team, and innovative methods that push the boundaries of traditional architectural firms. Unlike most design teams, we feel that it is important for the Owner to have direct contact with the consultants on the design team. There will be scheduled meetings throughout the duration of the project where the Owner will have the opportunity to be directly involved with all aspects of the project’s design. An organized flow of all communication and project management is of utmost priority. The design team has an established hierarchy in which each subconsultant will have a single Point of Contact with Paradigm Architecture’s Project Manager. Paradigm Architecture will then in turn have a single Point of Contact with the Owner, who will then manage all of their internal flow of communication between the two parties. Paradigm Architecture has abundant experience in managing multiple projects with critical deadlines. Meeting these deadlines all starts with a clear definition of the schedule constraints. The ultimate project completion date is not the only date that should be targeted on the delivery schedule. Paradigm utilizes critical path method scheduling to define “Milestone” dates for the entire project. These include deliverables dates for various phases, design time, Owner’s review, Agency and Authority having Jurisdiction Review, procurement time, and construction time. Rather than viewing the schedule as a linear process, it is of utmost importance to determine those items that fall on the “critical path.” If those deadlines are missed, then the schedule must be adjusted immediately or the project will fall behind. We prefer to view the Schedule as a method of monitoring and control throughout the duration of the project. The entire design team and the Owner will be constantly informed and updated regarding schedule performance and corrective action will immediately be taken as necessary.



United States Department of Agriculture

### Construction Contract Administration

In addition to the Project Manager, Steve Konya will be assigned to this project as Construction Contract Administrator. Mr. Konya has extensive experience with the Client's established Design Guidelines and Standards and Construction Contract procedures. Steve will be actively involved with the project during design and will have firsthand knowledge of the project's design and construction documents. The Construction Administrator's roles will include managing and reviewing shop drawings, submittals, and RFIs for the entire design team. Additional roles include attendance at job site meetings, documenting construction progress and actively keeping the Owner informed through direct correspondence. The Contract Administrator will endeavor to have a good working relationship with the successful contractor bidding on the project to ensure that the project is a success for all parties involved.

All of our engineers and consultants perform construction administration including shop drawing review and site visits to observe mechanical/electrical systems compliance with drawings and specifications. We believe the involvement of the design engineer during this phase allows for verification that the designed systems are installed as specified, Onsite, and we have a consistent track record of providing quick response times to immediate issues that arise. In addition, we take advantage of electronic shop drawing reviews, videoconferencing, and web-based collaboration to provide expedited response for those consultants who are not immediate to the project site. All of our clients know that we are "just a phone call away" and readily available to address any need that they may have.

### Project Closeout & Post Project Review

Project Closeout Procedures will involve inspections by all members of the design team for Substantial Completion, and again at Final Completion. Each team member will generate a punch list of items that are either deficient or need to be completed. Closeout Submittals are required on every project and include not only Operations and Maintenance Manuals, but also Record Drawings, Approved Shop Drawings/Submittals, Attic Stock, and Contact Information for all Subcontractors on the project. A careful review and confirmation of the Closeout Submittals will be conducted prior to approval of the Final Payment Application.

Paradigm encourages Post Project Review on all projects and will conduct a "post mortem" meeting upon request by the Owner. Key team members of the project will be present at this meeting, including but not limited to the Owner, Architect, and Contractor. We feel that these meetings are important so that all parties involved have the opportunity to provide constructive input and learn from the completed project.



One Waterfront Place | Morgantown

## Project Coordination

### Technology

Paradigm Architecture prides itself on streamlining our project delivery and management methods. One of the ways we do this is to utilize the latest technology, including web-based project collaboration sites, electronic communication, electronic submittals for review and approval, video conferencing and the latest software packages for 3-dimensional renderings, Computer Aided Drafting (CAD), and Building Information Modeling (BIM). Our current software packages include the latest versions of Revit Architecture, Sketchup, AutoCAD, and MasterSpec. Far from the older methods of hand drafting, these tools help us to deliver faster and better coordinated projects, have fewer problems in the field, and provide the owner with excellent visualization tools during project development. We are always pursuing additional training and education for all our staff, including “in house” workshops, seminars, and online education for topics such as green building, BIM, project delivery and management, and current codes.

### Building Information Modeling (BIM)

Of particular interest is our use of BIM. More than just a 3D visualization tool, BIM allows for all disciplines to conduct “clash detection” tests for various disciplines and building components before the project goes to bid. This is extremely crucial for above ceiling coordination among the structural and MEP components. Use of BIM technology can result in better coordinated construction documents and less changes in the field. In addition, BIM allows the Owner to virtually experience the project before it is constructed. Utilizing animations, we can “walk” the Owner through the building so that room layout surprises are eliminated during design. The use of renderings allows for careful material selections and presentations to internal departments and project stakeholders. At the conclusion of the project, the as-built model can be turned over to the Owner’s Facilities Management Department for an actively working database to be used for years to come.





Chestnut Ridge Church | Morgantown

### **File Transfer Protocol (FTP)**

Throughout the life of the project, Paradigm hosts the FTP site. Paradigm sets up the site and all permissions for the site. If necessary, we lead a training session for the entire project team on how to use the site. The site will be maintained from the signing of Owner/Architect Agreement until the Project Closeout. All formal correspondence, as well as all required deliverables, throughout the duration of the entire project shall be uploaded to the FTP site. Paradigm creates an archive CD or DVD of all files on the project's FTP site at Project Closeout and delivers to the Owner.

### **Document Review and Coordination**

In addition to using BIM, Paradigm has a tested methodology of coordination reviews and “check set” submissions throughout various stages of the project. These typically fall at the conclusion of Schematic Design, Design Development, 50% Construction Documents, and 95% Construction Documents. The Project Manager will carefully review and coordinate the documents from all disciplines and issue markups back to the team for incorporation. These checks will include (but are not limited to) coordination of utility layouts above ceiling with the structural systems, all vertical risers, life safety and code reviews, building program backchecks, specifications, and incorporation of the Owner's Design Guidelines and Standards. The Owner will be given an identical “check set” at each submission for review and comment.

### **Facilities Operations and Maintenance**

Recognizing the importance of long-term building operations and maintenance concerns, as well as building lifecycle costs, we encourage the involvement of the Owner's Facilities Management and/or Physical Plant staff throughout the project. We prefer to allow the engineers to get direct feedback from these individuals and we value their input to the selection of materials and systems. We diligently work to avoid past issues and concerns that have risen on past projects. In addition, our consultants have abundant experience in providing solutions and alternatives to pre existing maintenance conditions to alleviate those problems, provide a better building environment, and reduce lifecycle costs. This experience gives our team first-hand experience on the importance of having this staff involved with the design and allows for better decision making with the materials and systems selection.



Fairmont State University Hardway Hall

## Methodology and Approach

### Design Conformance

Paradigm Architecture designs in conformance with all local, State, and Federal regulations applicable to the project. We have longstanding relationships with code officials and work closely with them throughout the life of the project. Everyone is concerned with energy conservation, life cycle analysis, and green building techniques; and Paradigm Architecture is no different. We have completed two projects that are LEED Certified. In addition, we have been able to assist clients who are interested in applying green building techniques such as improving the energy efficiency of the building and reducing long term life cycle costs, even though they may not wish to pursue LEED Certification.

### Design Assurance

Paradigm Architecture and its consultants will each have a Principal-in-Charge assigned to the project. As is done at Paradigm Architecture, we insist that our consultants have an active role throughout the duration of the project. These roles include providing design assurance quality control reviews at each stage of the project to ensure that the program requirements, design goals, schedule, and budget requirements are being met.

### Planning / Programming Tools

Paradigm believes that defining the problem is the single most important step towards designing and constructing a successful facility. This will be the ultimate purpose of a program of requirements. Paradigm uses a strongly interactive programming process that engages multiple project stakeholders in open communication. This programming methodology depends on interaction and exchange within a systematic process of establishing goals, collecting facts, uncovering concepts, determining needs, and stating the problem.



Pillar Innovations

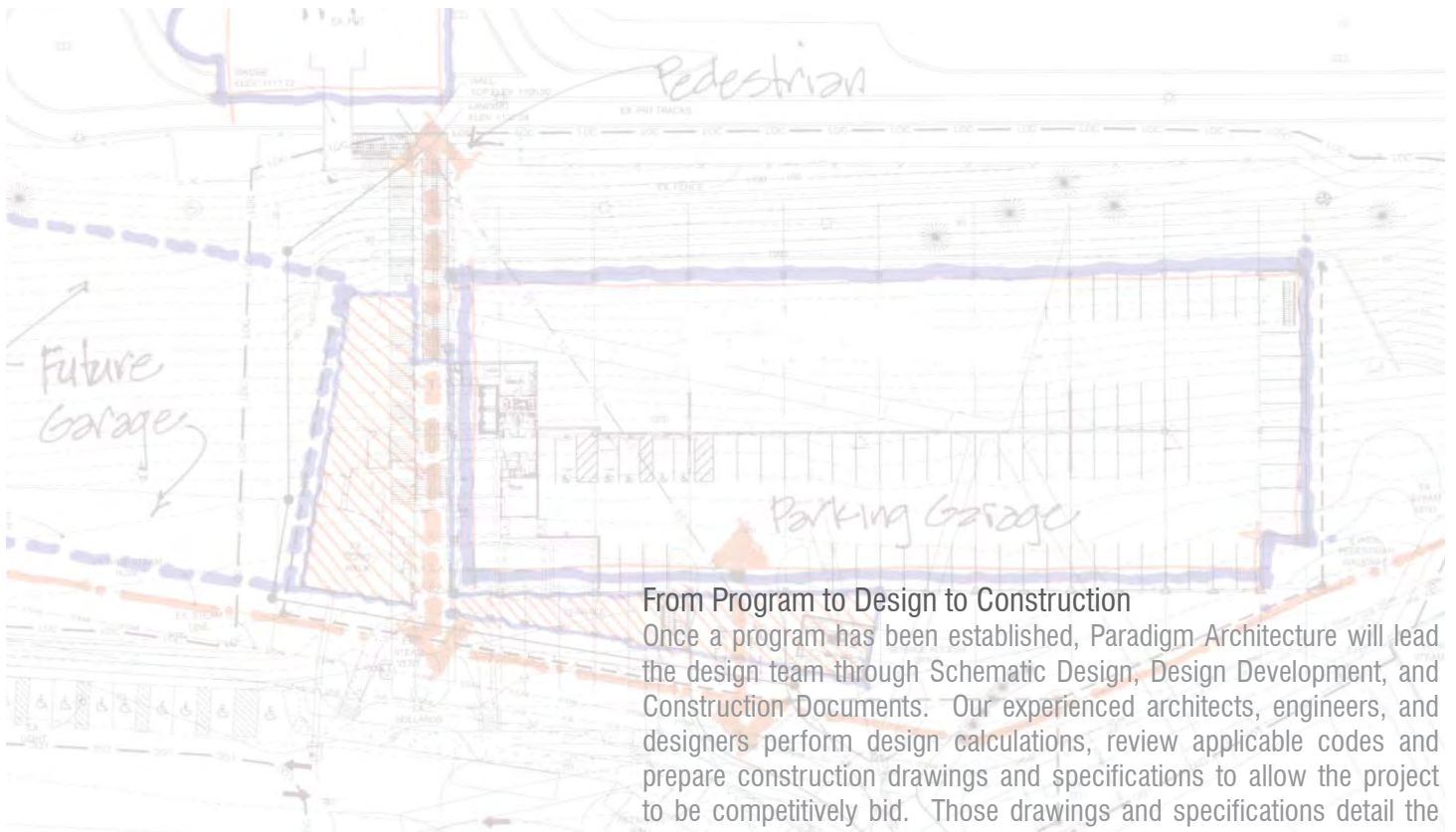
## Procurement

Once Bidding Documents have been approved by the Owner, Paradigm Architecture will assist the Owner in the Procurement Phase by prequalifying contractors, holding a Pre-Bid Conference, responding to questions, and issuing Addenda. After bids have been received, Paradigm Architecture will review the lowest responsible bidder submission to verify that all requirements have been met. At that point a Construction Contract will be issued to the Contractor for signature. Upon receipt of a Notice to Proceed from the Owner, we will begin our Construction Contract Administration Services.

Part of the goal of the Planning Phase of any project is to identify the MEP/FP scope of work for the project. To this end, our team of mechanical and electrical engineers and designers address and determine how the final system selection is impacted by such major issues as advancing technology, changes in design standards, higher expectations of comfort levels, greater awareness of environmental concerns, the needs and availability of practical energy conservation measures, forecasting future needs, and maintaining construction and operating costs within budget constraints. For renovation projects, our evaluation approach involves the visual inspection of existing conditions by a team of engineers. An assessment report, including a description of the present systems, evaluation of existing conditions and defects, recommendations, and an estimate of budget/cost implications is provided to assist in the decision-making process. Using information gathered by site visits and during meetings, we then develop a list of applicable MEP system options that can be considered. These options are compared on a qualitative and quantitative basis using sophisticated energy analysis software.

As stated above, the programming process will primarily involve a series of in-depth interviews with various department heads, administration, and end users of the facility(ies). These interviews session will be documented, analyzed, and summarized by the design team. These summaries will be delivered to the Owner for review and verification. This Program not only defines Spatial Requirements (Scope), but also defines the Budget, Schedule, and Quality of Work for the entire project. Once finalized, this program is the Statement of Work that all future decisions surrounding the project are based on.





### From Program to Design to Construction

Once a program has been established, Paradigm-Architecture will lead the design team through Schematic Design, Design Development, and Construction Documents. Our experienced architects, engineers, and designers perform design calculations, review applicable codes and prepare construction drawings and specifications to allow the project to be competitively bid. Those drawings and specifications detail the construction requirements of the project, and describe the quality, configuration, size and relationship of all electrical and mechanical components to be incorporated into the project.

Schematic Design Deliverables will include Preliminary Architectural Floor Plans and Elevations, as well as Systems Narratives by all consultants. An initial building and life safety review will be completed.

Design Development Deliverables will include detailed floor plans, elevations, sections, schedules, and single line engineering drawings. An outline specification will also be part of these deliverables, as well as 3-dimensional renderings for better visualization. Preliminary color selections will be presented by the Interior Designer. Preliminary “in person” reviews with the State Fire Marshal will be conducted.

Construction Documents Deliverables will include fully developed and completed drawings and specifications from all disciplines. Final color selection boards will be presented by the Interior Designer during this phase. Another review will be conducted with the State Fire Marshal’s office prior to bidding. The construction documents must be consistent with the project program, the construction budget, and the project schedule.

At all phases, an updated cost estimate will be provided by our construction manager that represents the current status of the project. As required for budget control, value engineering will take place prior to bidding and alternates will be included in the final bidding documents. In addition, our construction manager will be reviewing the project for constructability analysis and will assist in developing phasing sequences for the renovation of these existing facilities.

West Virginia University Mountaineer Station





West Virginia University Greenhouse

## Project Approach

### Firm's Ability

Pat Stinson will be used as our cost estimator consultant. Please see this resume for his long, successful career in the construction industry. We typically request detailed cost estimates at each major phase of the design process. If budget overruns are identified, Mr. Stinson has been extremely helpful to price out alternative materials or solutions which help the design team meet budget and time limitations while maintaining the design objectives.

Our firm has an excellent history meeting completion dates. In the last 15 years, the firm has had only one project not completed on time. In that case, the General Contractor filed for bankruptcy. The firm continued to work with the bonding company until the project was completed to the Owner's satisfaction.

Public bid work can be a challenge, but it is not impossible. We suggest the following steps:

- Prequalify the General Contractors and major subcontractors. Approved Bidders must have a history of 'on time' project completion and within the established budgets. Additionally, we would suggest the Architect and Owner interview the project manager and project superintendent.
- Critical Path Method scheduling will be a key tool to a successful project. If possible, we recommend the scheduling services be hired by the Owner. Scheduling services should include monthly meeting during construction of the Work. Regular schedule updates or revision should also be included.
- Another approach, create phases for project completion with liquidated damages for each phase.

### Teamwork

It has always been our philosophy that successful projects are the result of successful team relationships. And on any given construction project, there are a lot of relationships that come into play: owners, developers, facilities managers, architects, engineers, contractors, subcontractors, financial institutions, attorneys, code agencies, and tenants. We have learned a lot about how to work successfully together with all parties involved. Every project, whether large or small, is unique and requires strong leadership. Being a small business, you can be assured that local, senior staff and an experienced project manager will be assigned to all of our projects. Based on the specific requirements of the project, we always put together a team of consultants and staff who would best serve the needs of that individual project and client – while always maintaining a constant flow of communication and personal service with the owner.





West Virginia University Greenhouse

## Quality Control & Project Management

### Project Coordination

Paradigm Architecture prides itself on streamlining our project delivery and management methods. One of the ways we do this is to utilize the latest technology, including web-based project collaboration sites, electronic communication, electronic submittals for review and approval. Paradigm utilizes advanced techniques to accomplish this including internet-hosted project sites for collaboration, online meetings, video conferencing, and Building Information Modeling. Although many design firms may be learning to use this technology today, what separates Paradigm is that we have been utilizing advanced technology from day one of operation and have many local example projects where it was used. More recently, Paradigm has worked with contractors using Newforma and Procore project management software.

### Project Delivery

We have successfully used a wide range of project delivery types on both public and private projects: design-bid-build, negotiated, design-build, develop-design-build, fast track, construction management agency, and construction management where the construction manager is also the contractor. We have extensive experience on fast-track construction projects, ranging from \$1 million to \$35 million. We assist the owner in developing critical path items and developing multiple early release packages while the design is still ongoing. These packages typically include initial site work, foundation, superstructure, long lead equipment, shell, and interior fit out. Although there are greater risks that must be assumed by the owner with this method, the benefits from meeting tight deadlines typically outweigh these risks. Expedient decisions must be made by all involved and open lines of communication and transparency are crucial. On any given type of project delivery, we have a quality control plan that includes developing an initial schedule with the owner for the entire project through the design, bid, and construction phases. Milestone points will be established and will include deliverables from both the design team and the owner. These milestone points will include sets of progress drawings and specifications for both the owner's and design team's review. We have an extensive "in house" coordination and review process that includes engineering coordination, specification coordination, code and life safety reviews, and the owner's program review. Before moving to each subsequent phase, the Owner will have an opportunity to review and "sign off" on each progress set so that all parties are always clear as to the direction the project is heading.





Morgantown Waterfront Development

Marina Tower



### Critical Path Method

Paradigm Architecture has abundant experience in managing multiple projects with critical deadlines. Meeting these deadlines all starts with a clear definition of the schedule constraints. The ultimate project completion date is not the only date that should be targeted on the delivery schedule. Paradigm Architecture utilizes critical path method scheduling to define “Milestone” Dates for the entire project. These include deliverables dates for various phases, design time, Owner’s review, Agency and Authority having Jurisdiction Review, procurement time, and construction time. Rather than viewing the schedule as a linear process, it is of utmost importance to determine those items that fall on the “critical path.” If those deadlines are missed then the schedule must be adjusted immediately or the project will fall behind. We prefer to view the Schedule as a method of Monitoring and Control throughout the duration of the project. The entire design team and the Owner will be constantly informed and updated regarding schedule performance and corrective action will immediately be taken as necessary.

### Fast Track

We have been involved with multiple project delivery types where time is of the essence and have the capability to perform Fast Track Delivery Services if necessary. With Fast Track Delivery, the project is broken up in multiple construction packages with early release dates. Examples of these packages include Earthwork / Site Utilities, Foundations, and Superstructure. This allows construction to begin before the design has been complete.

### Firm’s Ability to Provide Services Within the Project Time Frame

Paradigm Architecture is confident that we can provide a high level of service in a timely manner. We have historically managed multiple complex projects with significant construction budgets.



Pillar Innovations

## Cost Control

Paradigm Architecture understands the importance of the project budget and takes great pride in being able to meet these budgets. Project budget is not just the construction budget. We assist the owner in reviewing all aspects of the total project budget, including pre-design services, such as surveys, field investigations and geotechnical explorations, furniture, fixtures, and equipment (FFE) packages, and project closeout. Due to our vast experience with multiple project delivery types, including design-build and construction management, we have firsthand experience with monitoring costs throughout the entire project. In our nearly ten years of operations, we have never had an Owner “reject all bids” due to cost overruns. Many times, to help control costs on the project, we will work with the Owner early on to establish a base bid package that will deliver within budget. We will then establish a series of alternate packages that can be selected from once bids are received. We will also work with the Owner to establish an Owner’s contingency allowance for those unforeseen issues that may arise.

Using internal cost data, and national databases, we are able to provide the Owner rough order of magnitude and schematic cost estimating for initial project development. We often conduct feasibility studies for clients to help them with initial project evaluations. We feel that utilizing the services of a contractor or construction manager is extremely beneficial to the design process and helps keep the project moving in the right direction. Their services, such as cost estimating, constructability reviews, value engineering, current bid market analysis, and CPM scheduling have proven to be valuable assets to both the architect and owner. They are the experts in this area, just as we are the experts in the area of design, so why shouldn’t we work together from day one to give the owner the best possible project? At times, we recommend both the architect and owner hire these consultants so that two third party reviews can be conducted and then any major differences be reconciled prior to bidding the project. Using these unique approaches we find that it is rare for one of our projects to be over budget or behind schedule.



Resumes & Certifications | Degrees



# Paul A. Walker, AIA

## Principal-in-Charge | Design Architect

Paul has 33 years of experience as an architect and received his registration in 1986. He became a business owner in October 2000 when he created Paradigm Architecture. Paul's design responsibilities include programming, development of construction documents, project management, and construction administration. Among the variety of projects he has designed and supervised are: medical, commercial, corporate, educational, governmental, industrial, institutional, recreational, religious, and residential. The scope of projects ranges from a few thousand dollars to over 78 million dollars. Paul also has extensive experience with commercial and corporate facilities as well as higher education facilities while working at other firms in WV, NC, and AL.

## Experience

Two Waterfront Place Hotel & Conference Center  
\$35 million  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
\$25 million  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
\$22 million  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
\$6 million  
Daniels, West Virginia

Wintergreen Resort Lodge  
\$20 million  
Wintergreen, Virginia

West Virginia University College Park  
\$33 million  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
\$26.3 million  
Morgantown, WV

University Park Student Housing & Condos/Retail  
\$78 million  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
\$15.3 million  
Morgantown, West Virginia

University Place Townhomes  
\$4 million  
Morgantown, West Virginia

### Education

Bachelor of Architecture  
University of Tennessee  
Knoxville, 1982

### Affiliations

American Institute of Architects  
NCARB

### Registrations

West Virginia  
Alabama  
Arizona  
Florida  
Maryland  
Massachusetts  
North Carolina  
Pennsylvania  
South Carolina  
Tennessee  
Virginia

# The West Virginia Board of Architects

certifies that

PAUL A WALKER

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number [REDACTED]

*The registration is in good standing until June 30, 2016.*



*Leya C. Lewis*

---

Board Administrator

# Todd G. Christopher, AIA

## Project Manager

Todd's responsibilities have included development of construction documents and drawings, project management, marketing presentations, bidding procedures, and construction administration. He has a combined 12 years of experience in commercial, corporate, hospitality, educational, performing arts, healthcare, continuing care retirement communities, laboratories, industrial, institutional, sports facilities, and multi-family residential. and joined Paradigm Architecture in February 2009.

## Experience

Canaan Valley Resort State Park Renovations & Additions  
\$25 million  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
\$22 million  
Berkeley Springs, West Virginia

University Park Student Housing & Condos/Retail  
\$78 million  
Morgantown, West Virginia

West Virginia University College Park  
\$33 million  
Morgantown, West Virginia

University Place Parking Garage  
\$15.5 million  
Morgantown, West Virginia

Mountaineer Station Parking Garage - WVUH Addition  
\$15 million  
Morgantown, West Virginia

Pillar Innovations Office Building & Manufacturing Facility  
\$4.1 million (shell)  
Morgantown, West Virginia

Beitzel Corporation Office Building  
\$3.5 million  
Grantsville, Maryland

West Virginia University Greenhouse & Labs  
\$7.2 million  
Morgantown, West Virginia

United States Department of Agriculture Office Building  
\$6.5 million (shell)  
Morgantown, West Virginia

### Education

*Master of Architecture*  
*Virginia Polytechnic Institute &*  
*State University*  
*Blacksburg, 2002*

*Bachelor of Science*  
*in Engineering Technology*  
*Fairmont State College*  
*Fairmont, WV, 1999*

### Affiliations

*American Institute of Architects*  
*NCARB* [REDACTED]

### Registrations

*West Virginia* [REDACTED]  
*North Carolina* [REDACTED]



# The West Virginia Board of Architects

certifies that

**TODD G. CHRISTOPHER**

is registered and authorized to practice  
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued  
by the authority of this board.

Certificate Number ██████████

*The registration is in good standing until June 30, 2016.*



*Leya C. Lewis*

---

Board Administrator

# David H. Snider, AIA

## Specifications | Quality Control

Mr. Snider graduated from Auburn University with a degree in architecture and practiced in North Carolina before returning to his hometown of Birmingham, Alabama. As one of the founding members he has spent the last 14 years of his 31-year career with Paradigm Architecture. His responsibilities with Paradigm Architecture have included project management, construction documents, contract administration, and writing specifications. Project experience includes hospitality, educational, healthcare, churches, libraries, schools, historic office buildings, airports, and commercial facilities. David has extensive experience with healthcare facilities throughout the duration of his entire career and currently manages open-end contracts with Russell Medical Center and Lanier Memorial Hospital. These project types include cancer centers, medical office buildings, physical therapy, assisted living facilities, and major hospital renovations.

## Experience

Two Waterfront Place Hotel & Conference Center  
\$35 million  
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions  
\$25 million  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
\$22 million  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
\$6 million  
Daniels, West Virginia

West Virginia University College Park  
\$33 million  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
\$26.3 million  
Morgantown, WV

University Park Student Housing & Condos/Retail  
\$78 million  
Morgantown, West Virginia

University Place Townhomes  
\$4 million  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
\$15.3 million  
Morgantown, West Virginia

### *Education*

*Bachelor of Architecture  
Auburn University  
Alabama, 1984*

*Roofing Technology  
The Roofing Industry  
Educational Institute, 1995*

### *Affiliations*

*American Institute of Architects*

# Steve Konya

## Construction Administration

Steve's responsibilities have included development of construction drawings and documents, construction administration, project management tasks, marketing, and photography. He has a combined 19 years of experience in commercial architecture and has been with Paradigm Architecture for 9 years. Project types have included commercial, recreational, corporate, educational, hospitality, institutional, and retail.

## Experience

Canaan Valley Resort State Park Renovations & Additions  
\$25 million  
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion  
\$22 million  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
\$6 million  
Daniels, West Virginia

Glade Springs Resort Clubhouse Expansion  
\$1.1 million  
Daniels, West Virginia

University Park Student Housing & Condos/Retail  
\$78 million  
Morgantown, West Virginia

West Virginia University College Park  
\$33 million  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
\$26.3 million  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
\$15.3 million  
Morgantown, West Virginia

West Virginia University Intermodal Garage  
\$14.5 million  
Morgantown, West Virginia

*Education*  
*Bachelor of Science*  
*in Engineering Technology*  
*Fairmont State College*  
*Fairmont, West Virginia*  
*1996*



**Education:**

West Virginia Institute of Technology - B.S. Civil Engineering  
West Virginia University - Masters Business Administration  
West Virginia State College - Architectural Technology Courses

**Professional Registrations:**

Year first registered: 1984  
West Virginia, Pennsylvania, Maryland, North Carolina, Virginia, Florida, District of Columbia, South Carolina, Ohio, Structural Engineering Certification Board and National Council of Examiners for Engineering and Surveying

**Professional Memberships:**

American Society of Civil Engineers, Structural Engineering Institute, Charter Member, American Concrete Institute, American Institute of Architects – West Virginia Chapter, American Institute of Steel Construction, Inc., American Iron and Steel Institute Member, Associated Building Contractors (ABC), National Academy of Forensic Engineers

**Professional Experience:**

Responsible for strategic management, marketing, quality control, personnel development, business development, project management and design at Allegheny Design Services. Experience includes over 32 years in structural design and project management for industrial, commercial, institutional, and nuclear/chemical facilities utilizing steel, concrete, masonry, and wood. Past accomplishments include design and construction administration of health care facilities, hotels, schools, shopping centers, aircraft hangars, numerous retail facilities, and numerous forensic engineering assignments. Experience has been obtained from the following assignments:

**Experience Record:**

Allegheny Design Services, LLC, President,	May 2002 to Present
R.M. Gensert and Associates, Vice President,	August 1998 to May 2002
WVU, Assoc. Director of Planning, Design & Construction	August 1988 to August 1998
Simpson Engineering, Owner	August 1988 to August 1998
CECO Buildings Division, Senior Structural Engineer	April 1985 to August 1988
Rockwell International, Facility Structural Engineer	March 1982 to April 1985
Bellard Ladner & Assoc., Staff Structural Engineer	Sept. 1981 to March 1982
PPG Industries, Facility Structural Engineer	January 1980 to Sept. 1981

**Project Experience Includes:**

Morgantown Event and Conference Center, Morgantown, WV  
Phipps Conservatory Addition, Pittsburgh, PA  
Waterfront Hotel and Conference Center, Morgantown, WV  
WVU Basketball Practice Facility  
WVU Mountaineer Field North Luxury Suites  
UPMC Hillman Cancer Center  
William Sharpe Hospital Addition  
Chestnut Ridge Church  
University of Pittsburgh Bio Medical Tower  
Glade Springs Hotel & Conference Center  
Fairmont State University Parking Garage



**Education:**

West Virginia University - B.S. Civil Engineering

**Professional Registrations:**

Professional Engineer – West Virginia, Pennsylvania, Maryland and Kentucky

**Professional Memberships:**

Member of AISC

Associate Member of ASCE

**Continuing Education:**

WVU Steel Design—Fall 2007

AISC - Façade Attachments to Steel Frames - September 20, 2007

ASCE - Reinforced Masonry: Design and Construction - November 8, 2007

TSN - Cold-Formed Steel Seminar – Load Bearing and Curtain Wall Systems - December 4, 2008

Lincoln Electric Co. - Blodgett's Welding Design Seminar - October 13-16, 2009

Steel Camp – November 4-5, 2010

The New 14th Edition Steel Manual – October 25, 2011

ASCE-Design and Renovation of Wood Structures - October 2012

SE University multiple structural technical training webinars.

The MGI Management Institute—Successful Marketing of Engineering Services 2015

Steel Camp—March 25-28, 2015

**Professional Experience:**

Responsibilities include structural engineering design, construction documents, quality control and field engineering.

**Experience Record:**

Allegheny Design Services, LLC, Senior Structural Engineer

June 2007 to Present

**Project Experience Includes:**

University Park Mixed Use Building, Morgantown, WV

White Oaks Hawthorn Suites, Bridgeport, WV

BFS Suncrest, Morgantown, WV

Pikewood Creative Addition and Renovation, Morgantown, WV

GSD Fairmont, Fairmont, WV

Bridgeport Public Safety Substation, Bridgeport, WV

Canaan Valley Institute, Davis, WV

Charles Pointe BFS, Bridgeport, WV

Fairmont AFRC, Fairmont, WV

Gabriel Brothers Renovation, Clarksburg, WV

Genesis Youth Crisis Center, Clarksburg, WV

Goshen Baptist Church, Morgantown, WV

GSA DOE, Morgantown, WV

ICC Parish Center, Clarksburg, WV

Mason Dixon, Bridgeport, WV

GSA, Charleston, WV

Progress Centre 2, Bridgeport, WV

WVU Child Development, Morgantown, WV

White Oaks Progress Center, Bridgeport, WV

Thrasher Office Building, Bridgeport, WV

WVU Greenhouse Building, Morgantown, WV

Courtyard Marriott– University Towne Center, Morgantown, WV

University Place Parking Garage, Morgantown, WV



**Education:**

University of Pittsburgh - B.S. Civil Engineering  
West Virginia University - Master of Business Administration

**Professional Registrations:**

Professional Engineer – Virginia, West Virginia, Pennsylvania, Tennessee, and Indiana  
NCEES Record Holder

**Professional Memberships:**

Board President of Children’s Discovery Museum at WVU  
American Society of Civil Engineers - Past Branch President  
Richmond Joint Engineers Council - Past Council Chairman  
Structural Engineering Institute - Member

**Continuing Education:**

Blodgett’s Welding Design Seminar – April 2013 – Cleveland, OH  
Simpson Strong-Tie Continuous Load Paths in Wood Structures – November 2011 – Charlottesville, VA  
Kaplan 28 Hour SE Exam Review Course – August 2011 – Richmond, VA  
Emerging Leaders Alliance Workshop – November 2010 – Denver, CO  
OSHA 10 Hour Safety Course for Construction Personnel – April 2006 – Alexandria, VA  
SE University multiple structural technical training webinars.

**Professional Experience:**

Responsibilities at Allegheny Design Services include project management and structural design. Professional experience is comprised of a wide variety of roles as both a designer and contractor. Past accomplishments include a mix of residential, commercial, industrial, military and government facilities utilizing all major building elements including steel, concrete, masonry, wood, and aluminum. Experience includes domestic as well as international projects for a variety of public and private clients from the following assignments:

**Experience Record:**

Allegheny Design Services, LLC, Sr. Structural Engineer	June 2012 to Present
Austin Brockenbrough and Associates, Structural Engineer	March 2008 to June 2012
McKinney and Company, Civil Engineer	March 2007 to March 2008
American Bridge Company, Field Engineer	May 2005 to March 2007

**Project Experience Includes:**

Project experience (past and present) includes:

Puskar Center Auditorium Expansion, West Virginia University, Morgantown, WV  
White Oaks Office Development Building II, Bridgeport, WV  
College Park Apartments, Morgantown, WV  
University Park Dormitory, West Virginia University, Morgantown, WV  
Brownsville Marine Product Plant Upgrade and Repairs, Brownsville, PA  
High Bridge Trail State Park Pedestrian Bridges, Prince Edward County, Virginia  
Observation Platform, Midlothian Mines Park, Chesterfield County, Virginia  
Fuel System & Facility Upgrades, Fort Drum, NY  
Eppington Plantation Restoration and Structural Stabilization, Chesterfield County, Virginia  
Old City Hall Plaza Replacement, Richmond, Virginia  
Woodrow Wilson Bascule Replacement, Alexandria, Virginia  
Monongalia County Ball Park, Morgantown, WV  
Nashville Sound Scoreboard, Nashville, TN  
Indianapolis 500 Sign Upgrade  
Milan Puskar Stadium North End Renovations



**Education:**

West Virginia University – B.S. Civil Engineering

**Professional Registrations:**

WV EIT Certification

**Professional Memberships:**

American Society of Civil Engineers  
Chi Epsilon

**Continuing Education:**

North Carolina State University – Master of Civil Engineering  
SE University multiple structural technical training webinars.

**Professional Experience:**

Responsibilities include engineering design of structural steel, reinforced concrete, reinforced masonry, wood, foundations and analysis of existing systems.

**Experience Record:**

Allegheny Design Services, LLC, Jr. Structural Engineer	January 2013 to Present
North Carolina Department of Transportation, Engineering Technician	September 2012 to December 2012

**Project Experience Includes:**

Project experience (past and present) includes:

Triple S. Harley Davidson, Morgantown, WV  
Clarksburg Credit Union, Clarksburg, WV  
College Park Apartments, Morgantown, WV  
West Union Bank, Salem, WV  
Urlings General Store, Wayne, WV  
Mt. Morris BFS, Mt. Morris, PA  
Sabraton Shoney's, Morgantown, WV  
Suncrest BFS, Morgantown, WV  
WVU Puskar Stadium AD Suite, Morgantown, WV  
Elkins Coal & Coke Building, Masontown, WV  
Total Dental– New Multi-Tenant Building, Clarksburg, WV  
Webster 911 Center, Webster Springs, WV  
Gateway Commercial Building, Morgantown, WV  
Wesley United Methodist Church, Morgantown, WV  
Arthurdale High School Renovation, Arthurdale, WV  
Preston Contractors Office Addition, Kingwood, WV  
Health South Ambulance Canopy, Morgantown, WV  
CAPE Credit Union, Clarksburg, WV  
University Park Complex, Morgantown, WV  
Potomac State Catamount Place, Keyser, WV  
WVU Stadium Signage Upgrade, Morgantown, WV  
Dominion Transmission HQ Office Building, Bridgeport, WV  
University Place Parking Garage, Morgantown, WV  
Vandalia Hall, Morgantown, WV  
University Towne Center Starbucks/ Chipotle, MGW  
Microtel, New Martinsville, WV



**West Virginia State Board of Registration  
for Professional Engineers**

**DAVID R. SIMPSON**  
WV P [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2016**



**West Virginia State Board of Registration  
for Professional Engineers**

**JASON D. ROBINSON**  
WV [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2016**



**West Virginia State Board of Registration  
for Professional Engineers**

**MICHAEL W. HOWELL**  
WV PE [REDACTED]

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

**EXPIRES December 31, 2016**



## THOMAS J. GORSKI, PE, LEED AP

PRINCIPAL, PRESIDENT  
MECHANICAL ENGINEERING DEPARTMENT HEAD

Mr. Gorski's primary responsibilities are the design of HVAC systems and their components for schools, universities, commercial and light industrial office buildings, laboratory buildings, health care facilities, and military facilities. He has designed HVAC systems including constant and variable air volume, air handling and exhaust systems; chilled water and hot water systems and steam distribution systems; electric/electronic control, pneumatic control and DDC systems.

Tom's design responsibilities include load calculations, equipment selection and system layout, project specifications, cost estimates, direction of the project drafting effort, coordination with architectural and other engineering disciplines, and construction administration. He also performs system analysis and energy studies, maintains client contact, and supervises the engineering effort of the Mechanical Engineering groups.

### EDUCATION

BS Mechanical Engineering  
Penn State University 1982

### REGISTRATION

PE, Pennsylvania

PE, [REDACTED]

PE, Virginia

PE, [REDACTED]

PE, New York

NCEES Registration

LEED Accredited Professional  
2009

### AFFILIATION

American Society of Heating,  
Refrigeration & Air Conditioning  
Engineers (ASHRAE)  
Pittsburgh Chapter; Past President

### REPRESENTATIVE EXPERIENCE

#### **Twin Falls State Park - Mullens, West Virginia**

Renovation and Expansion

#### **Canaan Valley Resort State Park - Davis, West Virginia**

Renovation and Expansion

#### **Cacapon State Park Lodge - Berkeley Springs, West Virginia**

Renovation and Expansion **BridgeValley Community and Technical College**  
Restoration/Renovation

#### **West Virginia University - Morgantown, West Virginia**

Current Term Contract

WVU Tech - Interior and Exterior Renovations

New Intermodal Transportation Center

New Student Recreation Center

Student Recreation Center Building Commissioning

Caperton Center for Applied Technology

Parkersburg Applied Technology Center (Parkersburg, WV Campus)

#### **Fairmont, West Virginia**

Allegheny Energy New Operations Center

#### **Fairmont State University - Fairmont, West Virginia**

Engineering Technology Building



# West Virginia State Board of Registration for Professional Engineers

## ***2015 - 2016 PE-Active Renewal***

### Receipt

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Your confirmation number is [REDACTED]

Name: THOMAS GORSKI

Total: \$40.00

Card: [REDACTED]

Date/Time: 6/2/2015 1:16:50 PM

PDF COPY OF RENEWAL - Click here to print or download/save a PDF copy of your exact renewal responses.

RECEIPT - Click [here](#) to print or download/save a PDF copy of your receipt for your records. A copy of this receipt will also be sent to the email address that you input during your renewal completion. The automated email will be from [egovconfirmations@wvsto.com](mailto:egovconfirmations@wvsto.com).

WALLET CARD - Click here to print or download/save a PDF copy of your Professional Engineer wallet card. Wallet cards will *no longer be mailed* from the Board office.





## JAMES N. KOSINSKI, PE, LEED AP

PRINCIPAL, VICE PRESIDENT  
SENIOR PROJECT MANAGER, MECHANICAL ENGINEERING

Mr. Kosinski's primarily responsible for the design of HVAC systems and their components for all of Tower Engineering's projects. He has experience with the design of numerous types of HVAC systems, including constant and variable air volume air handling, geothermal heat pump and exhaust systems; chilled water and hot water; electric/electronic, pneumatic and DDC control systems.

Jim's design responsibilities include load calculations, equipment selection, system layout, project specifications, cost estimates, direction of project drafting efforts, coordination with other engineering disciplines, and construction administration. Additional responsibilities include system analysis and energy studies, client contact, and project management and scheduling. He has performed energy conservation analyses, evaluated HVAC system performance, and justified the installation of DDC control systems and other energy saving measures. As a Mechanical Engineering Group Leader, Mr. Kosinski coordinates the efforts of a team of staff engineers, designers and CAD operators.

### EDUCATION

Bachelor Architectural Engineering  
The Pennsylvania State  
University, 1989

### REGISTRATION

PE, [REDACTED] nia

PE-[REDACTED]

PE, W [REDACTED] irginia 016993

PE-O [REDACTED]

PE, New York

PE, Maryland

NCEES Registered

LEED Accredited Professional  
2009

### AFFILIATION

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



### **Twin Falls State Park - Mullens, West Virginia**

Renovation and Expansion

### **Canaan Valley Resort State Park - Davis, West Virginia**

Renovation and Expansion

### **Cacapon State Park Lodge - Berkeley Springs, West Virginia**

Renovation and Expansion

### **West Virginia University**

Current Term Contract

WVU Tech Interior and Exterior Renovations

Recreation Center

Brooks Hall - Lab Renovation

Honors Hall Dormitories

Law Building Phase I, II and III

Parkersburg Applied Technology Center (Parkersburg, WV Campus)

### **Fairmont State University - Fairmont, West Virginia**

Engineering Technology

Multiple HVAC Systems Studies in Multiple Buildings

Electro-Optics Center Addition

Musik Library Renovation

### **Morgan County Board of Education - Bath, West Virginia**

Berkeley Springs High School Renovation/Addition

# West Virginia State Board of Registration for Professional Engineers

## 2015 - 2016 PE-Active Renewal

### Receipt

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Your confirmation number is [REDACTED]

Name: JAMES KOSINSKI

Total: \$50.00

Card: [REDACTED]

Date/Time: 7/15/2015 2:58:02 PM

PDF COPY OF RENEWAL - Click here to print or download/save a PDF copy of your exact renewal responses.

RECEIPT - Click here to print or download/save a PDF copy of your receipt for your records. A copy of this receipt will also be sent to the email address that you input during your renewal completion. The automated email will be from [egovconfirmations@wvsto.com](mailto:egovconfirmations@wvsto.com).

WALLET CARD - Click here to print or download/save a PDF copy of your Professional Engineer wallet card. Wallet cards will no longer be mailed from the Board office.



#### EDUCATION

BS Electrical Engineering  
Case Western Reserve University  
1997

#### REGISTRATION

Professional Engineer, PA  
PE- [REDACTED]

#### AFFILIATION

Illuminating Engineering Society  
of North America (IES): Treasurer  
Pittsburgh Section

#### AWARD

IES Design Award of Merit 2003,  
Ross Twp. Municipal Complex  
Pittsburgh, Pennsylvania

## T. STEFFANIE BAKO, PE, LEED AP

### ASSOCIATE, SENIOR PROJECT MANAGER ELECTRICAL ENGINEERING DEPARTMENT HEAD

Mrs. Bako provides engineering services for the design of office buildings, educational facilities, municipal buildings, community/recreational buildings and commercial facilities. Her primary responsibility is for the preparation of electrical opinions of cost, technical specifications, engineering drawings, field observation, and coordination with architectural and other engineering disciplines.

Steffanie's design responsibilities include lighting layout and fixture selection, including calculations and system coordination studies and calculations; computer rooms and associated support facilities; fire alarm and detection systems; emergency power, public address, audio-visual, security and closed circuit television systems. Additional responsibilities include client contact, field observation, and project management.

#### REPRESENTATIVE EXPERIENCE

##### **Twin Falls State Park - Mullens, West Virginia**

Renovation and Expansion

##### **Canaan Valley Resort State Park - Davis, West Virginia**

Renovation and Expansion

##### **Cacapon State Park Lodge - Berkeley Springs, West Virginia**

Renovation and Expansion

##### **Army National Guard - Fairmont, West Virginia**

New Readiness Center

##### **Canaan Valley Institute - Davis, West Virginia**

New Office Building (LEED Silver)

##### **City of Fairmont - Fairmont, West Virginia**

New Parking Garage  
Municipal Building Renovations

##### **Fairmont State University - Fairmont, West Virginia**

Engineering Technology Building  
Musick Library Addition and Renovations

##### **Glennville State College - Glennville, West Virginia**

Student Center Renovations

12 0220373

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO Box 2649 Harrisburg PA 17105-2649



License Type  
Professional Engineer

License Status  
Active

Initial License Date  
06/05/2003

T STEFFANIE BAKO  
[Redacted]

License Number  
[Redacted]

Expiration Date  
09/30/2015

*Kathy J. Barley*  
Acting Commissioner of Professional and Occupational Affairs

*[Signature]*  
Signature





#### EDUCATION

BS, Mechanical Engineering  
Penn State University 1997

#### REGISTRATION

P [REDACTED] Engineer, PA  
P [REDACTED] 2003

Certified in Plumbing  
Engineering (CIPE), 1998

LEED Accredited Professional  
2009



## MICHAEL S. PLUMMER, PE, CIPE, LEED AP

### ASSOCIATE, SENIOR PROJECT MANAGER PLUMBING & FIRE PROTECTION ENGINEERING DEPARTMENT HEAD

Mr. Plummer is primarily responsible for the design of plumbing and fire protection systems and their components for Tower Engineering projects in all sectors. His responsibilities include performing calculations for hydraulically designed sprinkler systems; designing water supply and pumping systems including fire mains and sizing of fire pumps; design/testing of fire protection and alarm systems; and design of plumbing sewage, gas and water systems.

Mike is an experienced HVAC system designer, and performs load calculations, equipment selection and systems layout. His duties include preparation of project specifications, cost estimates, project management, and coordination with architectural and other engineering disciplines. He also performs construction administration duties including review of submittals, preparation of punch lists, and field problem solving, as well as supervising the engineering efforts of the Plumbing and Fire Protection Department.

#### REPRESENTATIVE EXPERIENCE

##### **West Virginia University - Morgantown, West Virginia**

Current Term Contract  
WVU Tech - Interior and Exterior Renovations  
New Intermodal Transportation Center  
New Student Recreation Center  
Parkersburg Applied Technology Center (Parkersburg, WV Campus)

##### **Fairmont, West Virginia**

Allegheny Energy New Operations Center

##### **Fairmont State University - Fairmont, West Virginia**

Engineering Technology Building

##### **Brooke County Board of Education - Follansbee, West Virginia**

Hooverson Heights Primary School  
Bethany Primary School

##### **Cacapon Resort - Berkeley Springs, West Virginia**

Lodge Renovation and Expansion

##### **City of Fairmont - Fairmont, West Virginia**

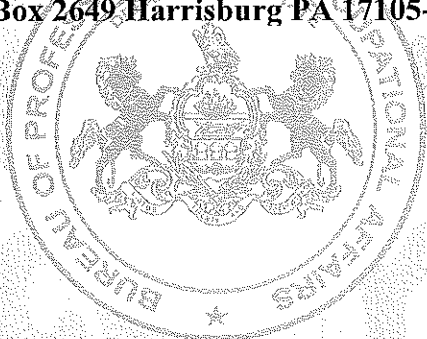
Public Safety Building

##### **Fairmont State University - Fairmont, West Virginia**

Engineering Technology Building  
Conference Center Computer Lab  
MATEC Hangar Fire Protection Systems Evaluation

12 0232313

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO Box 2649 Harrisburg PA 17105-2649



License Type  
Professional Engineer

License Status  
Active

Initial License Date  
06/05/2003

MICHAEL SCOTT PLUMMER

License Number

Expiration Date  
09/30/2015

*Kathy J. Barley*

Acting Commissioner of Professional and Occupational Affairs

*Michael S. Plummer*  
Signature

## Project Experience

Education  
West Virginia University - BS Wood  
Science & Technology, 1970  
Various work-related seminars in  
project scheduling  
10 hour training course OSHA

Work Experience  
2013-Present - Swope Construction  
• Senior PM  
  
2003-2013 - Alliance Construction  
Management - Founder  
General contracting firm and  
management services

1984-2003 - Swope Construction  
Founding partner & VP  
• Coordination of estimating,  
scheduling and administrative  
systems  
• Management and oversight of  
project managers  
• Project Manager on several major  
restoration projects

1976-1983  
Self employed - residential/small  
commercial contractor specializing  
in custom period style homes,  
doctor/dental clinics

1974-1975 - Forestry Sciences  
Laboratory, Princeton, WV  
• Researcher in developing markets  
for timber products

1970-1973  
Better Management Services  
Staten Island NY  
• Field engineer - management  
consulting services

Glade Springs Resort & Conference Center\*

Daniels, West Virginia

Glade Springs Resort Clubhouse Addition and Renovations\*

Daniels, West Virginia

South Ridge Church\*

Fairmont, West Virginia

Mining Controls Renovations\*

Beckley, West Virginia

Chuck Mathena Center

Princeton, West Virginia

*Construction Management Services:*

*Construction Scheduling*

*Cost Estimating*

*Value Engineering*

*Constructability Analysis*

*Coordination of Trades*

*General Construction*

Canaan Valley Resort State Park Renovations & Additions\*

Davis, West Virginia

*Construction Management Services:*

*Phasing (Multiple Prime, Fast Track)*

*Construction Scheduling*

*Cost Estimating*

*Value Engineering*

*Constructability Analysis*

Cacapon Resort State Park Lodge Expansion\*

Berkeley Springs, West Virginia

*Construction Management Services:*

*Phasing (Multiple Prime)*

*Cost Estimating*

*Value Engineering*

*Constructability Analysis*

West Virginia School of Osteopathic Medicine Master Plan\*

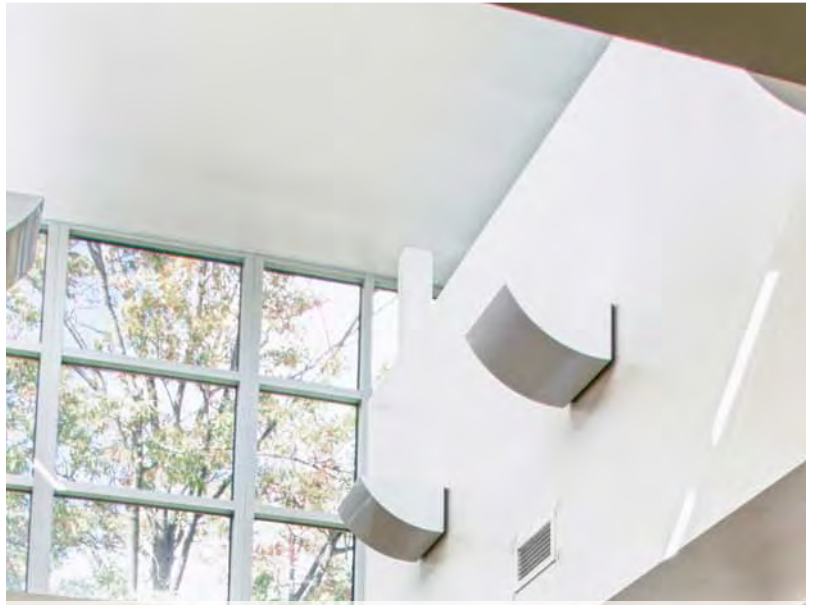
Lewisburg, West Virginia

*Construction Management Services:*

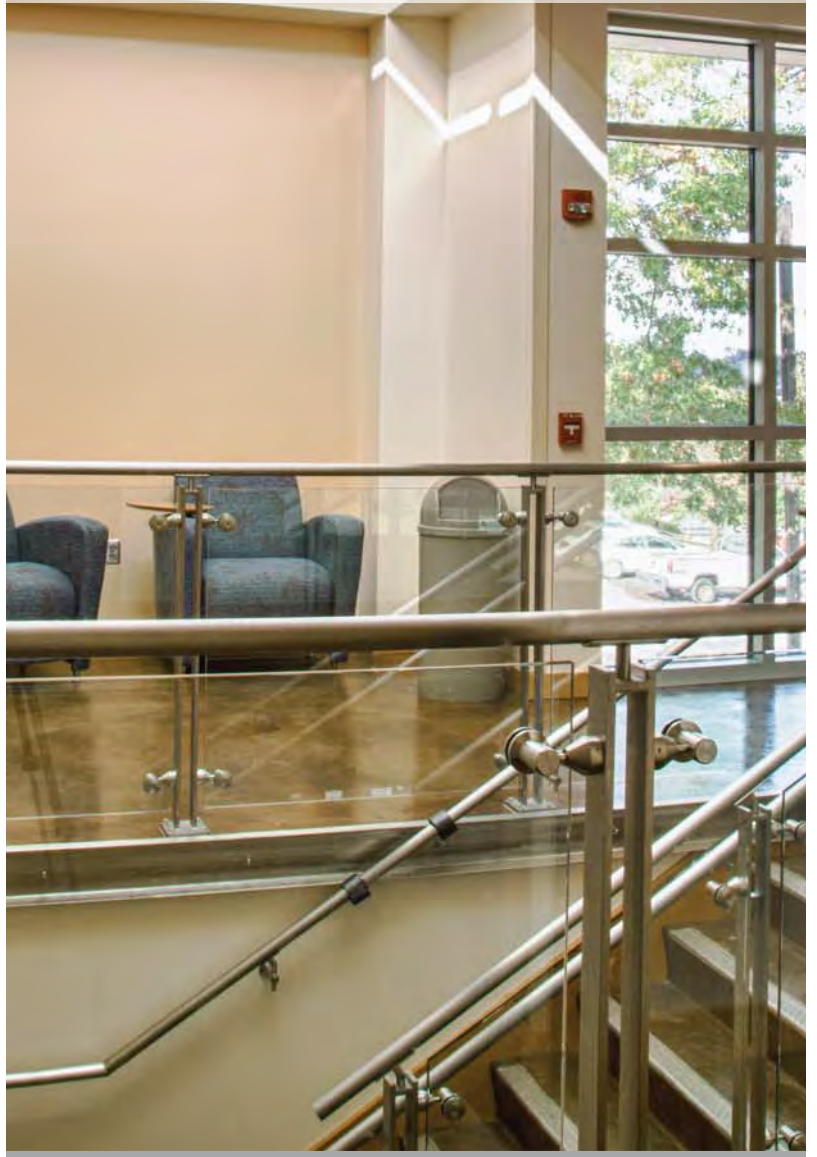
*Phasing / Scheduling*

*Cost Estimating*

\*Projects with Paradigm Architecture



## Project Experience & References







## Canaan Valley Resort State Park Renovations & Additions | Davis, WV

Situated in one of the most scenic and tranquil settings in the Mid-Atlantic, with unlimited recreation and family-focused activities, Canaan Valley Resort is a four-season destination providing the perfect escape from the pressures of daily life. The construction/renovations was administered in phases and included the construction of two brand new guest wings (162 rooms) along with extensive refurbishing of the main lodge (where the front desk, meeting rooms, dining room, and indoor pool are located).

**Coordinated with the State Historic Preservation Office  
Eligible for National Register of Historic Places**

Owner: West Virginia Division of Natural Resources  
Owner's Representative: Bradley S. Leslie, PE  
Phone: 304.558.2764  
Completed: Fall 2013  
Cost: \$25 Million  
Size: 102,534 SF (addition); 64,993 SF (renovation)  
Delivery Type: Design-Bid-Build Competition  
Contractor: Harbel, Inc.







## Cacapon Resort State Park Lodge Expansion | Berkeley Springs, WV

Located in the eastern panhandle of West Virginia, Cacapon Resort State Park is available for both family vacations and business retreats, offering access to golf, lake, and camping activities. The facility functions as the main lodging and meeting center of the resort and offers a mix of hotel rooms and suites, and a conference center. The new addition provides an additional 79 guest rooms, swimming pools, new dining facilities and commercial kitchen, and a spa and fitness area. Additional renovations to the resort includes golf course upgrades, as well as water and wastewater treatment upgrades.

Owner: West Virginia Division of Natural Resources

Owner's Representative: Bradley S. Leslie, PE

Phone: 304.558.2764

Completed: TBD

Cost: \$22 Million

Size: 63,669

Delivery Type: Design-Bid-Build Competition

Contractor: TBD

**Coordinated with the  
State Historic Preservation Office  
Eligible for National Register of Historic Places**





## Camp Washington-Carver Performing Arts Stage & Support Building | Clifftop, WV

Camp Washington-Carver in Fayette County, West Virginia, was opened in 1942 as a 4-H camp for African-Americans, the first of its kind in the nation. The Great Chestnut Lodge, built by the U. S. Works Progress Administration, was completed in the same year. It is a structure that was placed, along with the entire site, on the U. S. Secretary of the Interior's National Register of Historic Places in 1980. The two primary structures are: a) the permanent, performing arts stage and b) the support building which will house dressing rooms and storage for audio/video equipment.

**Great Chestnut Lodge is listed on the National Register of Historic Places  
Coordinated with the State Historic Preservation Office**

Owner: West Virginia Division of Culture & History

Completed: TBD

Cost: \$850,000

Size: 885 Square Feet (stage); 1,415 (support building)

Delivery Type: Design-Bid-Build

Contractor: TBD





## Glade Springs Resort & Conference Center Daniels, WV

Located in the Allegheny Mountains of West Virginia, this 48-room luxury hotel and conference center is available for both family vacations and business retreats, offering access to ski, spa, and golf activities. The facility is located on the site of the existing conference center and is connected to the existing commercial kitchen. The facility functions as the main lodging and meeting center of the resort and offers a mix of hotel rooms and suites, and an additional 4,100 square feet of ballroom and meeting space.



Owner: Glade Springs Resort  
Owner's Representative: Brian Johnson  
Phone: 304.872.3000  
Completed: Fall 2005  
Cost: \$6 Million  
Size: 48,500 SF  
Delivery Type: Design-Bid-Negotiated  
Contractor: Alliance Construction Management





## Glade Springs Resort Clubhouse Expansion | Daniels, WV

A two-story addition to the existing golf clubhouse at Glade Springs Resort. The lower level features men's and women's locker rooms, and the upper level houses the Bunkers Restaurant. Outdoor dining is offered on a large deck overlooking the golf course.



Owner: Glade Springs Resort

Owner's Representative: Brian Johnson

Phone: 304.872.3000

Completed: Summer 2006

Cost: \$1.1 Million

Size: 6,500 Square Feet

Delivery Type: Design-Build

Contractor: Alliance Construction Management



## Two Waterfront Place Hotel & Conference Center | Morgantown, WV

A seventeen-story hotel, conference center, retail, dining, and residential mixed-use facility in the Waterfront District. Additional features include an indoor pool, athletic club, day-spa/salon, and private parking for residents.

**2003 Excellence in Construction Award from the Associated Builders & Contractors, Inc.**

Owner: Mermaid, LLC

Owner's Representative: Laury Podolinski

Phone: 304.284.5011

Completed: 2003/Ongoing

Cost: \$35 Million

Size: 296,427 Square Feet

Delivery Type: Design-Build-Negotiated

Contractor: March-Westin Company, Inc.





## West Virginia University Downtown Student Housing | Morgantown, WV

This five-story student housing building accommodates 360 residents for academically-gifted students to live, socialize, and engage faculty in an environment that maximizes their academic potential. The design includes apartments for resident hall coordinators and resident facility leaders, a lecture hall/multi-purpose auditorium, laundry facility, administrative offices, fellowship advising, student lounges, study rooms, and honors college administration.

Owner: West Virginia University

Owner's Representative: John Sommers

Phone: 304.293.2856

Completed: Summer 2009

Cost: \$15.3 Million

Size: 90,000 Square Feet

Delivery Type: Design-Bid-Build

Contractor: Tedco Construction





## West Virginia University College Park | Morgantown, WV

Paradigm Architecture and American Campus Communities have design a premier mixed-use state-of-the-art housing community located in close proximity to the University's Downtown Campus on 10+ acres. Of extreme importance to WVU is the integration, impact, and fit of this project with the University's 2020 "strategic plan for the future." Given the property's proximity to the Downtown Campus of the University and access to existing and planned University education, administration, and student use buildings, of key importance to the Project will be its ability to achieve a balance between the various potential housing market uses of this strategically located property and the mission and educational goals of the University.

**ABC West Virginia Chapter: 2014 Excellence in Construction Award**

Owner: West Virginia University

Developer: American Campus Communities

Owner's Representative & Phone: John Delacruz; 512.732.1031

Completion: Summer 2014

Cost: \$33 Million

Size: 258,000 Square Feet

Contractor: March-Westin Company, Inc.



## University Park | Morgantown, WV

Project to include a dormitory facility to accommodate 900± students, an apartment complex with two-, three-, and four-bedroom apartments to house 400± students, a non-student or condominium building to provide housing for purchase or rent as well as building amenities such as a restaurant, and retail space for rent including buildout, along with outparcels and other buildings to fully develop the property. Currently, the condo/retail building is planned for 54 units comprised of a variety of two- and three-bedroom designs along with office space.

Owner: University Park at Evansdale, LLC

Owner's Representative & Phone: Mike Saab; 304.599.3369

Completed: Fall 2015

Cost: \$72 Million

Size: 422,000 Square Feet

Delivery Type: Design-Build

Contractor: March-Westin Company, Inc.





# References

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## Mr. Brad S. Leslie

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## Mr. Brian Johnson

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Allegheny Design - Structural





ENGINEERING FOR  
STRUCTURAL SYSTEMS  
MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FORENSIC INVESTIGATION

## Overview

Allegheny Design Services (ADS) is a consulting engineering firm specializing in structural and MEP building design and building analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full service engineering support. ADS provides all phases necessary for the successful completion of a building project including schematic design studies, design development, construction documents and specifications, and construction administration. We currently hold licenses in West Virginia, Pennsylvania, Maryland, Virginia, District of Columbia, South Carolina and Ohio.

ADS' experience in Design and Project Management includes:

- Commercial Facilities
- Industrial Facilities
- Institutional Facilities
- Educational Facilities

ADS was established by David Simpson, PE, MBA, in 2002 as a result of a need in North Central West Virginia for reliable structural engineering services. In 2009 MEP engineering services were added, led by Mike Chancey, PE. ADS utilizes a combination of office technology and a motivated staff to deliver projects typically up to \$40 million in construction value. Our clients include architects, contractors, developers, attorneys and insurance companies.

ADS currently utilizes the latest engineering design and BIM software for the development of project work.

## Value Added Services

Our company strives to provide efficient, quality engineering services that serve both the needs of the client as well as the needs of the design team. We achieve this level of service by leveraging our extensive project experience with a work-flow built upon the cohesive integration of 3D Revit modeling and the latest analysis software. This integration allows us to produce the highest quality designs in the timeframe needed for successful design-build projects. Our staff is comprised of multiple licensed Professional Engineers.

Allegheny Design Services  
102 Leeway Street  
Morgantown, WV 26505

P 304.599.0771  
F 304.212.2396

## ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE

### **Davis & Elkins College Benedum Hall Renovation Elkins, WV**

ADS was a consultant to Paradigm Architecture for the Davis & Elkins College Benedum Hall Renovation. This 16,000 square foot renovation to Benedum Hall included the addition of a rotunda at the entrance. The work was completed in 2003.



### **Fairmont State University Parking Garage Fairmont, WV**

ADS was a consultant to Paradigm Architecture for the FSU Parking Garage. This design-build project was completed in 2003 at a cost of \$9.2 Million. This 900 car capacity facility was built over mine cavities which required pre-grouting.



### **Fairmont State University Parking Garage Pedestrian Bridge Fairmont, WV**

ADS was a consultant to Paradigm Architecture for the FSU Parking Garage Pedestrian Bridge. The project consisted of adding a Pedestrian Bridge to access the 900 car parking garage. Steel and Concrete Materials were used. It was completed in 2003 at a cost of \$200,000.







**Allegheny**  
**Design Services**  
*Consulting Engineers*

**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH PARADIGM ARCHITECTURE**

**The View at the Park  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for The View at the Park. The 6 story building contains 56 apartments. It was completed in 2003 at a cost of \$6 Million.



**Waterfront Place Hotel & Conference  
Center  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Waterfront Place Hotel & Conference Center. The \$33 Million hotel and conference center was completed in 2003. The 17 story building contains 300,000 sq. foot of heated space with a lower level parking garage.



**Trinity Christian School  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Trinity Christian School. The 50,000 square foot high school was completed in 2004 at a cost of \$5 Million.







**Allegheny**  
**Design Services**  
*Consulting Engineers*

## **ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE**

### **Glade Springs Hotel & Conference Center Daniels, WV**

ADS was a consultant to Paradigm Architecture for the Glade Springs Hotel & Conference Center. The facility consists of a 40,000 sq. foot hotel wing, a 12,000 sq. foot conference center and a 2,000 sq. foot Porte Coche. It was completed in 2005 at a cost of \$5 Million.



### **Chestnut Ridge Church Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Chestnut Ridge Community Church. At the time of completion in 2006 this was the largest church facility in West Virginia. At a cost of \$12 Million, it houses an education/gymnasium wing, administrative offices, and a 2000 seat sanctuary.



### **Davis & Elkins College Athletic Center Elkins, WV**

ADS was a consultant to Paradigm Architecture for the Davis & Elkins College Athletic Center. The building houses a gymnasium, offices, and classrooms. At a cost of \$6 Million it was completed in 2006.





**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH PARADIGM ARCHITECTURE**

**Glades Springs Resort Clubhouse  
Expansion  
Daniels, WV**

ADS was a consultant to Paradigm Architecture for the Glade Springs Resort Clubhouse Expansion. A two-story addition to the existing golf clubhouse was added. The lower level features men's and women's locker rooms, and the upper level houses the Bunkers Restaurant. It was completed in the Summer of 2006 for \$1.1 Million.



**Boathouse Bistro  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Boathouse Bistro. The building houses a restaurant, a docking facility, and WVU Crew Team storage. The \$5 Million facility was completed in 2007.



**WVU Milan Puskar Stadium Touchdown  
Terrace Club Addition  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the WVU Milan Puskar Stadium Touchdown Terrace Club Addition. This project is a 7,800 sq. ft. addition including 1,332 sq. ft. of landscaping providing 200 additional club seats to the Milan Puskar Stadium at Mountaineer Field on the campus of WVU. Completed in the Fall of 2007 for \$800,000.







**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH PARADIGM ARCHITECTURE**

**Fairmont State University Hunt Haught Hall  
Renovations  
Fairmont, WV**

ADS was a consultant to Paradigm Architecture for the FSU Hunt Haught Hall Renovations. Hunt Haught Hall had to be renovated to coordinate with the Master Plan and to resolve existing conflicts with the Americans with Disabilities Act. This renovation consisted of elimination of the pedestrian bridge and redesign of the front lobby including the monumental stairs and entrance doors. This project was completed in the Spring of 2008 for \$233,000.



**The Dayton  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for The Dayton. The Dayton is a 4 story modular building located at the corners of Ridgeway Avenue, Dayton Street and Richwood Avenue in Morgantown, WV. The building is a mixed used residential housing project with parking garage and retail space located on the ground level. ADS was responsible for foundation and structural system design. The project was completed in 2008 for approximately \$3.3 Million.



**WVU Coliseum Team Shop Conversion  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the WVU Coliseum Team Shop Conversion. Renovation of approximately 2,000 Sq. Ft. on the 2nd Floor of the existing Coliseum for the WVU Physical Education Department. Provided the new office suite which encompasses two current racquetball courts and approximately 10 new offices. The space required installation of structure and floor system. The 1st floor space which was occupied by the courts was built out to include a concession stand and storage and office space for the Event Staff. Completed in the Summer of 2008 for \$1.5 Million.





**Allegheny**  
**Design Services**  
*Consulting Engineers*

## **ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE**

### **Glenmark Office Building Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Glenmark Office Building. This three story office building is 10,000 sq. ft. and houses the corporate headquarters of Glenmark Holdings, LLC. This project was completed in the Spring of 2009 for \$1.6 Million.



### **GSA - Department of Energy Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the GSA - DOE. This office and records storage building was completed in 2009. At a cost of \$8 Million (shell only). LEED Gold (Core & Shell); LEED Gold (Commercial Interiors); 2010 Excellence in Construction by the Associated Builders & Contractors, Inc.—WV Chapter.



### **GSA/USDA Building Sabraton, WV**

ADS was a consultant to Paradigm Architecture for the USDA Building located in the Sabraton Area of Morgantown. ADS provided foundation and structural system design. This project is registered as a LEED Certified Building. This project was completed in 2009 for approximately \$6.5 Million (Shell)







**Allegheny**  
**Design Services**  
*Consulting Engineers*

## **ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE**

### **Marina Tower Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Marina Tower. At a cost of \$10 Million (shell only) this building was completed in 2009. The eight story structure was a winner of an Excellence in Construction Award from Associated Builders and Contractors, WV Chapter.



### **Morgantown Event Center Morgantown, WV**

ADS is a consultant to Paradigm Architecture for the new Morgantown Event Center and Parking Garage, located in the Wharf District of Morgantown, WV. ADS is providing foundation and structural system design. Project completion was in 2009 for approximately \$23 Million.



### **WVU Honors Dormitory Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the new Honors Dormitory located on West Virginia University's downtown campus. This project was completed in 2009 for approximately \$17.65 Million. ADS was responsible for overall foundation and structural system design.







**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH PARADIGM ARCHITECTURE**

**WVU Mountaineer Station  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the WVU Mountaineer Station. The \$14.5 Million facility contains a 500 car parking garage, offices, public space, and retail space. It was completed in 2009. This project was a West Virginia AIA Merit Award Winner 2010; 2010 Excellence in Construction by the Associated Builders & Contractors, Inc.— WV Chapter; International Parking Institute 2011 Awards of Excellence Honorable Mention Winner.



**Fairmont State University Hardway Hall  
Entrance Renovation  
Fairmont, WV**

ADS was a consultant to Paradigm Architecture for the FSU Hardway Hall Entrance Renovation. This project consisted of Water Damage Restoration, Porch Deck Restoration and Structural Stabilization. This project was completed in 2010 for approximately \$500,000.



**KeyLogic Renovation  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the KeyLogic Renovation. This project consisted of renovating the entire building, new elevator shaft tower and front façade addition. This renovation was completed in 2010 for \$1.6 Million.





**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH PARADIGM ARCHITECTURE**

**Morgantown Event Center Parking  
Garage**  
**Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Morgantown Event Center Parking Garage. This project consists of a 500 car parking garage. This project was completed in 2010 for approximately \$5 Million.



**Middletown Tractor**  
**Fairmont, WV**

ADS was a consultant to Paradigm Architecture for the Middletown Tractor Building. This project consists of a 20,000 sq. ft. Sales and Supply Facility, Pre-Engineered Metal Building and Shallow Foundation System. This project was completed in 2011 for approximately \$1.7 Million.



**Pillar Innovations Office Building**  
**Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the Pillar Innovations Office Building. This project consists of a 2-Story Office Building with 20,000 Sq. Ft. Total Space, Structural Steel and Shallow Foundations. This project was completed in 2011 for approximately \$3.5 Million.





**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH PARADIGM ARCHITECTURE**

**WVU Greenhouse  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the WVU Greenhouse. This project is a replacement facility for the current Greenhouse and Headhouse for the AG-Science Department on the Evansdale Campus. The size of the project is defined as roughly 8,500 SF for the Headhouse and 18,600 SF for the Greenhouse. The location of the project is on the current site of the existing Greenhouse facility. The new building will utilize the campus steam line for mechanical systems. Completed Summer 2012, for \$8.8 Million.



**WVU Visitor's Resource Center  
Morgantown, WV**

ADS was a consultant to Paradigm Architecture for the WVU Visitor's Resource Center. The \$900,000 facility consists of 4,200 square foot resource center and theater renovation in an existing 7-story building. Structural work included support systems for hanging partition walls and components. A total building analysis was performed to facilitate relocation of wind bracing. The project was completed in 2012 for approximately \$900,000.



**WVUP –New Science Wing-  
West Virginia University Parkersburg  
Parkersburg, WV**

Summer 2013





**Allegheny**  
**Design Services**  
*Consulting Engineers*

## **ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE**

### **Canaan Valley Resort State Park Davis, WV**

ADS was a consultant to Paradigm Architecture for the Canaan Valley Resort State Park. The project consisted of the construction of two brand new Guests Wings (162 Rooms) and Extensive Renovations of the Main Lodge. 102,534 SF (Addition); 64,993 SF (Renovation) ; Design-Bid-Build. The project was completed in Fall 2013 for approximately \$25 Million.



### **College Park Dormitories Morgantown, WV**

ADS is a consultant to Paradigm Architecture for the College Park Dormitories. This project includes the design of several multiple family structures and a clubhouse encompassing approximately 200,000 sq. ft. with over 200 residential units. At a cost of \$32 Million this project is expected to be completed in 2014.



### **Cacapon Resort State Park Addition and Renovations Cacapon, WV**

ADS is a consultant to Paradigm Architecture for the Cacapon Resort State Park Improvement Projects. ADS will be providing design of foundations and structural system design. The new addition provides an additional 79 guest rooms, swimming pools, new dining facilities and commercial kitchen, and a spa and fitness area. Additional renovations to the resort includes golf course upgrades, as well as water and wastewater treatment upgrades. This is a Design-Bid-Build Project.







# Allegheny Design Services

Consulting Engineers

## ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHI-

### “ University Park”

#### University Park Apartments Morgantown, WV

Allegheny Design Services, Morgantown, WV is proud to have provided the structural engineering design for this new development. The development consists of Oakland Hall, a dual tower dormitory, a mixed use building housing retail and apartments, and a pair of multi-story apartment buildings. The design team included Paradigm Architects of Morgantown, WV.



#### University Park Mixed Use Building Morgantown, WV

The Design-Build delivery method was used. Due to having 5 different structures built under one contract, the design effort was sequenced to accommodate the multi-building delivery. Total construction costs of the project was \$73 million.

Site condition varied from shallow rock, to overburdened coal seams, to filled in stream beds. Foundations systems varied from spread footings, deep caissons, to mat foundations. Each building consisted of structural steel framing with concrete deck floors.



#### University Park Dormitory Morgantown, WV

The project is the third and final phase of the West Virginia University student housing master plan. The development will provide 1300 beds, food services and retail. The project was provided through a public-private partnership between WVU and Glenmark Holdings LLC of Morgantown, WV. The five structures total 434,104 square feet. Construction started in the winter of 2013 and will be ready for occupancy in the summer of 2015.





**Allegheny**  
**Design Services**  
*Consulting Engineers*

## **ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH PARADIGM ARCHITECTURE**

### **Beitzel Office Building Grantsville, MD**

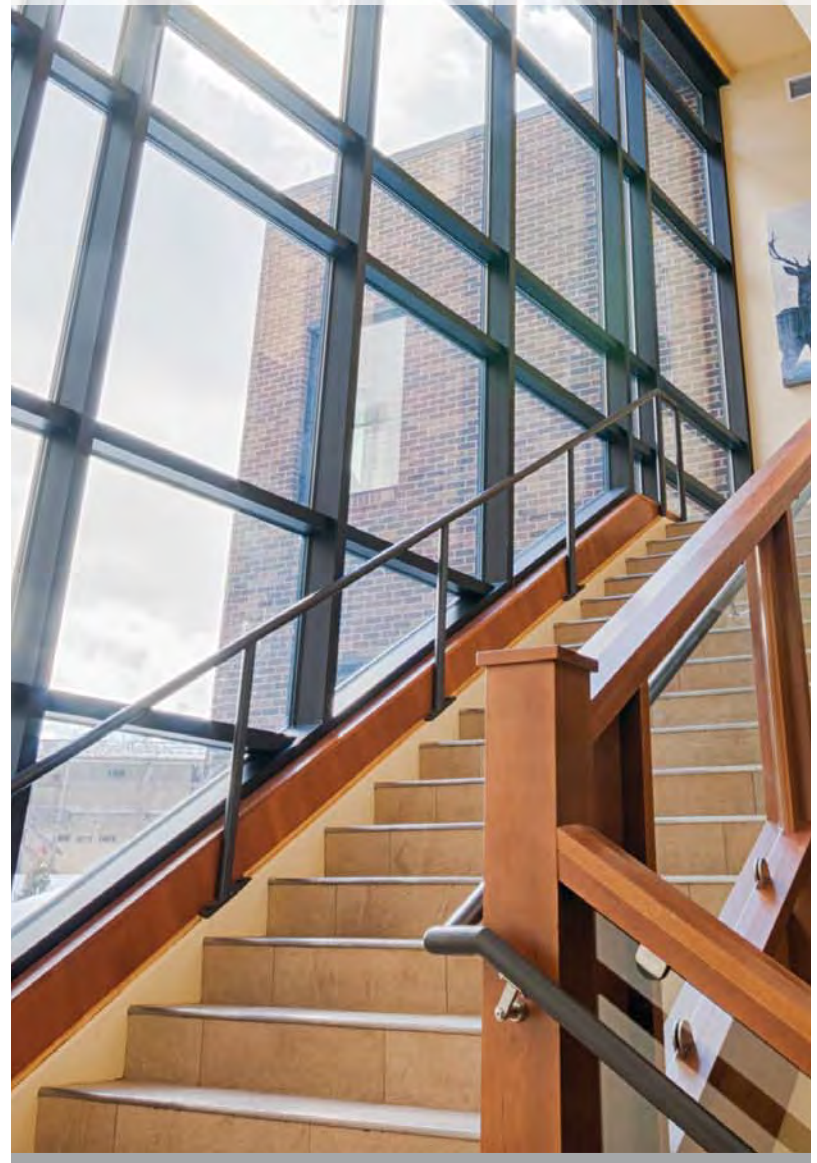
ADS is proud to announce the completion of another project! Our structural and MEP engineers worked with Paradigm Architecture on the new corporate headquarters for Beitzel Corporation. The project consists of a 2-story 30,000 square foot building with room for 150 employees. It was built in Northern Garrett County Industrial Park in Grantsville, MD. The project deliverable design included a coordinated building information model including Structural, MEP, and Architectural models. The building owner expressed interest in saving energy through the use of efficient building systems. ADS incorporated energy efficient HVAC & plumbing system designs into the construction documents. The HVAC system equipment consists of 12.2 EER packaged gas/electric rooftop units with multiple variable air volume units. Design options include the use of variable frequency drive, multiple R410A refrigeration circuits, and multiple stage heating to name a few. VAV units allow greater precision heating or cooling to various types of spaces to maintain adequate thermal comfort. Plumbing systems include water conserving fixtures and high efficiency water heater to realize additional energy savings. The lighting utilizes LED technology with occupancy sensing controls for greater energy savings. The building is designed for a future generator to provide backup power for the entire building.







Tower Engineering - Mechanical |  
Electrical | Plumbing | Fire Protection





# TOWER ENGINEERING OVERVIEW AND SERVICES

Tower Engineering has been providing innovative mechanical, electrical, plumbing, and fire protection solutions since 1931. While Tower is a generalist firm, it primarily serves the K-12 and higher education, healthcare, senior living, hospitality and recreation sectors in both renovations and new construction. The firm's highly-trained staff of project managers, designers, and technical support personnel is capable of providing consulting services for every type of project - from a small, single-family residence to a high tech research facility incorporating redundant mechanical and electrical systems, DDC energy management and thermal storage.

Our engineers utilize state-of-the-art software programs for the design of lighting, electrical power and mechanical systems. Lighting analysis includes point-by-point calculations, ESI analysis, exterior lighting analysis, and life cycle cost comparisons. Electrical power analysis includes fault current and load flow analysis.

Mechanical design and analysis services include energy economy analysis, thermal storage analysis, heating and cooling load calculations, refrigerant piping design, water system designs, along with BIM modeling. Our professional staff utilizes computer selection of air handling units, coils, pumps, terminal devices, fans, cooling towers, chillers, heat exchangers, kitchen hoods, hydronic and steam specialties, humidification equipment and heat recovery equipment.

Sustainability principles are considered at every design point, and firm principals personally lead every project. The firm has 26 employees, including 11 Registered Professional Engineers and nine (9) LEED Approved Professionals

## HVAC

- Heating and cooling system design
- Ventilation system design
- Building automation systems
- Control systems and energy monitoring
- Geothermal heat pumps
- Heat recovery systems
- Kitchen and laboratory exhaust systems
- Smoke evacuation systems
- Computer room environmental control systems
- Building commissioning services

## ELECTRICAL

- Interior and exterior lighting design and studies
- Lighting controls
- Primary and secondary voltage power distribution systems
- Fire detection and alarm systems
- Computer data and power systems
- Uninterruptible power supply systems
- Reinforced and masking sound systems
- Lightning protection systems
- Fault current studies
- System over-current protection coordination
- Security systems

## TELECOMMUNICATIONS

- Voice communication systems
- Data network systems

## PLUMBING

- Water resource efficiency analysis
- Sanitary drainage systems
- Storm water management
- Domestic water systems
- Waste water treatment systems
- Hospital and laboratory piping systems
- Fuel oil piping systems
- Irrigation systems

## FIRE PROTECTION

- Standpipe and sprinkler systems
- Fire protection systems

## COMMISSIONING

- New Construction Commissioning
- Renovation Commissioning
- Retro-commissioning
- Recommissioning
- Value Recommissioning

# TOWER ENGINEERING - ADA COMPLIANCE

Tower Engineering's work has focused on K-12 and higher education facilities, all with ADA requirements. In addition, we have worked on specialty schools and medical facilities that specialize in the education and care of disabled children and adults, such as the Children's Home, Pressley Ridge and Watson Institute. We coordinate closely with design team so that the building infrastructure, such as plumbing, electrical, building automation systems are all functional at sizes and heights to serve the building's users.

In our everyday work, as our design team renovates client buildings, ADA upgrades are typically done to all restrooms and building common areas. In 2014 and 2015, we have designed ADA upgrades for:

- Steel Valley School District, Park Elementary School restroom upgrades
- Seneca Valley School District, all building upgrades summer 2014 and summer 2015
- Chartiers Valley Middle School and High School renovations
- University of Pittsburgh, Fitzgerald Fieldhouse Restroom renovations
- Carlow University, ADA Ramp Renovations
- Allegheny Intermediate Unit 1 - ADA Toilet Renovation
- Corry Memorial Hospital, OR
- Lifecare, Transitional Care Center
- University Park Apartments in Morgantown, WV



CARLOW  
UNIVERSITY



# TOWER ENGINEERING / PARADIGM PROJECTS

- 2011\* Morgantown DOE Expansion
- 2012 Fairmont State University - HHH Greenhouse
- 2012 WVU Parkersburg - Tech Wing Renovation
- 2012 Keylogic Building - HVAC System Analysis
- 2013 WVU University Park
- 2013 Keylogic Building HVAC Modification
- 2006 Fairmont State University - Morrow Hall Schematic Design
- 2007 Fairmont State University - Hunt Haught Hall Doors
- 2007 WVU - New Downtown Student Housing
- 2008 WVU - Transportation Center and Parking Garage
- 2008 GSA - Morgantown DOE Record Storage (Base Building)
- 2009 Cacapon Resort - Lodge Expansion
- 2010 WV School of Osteopathic Medicine Master Plan
- 2010 Canaan Valley Resort Renovation and Addition

\*= year project awarded



*Canaan Valley Resort*



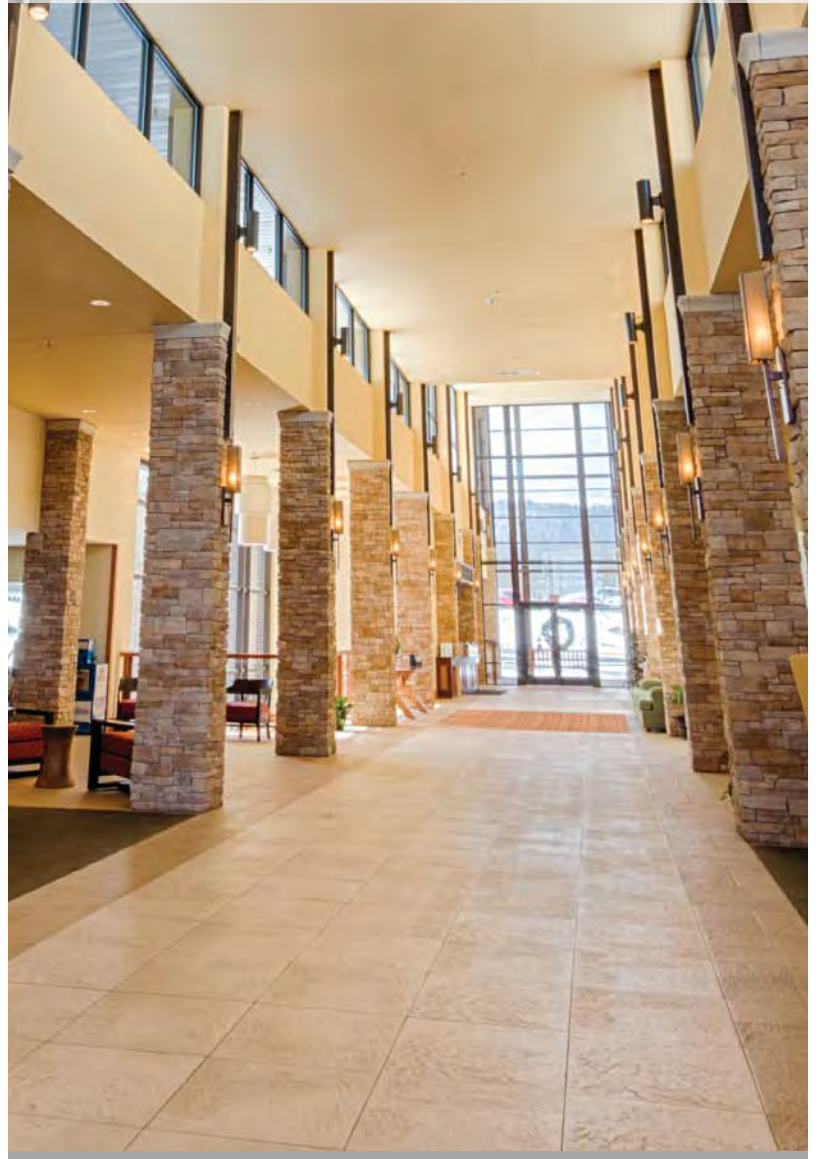
*WVU Transportation Center*



*WVU Parkersburg Tech Wing*



Pat Stinson - Cost Estimating



### Goals for Construction Management Services

Work with the owner and architect during the development of the plans and specifications to provide a cost effective project through clear and concise design documents.

Provide a realistic project budget and schedule.

Receive competitive bids.

Reduce coordination issues between owner operations and the construction process.

Assist in the coordination between owner-furnished equipment and bid documents.

Minimize change orders and bid addenda.

### Preconstruction Services

Represent the owner in reviewing drawings and specifications throughout design development.

Attend design development review meetings with architect and owner so as to ensure an understanding of the coordination requirements associated with the architectural design elements and construction activities.

Incorporate construction requirements into the bid documents, such as:

- Phasing Requirements
- Material Staging Areas
- Parking Areas for Construction Employees
- Life Safety Issues
- Utility Consumption

Provide detailed initial cost estimates and updates based upon design stages.

Evaluate alternate construction details, systems, and materials as required, i.e., value engineering.

Develop a CPM construction schedule incorporating the required construction phases. This includes design development scheduling.

Clarify bid documents to ensure all contractors understand administrative as well as construction requirements.

Permits

Applicable Sales Taxes

Time of Bid

Unit Prices

Insurance requirements—Builder's Risk; OCP

Scheduling Requirements

Local and State Taxes

Pre-Bid Meetings

Alternate Bids

Liquidated Damages

Testing Procedures

Minimize bid addenda thus reducing bid delays, future change orders, and construction delays.

Assist in coordination of responses to prospective bidders during the bid process.

Assist with review of final bids.



### Contract Administration Services

Oversee quality assurance and document interpretation by all vendors and subcontractors.

Coordinate on-site issues and RFIs with the architect and owner in an effort to reduce or eliminate change orders and maintain budget control.

Ensure strict adherence to Safety Program and other life safety requirements.

Develop and coordinate procedures for submittal review and pay requests.

Provide documented weekly safety inspections.

Coordinate testing procedures.

Develop reporting procedures for the contractor, architect and owner's representative.

Provide updated CPM schedule monthly.

Develop and coordinate meeting schedules and agendas.







## Executed Documents





Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

State of West Virginia  
 Centralized Expression of Interest  
 02 - Architect/Engr

Proc Folder: 117145

Doc Description: AE services for Model Cabin Project

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2015-07-24	2015-08-27 13:30:00	CEOI 0310 DNR1600000001	1

**BID RECEIVING LOCATION**

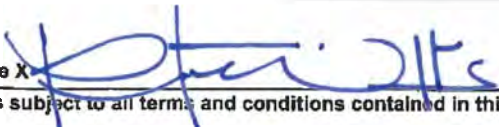
BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 US

**VENDOR**

Vendor Name, Address and Telephone Number:

**FOR INFORMATION CONTACT THE BUYER**

Guy Nisbet  
 (304) 558-2596  
 guy.l.nisbet@wv.gov

Signature X: 

FEIN # 63-1263568

DATE 8/20/15

All offers subject to all terms and conditions contained in this solicitation

INVOICE TO	SHIP TO
DIVISION OF NATURAL RESOURCES PARKS & RECREATION-PEM SECTION 324 4TH AVE SOUTH CHARLESTON WV25305 US	DIVISION OF NATURAL RESOURCES WEST VIRGINIA STATE PARKS 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US

Line	Comm Ln Desc	Qty	Unit Issue
1	Architectural engineering		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description :  
 Architectural engineering



ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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:

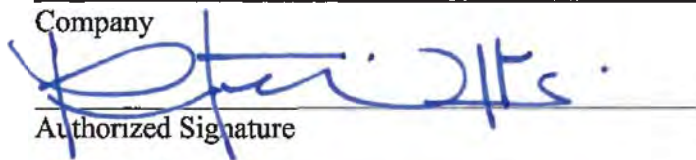
(Check the box next to each addendum received)

- |                                         |                                          |
|-----------------------------------------|------------------------------------------|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> 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.

Paradigm Architecture, Inc.

Company



Authorized Signature

8/20/15

Date

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

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 exceeds 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: Paradigm Architecture, Inc.

Authorized Signature: [Signature] Date: 8/20/15

State of West Virginia

County of Monongalia, to-wit:

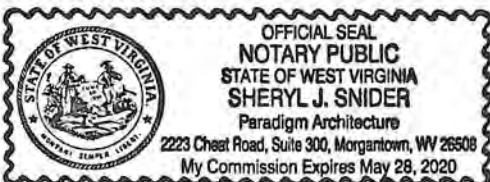
Taken, subscribed, and sworn to before me this 20th day of August, 2015.

My Commission expires May 28, 2020.

**AFFIX SEAL HERE**

**NOTARY PUBLIC** [Signature]

*Purchasing Affidavit (Revised 08/01/2015)*



**CERTIFICATION AND SIGNATURE PAGE**

By signing below, or submitting documentation through wvOASIS, 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, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Paradigm Architecture, Inc.

(Company)



Paul A. Walker, AIA, President

(Authorized Signature) (Representative Name, Title)

304.284.5015; 304.284.5014

(Phone Number) (Fax Number) (Date)





PARADIGM ARCHITECTURE

2223 Cheat Road | Suite 300  
Morgantown, WV 26508  
T 304.284.5015 | F 304.284.5014

2450 Valleydale Road | Suite 150  
Birmingham, AL 35244  
T 205.403.2742 | F 205.403.2743