

# PDP

PRESERVATION  
DESIGN  
PARTNERSHIP, LLC

Architecture / Planning  
Historic Preservation

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## PARTNERS

Dominique M. Hawkins, AIA,  
LEED AP, NCARB

George C. Skarmeas,  
PhD, FAIA, FAPT, AICP,  
NCARB

## ASSOCIATES

Lisa Soderberg

Marco Virgili  
AIA, NCARB, LEED AP

06/06/18 11:59:07  
WV Purchasing Division

6 June 2018

Crystal Rink  
Bid Clerk  
Department of Administration  
Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305 - 0130

**RE: Capitol Campus Exterior Lighting Upgrades Project CEOI 0211 GSD1800000007**

Dear Crystal Rink,

We are respectfully submitting this Statement of Qualifications for consideration on the above referenced project.

**Preservation Design Partnership, LLC [PDP]** is a nationally recognized design firm specializing in planning and design interventions for historic sites and buildings, from historic districts and campuses to national historic landmarks throughout the US.

For close to twenty years, we have partnered with **Gary Steffy Lighting Design [GSLD]** for our lighting planning and design needs, from the World Heritage Site of the Alamo [San Antonio, TX] to the restoration of the Virginia State Capitol [Richmond, VA], and from the Virginia School for the Deaf and Blind [Staunton, VA] to the Jefferson Community & Technical College Seminary Building [Louisville, KY], to name a few. Gary has been involved in several state capitols throughout the US, two of which were undertaken with the leadership of PDP, as it is illustrated in this submission.

**Michael Baker International** is an international consulting entity with multiple areas of design expertise and a presence in Charleston, WV. George C. Skarmeas, Partner and Designer Principal of PDP, partnered with them during the preparation of the West Virginia Capitol Complex Master Plan when he was the Director of Preservation Architecture at Hillier / RMJM.

Important credit in the success of our projects goes to **International Consultants, Inc [ICI]**. our cost estimators. ICI has been providing cost estimating services for our projects since the early 1990s and they understand the specific issues associated with historic sites, historic buildings and period light fixtures.

We want to thank you for considering our team and we would be happy to answer any questions you may have.

Sincerely,



Dominique M. Hawkins, AIA, LEED AP, NCARB  
Partner, Managing Principal



## Preamble

The initial vision for the West Virginia Capitol Complex was created by Cass Gilbert, one of the most significant American architects in the early part of the 20th century. He designed several state capitols and invented the early 20th century courthouse, with his crowning achievement being the United States Supreme Court Building [1935].

The West Virginia Capitol is one of his most significant designs.

Since 1932, the campus evolved through the addition of several important buildings, several of which are listed on the National Register of Historic Places.

Today, the campus is not only the nexus of the state government of West Virginia, but also a significant public amenity that is shared by the residents and visitors of Charleston.

While some work has already been performed by others, the goals of the project can be summarized in the following manner:

- a. Understand where things are today
- b. Perform an assessment of what needs to be done
- c. Develop sensible, sensitive and sustainable options
- d. Make sure that the options and proposed recommendations are appropriate for the historic setting, meet the Secretary of the Interior's Standards and are acceptable to the Historic Preservation Office
- e. Provide the appropriate electrical enhancements to support the proposed lighting recommendations
- f. Create a sequence of implementation that address the complex issues of the project
- g. Produce a budget that can support the needs of the project within the limited resources of the state.

Most of all, the right lighting will not only create a safe environment but it will allow the public to appreciate the history and beauty of the capitol complex.

To achieve these goals, PDP will be collaborating with **Gary Steffy Lighting Design**, the leading experts in historic capitols and sites, and will be supported by **Michael Baker International** and **International Consultants, Inc.**

**About our Team**

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## Team Organization

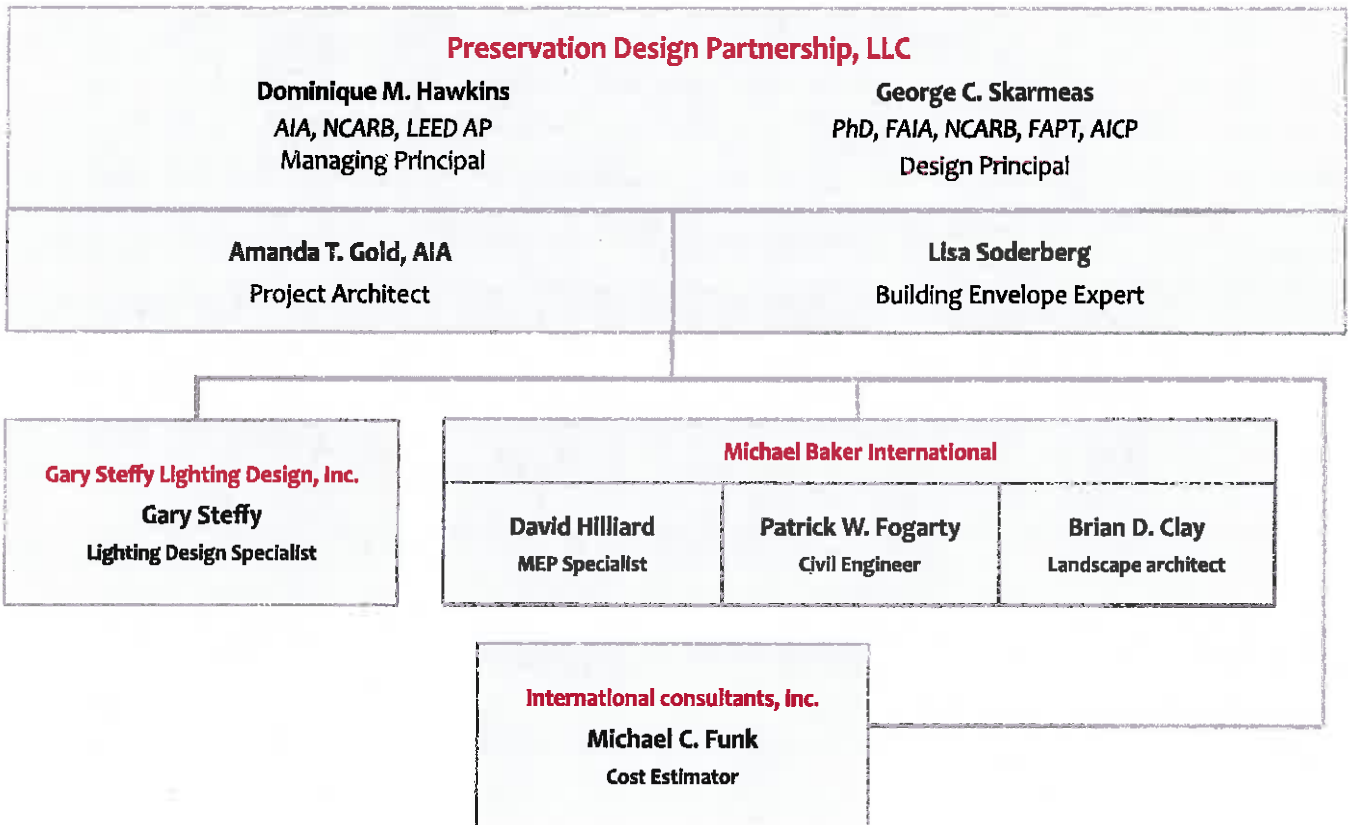
The West Virginia Capitol Complex is a unique setting with significant architectural, historic and cultural dimensions. Lighting is the powerful connecting tissue that allows us to understand, appreciate and celebrate our environments at night. It is both an art and a science. As such, it requires talent, experience, expertise and technical know-how.

The core of our team is comprised of **Preservation Design Partnership, LLC [PDP]** and **Gary Steffy Lighting Design [GSLD]**. The leadership of both firms has an outstanding record of close collaboration for over 15 years on a wide range of projects, from small historic houses to national historic landmarks of monumental scale and historic capitol complexes.

PDP and **GSLD** will be supported by **Michael Baker International** and **International Consultants, Inc [ICI]**. Baker will be providing:

- Electrical Engineering
- Civil / Site Engineering and
- Landscape Architecture services

ICI will be providing cost estimating services.





New Jersey Executive State House - Trenton, NJ

## Preservation Design Partnership [PDP]



Roxboro House - Philadelphia, Pa

In 1995, **Dominique M. Hawkins**, AIA, NCARB, LEED AP founded Preservation Design Partnership [PDP] as a small “boutique” practice specializing in planning and design services for historic sites and buildings. Since its inception, the firm has selected its projects and clients carefully and collaborated closely with the country’s foremost experts in the field, providing excellence in preservation planning, design and architecture.

For over 20 years, Ms. Hawkins and PDP have forged an impressive record of accomplishments in a wide range of historic preservation practice areas, including preservation planning, design guidelines, project management, state - of - the - art surveys, and small restoration projects. Ms. Hawkins is acknowledged nationally for her expertise in preparing design guidelines for historic districts, with a portfolio that encompasses some of the most historic cities in the country, including New Orleans, LA; Oak Park, IL; Newton, MA, and Ft. Lauderdale, FL. Her work in this area of preservation planning has been recognized as pioneering and is used as the standard by multiple State Historic Preservation Offices.

Several of PDP’s most significant commissions - including the **Cincinnati Union Terminal** and the **Virginia State Capitol** - were collaborations with **George C. Skarmees**, PhD, FAIA, FAPT, NCARB, AICP, a nationally - recognized award - winning architect and an expert in historic preservation. Dr. Skarmees was the founding Principal and Director of the Preservation Studio at RMJM [formerly HillierARCHITECTURE] from 1996 to 2010.



Virginia State Capitol Complex

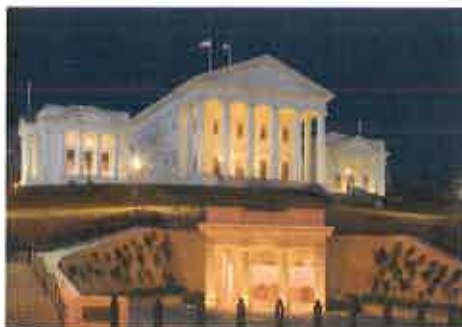
In June 2010, Dr. Skarmees joined PDP as Partner and Planning & Design Director, as part of a carefully structured strategic plan to enable the firm to provide leadership in preservation planning and design beyond the traditional markets. Prior to joining PDP, he was the lead planner, designer, and architect for several projects involving major iconic national historic landmarks, including the **US Supreme Court**, the **Virginia State Capitol**, **President Lincoln’s Cottage and Visitor Education Center**, the **Cincinnati Museum Center** at Cincinnati Union Terminal, and several projects at **Yale University’s Science Hill**.

Currently, through a series of carefully organized and managed alliances and synergistic opportunities, PDP has been able to lead multi - discipline teams on major projects throughout the country, including the **New Jersey Executive State House**, **Main Hall at the Virginia School for the Deaf and Blind**, and the **Arlen Specter Center for Public Service at the Roxboro House** at Philadelphia University.

Hallmarks of the firm are the direct involvement of its partners in all projects, commitment to design and preservation excellence, attention to detail, and collaboration with the country’s foremost experts in specialized areas of historic preservation. These principles are guiding forces that shape the firm’s philosophy and methodology.

Today, PDP continues to create sensible, sensitive and sustainable solutions with long - term value, through careful treatment of architectural, cultural, and historic resources.

PDP is certified by the National Minority Business Council [#215047] and is a MBE / WBE entity.



Virginia Capitol Complex

## Gary Steffy Lighting Design Inc.

### Lighting Design



Kansas State Capitol

Gary Steffy Lighting Design Inc. was founded in 1982 and is based in Ann Arbor, Michigan. Its breadth of projects ranges from residences to million-square-foot commercial and institutional facilities to 500-acre-plus sites. The firm has a diverse background in styles and effects and implements lighting design for historic restoration, rehabilitation, and new project types.

The firm's attention to a host of lighting criteria allows clients to achieve aesthetic, comfortable, productive and efficient visual environments. Energy and Earth environment concerns are important criteria and prioritized accordingly. The firm's lighting designs exemplify EPA Green Lights', GBI Green Globes' and USGBC LEED's goals.

The firm subscribes to the adage that the best designs result from those collaborative efforts affording equal participation and respect of all team members.

Firm principal, Gary R. Steffy, actively participates in project design and consultation. Design aesthetics and objective lighting criteria are pursued vigorously in achieving appropriate lighting solutions. His portfolio includes the lighting master plans for the Illinois and Wyoming Capitols; the lighting design for capitols at Michigan, Ohio, Illinois, Virginia, Kansas, and Wyoming; and the University of Michigan Hill Auditorium

Gary Steffy Lighting Design will perform all lighting design work throughout all phases of the project, from the assessment of the existing conditions through the QA / QC process, the installation of the proposed light fixtures and final adjustments on site.



Blessed Heart Cathedral



Michigan State Capitol Complex



## **Michael Baker International**

**Mechanical / Electrical / Plumbing Engineering**



City of Nitro

Michael Baker is a leading global provider of engineering and consulting services which includes planning, architectural, MEP engineering, environmental, construction, program management, and full life cycle support services as well as information technology and communications services and solutions. Michael Baker provides its comprehensive range of services and solutions in support of U.S. federal, state, and municipal governments, foreign allied governments, and a wide range of commercial clients.

Internationally recognized with a portfolio spanning over half a century, the team provides excellence in solutions utilizing superior technical ability, creative design and collaborative integration. With more than \$1.3 billion in annual revenue, Michael Baker has more 3,500 employees in over 90 offices located across the U.S. and internationally. With this wide range of resources, Michael Baker is able to integrate multidisciplinary professionals and various subject matter experts into a single cohesive design team.

Michael Baker will provide the MEP Engineering and Civil Engineering services for this project. With an office in Charleston, team members from Michael Baker can react quickly and efficiently to the needs of this project.

Michael Baker International will provide:

Electrical engineering

Civil engineering and

Landscape architecture services

In addition, they will be available to be on site as necessary as the proposed individuals will be based Charleston.

## International Consultants, Inc. (ICI)

Consulting, Cost estimation, and Project management

International Consultants, Inc. (ICI) is a professional consulting firm for the design and construction industries. ICI's areas of expertise include cost estimating, and owner's representative or project management services.

ICI is experienced in all levels of cost estimating, from preliminary feasibility estimates to bid document cost estimates. Other estimating services tailored to meet the individual client's needs include: cost control systems, value engineering studies, bid negotiation and analysis, change order consultation, and capital reserve studies.

As the Owner's Representative, ICI provides a comprehensive design and construction managerial service. From the inception of a proposed project, ICI assumes an active role in guiding its clients through the many, often complex avenues of the design and construction processes.

In the early stages of the development of a proposed project, ICI offers services for feasibility studies, preliminary budgets, and value management options. As the project evolves, we monitor the cost and schedule implications and provide hands on coordination within the project team to maintain a thorough and consistent progression toward a successful completion.

Our management program is based on close scrutiny of each phase of a project as to its economic impact and scheduling on the total project. Our ability to deliver unbiased and objective information in these areas enables the client to maintain firm control over the entire design and construction process.

ICI's objective is to assist its clients in controlling construction costs and completing projects within a scheduled period while attaining the highest degree of quality. We offer a broad base of experience and have successfully acted as the Owner's Representative and applied its various components to a diverse client base.

Projects for which we provide services include a full range of construction projects; new construction, renovations, restorations, additions and adaptive reuse for residential, institutional, commercial, monumental, LEED certified and everything in between. Projects range in construction value from a few thousand dollars to hundreds of millions of dollars.

ICI's clientele consists of many architectural, interior design and engineering firms. Also we provide professional services to owners of all kinds, such as: private corporations, developers, healthcare, educational and financial institutions, capital investment firms, governmental agencies and authorities, insurance companies, condominium associations, and nonprofit organizations.

Located in Old City, the historic district of Philadelphia, ICI was a pioneer and continues to be a leader in its specialized market. Founded in 1970, ICI has a proven track record of providing quality professional design and construction consulting services across the nation.



New Jersey Executive Statehouse



Virginia State Capitol



US Supreme Court

## Relevant Experience

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## Preamble

The following pages represent of our extensive and combined experience in Lighting Design, Planning and Historic Preservation.

With the completion of the following projects, our expertise was strengthened in several areas including, but not limited to:

- Modernizing lighting systems and enhancing energy efficiency in significant and historic settings - specifically, state capitols
- Administering a phased construction approach to minimize disruption of daily operations at the project site
- Coordinating with State Historic Preservation Offices and other governmental agencies

The selected projects are a just a small sample from our rich portfolio. More projects involving nationally registered historic sites are listed after selected project descriptions on the page titled "Our Experience with National Historic Landmarks." The scope and size of our previous projects on historic sites qualify our team to complete the replacement of the exterior lighting on the West Virginia State Capitol Campus.



The Virginia State Capitol, Exterior



The Virginia State Capitol, Exterior

## Virginia State Capitol Restoration & Expansion\*

### Location

Richmond, VA

### Client

Department of General Services, Commonwealth of Virginia

### Reference

Mr. Richard F. Sliwoski, PE,  
Former Director  
Department of General Services  
Commonwealth of Virginia

### Currently

Associate Vice President  
Facilities Management  
Virginia Commonwealth University  
(804) 828-9647

### Status

Completed 2008

### Budget

Overall Project: \$104.5 Million

### Selected Awards

Style Magazine, Richmond, Virginia – Building of the Decade [2009]

AIA Virginia Design Awards, Excellence in Architecture [2008]

National Trust For Historic Preservation, Honor Award [2008]

Palladio Award, Adaptive Re-Use/Sympathetic Additions [2008]

Project of the Year Award, Greater Richmond Association for Commercial Real Estate, Best Institutional Project [2008]

AIA Virginia, Award of Excellence [2008]

Mid-Atlantic Construction, Best Of 2007

AIA Pennsylvania, Citation of Merit [2007]

AIA New Jersey, Honor Award of Excellence in Architecture – Built Category for Design and Sustainability [2007]

### Designation

National Register of Historic Places

Virginia Landmarks Register

Designed in 1785, the Virginia State Capitol is one of the most historic structures in America, in continuous use since 1788. One of four buildings designed by Thomas Jefferson, it is considered the first major public project constructed after the signing of the Declaration of Independence and the first to introduce the classical vocabulary to American architecture, the appropriate architectural expression of America's fledgling democracy.

Following a national search, the Commonwealth of Virginia selected a multi-discipline team of nationally recognized experts in all areas of historic preservation, with **George C. Skarneas** as the Planning, Design and Preservation Principal, and Lead Architect [Principal-in-Charge]\*, to undertake this iconic landmark's restoration and expansion. This team included **Dominique M. Hawkins** of PDP, who acted as a specialty consultant dealing with several sensitive preservation issues.

The project addressed a wide range of issues including but not limited to:

- Identification, dating, and documentation of the historic fabric of the building
- Unobtrusive introduction of new building systems and 21st-century technology
- Retention and restoration of the John Nottman landscape design
- Interpretation of significant historic artifacts in the overall visitor experience

**Gary Steffy Lighting Designs** was engaged to provide consulting services for energy efficient lighting design appropriate for the historic structure. The scope of work addressed the following:

- Façade lighting based on a "reveal lighting" approach whereby architectural niches of the historic façade are illuminated by hidden luminaires using warm-white lamps for a soft glow to reveal the dimensionality of the architecture; portico is softly washed for a similar reveal effect at the columns.
- Historic wall brackets and postlights at steps restored with warm-white lamping. New visitor center entry elegantly featured with in-grade warm-white uplights illuminating columns using warm-white lamps for a soft frontal glow.
- Pedestrian path lighting based on IES criteria, but sympathetic to park-like setting.
- Pedestrian postlights based on period of significance (1904 electric globes) using warm-white lamps for human scale with lowglare. This approach provides favorable color rendering of skin tones and clothing colors.

The restored Capitol was re-dedicated in May 2007, as part of the Jamestown 400th anniversary celebration, hosting an address by Queen Elizabeth, honoring the first English-speaking settlement in America.

In 2008, the Capitol was nominated for inclusion in the US Tentative List of World Heritage Sites. The project has won several national, regional, state, and local awards for preservation and design excellence.

\* Project undertaken by George C. Skarneas as Design Principal and Director of Preservation Design Studio at HillierARCHITECTURE / RMJM [from 1996-2010]



The Wyoming State Capitol



The Wyoming State Capitol at night

## Wyoming State Capitol & Capitol Square

### Rehabilitation & Restoration

#### Location

Cheyenne, WY

#### Client

State of Wyoming

#### Reference

Ms. Suzanne Norton, AIA  
Project Manager  
State of Wyoming Office of Construction Mgmt.  
Department of Administration & Information  
700 W 21st Street  
Cheyenne, WY 82002  
suzanne.norton@wyo.gov  
307.777.7271

#### Status

In Progress

#### Budget

Lighting: Available Upon Request

#### Designation

National Register of Historic Places

The Wyoming State Capitol is a National Historic Landmark located in the heart of Cheyenne's historic core, dominating the skyline of the City with its imposing Dome.

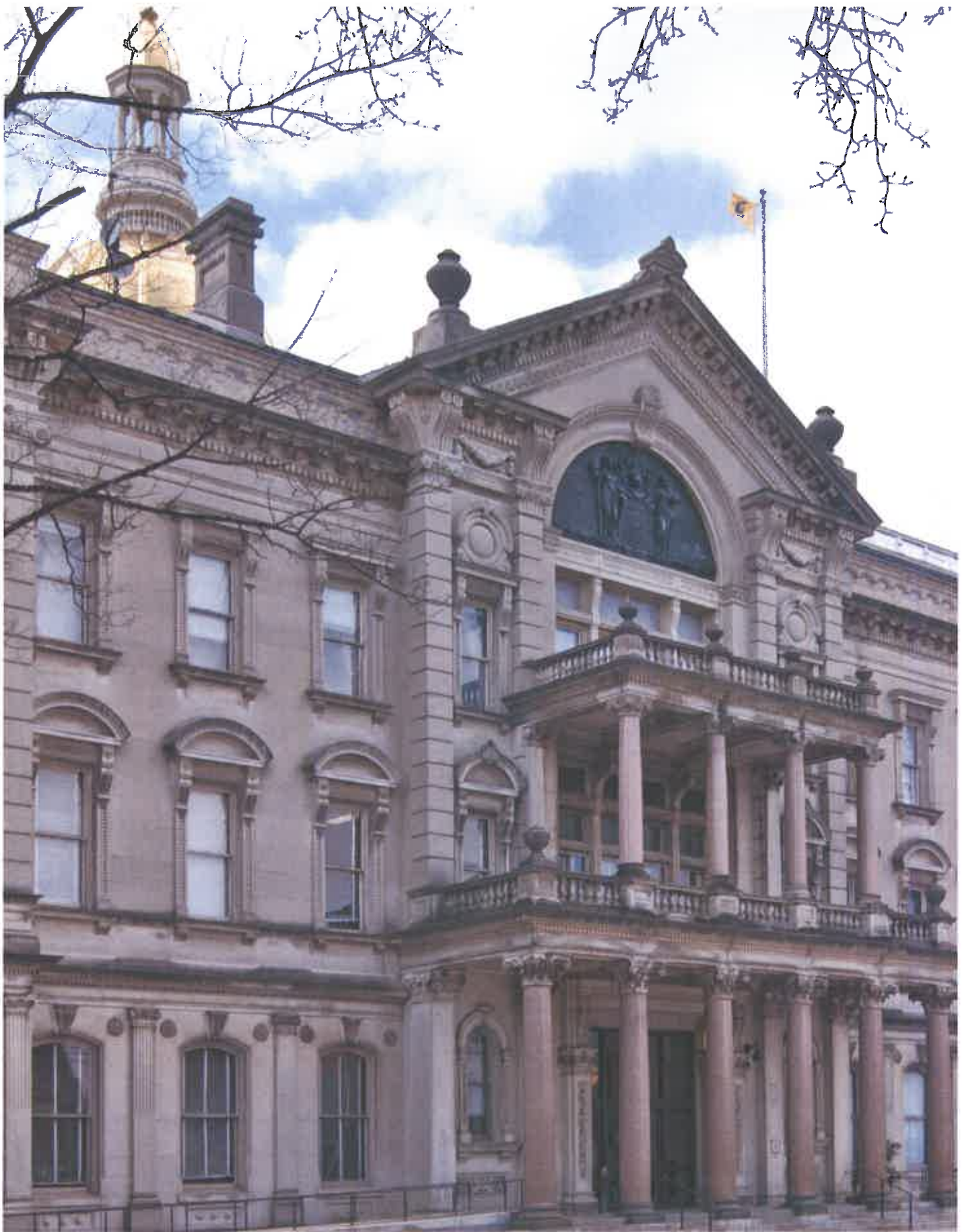
The building was completed in three construction campaigns in 1888, 1890 and 1917. In the 1960s, 70s and 80s, several interior renovations impacted the integrity of the original design.

In 2012, **Gary Steffy Lighting Design** was tasked with the renovation of the Capitol's lighting systems.

The renovated pedestrian path lighting is based on IES criteria, while also sympathetic with the recreational use of the area. The lighting design complements the historic integrity of the site, with period-of-significance lighting (1917 electric globes) that were used historically. High-color-rendering/low-color-temperature/long-life LEDs were suggested for their exceptional rendering of skin tones and clothing and low circadian-centric glare.

The proposed façade lighting design is based on a simple façade-wash and accent approach whereby key façade fields are highlighted along with focal lighting of the dome all using warm-white LEDs for exceptional color quality and life. Significant sculptures are proposed to be illuminated from ground-mounted warm-white flood lighting. Historic postlights are to be re-introduced at stair entries.





New Jersey Executive State House

## New Jersey Executive State House

### Comprehensive Renovation

#### Location

Trenton, NJ

#### Client

State of New Jersey

#### Reference

Chris Chianese  
 Director  
 Division of Property Management &  
 Construction  
 33 W State St, 9th Fl  
 Trenton, NJ 08608-1214  
 609.984.9701

#### Status

In Progress

#### Budget

Overall Project: \$300M

#### Consultants

Silman  
 Loring  
 Langan  
 GSLD  
 Jensen Hughes  
 ICI

#### Designation

Contributing Resource to The State House  
 National Historic District  
 National Register of Historic Places

The New Jersey Executive State House is the second-oldest state house in America. Since the construction of the earliest section [1792], the State House was expanded over a dozen times over its 200 plus year history. The building today houses the Executive Branch of the State of New Jersey, including the Governor's Offices and his staff.

Following an open search, the State of New Jersey selected the team of Nelson in association with PDP to lead a multi-discipline team in the restoration of the exterior building envelope. After careful review and analysis of the project, as it was delineated in the RFP, it became clear that there were significant issues in the organization, structure, assumptions and goals of the project. It was clear that a comprehensive exterior and interior renovation would be the only way to successfully extend the life of the building. The project is now a comprehensive exterior and interior renovation with a completely new building infrastructure, building systems and lighting, for both the exterior and the interior of the building, as well as site enhancements.

**Gary Steffy Lighting Design** was engaged to renovate the lighting systems in the New Jersey State Executive Statehouse. The scope of work addresses:

- Pedestrian path lighting based on IES criteria and enhanced security criteria, but sympathetic to the intimate park-like setting
- Historically complementary lighting to the early-end of the period of significance [1906-1916; 1909 Gas Lanterns], with warm-white high-color-rendering/low-color-temperature/long-life LEDs and historic postlights fitted with special optics
- Façade lighting based on an in-grade upright façade wash and an accent approach whereby the primary north façade fields are washed with light along with focal lighting of the dome all using warm-white LEDs for exceptional color quality and life.

As with any historic building, these modifications comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. PDP is the lead Planning, Design & Preservation Architect and coordinates with the State Historic Preservation Office as part of the design process. Nelson functions as the Architect of Record.

At this juncture, the Design Team has submitted the 100% Design Development package and is preparing the Construction Documents for the bid phase. Award of the project to a general contractor is anticipated in early 2019.



Michigan State Capitol



Michigan State Capitol Interior

## Michigan State Capitol Campus

### Lighting Master Plan

#### Location

Lansing, Michigan

#### Client

Michigan State Capitol Commission

#### Reference

Available Upon Request

#### Status

Façade Lighting Completed in 1992

LED Replacement Program In Progress

#### Budget

Lighting: Available Upon Request

#### Designation

National Register of Historic Places

**Gary Steffy Lighting Design [GSLD]** was tasked with creating a lighting master plan in 1989 and that was implemented in 1992 for the Michigan State Capitol Campus. Built in 1879, it is one of the first state capitols to be topped by a lofty cast iron dome. The restoration design included the following:

- IES criteria- based pedestrian path lighting that enhances the recreational aspect of the campus grounds.
- Pedestrian postlights based on period of significance (1879 gas lanterns re-created from photographs of the era) using warm-white lamps for a human-scale (good color rendering of skin tones and clothing), low-glare approach.
- Ground-mounted warm-white flood lighting to illuminate significant sculptures throughout the campus.
- Integration of original historic postlights into the design, some of which remained at the east stairs and served as design templates for lights at other stairs.
- Façade lighting based on a “layered lighting” approach whereby architectural details are progressively revealed and brightened with hidden or inconspicuous luminaires using warm-white lamps. This technique was used to accentuate the warmth of the sandstone and the historic warm-white-painted dome.
- Backlighting rotunda and dome windows provide additional visual depth and an “open for business” appeal.
- Lighting control specifications developed by team electrical engineers based on GSLD’s proposed preset and looping schemes which provided for evening “setbacks” where some or all lighting is progressively switched off or dimmed (e.g., at 10 p.m. and again at curfew which might be midnight) for a more circadian-centric approach and to maintain an historically sympathetic visually appealing scene. Only key features (e.g., dome lantern) might remain fully illuminated while other areas of the façade are dimmed, for example. Seasonal preset schedules can also be implemented which are sensitive to bird migration, for example.

To enhance the sustainability of the building, **Gary Steffy Lighting Design** proposed an LED replacement program in 2017-2018 as part of a larger infrastructure upgrade. This program calls for lamp retrofits for historic postlights with completely new LED-integrated façade and accent lighting. Mockups are now underway.



West Virginia Capitol Complex

## West Virginia Capitol Complex Master Plan\*

### Location

Charleston, WV

### Client

West Virginia General Services Division

### Reference

Bob Krause

Acting Architecture & Engineering Manager  
West Virginia General Services Division  
Capitol Complex, Building 1, Room MB-60  
1900 Kanawha Blvd E  
Charleston, WV 25305  
304.558.9018  
[e] robert.p.krause@wv.gov

### Status

Draft Completed 2010

### Budget

Overall Project: Available Upon Request

### Designation

National Register of Historic Places

The West Virginia Capitol Complex is an existing 55-acre campus located in Charleston, West Virginia. In addition to the State Capitol Building, designed by Cass Gilbert, the Capitol Complex includes buildings designed to house the State of West Virginia Archives and Cultural Center, the Division of Motor Vehicles, Division of Highways, Division of Personnel, the Governor's Mansion, and Holly Grove, a significant historic house.

After a national search, HillierARCHITECTURE/RMJM\* in collaboration with Michael Baker Jr. and Heritage Landscapes was selected to prepare a campus-wide Master Plan for the Capitol Complex. As Design Principal and Director of Preservation Architecture for HillierARCHITECTURE/RMJM, George C. Skarneas led the team in the preparation of the Plan. The primary goals of the Plan were to create a vision for the future, plan for deferred maintenance needs, provide for future expansion and recommend security and parking improvements for the campus in a comprehensive and holistic manner. All this was to be accomplished while retaining the essence of the original vision and design as shaped by Cass Gilbert's plan.

The plan addresses the following issues on campus:

- Expanded Parking
- Campus Security
- Pedestrian Circulation
- Vehicular Circulation
- Campus Expansion
- Landscape Design and Detailing
- Historic Landscapes
- Accommodation of Public Events

According to Cabinet Secretary Robert W. Ferguson, Jr. of the Department of Administration: "This project is extremely important in that it will provide us with a professional, independent view of the Capitol campus as it is today, but more importantly, how it could appear tomorrow. Our focus is to make the State Capitol and the subsequent structures and grounds accessible, yet secure and safe, for our employees and visitors. This project will be instrumental in assisting us in making vital decisions in the future."

Under Dr. Skarneas' direction, the Plan was prepared in a collaborative manner, engaging a wide range of government leaders, stakeholders, users and other entities. The design team compiled the as-found documents and the design team's assessments and prepared conclusions with respect to future development, transportation and infrastructure initiatives. The final Plan includes locations of future buildings and sidewalks, recommendations for parking, traffic flow, perimeter security, signage, landscaping, inventory of existing site conditions, and recommendations for utilities as they affect the overall Master Plan on the Capitol Campus.

\* Project undertaken by George C. Skarneas as Design Principal and Director of Preservation Design Studio at HillierARCHITECTURE / RMJM [from 1996-2010]



Kansas Statehouse Campus



Kansas Statehouse Campus

## Kansas Statehouse Campus

### Campus Lighting Master Plan

#### Location

Topeka, Kansas

#### Client

Kansas Architect of the Capitol

#### Reference

Barry Greis, AIA  
State Architect  
785.296.6889  
Barry.Greis@da.ks.gov

#### Status

Completed 2012

#### Budget

Overall Project: \$320M

#### Designation

National Register of Historic Places

**Gary Steffy Lighting Design** collaborated with a multidisciplinary team on a 12-year phased interior and exterior renovation project at the Kansas Statehouse. A lighting master plan was developed early in the process.

Applying Illuminating Engineering Society (IES) guidelines and experience, a lighting layout was proposed. The proposal and work included:

- Pedestrian path lighting with postlights during the period of significance (1915) using warm white lamps. Implemented in key areas near building entries throughout the 12-year phased project (2002-2014).
- Dome lighting based on existing luminaire locations using improved-optic floodlights.
- Assistance with FAA review of need for aircraft warning lights on dome which were deemed unnecessary given calculation results generated by GSLD of the proposed floodlighting upgrade (Implemented in 2012).
- Lighting control specifications developed by team electrical engineers based on GSLD's proposed preset and looping schemes which provided for evening "setbacks" where some or all lighting is progressively switched off or dimmed (e.g., at 10 p.m. and again at curfew which might be midnight) for a more circadian-centric approach to maintain an historically sympathetic, visually appealing scene. Only key features (e.g., dome lantern) might remain fully illuminated while other areas of the façade are dimmed, for example. Seasonal preset schedules can also be implemented which are sensitive to bird migration, for example.





Jefferson Community & Technical College Seminary Building

## Jefferson Community & Technical College Seminary Building

### Pre-Design Discovery Report

#### Location

Louisville, KY

#### Client

Jefferson Community and Technical College

#### Reference

Craig Turpin  
Jefferson Community and Technical College  
Downtown Campus Operations  
craig.turpin@kctcs.edu

#### Troy Taylor

Jefferson Community and Technical College  
Downtown Campus Operations  
troy.taylor@kctcs.edu

#### Status

Completed 2014

#### Budget

Overall Project: \$1.5 Million

#### Designation

National Register of Historic Places

The Jefferson Community and Technical College (JCTC), located in downtown Louisville, is the largest of sixteen colleges forming the Kentucky Community and Technical College System. The historic Seminary Building (constructed 1903-1909), has been an integral part of JCTC's downtown campus since 1967.

EOP Architects, in association with PDP, were selected in 2013 to work towards resolving any foundation concerns that exist on all perimeters of the Seminary Building and to improve water drainage around the perimeter of the building along with the restoration of the courtyard at the front entrance. This would be the first step in a planned larger project that would address the renovation of the Seminary Building, including a "sensitive" renovation of the courtyard. The courtyard was to be renovated to its historic configuration with new walks, landscaping, and façade lighting.

PDP engaged Gary Steffy Lighting Design to assess the conditions of the various luminaires, lamps, ballasts, drivers, and low voltage or other lighting devices that were located in the Courtyard. The design prioritized lighting systems that were both functional and ornamental. The goal was to develop lighting that complements the architecture and landscape, while offering a sense of safety and security to users.

The design was approved by all agencies that had jurisdiction over the project. Other services provided by PDP included cost estimation, construction documents, and code compliance.

BIRD'S EYE VIEW OF ELKINS, W. VA.



Wees Historic District



Wees Historic District



## Wees Historic District

### Streetscape

#### Location

Charleston, WV

#### Client

City of Elkins  
401 Davis Avenue  
Elkins, West Virginia 26241

#### Reference

Robert Pingley,  
Operations Manager  
304-636-1414

#### Status

Completed 2014

#### Budget

Construction Budget: \$300K

#### Designation

National Register of Historic Places

**Michael Baker International** provided Landscape Architecture, Surveying, Civil and Electrical engineering services to the City of Elkin for the development of a Lighted Streetscape in the historic Wees District. The City desired a streetscape and lighting scheme that reflects the rich history of the area. The Wees Historic District is a national historic district located within the City of Elkins in Randolph County, West Virginia. It was listed on the National Register of Historic Places in 2006.

The district encompasses 282 contributing buildings, one contributing site, and one contributing object in a primarily residential section of Elkins. The district includes houses representative of architectural styles popular between about 1890 and 1955. The district also includes a variety of domestic dependencies, several historic churches, the 7.9-acre City Park, a Works Progress Administration-era public building, and a small number of commercial buildings. Also in the district is a bronze equestrian statue of Henry Gassaway Davis. Located in the district are the previously listed Davis Memorial Presbyterian Church, Randolph County Courthouse and Jail, and the Warfield-Dye Residence.

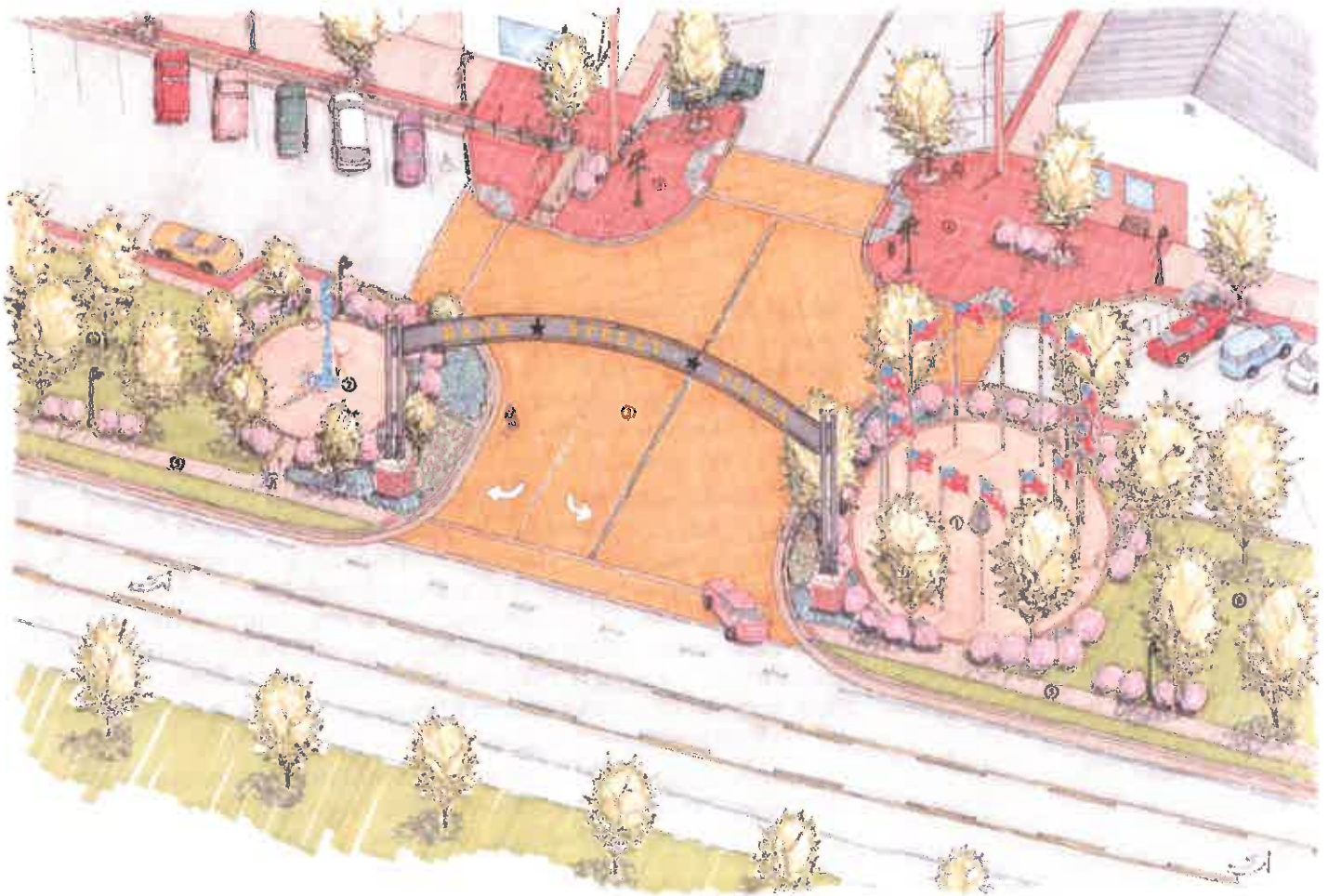
The project runs along High Street from Randolph Avenue to Boundary Avenue, in the Wees Historic District. The area includes green spaces, residential areas, government buildings, a city and state roadway. The historic Davis & Elkins College Campus is also nearby.

Damaged and deteriorated sidewalks were present but were absent in some areas. ADA curb ramps were needed in many areas. Also, the lack of pedestrian street lighting was evident all along High Street.

Baker first developed a concept plan that addresses the needs of the City, within the limits of a TE Grant agreement. Once the concept plan was approved by the City, the State Division of Highways and the Wees District Board, Baker began to prepare construction plans, technical specifications, bid documents, final construction estimates, and all necessary permit applications. Likewise, Baker assisted the City in the preparation of additional funding applications as necessary.

The project included the construction of concrete sidewalks with ADA accessible curb ramps, minor grading improvements, and the installation of period-appropriate and pedestrian scale LED street lights, while minimizing neighborhood and overhead light pollution. Baker provided construction administration and inspection services as well as periodic site review during the construction process.

The final result was the construction of safe and consistent sidewalks with ADA access and period street lights within the Wees Historic District.



City of Nitro - Bank Street



City of Nitro - Bank Street

## City of Nitro - Bank Street

### Streetscape

#### Location

City of Nitro, WV

#### Client

City of Nitro  
2009 20th Street  
Nitro, West Virginia 25143

#### Reference

David Casebolt, Mayor  
304-419-3322

#### Status

Completed 2013

#### Budget

Phase 1 Construction: \$370K

#### Designation

National Register of Historic Places

**Michael Baker International** provided planning services to the City of Nitro for the development of an overall Streetscape/Trail and Recreational Master Plan. The City desired a master plan that reached out to the rich history of the area. Nitro was named for the primary ingredient in the manufacture of gunpowder, nitrocellulose. In 1917, when the United States entered World War I, the Federal Government identified the area now known as Nitro as an ideal location for the development of a gunpowder plant. Shortly after the completion of construction of “Explosive Plant C,” the war came to an end. Many of the original buildings and company houses still exist. The plant changed ownership and mission over time. During the 1960’s and 1970’s, chemical manufacturing became the primary industry in Nitro and the entire Kanawha Valley. Now, with the departure of these companies, the City is embracing the historic value of the original gunpowder plant. Additionally, with the popularity of the nearby dog track, casino and gaming center, the City has realized an influx of tourists and visitors to the area. By providing the facilities as identified in the master plan, Nitro has the ability to maximize its tourism and to a large extent, its economic potential.

Based on historic information gathered through public meetings, WV State Archives research, and coordination with the City Council, Streetscape Committee, the Nitro Convention and Visitors Bureau and the Nitro Development Authority, Baker prepared a GIS based master plan that identified key areas of interest, areas of utilization, and access corridors. Also included was a phasing plan with construction cost estimates. One of the first projects recommended for construction was the Bank Street Streetscape. This was the first phase of a multi-phased program to clean up and refurbish the downtown area of Nitro. Amenities included LED luminaries in period street light fixtures appropriate to the 1917 boomtown era of Nitro, and the paving pattern for the street brick which was inspired by the brick work of the old Explosive Plant “C” buildings. The period light arrangement was powered by a new underground electric service which provided for the expansion of the lighting scheme down 21st street and beyond. The final product provides safe, convenient, ADA-accessible access to the many stores and businesses along Bank Street, appropriately named the “Front Porch” of Nitro.

Unit costs and additive/deductive alternates were used in the bidding of the project, allowing the City flexibility in meeting the limitations of the available Transportation Enhancement Grant funding. Baker provided construction administration and inspection services as well as periodic site review during construction.

Baker assisted the City of Nitro with a Transportation Enhancement Grant Application for Phase II Streetscape Improvements, which will continue the streetscape from Bank Street, down 21st Street toward Ridenour Lake, with more phases to follow.



Roxboro House



Roxboro House

## Roxboro House

### Renovation and Adaptive Reuse

#### Location

Philadelphia, PA

#### Client

Philadelphia University

#### Reference

J. Thomas Becker PE, EFP  
Former Associate Vice President for Operations  
Philadelphia University

#### Presently :

Associate Vice President for Operations  
Thomas Jefferson University, East Falls  
4201 Henry Avenue  
Philadelphia, PA 19144  
215.951.2945

#### Status

Original Assessment - Completed 2006

Stabilization - Completed 2007

Construction Documents - Completed 2013

Construction - Completed 2014

#### Size

6,045 sq. ft.

#### Budget

Overall Project: \$4 Million

#### Awards

Preservation Alliance for Greater Philadelphia  
Preservation Achievement Grand Jury Award  
[2015]

#### Designation

Philadelphia Register of Historic Places

The Roxboro House, a wood-framed, Federal style country seat, was constructed ca. 1802 in the East Falls neighborhood of Philadelphia. By 1818, the house was expanded with flanking semi-octagonal wings, providing its distinctive footprint. The Roxboro House was the home of several of Philadelphia's notable citizens, including Caspar Wistar, M.D., the noted physician and educator; and Moses Brown, one of the first businessmen to sell American cotton textiles in the country and a horticulturist. Today, it is one of the rarest of historic structures in existence in the City of Philadelphia - an early American wood frame structure on masonry foundation.

Throughout the 20th century and specifically during the last decade, the house was subjected to a series of building campaigns, most of which obscured its architectural and historic integrity. During the last decade of the 20th century, the building was neglected to a point where moisture infiltration compromised several structural and decorative elements of the original design. Philadelphia University came to the Roxboro House's rescue and purchased it with the intent to incorporate it into its campus within this historic neighborhood.

In 2006, Philadelphia University retained Preservation Design Partnership [PDP] to perform a thorough Existing Conditions Assessment. The assessment revealed several areas of deterioration and severe decay. In 2007, PDP developed and executed a plan for the stabilization of the building, through shoring, careful dismantling of the historic exterior cornice - which was crated, tagged and stored in a secure area of the building - and installation of a temporary roof.

In 2010, Philadelphia University reengaged PDP to lead a multi-discipline team in the planning and design of the house as the Arlen Specter Center for Public Service. The renovation included modernization of building systems, such as energy efficient lighting and fire protection systems.

PDP developed a plan, sequence of construction, schedule and project estimate for the restoration and reuse of the house. The Schematic Design was approved by the University and received preliminary approvals by all authorities having jurisdiction over the project. PDP administered Construction Documents in 2013, with final completion and occupancy in 2014.

The project team for the Roxboro House includes Aon Fire Protection Engineering [now Jensen Hughes] and International Consultants, Inc. [ICI].





Fayette County Historic Courthouse



Franklin & Marshall College



The Bellevue

## Our Experience with National Historic Landmarks

**Vieux Carré Historic District** [New Orleans, LA]

**Cincinnati Museum Center** [Cincinnati, OH]

**West Virginia Capitol Complex** [Charleston, WV]

**Virginia State Capitol** [Richmond, VA]\*

**President Lincoln's Cottage & Visitor Education Center** [Washington, DC]\*

**Decatur House** [Washington, DC]\*

**Oldfields at the Indianapolis Museum of Art** [Indianapolis, IN]\*

**Grey Towers National Historic Landmark** [Milford, PA]\*\*

**General Motors Technical Center** [Warren, MI]

**University Barge Club** [Philadelphia, PA]

**Philadelphia City Hall** [Philadelphia, PA]\*\*

**Reading Terminal Train Shed** [Philadelphia, PA]\*\*

**Independence Hall** [Philadelphia, PA]\*\*

**Independence National Historical Park** [Philadelphia, PA]\*\*

**City of Cape May, NJ**

**General Motors Technical Center** [Warren, MI]

**United States Supreme Court Building** [Washington, DC]\*

**The US Custom House** [Philadelphia, PA]\*

**Baltimore and Ohio Railroad Roundhouse Complex** [Martinsburg, WV]\*

**Pennsylvania State Capitol** [Harrisburg, PA]\*\*

**The Matthew J. Ryan Legislative Office Building, State Capitol Annex** [Harrisburg, PA]\*\*

**International Tennis Hall of Fame** [Newport, RI]\*\*

**Saint Mark's Episcopal Church** [Philadelphia, PA]\*\*

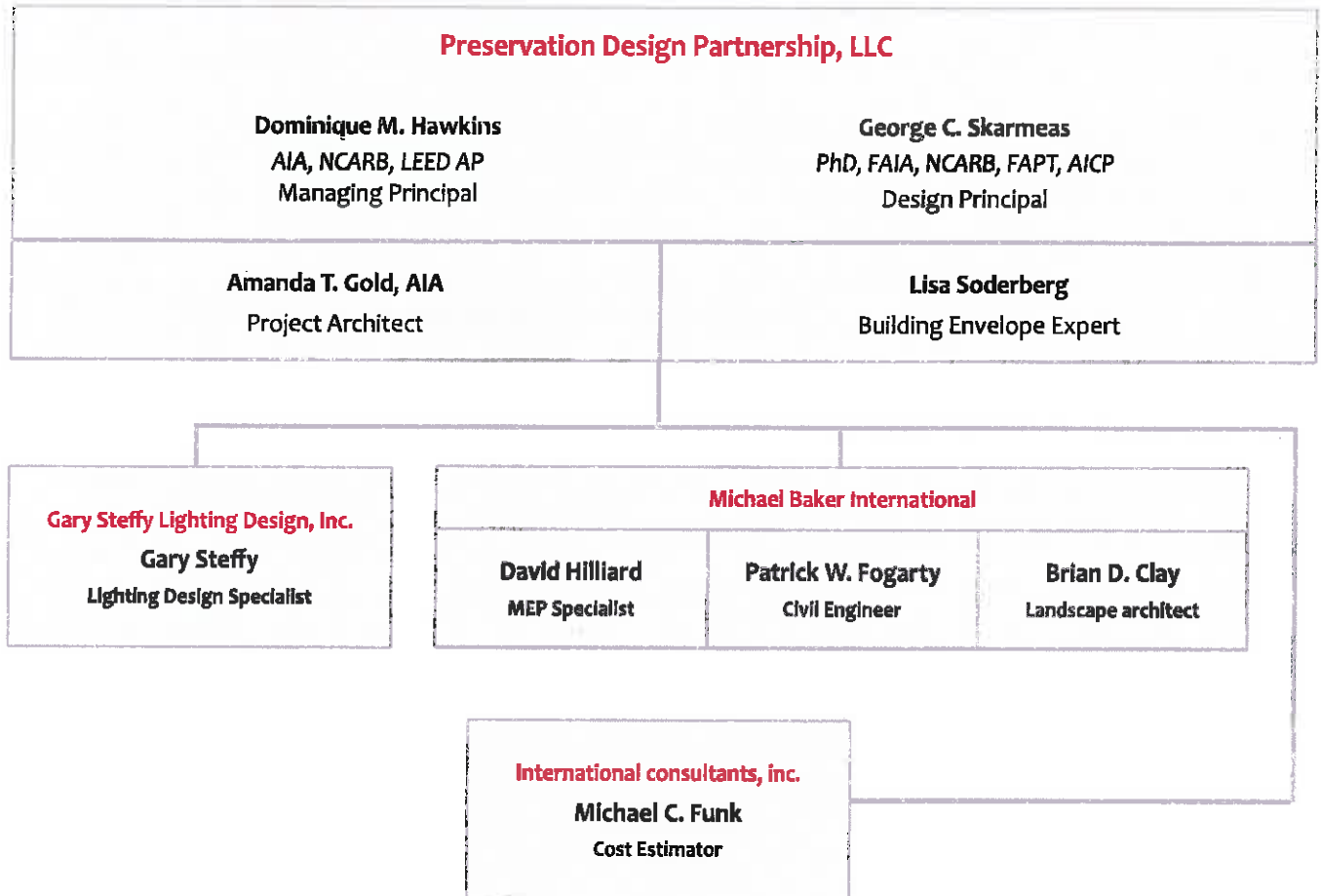
\* Project undertaken by George C. Skarmas as Design Principal and Director of Preservation Design Studio at HillierARCHITECTURE / RMJM [from 1996 - 2010]

\*\* Project undertaken by George C. Skarmas as Preservation Studio Director at VITETTA [from 1986 - 1996]



## Preamble

The individuals proposed to staff this project have been collaborating as a team for well over ten years, on a wide range of projects, from the restoration of small historic houses to multi-million-dollar initiatives involving major historic landmark projects throughout the United States.





### Education

Master of Architecture, University of Pennsylvania [1992]

Master of Science - Historic Preservation, University of Pennsylvania [1992]

Bachelor of Arts - Design of the Environment, University of Pennsylvania [1988]

### Professional Associations

Philadelphia Historical Commission  
Member, Chairperson of Architectural Review Committee, Member of Financial Hardship Committee [2010 - 2016]

American Institute of Architects, Philadelphia Chapter  
Member of Board of Directors [2006-2007]

Association for Preservation Technology, Delaware Valley Chapter  
Board Member [2004-2009]

David G. De Long Fellowship Committee  
Committee Member, Co-Chair of Alumni Committee [2003-2006]

New Jersey State Review Board for Historic Sites  
State Review Board Member [1997-1999]

### Academic Experience

Harvard Graduate School of Design - Cambridge, MA  
Guest Lecturer: *Planning Documents for Historic Properties: Historic Structure Reports & Preservation Plans* [2015 - 2016]

Master of Science Historic Preservation Program, University of Pennsylvania - Philadelphia, PA  
Guest Lecturer [2015 - 2016]

## Dominique M. Hawkins, AIA, NCARB, LEED, AP

Partner, Managing Principal

Dominique M. Hawkins, the founding principal of Preservation Design Partnership [PDP], was the first individual to complete dual Masters degrees in Architecture and Historic Preservation at the University of Pennsylvania. After completing her degrees in 1992, she apprenticed with two of the most respected preservation firms in the Mid-Atlantic Region - John Milner Associates and the Vitetta Group - and functioned as a Preservation Specialist with the New Jersey Historic Preservation Office.

In 1995, Dominique established Preservation Design Partnership as a planning and design practice focused exclusively on offering high-quality professional services for clients with nationally significant historic sites and buildings. From small projects, such as the **Shovel Shop in Cheltenham Township** to multi-million dollar undertakings, such as the **Cincinnati Union Terminal**, Dominique's work has maintained the highest standards of planning, design and preservation, resulting in long-lasting relationships, some of which span over a decade of continuous involvement and service.

One of the unique dimensions in Dominique's portfolio is her nationally recognized and pioneering work in Design Guidelines for historic communities and districts throughout the country, including the **14 Historic Districts of New Orleans; Newton, Massachusetts; Oak Park, Illinois** and **Ft. Lauderdale, Florida**. Through this work, Dominique has developed unique skills in working with diverse client groups, stakeholders and community leaders in shaping projects, achieving consensus and reaching conclusions in an efficient way.

Dominique's biggest strength, however, is her ability to organize a project and systematically sequence a well-structured approach to produce results on schedule. Some of the most recognizable projects that have benefited from her organizational and execution skills include: the preparation of the Master Plan for the **Cincinnati Museum Center at the Cincinnati Union Terminal**; the preparation of Construction Documents for the **Virginia State Capitol** [as consultant to HillierARCHITECTURE]; the documentation of the **Jeffersonian Millwork at the Virginia State Capitol**; and the coordination of the Construction Documents for the refurbishment of the three iconic buildings at **Independence National Historical Park** [Independence Hall, Congress Hall, and Old City Hall].

Dominique has served as the **Preservation Officer for the Lower Merion Township** [1997 - present] and **Morris County, NJ** [2003 - present], chairs the **Architectural Committee of the Philadelphia Historical Commission** and is a member of the full **Historical Commission**. She is professionally registered in **D.C., DE, FL, MD, NJ, PA, TX, WV, and VA**. Her work has been recognized with several preservation and design awards.

### Key Project Experience as Managing Principal

New Jersey Executive State House, Restoration - Trenton, NJ [2013 - present]

Historic Preservation Master Plan for City of St. Augustine, FL [2016 - 2017]

Design Guidelines for New Orleans Historic District Landmarks Commission, LA [2009 - 2011]; Update [2017 - 2018]

Master Plan for Alamo Plaza - San Antonio, TX [2016 - 2017]

Cincinnati Museum Center, Restoration / Renovation Master Plan - Cincinnati, OH [2005 - 2007]

**Key Project Experience as Managing Principal**



The City of New Orleans, LA

Virginia School for the Deaf and the Blind - Staunton, VA  
 Restoration and Rehabilitation of Main Hall [2014 - present]  
 Master Plan for the Main Hall and Chapel [2012 - 2013]

Maryland Historic Trust  
 Strategies for Addressing Historic Properties in Flood-Prone Areas [2015 - 2018]

Morris County Historic Preservation Trust Fund - Morris County, NJ Historic  
 Preservation Consulting [2003-present]

Arlen Specter Center for Public Service at the Roxboro House Philadelphia University  
 Construction Documents and Construction Administration [2012 - 2014]  
 Schematic Design + Planning Report [2010 - 2011]  
 Stabilization of Historic Structure [2007 - 2008]  
 Condition Assessment Report [2006]

Washington Crossing Historic Park - Bucks County, PA  
 Site Improvements [2013 - present]

Preservation Alliance for Greater Philadelphia - Philadelphia, PA  
 Survey of Historic Resources - Tacony [2013-present]  
 Survey of Historic Resources - Yorktown [2010-2011]  
 Digital Survey Methodology for Identifying Significant Properties [2009]  
 Digital Survey Methodology for Scattered Historic Sites - Frankford [2007]  
 Parkside Philadelphia Register Nomination in Digital Format [2005-2006]

State of New Jersey  
 Elevation Design Guidelines for Historic Buildings - [2016 - present]

Curtis Hall - Wyncote, PA  
 Exterior Masonry and Roof Repairs [2014 - 2016]  
 Exterior Repairs [2006 - 2007]  
 Building Assessment Report [2004]  
 National Register Nomination [1999 - 2001]

City of Portsmouth, NH  
 Design Guidelines [2016]

U.S. Custom House - Philadelphia, PA  
 Prospectus Feasibility Study, with MGA Partners Architects [2014 - 2015]

Walter E. Hoffman U.S. District Courthouse - Norfolk, VA  
 Level 4 Building Engineering Report, with MGA Partners Architects [2014 - 2015]

City of Fort Lauderdale, FL  
 Design Guidelines - [2011 - 2012]

Carnegie Library, Exterior Architectural Assessment - Washington D.C. [2013]

George K. Heller School / Cheltenham Center for the Arts - Cheltenham, PA  
 Exterior Window and Woodwork Restoration (2010-2011)  
 Architectural Conservation Assessment Report (2007)  
 National Register Nomination (1999-2000)

Virginia State Capitol Rehabilitation / Restoration - Richmond, VA [2004-2006]  
 Eighteenth - Century Millwork Documentation [2006]  
 Project Coordination for Construction Documents, w/ HillierARCHITECTURE [2004]



Virginia State Capitol



Virginia School for the Deaf and the Blind



Arlen Specter Center for Public Service at the  
 Roxboro House

## George C. Skarneas, PhD, FAIA, FAPT, NCARB, AICP

Partner, Planning + Design Director



### Education

Doctor of Philosophy in Architecture [PhD],  
University of Pennsylvania [1983]

Master of City and Regional Planning  
[MCRP], The Ohio State University School of  
Architecture [1980]

Master of Architecture [MArch], The Ohio State  
University School of Architecture [1978]

Bachelor of Architectural Engineering [BArch-  
Eng], The National Technical University of  
Athens, Greece [1977]

### Professional Associations

The Association of Preservation Technology  
International, College of Fellows [2015]

US/ICOMOS

Board Member [2005-2013]  
Chair [2010-2013]

US National Commission of UNESCO  
Commissioner [2011-2013]

Preservation Alliance of Greater Philadelphia  
Advisory Board Member [1992-1994]

Delaware Valley Chapter, The Association for  
Preservation Technology  
Board Member [1991-1993]

### Professional Registrations

PA, NJ, KY, TX, OH, WY

AIA  
NCARB  
AICP

Registered Architect, Greece - National  
Registration

George C. Skarneas was born in Athens, Greece, where he completed his undergraduate studies in Architecture at the **National Technical University of Athens**. In 1978, he came to the United States to pursue his graduate studies, where he completed a series of graduate degrees [MArch and MCRP at **The Ohio State University** and PhD at the **University of Pennsylvania**], all focusing on architecture, preservation and sustainable design.

His doctoral work was completed under **Professor James Marston Fitch**, the leading educator of his era in the field of Historic Preservation. While at Penn, Dr. Skarneas taught graduate level courses and assisted Professor Peter McCleary in establishing the new Graduate Program in Historic Preservation.

Following the completion of his doctoral work, Dr. Skarneas moved to the Midwest, where he accepted a position as the lead faculty member in the fledgling preservation program at **Ball State University's School of Architecture** and also started a consulting practice.

In 1986, he joined the **Vitetta Group** [now VITETTA], as the project architect of the preservation, restoration and adaptive reuse of the historic **Bellevue Stratford - Hotel** in Philadelphia. The project became an opportunity to reorganize an important practice focusing on preservation architecture and sustainable design. Beginning with six individuals, the practice matured to a studio of forty professionals. As Studio Director, Dr. Skarneas was responsible for an annual budget of \$5 to \$6 million in net fees [1986 – 1996], overall organization, direction and design leadership, and undertaking major design and preservation projects including **Independence Hall**.

In 1996, Dr. Skarneas joined **HillierARCHITECTURE** [now RMJM] as Director of Preservation Architecture to create a new studio specializing in preservation with the goal of becoming a national practice. Through a carefully crafted strategic plan, the Preservation Design Studio met and exceeded its goals with national commissions, including the **United States Supreme Court Building**, the **Virginia State Capitol**, the **West Virginia Capitol Complex**, the **Lincoln Cottage**, the **Cincinnati Museum Center** and the **Payne Whitney Gymnasium at Yale University**, as well as numerous other award - winning projects. He was elevated to Principal in 1998, served on the Board of the firm and was a member of its Executive Committee until 2007. That same year, the firm was sold to RMJM, and from 2007 - 2010, Dr. Skarneas completed his contractual obligations to all of his clients.

In June 2010, Dr. Skarneas joined **Preservation Design Partnership, LLC, [PDP]**. As a Partner and Planning & Design Director, he is continuing his lifelong commitment to achieving design excellence; creating sensitive, sensible and sustainable solutions and advancing the field through research, academic engagements and writing.

Currently, he is working as the lead planner, architect and preservation architect on the restoration of **Main Hall at the Virginia School for the Deaf and the Blind**, the comprehensive renovation of the **New Jersey Executive State House** [in collaboration with Nelson]; and multiple improvements at the **Washington Crossing Historic Park**.

In 2010, he was elected Chair of the **US National Committee of the International Council on Monuments and Sites** [US / ICOMOS] for a three - year term [2010 – 2013] and in 2011 was appointed, by the US State Department, as Commissioner of the **US National Commission of UNESCO** [2011 - 2013]. In 2015, he was elevated to the College of Fellows of the Association for Preservation Technology International.

His work has been recognized with over 35 national, regional, state and local awards for planning, preservation and design excellence and has been featured in all major architectural, planning and preservation publications, as well as the Washington Post and the Wall Street Journal.

**Selected Projects**



Washington Crossing Historic Park



US Customs House



Ritz Carlton\*



Curtis Hall

- Virginia School for the Deaf and the Blind - Staunton, VA  
Restoration and Rehabilitation of Main Hall [2014 - 2015]  
Master Plan for the Main Hall and Chapel [2012 - 2013]
- Fayette County Historic Courthouse - Lexington, KY  
Preservation Plan [2014 - 2015]
- New Jersey Executive State House - Trenton, NJ  
Exterior Envelope Restoration [2013 - present]
- Seminary Building, Jefferson Community & Technical College - Louisville, KY  
Courtyard Rehabilitation & Restoration [2013 - 2014]
- Washington Crossing Historic Park - Bucks County, PA  
Restoration and Site Improvements [2013 - present]
- General Motors Technical Center - Warren, MI  
National Historic Landmark Nomination [2011 - 2012]
- Arlen Specter Center for Public Service at the Roxboro House, Philadelphia University - Philadelphia, PA  
Construction Documents and Construction Administration [2012 - 2014]  
Schematic Design and Planning Report [2010 - 2011]
- Cincinnati Museum Center at the Cincinnati Union Terminal - Cincinnati, OH  
Sustainability Workshop [2010 - 2011]  
Phase I: Restoration of Historic Dining Rooms and Exterior Envelope [2008 - 2010]  
Master Plan [2005 - 2007]
- West Virginia Capitol Complex - Charleston, WV  
Master Plan for Long - Term Preservation and Use [2009 - 2010]
- William J. Nealon Federal Building - Scranton, PA  
Façade Masonry Restoration [2008 - 2010]
- United States Supreme Court Building - Washington, DC  
Modernization and Expansion; Master Plan [1998 - 2010]
- Medical Center of New Orleans, Charity Hospital - New Orleans, LA  
Charity Hospital Feasibility Study [2009]
- Payne Whitney Gymnasium and Ray Thompkins House at Yale - New Haven, CT  
Comprehensive Exterior Envelope Restoration [2005 - 2009]
- Navy Arctic Research Laboratory - Barrow, AK  
Preliminary Planning Report for the Barrow Arctic Science Consortium [2007 - 2008]
- President Lincoln's Cottage and Visitor Education Center - Washington, DC  
Restoration of Cottage, Adaptive Reuse of Visitor Education Center [2003 - 2008]
- John Hay Estate - Newbury, NH  
Feasibility Study and Long - Term Plan Update [2004 - 2008]
- Virginia State Capitol - Richmond, VA  
Restoration and Expansion [2003 - 2007]
- St. Louis Public Library - St. Louis, MO  
Restoration & Rehabilitation, Schematic Design and Master Plan [2001 - 2007]
- Capitol Square Historic Properties at 8th, 9th, Grace & Broad Street - Richmond, VA  
Master Plan [2006]
- Decatur House - Washington, DC

## Lisa Soderberg

Associate, Senior Project Coordinator



### Education

Master of Architecture, University of Pennsylvania [1992]

Master of Arts - American Civilization, and Material Culture, Museum Program with Smithsonian Institute, George Washington University [1980]

Bachelor of Arts - American Civilization, American Literature, History and Architectural History, Wheaton College [1974]

### Prior Professional Experience

Historic Building Architects, LLC - Trenton, NJ  
Project Manager, Material Conservation Specialist [2010-2013]

RMJM [formerly HillierARCHITECTURE] - Philadelphia, PA  
Associate, Restoration / Preservation Specialist [1997-2013]

VITETTA - Philadelphia, PA  
Restoration Specialist [1992-1997]

Marianna Thomas Architects - Philadelphia, PA  
Designer [1989-1991]



Payne Whitney Gymnasium

Lisa Soderberg joined PDP in February 2013, providing building conservation and construction administration services for several restoration projects. Lisa has over thirty years of experience in the field of historic preservation, focusing on masonry and material conservation, building envelope performance, facade restoration and condition assessments for historic landmark buildings, as well as contemporary structures.

The relationship between Lisa and the leadership of PDP dates back to the early 1990s, when Lisa first worked with George C. Skarneas, the Planning & Design Director of PDP, at VITETTA. In 1996, George became the Founding Director at HillierARCHITECTURE [now RMJM], where Lisa joined his studio and continued their collaboration through 2010.

Over the course of their collaboration, Lisa has been an integral part of teams dealing with complex conservation, preservation issues and field conditions, including:

- The Pennsylvania State Capitol
- Philadelphia City Hall
- The New Jersey State House Annex
- Old Main, Franklin and Marshall College
- Payne Whitney Gymnasium, Yale University

Today, Lisa and George C. Skarneas continue their collaboration with the New Jersey Executive State House, the Alamo Master Plan and the restoration of Main Hall at the Virginia School for the Deaf and Blind in Staunton, VA, one of the most historic specialty schools in the US.

Lisa is nationally recognized as an expert in the field of preservation and materials conservation. Her work has been published nationally and she has been a speaker at several national preservation conferences.

### Selected Projects

New Jersey Executive State House, Restoration - Trenton, NJ [2013 - present]

Virginia School for the Deaf and Blind Master Plan, Restoration / Renovation - Staunton, VA [2012 - 2017]

William J. Nealon Federal Building & Courthouse Restoration - Scranton, PA [2009-2013]

Franklin & Marshall College Restoration - Lancaster, PA [2009-2010]

Payne Whitney Gymnasium, Exterior Envelope Assessment - New Haven, CT [2005-2009]

President Lincoln's Cottage and Visitor Education Center - Washington, DC [2005-2008]

Modernization of the United States Supreme Court Building - Washington, DC [1998-2011]

Kline Biology Tower, Yale University - New Haven, CT [2002-2005]

Annenberg Hall, Peddie School Rehabilitation - Hightstown, PA [2008-2009]

The Patrick Henry Building Renovation - Richmond, VA [2001-2005]

Girard Trust / Ritz-Carlton Hotel Restoration - Philadelphia, PA [2000]

Undine Barge Club, Boathouse Row Restoration - Philadelphia, PA [1998]

Philadelphia City Hall Master Plan & Restoration - Philadelphia, PA [1994-1996]



## Amanda T. Gold, AIA

### Project Architect



#### Education

Master of Science in Historic Preservation,  
University of Pennsylvania [2000]

Bachelor of Arts in Architecture, Lehigh  
University [1997]

#### Professional Registrations

Registered Architect, New York [2017]

#### Professional Associations

American Institute of Architects  
Association for Preservation Technology,  
International

#### Prior Professional Experience

John G. Waite Associates, Architects  
New York, NY  
Preservation Project Manager [2010 - 2016]

John Milner Architects  
Chadds Ford, PA  
Architectural Designer and Historian  
[2000 - 2009]

Amanda T. Gold joined PDP in July 2016 and now serves as a Project Architect with 18 years of preservation planning and design experience. She holds a Master of Science in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architecture from Lehigh University. While completing her graduate studies at Penn she interned with the Philadelphia Museum of Art, researching and documenting the Venturi, Scott Brown Associates project archives in preparation for the museum's 2001 "Out of the Ordinary" retrospective exhibition. Upon graduation, she joined John Milner Architects in Chadds Ford, PA where her work focused on the restoration and adaptation of historic buildings and the design of new residences.

Prior to joining PDP, Amanda worked for John G. Waite Associates, Architects in their New York City office. While there, she coordinated preservation design and construction projects for clients that included the National Park Service, the U.S. Fish and Wildlife Service, and the New York City Department of Design and Construction. Her accomplishments include coordinating the restoration of Hamilton Grange National Memorial in Harlem and preparing updates for the site's National Historic Landmark nomination, historic structure report, and historic furnishings plan. She has a passion for research and writing, and has contributed to historic structure reports and assessments for various historic buildings and sites. She was also a member of the team that prepared design and construction documents for the restoration of the Cincinnati Museum Center.

#### Selected Projects

New Jersey Executive State House - Trenton, NJ  
Exterior Envelope Restoration [2015 - Present]

Please Touch Museum - Philadelphia, PA  
Building Assessment [2017- present]

Washington Crossing Historic Park Site Improvements - Bucks County, PA  
Restoration [2016 - present]

Alamo Plaza Master Plan - San Antonio, TX  
Master Plan [2016 - 2017]

Morris County Historic Preservation Trust Fund - Morris County, NJ  
Historic Preservation Consulting [2016 - present]

Cincinnati Museum Center - Cincinnati, OH  
Interior Restoration [2015 - 2016]

Castle Clinton National Monument - New York, NY  
Historic Structure Report [2015 - 2016]

Fort Jay, Governors Island National Monument - New York, NY  
South Barrack Historic Structure Report [2015 - 2016]

Harvard Club of New York - New York, NY  
Interior Restoration, [2013 - 2016]

Hamilton Grange National Memorial, New York, NY  
Restoration [2010 - 2012]

National Register Nomination Update [2012 - 2013]  
Historic Furnishings Report [2010 - 2012]



The Alamo, San Antonio, TX

## Gary R. Steffy, LC, FIALD, IES

President

### Education

B.A.E. [Environmental Option], Pennsylvania State University [1977]

### Professional Associations

Fellow, International Association of Lighting Designers [IALD]

Member, Illuminating Engineering Society [IES]

Co-editor, IES 10th Edition *Lighting Handbook*, [2011]

Penn State Outstanding Engineering Alum [2004]

Author, *Architectural Lighting Design*, Wiley [2008]

Author, *Time-Saver Standards for Architectural Lighting*, McGraw Hill [2000]

### Professional Registrations

NCQLP Lighting Certified [LC]

Gary Steffy Lighting Design Inc. was founded in 1982 and is based in Ann Arbor, Michigan. Its breadth of projects ranges from residences to million-square-foot commercial and institutional facilities to 500-acre-plus sites. The firm has a diverse background in styles and effects and implements lighting design for new, rehabilitation, adaptive reuse, and restoration projects.

Historic research, including that of luminaire catalogs and publications of the period, some in the firm's possession, is used to establish luminaire profiles, sizes, spacings, and lighting effects. Experience with modern, efficient light sources, such as ceramic metal halide, compact fluorescent, halogen infrared filament, light emitting diodes, and linear fluorescent lamps, and knowledge of efficient optical control and temporal control yields designs that are historically appropriate, aesthetically pleasing, and operationally efficient.

The firm's attention to a host of lighting criteria allows clients to achieve aesthetic, comfortable, productive and efficient visual environments. Energy and Earth environment concerns are important criteria and prioritized accordingly. The firm's lighting designs exemplify EPA Green Lights, GBI Green Globes, and USGBC LEED goals.

Gary actively participates in project design and consultation. Design aesthetics and objective lighting criteria are pursued vigorously in achieving appropriate lighting solutions. The firm subscribes to the adage that the best designs result from collaborative efforts affording equal participation and respect of all team members.

### Selected Projects

National Academy of Sciences - Washington, DC [2012]

Cincinnati Museum Center Union Terminal - Cincinnati, OH [2010]

Smithsonian National Museum of Natural History, Halls 8, 9, and 10 - Washington, DC [2004-2010]

Kennedy Center Eisenhower Theater - Washington, DC [2008]

Virginia State Capitol - Richmond, VA [2007]

Michigan State Capitol - Lansing, MI



Virginia State Capitol [© Philip Beaurline]



Cincinnati Museum Center Union Terminal

### Education

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

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

### Professional Associations

American Society of Plumbing Engineers

American Society of Heating,

Refrigerating and Air-Conditioning Engineers

American Society of Mechanical Engineers

Professional Registrations

Professional Engineer, West Virginia 2011

LEED AP. bd+C, 2010

## David Hilliard, P.E., LEED AP

### Senior Mechanical Engineer

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

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

Today, Mr. Hilliard is engaged with providing master planning services for the West Virginia State Capitol Complex, including plans for expansion, location of new buildings, pedestrian and traffic circulation, landscaping, utilities, and site security. Michael Baker is also providing construction plans and contract administration services for some of the security and landscaping improvements at the site.

### Selected Projects

Campus Master Planning and Architectural and Engineering Services for State Capitol Complex - Charleston, West Virginia.

West Virginia School for the Deaf and Blind - Architectural/Engineering Services for Multiple Projects, Romney, West Virginia.

Wees Historic District Streetscape - City of Elkins. Electrical Designer.

Civic Center Riverfront Park and Elk River Trail - City of Charleston. Electrical Designer and Engineer of Record.

Phase I Streetscape Improvements Design and Construction Services - City of Nitro, West Virginia. Electrical Designer.

Streetscape Phase II - City of Nitro. Electrical Designer and Engineer of Record.

West Virginia State Capitol Restroom Renovations. State of WV General Services Division.

Marshall University Campus Master Plan - Huntington, West Virginia. Marshall University.



Wees Historic District Streetscape

## **Patrick W. Fogarty, P.E., P.S., LEEDGA**

Civil Engineer , Facilities Practice Manager

### **Education**

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

Diploma, 1993, Surveying and Mapping, International Correspondence Schools

Coursework, Business Administration, Heriot-Watt University, Edinburgh College of Art

### **Professional Registrations**

Professional Engineer - Civil/Structural, West Virginia, 1990

Professional Surveyor, West Virginia, 1993

Construction Documents Technologist, 1996

Mr. Fogarty has over 29 years of civil engineering project design and management experience. He is responsible for the technical and management aspects of civil design and surveying projects within Baker's Charleston, West Virginia office. Mr. Fogarty has designed and managed projects in numerous disciplines including civil, structural, and transportation engineering; site development planning; and surveying. These projects have included retail/commercial site preparation, airports, streets/highways, bridges, parking lots, buildings, retaining walls/foundations, sanitary systems and structures, as well as boundary and topographic and photogrammetric surveys. Duties included field surveying, drawings and specification preparation, design, design drafting, construction inspection, quality control testing, shop drawing review, project management, contract administration and report preparation.

He is currently responsible for the overall management of the West Virginia State Capitol Restroom Renovations project including the coordination of the subconsultant. This planning study will assess the facilities and their conformance to current code requirements and code-required capacities, compliance with Americans with Disabilities Act (ADA) requirements, quantification of the building occupancy during normal and peak periods, and an evaluation of gender distribution of restrooms within the capitol. With this taken into consideration, Fogarty stands in a unique position to complete the lighting upgrade project at the Capitol Complex.



City of Nitro Streetscape

### **Selected Projects**

West Virginia State Capitol Restroom Renovations - Charleston, WV. State of WV General Services Division. Project Manager.

Nitro Bank Street Streetscape Improvements - City of Nitro, West Virginia. City of Nitro. Project Manager.

North Bend Rail Trail Historic Depot and Trailhead Improvements - Pennsboro, West Virginia. City of Pennsboro.

Historic Wellsburg and Bethany Scenic Byway Corridor Management Plan - Brooke County, West Virginia. Brooke County Commission.

Little Kanawha Bus Facility - Calhoun County, West Virginia. WV Division Of Public Transit.

Renovations to Classroom Building - Beckley, West Virginia. WVU Tech/ West Virginia University. Practice Lead.

Renovations to the Benedum Center - Beckley, West Virginia. WVU Tech/ West Virginia University. Practice Lead.

## **Brian D. Clay, P.L.A., LEED AP ND**

### Landscape Architect

#### **Education**

B.L.A., 2010, Landscape Architecture, Virginia  
Polytechnic Institute and State University

#### **Professional Registrations**

LEED Accredited Professional ND, 2015  
Landscape Architect, Virginia, 2017, [REDACTED]

Mr. Clay is experienced in landscape architecture with involvement in transportation projects, streetscapes, low-impact development, parks, and public engagement for local municipalities including the City of Alexandria. His duties have included preparing construction documents, details, presentation graphics, and facilitation of public meetings. His graphic skill set has supported projects in the form of 3D modeling, presentation boards, and site analysis.

He is currently assisting Fairfax County and has evaluated nine separate potential sites for Fairfax County's Department of Public Works and Environmental Services operations. After the site was selected, the Michael Baker team then provided conceptual design options based on interviews and charrettes with the division personnel who will ultimately occupy the facility. The team is currently working on conceptual site and architecture designs that will lead to full construction documentation. The final campus will include an administration facility, vehicle and material storage, workshops, and warehousing, and is being designed with a goal to achieve a LEED® 4.0 Silver rating.

#### **Selected Projects**

2nd District Police Station - Bethesda, Maryland. Montgomery County, Department of General Services.

City of Keystone Heights - Keystone Heights, Florida. City of Keystone Heights, Florida.

Fairfax County Department of Public Works and Environmental Services - Fairfax, Virginia.

Glenridge Operations and Maintenance Facility - Riverdale, Maryland. Maryland Transit Administration.

P-478 Navy Gateway Inn & Suites (NGIS) - Naval Station Newport, Rhode Island.

PNC - ADA Remediation Design. PNC Bank, N.A. Designer.

Systems Integration Maintenance Office - Fort Campbell, Kentucky. U.S. Army Corps of Engineers, Louisville District.

Village Entrance Project - Laguna Beach, California. City of Laguna Beach.

Potomac Yard Park Revitalization - Alexandria, Virginia. City of Alexandria, Virginia.

## Michael C. Funk

President, Senior Cost Estimator

### Education

Spring Garden College - Bachelor of Science,  
Construction Management [1977]

Spring Garden College - Associate of Science,  
Construction Management [1975]

### Professional Associations

Member of the American Association of Cost  
Engineers

Community Design Collaborative Member

National Trust for Historic Preservation Member

Preservation Alliance of Greater Philadelphia  
Member

Project Management Institute Member

Mike Funk brings 30 years of experience in the development of budgetary, schematic, design development and construction document cost estimates to the project team.

As the project evolves, ICI monitors the cost and schedule implications and provides hands-on coordination within the project team to sustain a thorough and consistent progression toward successful completion.

ICI assists clients in controlling construction costs and completing projects within a scheduled period while attaining the highest degree of quality. Offering a broad base of experience, ICI has acted as the Owner's Representative and applied its various abilities to a diverse client base. Their projects range in construction value from several thousand dollars to hundreds of millions of dollars, demonstrating their versatility.

Their extensive list of clients, including owners, architects, engineers and government agencies, many of whom become long term clients returning for services, are a testament to their outstanding service and accuracy.

Mike has a comprehensive background in value engineering and life-cycle cost analysis for college and university projects involving new construction, rehabilitation, historic preservation and master planning. He further coordinates all in-house cost consulting assignments.



Main Hall at the Virginia School for the Deaf and Blind



United States Supreme Court Building

### Selected Projects

Main Hall at the Virginia School for the Deaf and Blind - Staunton, VA

Sculpture Building - Yale University, New Haven, CT

Historic Renovation of Morse/Stiles, Jonathan Edwards, Davenport and Silliman  
Colleges - Yale University, New Haven, CT

United States Supreme Court Building - Washington, DC

Restoration and Expansion of the Virginia State Capitol - Richmond, VA

New Laboratory and Classroom Building at the School of Veterinary Medicine -  
University of Pennsylvania, Philadelphia, PA

Various projects at the New Bolton Campus - University of Pennsylvania, Newtown  
Square, PA

Payne Whitney Gymnasium and Ray Tompkin House - Yale University, New Haven, CT

Addition and Renovation to the Alumni Center - Pennsylvania State University, State  
College, PA

Tyler School of Art - Temple University, Philadelphia, PA

Health Science Centers' New Temple University Medical School - Temple University,  
Philadelphia, PA

Addition and Renovations to the Rutgers University School of Law - Rutgers  
University, Camden, NJ





West Virginia Capitol

## Project Approach

The CEOI has identified very clearly both the goals and needs of the project, as well as criteria for selecting the appropriate team to undertake this important project.

Lighting a place such as the West Virginia State Capitol, its surrounding campus and other campus historic and non-historic buildings and statues is not simply about performing basic photometric studies, calculating loads, placing fixtures in well-selected locations and providing the necessary electrical drawings and specifications.

It is a lot more than that.

It is about creating a sensitive, sensible and sustainable project that addresses issues at multiple levels:

- Performance expectations
- Compliance and approvals by all authorities having jurisdiction over the project
- Creating a memorable experience for those visiting the site after hours
- Emphasizing the symbolic nature of the campus and doing all that in a way that the State can fund, and implement through a clear sequence of steps, with long lasting value.

### A. First Phase: Where we are today

This first phase is about establishing a “baseline”. At a minimum, there are three questions that need to be answered:

#### 1. Question 1: What is the current understanding of the lighting needs and what has been done – or not – to date?

Understanding all past endeavors, completed, in the works or on hold [including the existing 50% design], would provide an understanding of how this lighting project was created and its motivating concerns.

Answering this would involve assembling all available documents, i.e. reports, drawings, specifications, etc. This information would be captured in a site plan and summary drawings that would present our current understanding of the lighting systems and infrastructure within the study area and where the “voids / holes”.

#### 2. Question 2 : Where are we today?

The state of the lighting infrastructure needs to be evaluated at all levels, including but not limited to:

- Photometrics
- Energy consumption
- Age and relationship to contemporary technologies
- Areas requiring immediate intervention [or not]
- Appropriateness for the architectural, historic and cultural context, etc.



The should be done on a separate but parallel track to form an independent opinion / view.

The answer to Question 2 would be an Independent Needs Assessment.

### 3. Question No 3: Based on the answers to Questions 1 and 2, what should the project Scope of Work be?

Questions 1 and 2 would allow the Design Team and the client to:

- Develop the overall proposed Scope of Work
- Confirm and validate the Project Goals as delineated in this CEOI
- Establish an Order of Magnitude Cost Estimate

Through a collaborative process with the State of West Virginia, Question 3 would provide all participants with the information needed to make an informed decision as to whether the project should continue on to the next phase or if re-set of any of the above items is needed.



West Virginia Capitol

## B. Second Phase: Concept Plan

Prior to proceeding with the preparation of Design and Bid Documents, an intermediate step needs to be considered.

A **Concept Plan** should be developed that would:

- Present Options for Lighting
- Recommend a Preferred Option
- Include a Project Cost and an Implementation Sequence and Plan
- Seek and secure approvals by all authorities having jurisdictions over the project.

The outcome of the Second Phase, would be the “blueprint” for implementing the Lighting Plan.

An important component of the Concept Plan would be to determine whether the Lighting Plan can be implemented as a single project with a single contractor and multiple phases or multiple projects over time with potentially multiple contractors. This would be important in structuring the Construction / Bid Documents

## C. Third Phase: Construction / Bid Documents

The sequence and preparation of the Construction / Bid Documents will be informed by the resolution as to whether the implementation will be a single project with multiple phases or multiple projects / multiple bids carefully sequenced and choreographed.

There are pros and cons to each of the two options. The decision needs to be

made in a collaborative way involving all stakeholders participating in the project.

#### **D. Fourth Phase: Construction Administration**

Regardless of how the implementation of the project is to be structured, there are specific items that need to be in place for the successful execution and completion of the project, such as the ability to maintain access to specific manufacturers to achieve uniform light quality, spare parts, etc.

Prior to closing this Approach Statement, it is important to note that Quality Control / Quality Assurance will be critical in the success of the project. To achieve the highest level of QA / QC, computer simulations, testing and lighting mock ups will be needed. Our experience indicates that a carefully sequenced program of:

- 3D Lighting simulations
- Testing of fixtures and lamps and
- Preparation, installation and testing of mockups

are the best tools we have to achieve the highest level of QA / QC.

As an essential element of delivering the completed project, a Quality Control Program will be prepared demonstrating the proper means and methods of care for the exterior lighting fixtures.

**Required Forms**

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## Required Forms/Certifications

This section contains the following documents as required:

- CEOI Cover Page
- Contact Designation and Certification
- Addendum Acknowledgement
- Disclosure of Interested Parties to Contracts
- Purchasing Affidavit
- Certificate of Liability Insurance
- West Virginia Board of Architects Certification
- West Virginia Business Registration Certification



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: 448934

Doc Description: EOI: CAPITOL CAMPUS EXTERIOR LIGHTING UPGRADES

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2018-05-09	2018-06-06 13:30:00	CEOI 0211 GSD1800000007	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:

Preservation Design Partnership, LLC  
 10 Shurs Lane, Suite 104  
 Philadelphia, PA 19127  
 215.842.3388

**FOR INFORMATION CONTACT THE BUYER**

Crystal Rink  
 (304) 558-2402  
 crystal.g.rink@wv.gov

Signature X 

FEIN # 272664085

DATE 6 June 2018

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

**ADDITIONAL INFORMATION**  
**EXPRESSION OF INTEREST**

THE WEST VIRGINIA PURCHASING DIVISION IS SOLICITING AN EXPRESSION OF INTEREST FOR THE AGENCY, THE WEST VIRGINIA GENERAL SERVICES DIVISION, FROM QUALIFIED ELECTRICAL ENGINEERING FIRMS TO PERFORM A THOROUGH REVIEW AND UPDATE OF AN EXISTING 50% DESIGN FOR THE REPLACEMENT OF THE EXTERIOR LIGHTING ON THE WEST VIRGINIA CAPITOL CAMPUS PER THE ATTACHED DOCUMENTS.

\* ONLINE SUBMISSIONS ARE PROHIBITED FOR EXPRESSION OF INTEREST SOLICITATION RESPONSES. \*

INVOICE TO	SHIP TO
DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION 112 CALIFORNIA AVENUE, 5TH FLOOR CHARLESTON WV25305 US	DEPARTMENT OF ADMINISTRATION GENERAL SERVICES 112 CALIFORNIA AVENUE, 5TH FLOOR CHARLESTON WV 25305-0123 US

Line	Comm Ln Desc	Qty	Unit Issue
1	EOI: Capitol Campus Exterior Lighting Upgrades Project		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description :  
 A/E Services for Capitol Campus Exterior Lighting Upgrades Project

**SCHEDULE OF EVENTS**

Line	Event	Event Date
1	QUESTION DEADLINE 10AM EST	2018-05-22

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

Dominique M. Hawkins      Managing Principal

(Name, Title)

Dominique M. Hawkins      Managing Principal

(Printed Name and Title)

10 Shurs Lane, Suite 104      Philadelphia, PA 19127

(Address)

215.842.3388 / 215.501.7299

(Phone Number) / (Fax Number)

dhawkins@pdparchitects.com

(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated 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.

Preservation Design Partnership, LLC

(Company)



(Authorized Signature) (Representative Name, Title)

Dominique M. Hawkins      Managing Principal

(Printed Name and Title of Authorized Representative)

6 June 2018

(Date)

215.842.3388 / 215.501.7299

(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI GSD180000007**

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.

**Preservation Design Partnership, LLC**

Company

Authorized Signature

**6 June 2018**

Date

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



## West Virginia Ethics Commission



### Disclosure of Interested Parties to Contracts

Pursuant to *W. Va. Code § 6D-1-2*, a state agency may not enter into a contract, or a series of related contracts, that has/have an actual or estimated value of \$100,000 or more until the business entity submits to the contracting state agency a Disclosure of Interested Parties to the applicable contract. In addition, the business entity awarded a contract is obligated to submit a supplemental Disclosure of Interested Parties reflecting any new or differing interested parties to the contract within 30 days following the completion or termination of the applicable contract.

For purposes of complying with these requirements, the following definitions apply:

*"Business entity"* means any entity recognized by law through which business is conducted, including a sole proprietorship, partnership or corporation.

*"Interested party" or "Interested parties"* means:

- (1) A business entity performing work or service pursuant to, or in furtherance of, the applicable contract, including specifically sub-contractors;
- (2) the person(s) who have an ownership interest equal to or greater than 25% in the business entity performing work or service pursuant to, or in furtherance of, the applicable contract. (This subdivision does not apply to a publicly traded company); and
- (3) the person or business entity, if any, that served as a compensated broker or intermediary to actively facilitate the applicable contract or negotiated the terms of the applicable contract with the state agency. (This subdivision does not apply to persons or business entities performing legal services related to the negotiation or drafting of the applicable contract.)

*"State agency"* means a board, commission, office, department or other agency in the executive, judicial or legislative branch of state government, including publicly funded institutions of higher education: Provided, that for purposes of *W. Va. Code § 6D-1-2*, the West Virginia Investment Management Board shall not be deemed a state agency nor subject to the requirements of that provision.

The contracting business entity must complete this form and submit it to the contracting state agency prior to contract award and to complete another form within 30 days of contract completion or termination.

*This form was created by the State of West Virginia Ethics Commission, 210 Brooks Street, Suite 300, Charleston, WV 25301-1804. Telephone: (304)558-0664; fax: (304)558-2169; e-mail: [ethics@wv.gov](mailto:ethics@wv.gov); website: [www.ethics.wv.gov](http://www.ethics.wv.gov).*

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** 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: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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: Preservation Design Partnership / Dominique M. Hawkins

Authorized Signature: [Signature] Date: 1 June 2018

State of Pennsylvania

County of Philadelphia to-wit:

Taken, subscribed, and sworn to before me this 1st day of June

My Commission expires 11 / 13, 2021.

Commonwealth of Pennsylvania - Notary Seal  
DANIEL J. KLINE, Notary Public  
Philadelphia County  
My Commission Expires November 13, 2021  
Commission Number 201702491

AFFIX SEAL HERE

NOTARY PUBLIC [Signature]

West Virginia Ethics Commission  
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Preservation Design

Contracting Business Entity: Partnership, LLC Address: 10 Shurs Lane, Suite 104 Philadelphia, PA 19127

Authorized Agent: Crystal Rink Address: 2019 Washington Street East Charleston, WV 25305-013

Contract Number: CEOI#211 GSD1800000007 Contract Description: Capitol Campus Exterior Lighting Upgrades Project

Governmental agency awarding contract: West Virginia, Department of Administration, Purchasing Division

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

1. Subcontractors or other entities performing work or service under the Contract

Check here if none, otherwise list entity/individual names below.

Gary Steffy Lighting Design Michael Baker International  
International Consultants, Inc.

2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)

Check here if none, otherwise list entity/individual names below.

Preservation Design Partnership, LLC

3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)

Check here if none, otherwise list entity/individual names below.

Preservation Design Partnership, LLC

Signature: 


Date Signed: 1 June 2018

Notary Verification

State of Pennsylvania, County of Philadelphia

I, Dominique M. Hawkins, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 1st day of June, 2018

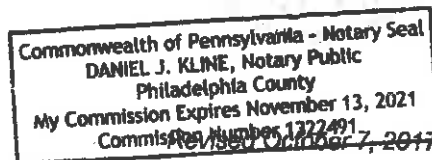
  
Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: \_\_\_\_\_

Date submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_





# The West Virginia Board of Architects

certifies that

**DOMINIQUE M. HAWKINS**

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, 2018.*



A handwritten signature in cursive script, appearing to read "Gracie Papadopoulos".

Board Administrator

*\*Renewal in Process*

# State of West Virginia



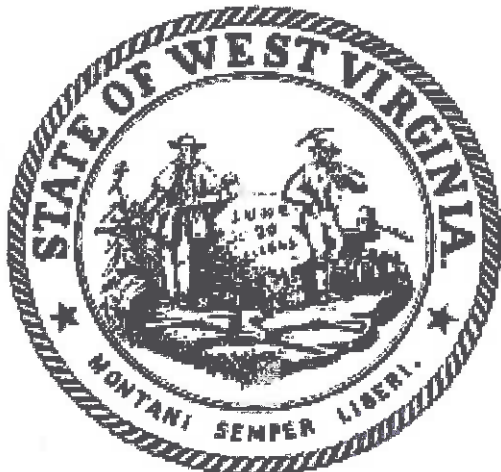
## Certificate

*I, Mac Warner, Secretary of State,  
of the State of West Virginia, hereby certify that*

**PRESERVATION DESIGN PARTNERSHIP, LLC**

has filed the appropriate registration documents in my office according to the provisions of the West Virginia Code and hereby declare the organization listed above as duly registered with the Secretary of State's Office.

*Given under my hand and  
the Great Seal of West Virginia  
on this day of  
May 30, 2018*



*Mac Warner*

*Secretary of State*