

Expression of Interest for the  
**CAMP DAWSON TRAINING  
BUILDINGS DESIGN**

08/14/17 10:52:28  
WV Purchasing Division



**WYK ASSOCIATES, INC.**

ARCHITECTURE • PLANNING

205 Washington Ave., Clarksburg, WV 26301 (304) 624-6326 [www.wykarchitects.com](http://www.wykarchitects.com)

**KINGWOOD, WEST VIRGINIA**



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

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

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

**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: WYK Associates, Inc.

Authorized Signature: [Signature] Date: 8/17/17

State of West Virginia

County of Harrison, to-wit:

Taken, subscribed, and sworn to before me this 11th day of August, 2017.

My Commission expires January 21, 2021.

AFFIX SEAL HERE

NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 07/01/2012)



**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.

Jordan Garland, Dir of Business Devp & Marketing  
(Name, Title)  
Jordan Garland, Dir of Business Devp & Marketing  
(Printed Name and Title)  
205 Washington Ave., Clarksburg WV 26301  
(Address)  
304-624-6326 / 304-623-9858  
(Phone Number) / (Fax Number)  
jordan@wykarchitects.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.

WYK Associates, Inc.  
(Company)  
James B. Swiger, AIA  
(Authorized Signature) (Representative Name, Title)  
James B. Swiger, AIA - President  
(Printed Name and Title of Authorized Representative)  
08/11/17  
(Date)  
304-624-6326 / 304-623-9858  
(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: GEOI ADJ180000001**

**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.

WYK Associates, Inc.  
Company

  
Authorized Signature

08/11/17  
Date

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

# **CAMP DAWSON TRAINING BUILDINGS DESIGN**

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**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

**Camp Dawson Training Buildings Design**

**LETTER OF INTEREST**



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

August 11, 2017

Ms. Crystal Rink  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305

Re: New Training Buildings Camp Dawson EOI Design

Dear Ms. Rink:

WYK Associates, Inc. wishes to express a strong interest in providing design services for this exciting project! We have included on our team Allegheny Design Services for Structural Engineering and CTL for Civil Engineering both out of Morgantown; ZDS Engineering for Mechanical, Electrical and Plumbing Design located in the Charleston area; as well as PCS for cost-estimating out of Cleveland, OH. WYK has a solid working relationship with these consultants and we have custom tailored the team to what we believe is the best team for the unique needs of your project. For 116 years we have been successful with focusing on architecture, which we are trained at and do best. We carefully select and utilize knowledgeable, experienced and trained consultants who specialize in their respective disciplines.

Our experience includes work on a wide variety of building types and projects of varying scopes and complexities. Examples of these are included in this Expression of Interest. WYK Associates, Inc. and its predecessors have provided architectural services in West Virginia since 1900. We believe that our knowledge and expertise and strong project team make our firm a sound choice for this endeavor.

Our design team has vast experience working within existing buildings with many build-outs in either new construction or complete gut and re-dos. Additionally, we have worked with upgrading many existing buildings to meet modern day codes while maintaining the original integrity of the structure.

We understand the importance of working with the staff at Camp Dawson and the State of West Virginia Purchasing Office to develop a common sense design solution that works best for you with regards to the scope of work, schedule and available funding. The principals noted in our Team Organizational Chart will be the individuals with whom you will work. We feel that the involvement of these principals throughout the course of the project allows us to provide our utmost level of service. We have demonstrated these services on a variety of projects with various programs and budgets for over a century.

Thank you for your consideration, we welcome the opportunity to meet with you to discuss your project further. Please feel free to contact me if you any questions or need any additional information regarding this submission at 304-624-6326 (office) 304-677-3373 (cell) or via e-mail at james@wykarchitects.com.

Respectfully Submitted,

James B. Swiger, AIA, NCARB, LEED AP BD+C  
President





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

**Camp Dawson Training Buildings Design**

# **COMPANY OVERVIEW / PUBLICATION**



**WYK ASSOCIATES, INC.**  
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## Company Information

Identity · Project Philosophy · Project Management

[www.wykarchitects.com](http://www.wykarchitects.com)



### Our Identity

#### Who we are

WYK Associates, Inc. is a full service architectural and planning firm serving a wide variety of commercial, religious, educational, civic and industrial clientele.

WYK Associates, Inc. was established in 1900 by Edward J. Wood. Our archives are filled with a century's worth of historic work. From this, many predecessors who have carried the torch of the firm through the last century.

Wood's grandfather's firm had roots in North Central West Virginia dating back to the early twentieth century. William Yoke, Jr. and Howard Kelley partnered with Mr. Wood in 1974 to form WYK Associates, Inc.

Mr. James Swiger joined the firm in 2005 and became a principal and vice president in 2008. In 2010, Mr. James Swiger assumed sole owner of WYK Associates, Inc.

### Project Philosophy

#### Our process at work

COMMUNICATION & TEAMWORK are our guide words for each project. Our client's requirements for quality, service and value are the driving force behind each decision.

Through collaboration with engineering consultants we address the needs and schedule requirements of each client.

We provide thorough planning in all areas of each project to fit the individual requirements for a positive impact on both the natural and built environments. Energy conservation and product safety are very important concerns.

### Project Management

#### How we create excellence

We carefully evaluate the client's program, design concerns, budget, funding sources, and other available data to assure a clear understanding of each project.

We incorporate input from our client and consultants to establish the budget and schedule. These facets are updated during each stage of project development to ensure our client's parameters are met.

WYK's principals engage and manage the entire project team, from concept through occupancy. WYK Associates, Inc. has an outstanding reputation for providing construction administration services along with maintaining an excellent rapport with contractors.

“ A building stands as a tribute to you and your firm for a job well done. ”

-Charles A. Feathers, Chief Bridgeport Fire Department, Retired



**WYK ASSOCIATES, INC.**  
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## Company Information

Identity · Project Philosophy · Project Management

## Architecture

### Contact Information

WYK Associates, Inc.  
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304-624-6326

304-677-3373 Cell

304-623-9858 Fax

[www.wykarchitects.com](http://www.wykarchitects.com)

### Project Staff

#### James B. Swiger

AIA, NCARB, LEED AP BD+C  
President / Principal-in-Charge  
[james@wykarchitects.com](mailto:james@wykarchitects.com)

#### Stephen M. Kelley

Associate AIA  
Senior Project Manager  
[stephen@wykarchitects.com](mailto:stephen@wykarchitects.com)

#### Canon T. Fancher

Associate AIA  
Architectural Designer  
[cannon@wykarchitects.com](mailto:cannon@wykarchitects.com)

#### Jordan Garland

Director, Business Development  
& Marketing  
[jordan@wykarchitects.com](mailto:jordan@wykarchitects.com)

### Summary

Established as a full service architecture firm in 1900, then named Edward J. Wood Architect, WYK Associates, Inc. has been located in Clarksburg for 115 years. Through innovative and thoughtful responses to the unique issues of each project, our goal is to create places that fit the needs and desires of those who use them.

Our team approach integrates the collaborative strengths of each member to produce a solution of balance between design quality, schedule and budget. We have always considered sustainability, the built environment, and quality of life long before the public began to focus on its benefits. We take seriously the responsibility of designs and solutions to be cost effective and operate efficiently throughout the building's lifecycle.

### Relevant Project Experience:

West Virginia Folklife Center,  
Fairmont State University  
Central Fire Station, Clarksburg, WV  
Circleville School,  
Pendleton County, West Virginia  
Harrison Co. Courthouse,  
Clarksburg, WV  
Pocahontas County Courthouse,  
Marlinton, WV  
Barbour County Courthouse,  
Philippi, WV  
Gassaway Depot,  
Gassaway, WV  
Morgantown Depot,  
Morgantown, WV  
Immaculate Conception Parish  
Center, Clarksburg, WV  
Jackson Square, Clarksburg, WV



West Virginia Folklife Center



Central Fire Station



Circleville School

### Memberships





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Company Information

Identity • Project Philosophy • Project Management

## Awards



### 2013 WY AIA MERIT AWARDS

ALL-ACHIEVEMENT IN  
ARCHITECTURAL DESIGN

MIDDLE-INTERIORS

BOTTOM-UNBUILT

Fairmont State University –  
Frank & Jane Gabor Folklife Center  
Fairmont, West Virginia  
Size: 6,900 S.F.

The Folklife Center was constructed in 1903 by Michael Kennedy and is the last remaining vestige of the Kennedy's dairy farm. The building had been seriously compromised by years of neglect and fire damage. Due to the building's history and notable residents, it was placed on the National Register of Historic Places in 2006.



FSU-Interior Design  
Fairmont, West Virginia

After developing an architectural program for the Folklife Program, WYK Associates, Inc. decided to remove a floor from the existing structure and create a first floor classroom area, and a second floor "Great Room" which would restore the open structure of the barn and provide both exhibit and multi-use space.



Shinnston Community Center  
Shinnston, West Virginia  
Size: 17,000 S.F.

The facility will serve as a performing arts center, a look out for downtown events such as parades, etc. A much needed large banquet hall, accommodating 350 people, will provide the city with a gathering space for meetings and community organization. There is also a room solely dedicated to the Shinnston Senior Citizens, and another additional meeting room. The upper level of the building serves as the city administration offices and Council Chambers.





**WYK ASSOCIATES, INC.**  
ARCHITECTURE · PLANNING

## Company Information

Identity · Project Philosophy · Project Management

## Awards



2013 WV-AIA Merit Award for Design Excellence and Sustainable Design

### Information Manufacturing Corporation (I.M.C.)

Cowen, West Virginia

Size: 18,000 S.F.

With Sponsorship from Senator Robert C. Byrd, the Webster County Development Authority commissioned this "state of the art" facility to house Information Manufacturing Corporation's regional operations. The important notion of sustainability is addressed through use of recycled steel, regional materials, and an innovative geothermal heat pump heating and cooling system.



2013 WV-AIA Merit Award for Design Excellence



### West Union Bank- Newpointe

Clarksburg, West Virginia

Size: 9,000 S.F.

The design uses a combination of glass curtain wall with brick and monumental masonry units to present a very contemporary image. Because of the building orientation, the glass elevations require the use of solar glazing and a brise soleil system to reduce heat gain and glare in the offices.



2013 WV-AIA Merit Award for Design Excellence

### West Pike Street

Parking Facility

Clarksburg, West Virginia

Size: 57,000 S.F.

The facility's design compliments all the adjacent properties, both historic and modern. A variety of outdoor activities are easily held here, enhancing the city's economy and livability. Designed by Associated Architectural Consultants, PLLC, which is a combination of Ralph Pedersen Architect & WYK Associates, Inc.

“ ... named “Jackson Square” in honor of Stonewall Jackson ... the structure serves multiple functions and fits in nicely with the historic fabric of downtown.

-Architectural Leaders Magazine, v1 Spring 2011



**WYK ASSOCIATES, INC.**  
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## Company Information

Identity · Project Philosophy · Project Management

### 3D Laser Scanning / 3D Modeling / 3D Printing

WYK Associates, Inc. welcomed the New Year by taking a leap of progress in architectural design. By acquiring a color 3D printer, the Clarksburg architectural-planning firm puts themselves on the map as an industry leader in the region.

3D printing technology is just now becoming available, commercially. A color 3D printer creates a physical, three-dimensional gypsum-based model of any project from a digital prototype in nearly three million colors, allowing for exact detailing in every model.

“Our refined modeling process allows our clients to see and touch a new building at scale, but with its actual features. It enables our clients to make educated choices with less variance between their expectation and the actual outcome,” states James B. Swiger, President of WYK Associates, Inc.

The decision to purchase a color 3D printer was not made lightly. Evaluating different brands, methods

and technologies in 2013 and visiting maker labs and distributors in- and out-of-state, WYK opted for a solution tailored to the architectural environment and the company’s clients, by choice the “greenest”, most environmentally friendly model available to date.

To unleash the full potential of the 3D printer, WYK partners with ZDS Design/Consulting Services on 3D laser scanning. In the process of 3D laser scanning, laser beam signals that collect survey data points are used to capture images, make drawings and record measurements of a structure.

Combining the two technologies, existing buildings are scanned to the accuracy of one millimeter and then recreated as scale models on the 3D printer. An exciting combination - another first for the region - producing results greater than the sum of its parts.

“The possibilities are endless, and we have only just begun,” says Swiger enthusiastically.



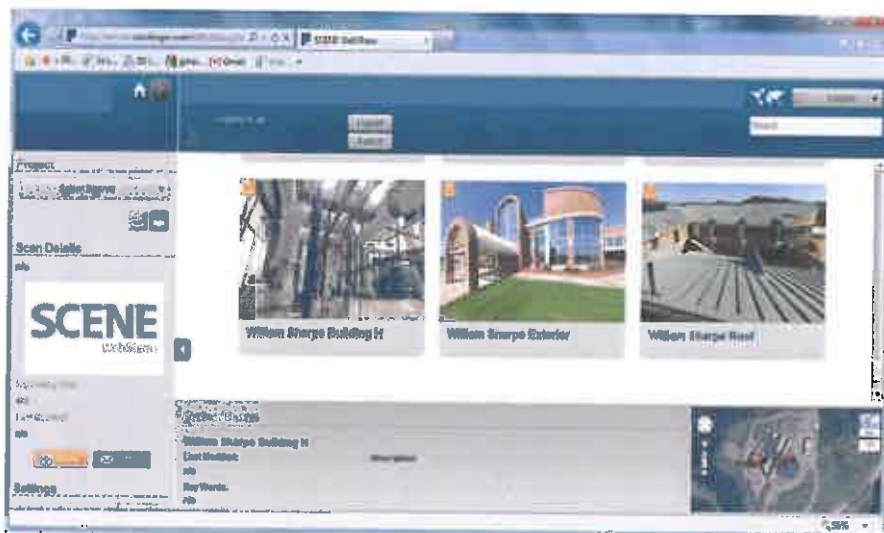
3D Laser Printing



Physical Model Preparation



Shinnston Community Center Physical Model



3D Modeling



3D Laser Scanning



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Company Information

115 Years of Excellence in Architecture



### Rooted in History

The history of WYK Associates, Inc. is intertwined with the history of architecture in West Virginia. Through the years, countless buildings have been designed, expanded, and renovated by our company and its predecessors.

### Focus on Knowledge

Our staff is academically trained, all of our Architectural Interns have a degree in architecture from the East Coast's most prominent design schools. We know that professional development and enrollment with the professional organizations of our trade is the key to skilled employees.

### Backed by Experience

We have been involved in a multitude of projects serving clients of the private, industrial and public sectors. From LEED-certified building design and complex multi-phase additions to the careful renovation of historical landmarks or our national heritage, we have been instrumental in our client's building success.

### Passing the Torch

With generations of skilled architects contributing to the growth, values and success of our company, we developed a reliable process and keep an archive of documented solutions for architectural problems and planning challenges. This helps us to save time and resources, providing an advantage for our clients.

### Ready for the Future

We are the first West Virginia architect to offer 3D printing solutions in-house, and with integration of 3D scanning and BIM in our projects, we are ready for the future of our trade.

- 2017 — Construction begins on the Robinson Grand Performing Arts Center
- 2017 — Ribbon Cutting Ceremony held for Clarksburg Federal Credit Union
- 2016 — Upshur County Courthouse Roof and Chimney Restoration
- 2015 — WYK Associates, Inc. signs contract to renovate the Robinson Grand Theatre
- 2014 — WYK Associates, Inc. selected to renovate Rose Garden Theatre, formerly Robinson Grand Theatre
- 2012 — James Swiger becomes sole owner of WYK, now President and Principal-In-Charge
- 2011 — William E. Yoke, Jr. retires, James Swiger becomes President
- 2008 — James Swiger becomes Partner and Vice President
- 2005 — James Swiger returns as Project Architect
- 1996 — James Swiger becomes an Architectural Intern at WYK Associates, Inc.
- 1996 — Carleton Wood, Jr. retires; William E. Yoke, Jr. becomes President
- 1992 — Howard Kelley retires
- 1978 — WYK Architects, Inc. becomes WYK Associates, Inc.
- 1978 — Carleton Wood, Jr., William E. Yoke, Jr. and Howard Kelley form WYK Architects, Inc.
- 1973 — Whalen King Architects purchases W.H. Grant's firm
- 1971 — Carleton Wood, Jr. joins Whalen King Architects
- 1965 — William E. Yoke, Jr. is a summer college intern
- 1956 — William H. Grant, Jr. acquires firm
- 1949 — Carleton Wood, Jr. joins firm as apprentice
- 1939 — Carleton Wood selected to rebuild Robinson Grand Theatre
- 1927 — Carleton Wood designs Clarksburg Fire Station
- 1921 — Firm changes to E.J. Wood and Son Architects as Carleton Wood joins
- 1910 — Edward J. Wood commissioned Marlon County Jail
- 1900 — Edward J. Wood starts architectural practice





**WYK ASSOCIATES, INC.**  
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## Publications

WYK Associates, Inc.

### West Virginia Executive Magazine 2015 Young Guns Award Recipient

Written by Maggie Matsko | Photography by Tracy Toler on location at I-79 Technology Park

When asked what they want to be when they grow up, every young boy has big aspirations. Many dream at an early age of becoming a fireman, a professional wrestler or a police officer, and as they get older, those dreams tend to shift gears, leading to entirely different paths. James Swiger, the president of WYK Associates, Inc., is one of the few who have made a childhood dream into a life-long career.

When he was 7 years old, Swiger decided he wanted to become an architect. "When I was very young, my grandfather, the business manager of Salem College, took me to construction sites at the college," Swiger remembers. "He worked with architects on construction projects at Salem College and was always curious about construction. One day, he unrolled a set of blueprints for one of the buildings at the college. He pointed out to me that these drawings were the work of an architect. That's when I knew what I wanted to be."

Swiger had several jobs as a teenager that taught him about hard work, responsibility and repercussions. Like many other teenage boys, Swiger's first job was mowing grass in the summer for neighbors, shoveling snow in the winter and splitting firewood. In high school, he also worked part-time at the local dollar store, unloading the trucks when they came in, and he helped his neighbor, the caretaker of the local cemetery, by mowing grass and digging graves by hand.

"The most important thing I learned from those first jobs was responsibility," he says. "The longer we put off mowing the grass, the harder it was to mow the next time, and you could not delay the digging of a grave. I also learned that time marches on. You must get the work done in a timely fashion, or it will have an impact on others."

In 1996, all of those early lessons in hard work and responsibility paid off when he was given an internship with WYK Associates, Inc. In 2005, he returned to the

firm as a project architect then worked his way up to the top of the company, serving in the positions of project manager, vice president and now president and owner. "I guess you can call it serendipity," he says, "but to me, it was a calling."

Swiger credits most of his success to the guidance he received from his grandparents. When Swiger was 10 years old, his grandfather passed away, and Swiger's grandmother took over the responsibility of encouraging the young boy to pursue his dream of being an architect. "I would like to show my grandfather where I am now," Swiger says. "I found my calling in life for my career because of him, as he showed me my first set of blueprints and took the time to explain them to me."

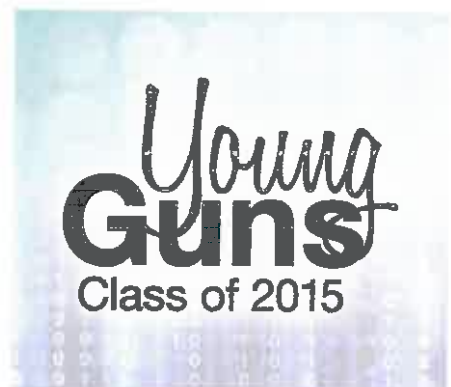
Swiger also credits his grandparents for instilling in him the importance of community service. His grandfather was involved with the Shriners, Kiwanis, Lions Club, the YMCA board and the local chamber of commerce, and his grandmother, who owned a flower shop, made efforts through her small business to support her neighbors. Today, Swiger continues their legacy of service through multiple roles in the Clarksburg community. He is a member of the board of directors for the Kiwanis Club of Clarksburg, a board member and campaign chair for the United Way of Harrison County, a board member and education committee chair for the Harrison County Chamber of Commerce, a board member of Clarksburg Uptown and an advisory committee member for Salem International University's School of Business. He also holds memberships with the Salem Area Chamber of Commerce and the Clarksburg Elks Club.

"I believe in giving back to the community," he says of his many commitments to his hometown, "because the community is just that: a community. As we are all in this together, doesn't it make sense to make the place you call home the best it can be?"



#### What is your favorite...?

Color – Blue  
Food – Steak  
Cartoon Character – Foghorn Leghorn  
Ice Cream – Cherry vanilla  
Animal – Dog  
App – Flashlight  
Midnight Snack – Apple  
TV Show – "American Pickers"  
Movie – "Caddyshack"  
Smell – Fresh-cut grass  
Sport Team – University of Tennessee Volunteers  
Car – 1972 Jaguar XKE  
Pet – German shepherd  
Place – Neyland Stadium in Knoxville, TN on gameday







**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

**Camp Dawson Training Buildings Design**

**PROJECT TEAM**



## CAMP DAWSON TRAINING BUILDINGS DESIGN

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**WYK ASSOCIATES, INC.**  
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## Project Team

### ARCHITECTURE

**WYK Associates, Inc.**  
205 Washington Avenue  
Clarksburg, WV 26301  
(304) 624-6326  
(304) 623-9858 fax  
[james@wykarchitects.com](mailto:james@wykarchitects.com)  
[www.wykarchitects.com](http://www.wykarchitects.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE · PLANNING

### CIVIL ENGINEER

**CTL Engineering, Inc.**  
1091 Chaplin Hill Road  
Morgantown, WV 26501  
(304) 292-1135  
[ceselfridge@ctleng.com](mailto:ceselfridge@ctleng.com)  
[www.ctleng.com](http://www.ctleng.com)



### STRUCTURAL ENGINEER

**Allegheny Design Services**  
102 Leeway Street  
Morgantown, WV 26505  
(304) 599-0771  
[dave@alleghendesign.com](mailto:dave@alleghendesign.com)  
[www.alleghenydesign.com](http://www.alleghenydesign.com)



### MEP ENGINEERS

**ZDS Design / Consulting Services**  
281 Smiley Drive  
St. Albans, WV 25117  
(304) 755-0075  
[todd.zachwieja@zdsdesign.com](mailto:todd.zachwieja@zdsdesign.com)  
[www.zdsdesign.com](http://www.zdsdesign.com)



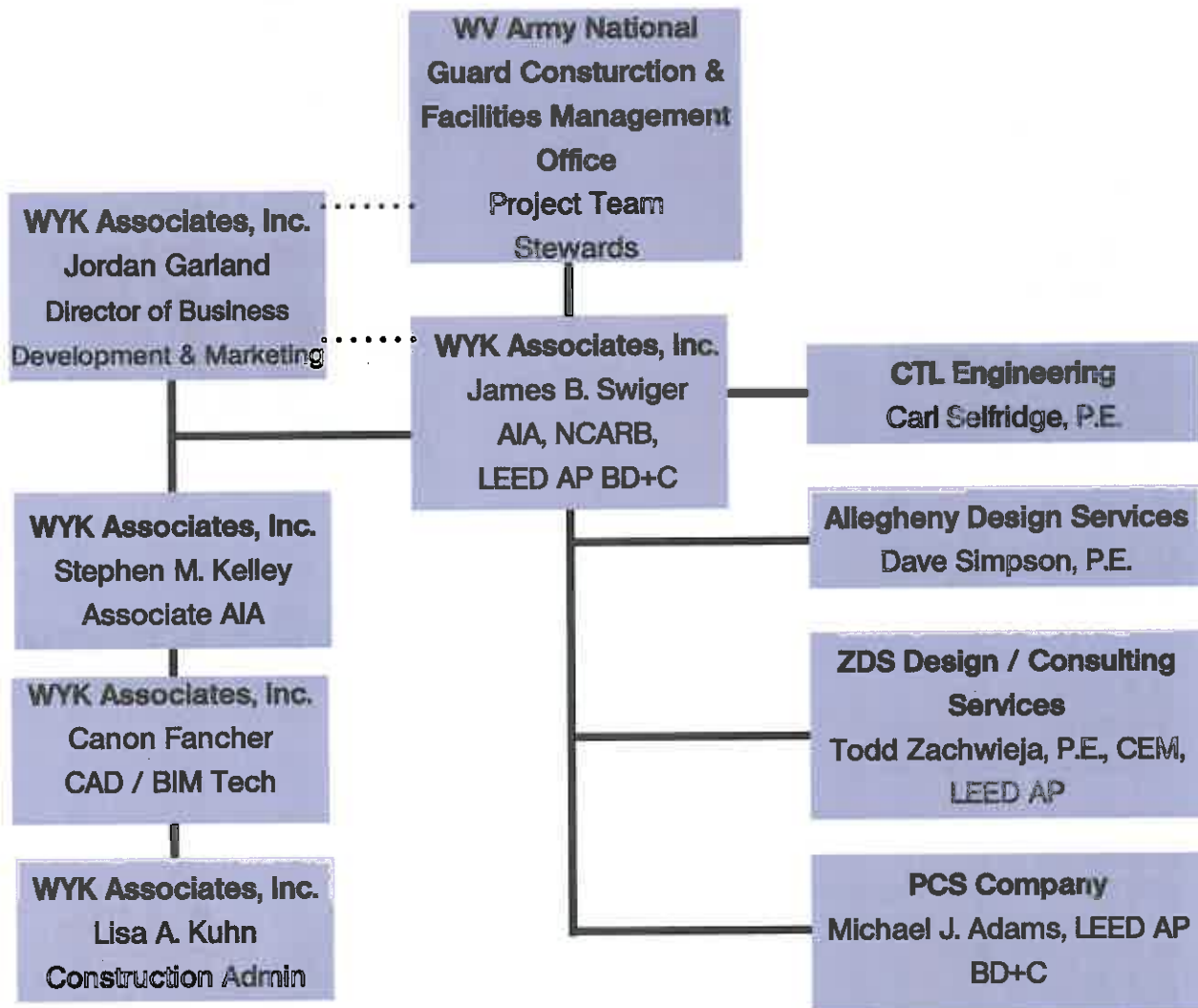
### COST ESTIMATING

**Project & Construction Services Company**  
1301 E. 9th Street, Suite 2100  
Cleveland, OH 44114  
(216) 619-1700  
[madams@pcscmservices.com](mailto:madams@pcscmservices.com)  
[www.pcsccompanies.com](http://www.pcsccompanies.com)





**Development Team Organizational Structure**





**WYK ASSOCIATES, INC.**  
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**Camp Dawson Training Buildings Design**  
**PROJECTS**



**WYK ASSOCIATES, INC.**  
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## West Virginia Army National Guard Fixed Wing Training Site

North Central West Virginia Airport, Bridgeport, West Virginia



### A state of the art training facility

With Sponsorship from Senator Robert C. Byrd, the West Virginia National Guard established the state of the art personnel training facility totaling \$6.4 million in construction costs in 1996. Here students and instructor pilots from the fifty states and Guam train and certify on three different types of transport aircraft.

A wide hangar and an innovative hangar door system allow quick access to any one of five airplanes without disturbing other aircraft. Each aircraft has a dedicated manufacturer's support and maintenance team with their own work space. The two story masonry annex accommodates administration staff, instructor pilots, and instruction/simulator rooms.

The hangar proper is a steel frame structure with a clear span of the entire 210 foot hangar width. A prefinished insulated metal wall system with translucent thermal panels provides glare-free natural light with little or no maintenance. This was a part of the project's energy cost containment plan. This project also features 30' Tall Vertical Lift Doors.



#### Project Facts

Size: 37,000 sq ft

Completed: 1996

[www.wykarchitects.com](http://www.wykarchitects.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## West Virginia Air Center Bridgeport, West Virginia

Government > North Central WV Airport > Air Center

### Fast-track, Aircraft

#### Aircraft maintenance and retrofit service.

The building designed for the West Virginia Air Center is now occupied by Bombardier Services America Corp. The facility houses a complete aircraft maintenance facility which services mid-sized airplanes for both private airlines and the military. The building features four large aircraft maintenance bays which can accommodate up to a dozen aircraft for all types of maintenance and retrofit services.

The center has shops to support all phases of aircraft maintenance including interior finishes, composite materials, avionics and electronics and machine tooling. One bay is specifically designed for the removal and application of paint, and the building has state of the art fire protection and hazardous material collection systems. The modern office and support facilities offer unique views of the maintenance bays, and afford all employees an opportunity to observe the extensive and detailed work as the airplanes are torn down and rebuilt.

The project was completed in just over 14 months using a fast track construction management approach. The construction manager, all contractors, the owners representatives and the design team worked very closely to assure that all project milestones were met.



#### Project Facts

Size: 146,000 sq ft

Completed: 2004

[www.wykarchitects.com](http://www.wykarchitects.com)





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## World Vision Addition Philippi, West Virginia

Community > Non-profit > World Vision Addition



### **Building materials for the community**

#### **Construction Materials for all**

WYK Associates, Inc designed the addition and renovations for the Appalachian Storehouse of World Vision. This ministry receives, stores and distributes a wide variety of building materials at little or no cost to allow families in need to improve and weatherize their homes. Housed in a former dressmaking shop, the facility needed additional space and upgrades to the existing building.



The design reoriented the flow of materials through the facility by adding a 3,000 S.F. loading dock/staging area on the east end of the existing building, and approximately 15,000 S.F. of new warehouse space on the west end. The entire facility received new fire alarm and sprinkler systems, and additional and upgraded office and administrative spaces. Lighting upgrades were also performed in the existing warehouse space for to create a much better work environment as well as save on energy costs.



The finished building more than doubles the storage capacity of the operation, and eliminates long standing traffic conflicts between delivery trucks at the loading docks and client vehicles.

#### **Project Facts**

**Size: 15,000 sq ft warehouse**

**Size: 3,000 sq ft loading dock**

**Completed: 2009**

**[www.wykarchitects.com](http://www.wykarchitects.com)**



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## FAA Sector Field Office & Storage Building

Bridgeport, West Virginia

Government > North Central WV Airport > Office & Storage Building

### Now serving: NCWV Airport

#### Office and storage buildings

##### Field Office

This facility, built along the access road to the airport terminal, houses the Airfield Services Support Staff to the FAA. These technicians provide support for the airport safety and navigation systems for the entire state of West Virginia.

The building houses not only office spaces, but shops for repair and assembly of components and a garage area for storage of equipment and maintenance of vehicles.

##### Storage Building

This pre-engineered building provides garage space for the airport's snow removal and runway support equipment.

The building includes minimal office space for record keeping and is designed to accommodate storage of salt, sand and cinders to keep both the runways and the roads open during winter weather conditions.



#### Project Facts

Size: 6,000 & 4,000 sq ft

Completed: 2004

[www.wykarchitects.com](http://www.wykarchitects.com)







**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Stockmeier Urethanes Addition

Clarksburg, West Virginia

Commercial > Stockmeier Urethanes



### Functional addition

Spacious expansion to an international company.

This is the third facility for this international manufacturer of industrial grade polyurethane. Headquartered in Germany, Stockmeier will now have the flexibility to reach markets in North and South America and to deal in both Euros and dollars.

By acquiring/renovating this existing pre-engineered shell building with its large developed site (another project completed by WYK Associates in the late 1990's) Stockmeier Urethanes has created contemporary offices and their first American production center.

They use specialized laboratories, production areas, storage spaces, and loading/transportation staging areas to comply with government oversight and regulations. The existing facility was expanded to include an enlarged loading dock with canopy, a new maintenance storage area, and a specialized storage tank facility.

WYK most recently completed a design to expand this facility. This added 7,800 S.F. of warehouse space as well as an additional loading dock with a shipping/receiving area.



#### Project Facts

Size: 32,500 sq ft

Completed: 1998, 2009, 2012

[www.wykarchitects.com](http://www.wykarchitects.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Webster County EDA Building Cowen, West Virginia

### Not your typical steel building...

#### Flexible spaces for lease!

This structure was built to bring in businesses to rural West Virginia, located in Cowen. It is a pre-engineered steel building with a masonry and metal façade. The design allows the building to be divided into three separate tenant spaces or "pods". Its design also had the foresight to be flexible enough to be used by a single tenant. The "pods" range in size from 2,500 S.F., 6,000 S.F. and 12,000 S.F.

A local doctor has leased the smallest segment of the building and has opened up a new health clinic of which the build-out was also designed by WYK. This facility is located on the same campus as the I.M.C. The glass entry element reflects the same detail from the I.M.C. building which contributes to the feeling of an overall campus.

The building is situated so that it is surrounded by parking to easy access to each "pod" and minimized common space in order to maximize the leasable area of the building.

The roof gables are turned 90 degrees to each other to break up the large mass of the building within its rural setting. It appears to be three separate buildings from a distance in lieu of a large warehouse "big box" metal building.



#### Project Facts

Size: 21,100 s.f.

Completed: 2005

[www.wykarchitects.com](http://www.wykarchitects.com)



## Northpointe Business & Industrial Park Shell Building Bruceton Mills, West Virginia

**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING



### Multi-Use Shell Space

#### Growth and Convenience

This highly visible shell building was a project of the Preston County Economic Development Authority through West Virginia's EDA Shell Building Loan Program.

It is located at the Hazelton Exit of Interstate 68. This location in the Northpointe Business and Industrial Park is convenient to the intersections of I-79 and I-68, and within 500 miles of the major population centers of the northeastern United States.

This building is currently occupied by Puris, LLC, a 3D metal printing fabricator. With a 22' eave height, the building is adaptable for many uses. The office portion is masonry clad with two colors of CMU. All utilities are available within the Northpointe Business and Industrial Park.



#### Project Facts

High Bay: 47,250 s.f.

Office Space: 5,000 s.f.

Total: 52,250 s.f.

Completed: 2002

[www.wykarchitects.com](http://www.wykarchitects.com)





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

# Information Manufacturing Corporation

Cowen, West Virginia

Commercial > IMC

## Hi-tech expression

**Sustainable design focusing on office operations.**

With Sponsorship from Senator Robert C. Byrd, the Webster County Development Authority commissioned this "state of the art" facility to house Information Manufacturing Corporation's regional operations. This company transforms data into business intelligence and manages electronic data for government agencies.

The facility embraces a "hi-tech" image through expressions of form and materials. Extensive use and thoughtful composition of architectural metal panels, large glazed panels, and geometric proportioning of the brick masonry are integral to the building's character. The concept of manufacturing information guided the functional interpretation of the building's interior. Demands of the company's activities dictated large, ultra-flexible spaces defining the majority of the form. The building combines this square footage with smaller spaces for offices, secure storage spaces and conference areas.

Much consideration was given to employing user-friendly materials and creating environments whose focus was on the comfort of the users. Strategies range from indirect lighting in data processing areas, to creating exterior views from virtually every workstation.

The important notion of sustainability is addressed through use of recycled steel, regional materials, and an innovative geothermal heat pump heating and cooling system.



### Project Facts

Size: 18,000 sq ft

Completed: 2006

[www.wykarchitects.com](http://www.wykarchitects.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Laurel Lanes Police Substation

Clarksburg, West Virginia



### Facility Renovation

The project scope was to renovate and revitalize the interior of an existing apartment building at Laurel Lanes into a more functional police substation. The City of Clarksburg and the Clarksburg-Harrison County Housing Authority's goal was to increase police patrols in the area and to provide a police presence and space for police to work from.

The entire interior of the two-story apartment was renovated into a police substation with a conference room and break room on the ground floor with three offices, a toilet room and mechanical room on the second floor. The existing ground floor was removed and replaced with a new slab-on-grade concrete system.

Each room was outfitted with new casework, walls, ceiling and floor finishes, new HVAC system, new plumbing and fixtures, and new electrical wiring and fixtures. These new additions complementary to the layout and functions of the space and provides a great atmosphere for police officers to get their work done.



#### Project Facts

Size: 1,160 sq ft

Completed: 2016

[www.wykarchitects.com](http://www.wykarchitects.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

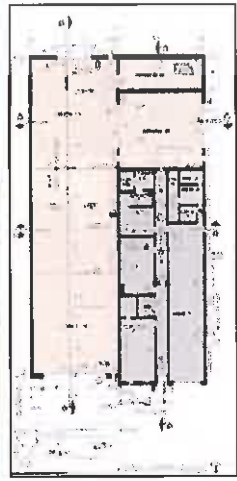
# Elkins Fire Station - Apparatus Bay Addition

Elkins, West Virginia

## Addition to Firestation

The addition to Elkins Fire Station includes two apparatus bays and a wash bay. Additional support spaces wrapped behind the existing early 20th century two story masonry structure incorporating equipment and maintenance rooms for the fire and rescue equipment. This one story masonry addition approximately increased the existing fire department's main floor area by 250%.

The apparatus bay's height was designed tall enough for fire and rescue equipment but yet kept low enough to compliment and not to overpower the scale of the neighboring two story house.



Project Facts
Size 8,450 sq ft
Completed 2004
<a href="http://www.wykarchitects.com">www.wykarchitects.com</a>





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Total Dental Bridgeport, West Virginia



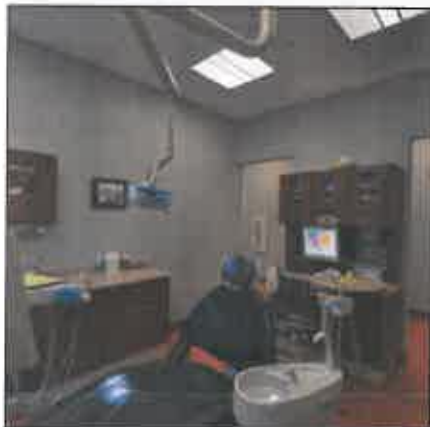
### An “AHH” inspiring building!

Open up and say “AHH”!

WYK Associates provided architectural services for Dr. Jeffrey Browning in designing this new 9,800 square foot facility. Designed primarily for Total Dental, this building provides additional build-out spaces for future clients.

WYK designed the second floor of the building to the dental office with eight operatory rooms for dental services, a large waiting room, two doctor's offices, and a breakroom/kitchen space with access to an outdoor balcony.

The first floor of the facility is partially occupied by Subway and another doctor's suite. WYK provided access for a drive-thru area, making the restaurant capable of accepting drive-thru orders!



#### Project Facts

Size: 9,800 sq ft

Completed: 2014

[www.wykarchitects.com](http://www.wykarchitects.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Robinson Grand Theatre Renovation Clarksburg, West Virginia

### Historic property to be brought back to life!

#### Local theatre to revive downtown

Resurrection through adaptive reuse provides neighborhoods and cities with future opportunities through utilizing our heritage and creating economic opportunities. The Robinson Grand Theatre has the capability to bring out the best the city of Clarksburg has to offer.

The future of the Theatre is focused on providing the support for performances, while providing the flexibility to adapt to a changing performance medium. WYK was selected as the design Architect for this project, teaming with a plethora of additional design professionals to provide the City with proposals for the future of this historic landmark.

The project team consists of several companies from Ohio, West Virginia, and Pennsylvania, all specialized in theatre details and design.

Two concepts for the theatre were provided to the City, with the selection of one option being approved in late 2014. There will be several design phases into construction including historical intent and additional design documentation as the progress begins.







**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

# Robinson Grand Theatre Renovation

Clarksburg, West Virginia



Existing Lobby



Demolished Lobby

## Project Facts

Original Bldg: 1913

Theatre Fire: May 1939

Rebuilt: December 1939

Closed: 2000

Bought by City: 2014

32,000 Square Feet



In - Progress Lobby



Proposed Lobby

## Project Partners

[www.wykarhitects.com](http://www.wykarhitects.com)

[www.aurora-llc.com/](http://www.aurora-llc.com/)

[www.studioilighting.com](http://www.studioilighting.com)

[www.casstruceng.com](http://www.casstruceng.com)

[www.wrdesign.com](http://www.wrdesign.com)

[www.zdsdesign.com](http://www.zdsdesign.com)

[www.pcscmservices.com](http://www.pcscmservices.com)



In - Progress Bar Area



Proposed Bar Area



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Bridgeport Public Safety Substation

Bridgeport, West Virginia

Government > Bridgeport Public Safety > Public Safety Substation

### A Focus on Safety

**Public Safety Substation doubles as an emergency shelter.**

This facility is located directly adjacent to the new United Hospital Center at Jerry Dove Drive and strategically situated within a ½ mile radius of I-79 and the White Oaks and Charles Pointe Developments.

The building is a substation for the Fire and Police Departments of the City of Bridgeport. The structure is a combination of load bearing masonry and structural steel frame with a decorative brick veneer. The Apparatus Bay and supporting facilities are one story, slab-on-grade with an abundance of natural daylight.

The radiant gas heating, vehicle exhaust and high efficient lighting systems are integrated nicely into the exposed roof structure above. The administrative offices along with each of the department's support facilities are in a connected, two story masonry and steel frame structure.

This facility was designed as a 75-100 year structure to serve the needs of this ever growing area region. The building's power is completely backed up by an emergency generator which will allow it to double as an emergency shelter in times of need.



#### Project Facts

Size: 15,000 sq ft

Completed: October 2009

[www.wykarchitects.com](http://www.wykarchitects.com)



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Shinnston Community Center

Shinnston, West Virginia



### **Award Winning Design for a Gateway to Small Town America**

**Welcoming residents and visitors  
alike**

The Shinnston Community Center will stand sentinel at the entrance to the historic downtown area embracing Shinnston's rich heritage and history. The building will meet the needs of the city in the twenty first century.

This two story, 18,000 S.F. structure will house city government office on the upper floor along with a spacious council chambers doubling as a large conference area.

The first floor will feature a large banquet room capable of comfortably seating 375 persons, a commercial kitchen and a dedicated space for the city's senior citizen organization. A community meeting space is also designed into the plan. This facility will utilize low maintenance materials throughout.



#### Project Facts

Size: 17,800 sq ft

Completed: N/A

[www.wykarchitects.com](http://www.wykarchitects.com)





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Christie-Cutlip Office Complex

Charles Pointe, Harrison County, WV

Commercial > Comvest Limited Inc. > Christie-Cutlip Office Complex



### A 21st century office complex design

**Easily accessible from major  
highways!**

This office complex is located in the new prestigious Charles Pointe Development directly off the I-79 Technology Corridor.

Their location is highly visible from the Harrison-Marion Airport and the I-279 connector to the airport. The client wanted a distinguished and comfortable modern design that incorporates historic/traditional architectural features.

The welcoming arched entry of the structure is flanked by a distinguished soaring clock tower to give the building presence within its surroundings. The brick incorporates intricately detailed ribbon bands which reflect a common building practice of yesteryear.



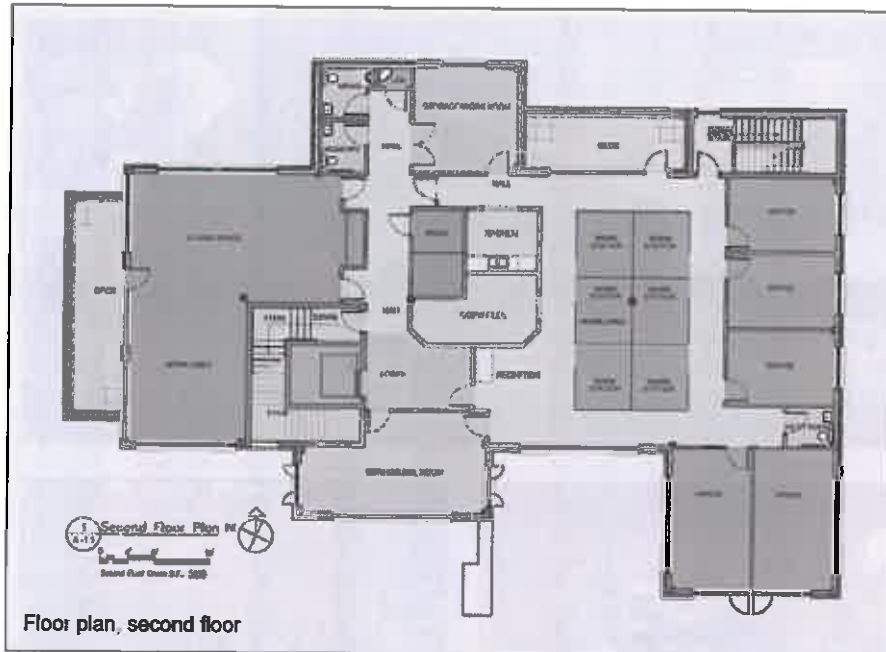


**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

# Christie-Cutlip Office Complex

Charles Pointe, Harrison County, WV

Commercial > Comvest Limited Inc. > Christie-Cutlip Office Complex



### Project Facts

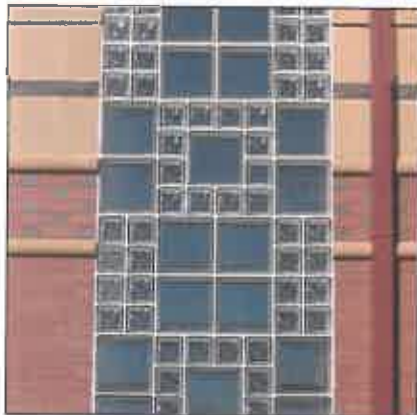
Phase One Completed: 2007

First Floor Build-Out: 2008

Size: 12,000 sq ft

Dark tinted aluminum storefront windows provide views to the majestic surrounding hills and the arriving and departing aircraft.

These energy efficient windows provide contrast to the brick textures while reducing heat gain and glare within the offices. The large overhangs provide protection to the façade from the elements as well as reduce direct heat gain in summer months.



### Project Links

[www.wykarchitects.com](http://www.wykarchitects.com)

[www.beldenbrick.com](http://www.beldenbrick.com)

[www.marchwestin.com](http://www.marchwestin.com)





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Davis Memorial Hospital Addition Elkins, West Virginia

### Local hospital receives new addition!

#### New hospital expansion for exam space!

Davis Health System has added onto their campus with a two- and three-story Outpatient Service area in addition to a new Physician's Office Building.

The addition, directly connected to Davis Memorial Hospital's existing corridors, is designed to create minimal disturbance, penetrating at the facility's two existing corridor locations, joining the present corridors with the new.

The addition consists of exam rooms, administrative offices, reception and waiting areas, and outpatient surgical recovery rooms.

The facade features brick with a glass storefront to blend in with the historic fabric of the town, while also providing a modern look.

Other work included approximately 10,000 SF of renovations to the existing hospital at the connection points, and most noteworthy, the renovation of a new phlebotomy lab on the ground floor.



#### Project Facts

Size: 80,000 sq ft (New)

Size: 10,000 sq ft (Renovation)

Completed: 2014

[www.wykarchitects.com](http://www.wykarchitects.com)





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Preston County Courthouse Renovation

Kingwood, West Virginia



### Located in: Historic District

#### Addition to a National Register property

The Preston County Commission hired WYK Associates, Inc. to restore the exterior sandstone façade of this Pre-World War II Structure. WYK did extensive research and found the location of the original stone, quarried from Ohio. Given the nature of sandstone, which is very soft and porous, much of the stones around the top had deteriorated due to the failed stone parapet allowing water penetration into the stone.

WYK was involved with this project from beginning to final completion and beyond. All of the parapet stones were replaced as well as 2/3 of the upper stone façade with new stone from the original quarry. The new stone was a very close match to the original. The parapet stones were set with stainless steel pins over a waterproof flashing system. The head joints of the parapet were caulked in lieu of mortar to ensure its performance through the expansion and contraction of the extreme weather conditions prevalent in Preston County.

The building once cleaned and repointed was coated with a breathable water repellent coating which allows moisture to escape the stone but prevents it from entering, thus reducing the freeze/thaw cycle, which is very detrimental to stone, especially sandstone.



#### Project Facts

Size: 8,000 S.F.

Completed: 2004

[www.wykarhitects.com](http://www.wykarhitects.com)



SKB Architecture & Design



WYK ASSOCIATES, INC.  
ARCHITECTURE • PLANNING

# Steptoe & Johnson Headquarters

Bridgeport, West Virginia

Commercial > Steptoe & Johnson PLLC > Headquarters Building

## A Next Generation Success Story

### Prime location with a View

The law firm of Steptoe & Johnson PLLC retained SKB to design a new build-to-suit headquarters building for their home office in West Virginia.

As the local associated architectural firm, WYK communicated the design to the team of contractors and was instrumental in the project's success.

The move from downtown Clarksburg to a new office park in Bridgeport was spurred by a new FBI evidence complex and regional hospital center. Serving as a symbol of West Virginia's economic growth, the new building sits picturesque on a hill with commanding views of the region.

The offices are intended to respect the company's tradition as a stalwart in the region and ushers in their next generation. The building includes offices for 70 attorneys; a conference center; a data center serving all of Steptoe & Johnson's offices in West Virginia, Ohio and Kentucky; a library and the associated support spaces.

The architects have been able to streamline the design process and minimize the construction costs while maintaining a high quality building inside and out that befits a law firm of this stature.



The headquarters overlook the I-79 tech corridor



The Modern Façade



Hallway Interior



Meeting Spaces

### Project Facts

Completion Date 2010

Size 80,000 sq ft

[www.step toe-johnson.com](http://www.step toe-johnson.com)





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

**Camp Dawson Training Buildings Design**

**RESUMES**



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Team Profiles

James Swiger

[www.wykarhitects.com](http://www.wykarhitects.com) > About WYK > Team



**James B. Swiger**  
**AIA, NCARB,**  
**LEED AP BD+C**

**President/Principal-In-Charge**

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304-623-9858 Fax

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[james@wykarhitects.com](mailto:james@wykarhitects.com)

### Memberships



### Vita

He is a Harrison County native involved with several public community and professional organizations. James most recently was elected to the Harrison County Chamber of Commerce Board of Directors. He is an active member of the United Way of Harrison County, Inc., holding several different positions over the years.

James has gained broad experience in both the private and public sectors of the construction / design industry. His completed work reflects a variety of projects with values ranging from thousands of dollars to over \$22 million.

### Education

5-Year Bachelor of Architecture, 1996  
University of Tennessee, Knoxville, TN  
NAAB Accredited University

### Architectural Registrations

West Virginia [REDACTED]  
Ohio [REDACTED]  
Pennsylvania [REDACTED]  
Virginia [REDACTED]  
Maryland [REDACTED]  
National Council of Architects [REDACTED]

### Honors and Awards

2015 Clarksburg Uptown Business Member of the Year

2015 Campaign Chair - United Way of Harrison County, Inc.

2014 & 2015 Harrison County Chamber of Commerce Education Committee Chair

2015 "Young Gun" WV Executive Magazine

2013 AIA-WV Merit Award for Achievement in Architecture Design - Unbuilt: Shinnston Community Center, Shinnston, WV

2013 AIA-WV Merit Award for Achievement in Architecture Design; Fairmont State University- Frank and Jane Gabor Folklife Center, Fairmont, WV - Interior and Exterior

Energy Star Certification, Elkins Middle School, Elkins, WV

2010-11 Cambridge Who's Who Honored Member

2009 West Virginia Kiwanis District Governor's Award for "Promoting Membership Growth"

2008 Volunteer of the Year - Harrison County Chamber of Commerce

2008 Selected "Generation Next: 40 Under 40" by the West Virginia State Journal

2008 Strathmore's Who's Who Worldwide Recipient

2008 AIA-WV Merit Award for Achievement in Architecture

West Pike Street Parking Facility in Clarksburg, WV (Co-Design Architect)

### Professional Affiliations

American Institute of Architects

AIA - West Virginia

National Council of Architectural Registration Boards

Accredited Professional U.S. Green Building Council Building Design + Construction

USGBC-WV Chapter

League of Historic American Theatres

National Trust for Historic Preservation

NFPA - National Fire Protection Agency

WVSHE - Associate Member of West Virginia Society for Healthcare Engineering

Affiliate Member of Builders Supply Association of West Virginia

### Civic Affiliations

Harrison County Economic Development Corporation

Clarksburg Uptown - Board of Directors

Salem International University- Advisory Committee to the School of Business

Harrison County Chamber of Commerce - Board of Directors (2013-15)

United Way of Harrison County, Inc.; Board of Directors (2009-2016) - Executive Committee "Stonewall Leadership Contributor"; 2015 Campaign Chair

Kiwanis Club of Clarksburg 2008/2009 President Board of Directors 2007 - Present

Kiwanis Division 3 2009/2010 Lieutenant Governor

Salem International University Auxiliary

Member Salem Area Chamber of Commerce Past Board Member

West Virginia Kiwanis District - District 3 - Past Lieutenant Governor

Salem Elementary School Nature/Fitness Trail - Project Manager



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Team Profiles

### Stephen Kelley

[www.wykarhitects.com](http://www.wykarhitects.com) > About WYK > Team



**Stephen M. Kelley**  
**Associate AIA**  
**Senior Project Manager**

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[stephen@wykarhitects.com](mailto:stephen@wykarhitects.com)

#### Vita

While in college, Stephen worked two years for a construction company that focused mainly on roofing and masonry work of historic homes and buildings in the Philadelphia area. After graduation he took that experience and applied it to several projects at another local architecture firm, all the while completing his profession's required Intern Development Program. He is currently pursuing his professional license.

Stephen has gained broad experience in both the private and public sectors of the construction/design industry. He has been either the Project Designer or Project Manager in a range of projects totaling over \$22 million in value.

#### Education

5-Year Bachelor of Architecture, 2000  
Philadelphia University  
NAAB Accredited University

#### Professional Affiliations

American Institute of Architects (AIA),  
National Chapter, Associate Member

American Institute of Architects (AIA),  
West Virginia Chapter, Associate  
Member

#### Civic Affiliations

Salem Area Chamber of Commerce -  
Past Board Member

Harrison County Development  
Authority - Past Board Member

Fort New Salem Foundation -  
Current Board Member

Sperry-Davis VFW Post 9151  
Quartermaster 2008 - Present

Dept. of WV - District 3  
Quartermaster (2015/2016)

Sigma Mu Fraternity Alumni,  
Mu Pi Chapter

United Way of Harrison County, Inc.,  
Stonewall Leadership Contributor

## Associated Memberships





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## Team Profiles

Canon Fancher

[www.wykarchitects.com](http://www.wykarchitects.com) > About WYK > Team



### **Canon T. Fancher** **LEED Green Associate** **Associate AIA**

#### **Title**

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[canon@wykarchitects.com](mailto:canon@wykarchitects.com)

#### **Associated Memberships**



#### **Vita**

Canon began his career at WYK Associates, Inc. in 2016. His background includes a Bachelor's of Science in Architecture with a minor in general business from Fairmont State University.

Currently pursuing a Masters in Architecture from Fairmont State, Canon is equipped to aid in all areas of a project, from design through completion, including schematic design, construction documents and specifications.

Having grown up in rural Appalachia, Canon understands the needs and desires of small communities, and has a desire to infuse modern, contextually sensitive, and sustainable designs into the projects he takes on.

#### **Education**

Bachelor of Science  
in Architecture w/  
Minor in General Business, 2013  
Fairmont State University

#### **Professional Affiliations**

American Institute of Architects (AIA), National Chapter,  
Associate Member

American Institute of Architects (AIA), West Virginia Chapter,  
Associate Member

National Council of Architectural Registration Boards  
(NCARB)

USGBC - LEED Green Associate

#### **Volunteer Experience & Affiliations**

United Way "Day of Action" - Annual Volunteer





[www.wykarchitects.com](http://www.wykarchitects.com) > About WYK > Team



**Jordan Garland**  
Director, Business  
Development & Marketing

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[jordan@wykarchitects.com](mailto:jordan@wykarchitects.com)

#### Vita

Jordan began her career at WYK Associates, Inc. in the spring of 2015. A skilled communicator, she is responsible for WYK's business development and marketing. Her experience in lobbying, organization and public relations make it easy for her to connect—and stay connected.

With a Master's coursework in Public Policy and a Bachelor's Degree in International Studies, Jordan's academic background, her professional experience and honed skill set enable her to connect easily and build lasting and mutually beneficial relationships. Her involvement in professional and community-related events and organizations, and her attentive nature enable her to establish WYK Associates, Inc.'s authority as the leading architectural planning firm in the Mountain State. Jordan is also a native to Harrison County.

#### Education

Coursework in Public Policy for M.A.  
University of Maryland School of  
Public Policy, 2013  
College Park, MD

B.A. in International Studies,  
Emphasis on the Americas  
West Virginia University, 2006  
Morgantown, WV

Universidad Internacional Menendez  
Pelayo, Summer 2005  
Santander, Spain

#### Professional Affiliations

Buckhannon-Upshur  
Chamber of Commerce  
Hardy County  
Chamber of Commerce  
Harrison County  
Chamber of Commerce  
Marion County  
Chamber of Commerce  
Morgantown  
Chamber of Commerce  
Randolph County  
Chamber of Commerce  
Women's Network Group  
Marion County Chamber of Commerce  
Chairperson  
Young Leaders Forum  
Executive Council on Diplomacy  
2010 - 2012, Washington, DC

#### Volunteer Experience

2015 - 2018 Board of Directors,  
Empowerment Through Employment  
2017 Campaign Vice-Chair  
United Way of Harrison County, Inc.  
Graduate, Leadership Harrison 2016  
Harrison County Chamber of Commerce  
Cabinet Member  
Chair for the Construction Division  
2016 Capital Campaign  
United Way of Harrison County, Inc.  
Cabinet Member  
Co-Chair for the Automotive Division  
2015 Capital Campaign  
United Way of Harrison County, Inc.  
Member  
Clarksburg League for Service  
2013 - Present, Clarksburg, WV

#### Organizations

Alpha Phi Alumnae Association  
West Virginia University  
Alumnae Association



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

Camp Dawson Training Buildings Design

**CONSULTANTS**





**CTL Engineering, Inc.**  
Morgantown, WV

#### Analytical Chemistry

- Organics
- Metals
- Liquid and Solid Fuels
- Soil and Water
- Oils and Sludge
- Solid & Hazardous Wastes
- Construction Materials

#### Computer Technology

- Drafting Services
  - AutoCad
  - Digitizing
  - Microstation
- Software Development
  - Internet & Intranet
  - Application Software

#### Construction Administration

- ODOT LPA Projects
- County & Municipal Projects
- Daily On-Site Inspections
- Owner's Representative

#### Construction Services

- Floor Flatness
- Soils, Concrete, Asphalt, Masonry, Fireproofing, and Steel
- Earth and Concrete Dams
- Pavements for Streets and Airports
- Pre and Post Construction Inspection
- Embankments, Fill, and Cut

#### Environmental

- Phase I & II ESAs
- RCRA Closure & Site Remediation
- Asbestos/Lead/Mold Surveys
- Abatement Design/Monitoring
- Wetlands Delineation, Permitting & Mitigation
- Endangered Species/Ecological Surveys
- Stormwater Management
- Water Resource Engineering
- Underground Storage Tank Management per BUSTR
- Hydrogeologic Studies & Aquifer Characterization

#### Existing Structure Evaluation

- Delamination Determination
- Bridges/Buildings
- Sonic Velocity Testing
- Half Cell Potential Testing

#### Forensic Science

- Roofing Failures
- Building Failures
- Legal Testimony
- Product Liability

#### Forensic Investigations

- Landslide, Soil and Foundation Failures
- Accident Reconstruction

#### Geotechnical

- Site Selection
- Pavement Design (including CBR Study)
- Foundation Analysis & Design
- Embankment & Earth Dam Analysis
- Slope Stability Analysis
- Subsurface Exploration - Drilling Services

#### Ground Penetrating Radar

- Concrete Inspection & Evaluation
- Bridge Inspection
- Utility Detection and Mapping

#### Materials Testing

- Concrete
- Aggregates
- Soils and Rock
- Clay & Masonry Products
- Bituminous Materials
- Petrographic Studies
- Concrete & Asphalt Mix Designs

#### Metallurgy

- Metallography
- Failure Analysis
- Fracture Analysis
- Corrosion Studies
- Tensile and Hardness
- Application Recommendations

#### Mining Engineering

- Mine Plan Design
- Permit Preparation
- Refuse Disposal Design
- Mine Reclamation Design
- Environmental Monitoring
- Subsidence Investigation
- Drainage Control Structures

#### Nondestructive Testing & Inspection

- Level II Services
- Ultrasonic Inspections
- Liquid Penetrant Inspections
- Magnetic Particle Inspections

#### Pavement Management

- Budgeting
- Prioritization
- Deterioration Rates
- Condition Assessment
- Maintenance & Rehabilitation Strategies
- Network Needs & Long Range Goals

#### Product Testing

- Calibration
- Design Analysis
- Safety Evaluation
- Hydrostatic Testing
- Mechanical and Physical Property Testing
- Load and Strength Testing

#### Roofing Engineering & Building Envelope Services

- Infrared & Nuclear Testing
- Air/Water Infiltration
- Quality Control
- Roof Surveys Evaluation
- Design & Construction Administration

#### Roof Management Systems

- Budgeting
- Prioritization
- Deterioration Rates
- Condition Assessment
- Maintenance & Rehabilitation Strategies

#### Security & Safety Systems

- Design
- Construction
- Paging Systems
- Video Surveillance
- Intrusion Detection
- Card Access Control
- Audio Visual Solutions
- Digital Video Recording

#### Site/Civil Engineering

- Commercial Land Development
- Infrastructure Planning
- Residential/Community Planning

#### Surveying & Mapping

- Topographic Mapping
- Development
- Property Surveying & Boundary Determination
- Global Positioning System

#### Telecommunication Services

- Design
- Construction
- Existing Structure Analysis & Maintenance
- Lighting Systems
- Inventory & Warehousing

#### Welding & Quality Control

- QA/QC Programs
- Certified Welding Inspection
- Welding/Brazing Qualification
- Procedure Development

## OFFICE LOCATIONS

2860 Fisher Road  
Columbus, OH 43204  
Phone: (614) 276-8123  
Fax: (614) 276-6377

1310 S Franklin Road  
Indianapolis, IN 46239  
Phone: (317) 295-8650  
Fax: (317) 295-8395

3085 Interstate Parkway  
Brunswick, OH 44212  
Phone: (330) 220-8900  
Fax: (330) 220-8944

3902 New Vision Drive  
Fort Wayne, IN 46845  
Phone: (260) 482-4503  
Fax: (260) 482-2002

633 High Street  
Minford, OH 45653  
Phone: (740) 820-8355  
Fax: (740) 820-5698

102 Commerce Drive  
Wapakoneta, OH 45895  
Phone: (419) 738-1447  
Fax: (419) 738-7670

1091 Chaplin Road  
Morgantown, WV 26501  
Phone: (304) 292-1135  
Fax: (304) 286-9302

2105 Schappelle Lane  
Cincinnati, OH 45240  
Phone: (513) 722-8665  
Fax: (513) 834-6650

100 Central Plaza N  
Canton, OH 44702  
Phone: (330) 994-1590

Sachina Engineering  
407 "B" Block  
SNS Arcade, Airport Road  
Bangalore, India  
560017  
011-91-80-526-8615





▶ **CTL Engineering has a solid working knowledge of the West Virginia Building Code with respect of Chapter 17, Structural Tests and Special Inspections**

We routinely perform these services on many building construction projects. We also communicate regularly with key officials of the Division of Industrial Compliance, Board of Building Standards and Bureau of Building Code Compliance regarding the specific implementation and enforcement requirements of the Code.

A project's construction phase requires reliable testing and inspection services. Building owners, architects, engineers, and contractors choose CTL Engineering for this work, knowing that we are accurate, dependable, and perform our services in a timely manner.

CTL Engineering examines existing structures to evaluate potential problems. Failed structures are analyzed to determine the cause and extent of damage. We evaluate structural integrity during initial construction and at regular intervals after completion. CTL Engineering routinely evaluates metal and concrete pipes.

We perform audio/video surveys, sonic velocity testing, x-ray examinations, half-cell potential, and other destructive and nondestructive tests.

**CTL Engineering provides testing and inspection of the following:**

- Sitework
- Foundations
- Air Barrier Testing
- Reinforced Concrete
- Structural Steel
- Masonry
- Sprayed-on Fire Proofing
- Roofing Systems
- Single & Multi-Story Building Structures
- Bituminous & Portland Cement Concrete Paving
- Highway and Airport Pavements
- Parking Garages & Bridges
- Water & Wastewater Treatment Facilities & Associated Piping Systems

**CTL Engineering's technicians maintain the following certifications and/or training:**

- ACI (American Concrete Institute) Level I
- NICET Certification, Level I, II, III, or IV
- Hazardous Materials Certification
- Confined Space Entry Training
- Radiation Safety Training
- WVDOT, ODOT, and NCDOT Certification





Soil Permeability Testing

▶ **CTL Engineering's Geotechnical Department routinely performs subsurface investigations and soil and rock testing. We prepare engineering reports, make recommendations regarding foundation and construction techniques, and perform other geotechnical services, as dictated by a given project.**

#### **Drilling Services:**

CTL Engineering owns and operates its own fleet of drill rigs. Our rigs are capable of Hollow Stem Augering, Rotary Core drilling and Direct Push Sampling. CTL is able to perform in house energy transfer calibrations on all of its automatic drive hammers. In fact, CTL calibrates many of our competitors' drive hammers as well.

CTL has continuously owned and operated drilling equipment since the 1970's. We have the equipment and experience to perform just about any geotechnical or environmental drilling project you may have.

#### **Analytical Laboratory:**

Our soils laboratory has been accredited by AMRL since 1999. The lab has consolidometers, triaxial and direct shear apparatus, permeability devices, soil compaction, soils classification equipment, and other laboratory testing equipment. We routinely perform testing on undisturbed as well as remolded soil samples. We also provide strength and durability testing services on rock samples.

#### **Geotechnical Services:**

- Complete Subsurface Exploration Study
- Foundation Analysis
- Pile, Pier, and Caisson Analysis & Inspection
- Embankment & Earth Dam Analysis
- Slope Stability Analysis
- Settlement Analysis
- Pavement Design
- Rock & Mineral Testing
- Hydrogeologic Studies
- Field and Laboratory Testing of Soils/Rock
- Legal Testimony
- Dynamic Pile Testing

**CTL Engineering routinely provides subsurface investigations on the following:**

- Roads and Bridges
- Airport Terminals, Runways, and Taxiways
- Water/Wastewater Treatment Facilities
- Hospitals, Parking Garages, Higher Education, and PK-12 School Buildings
- Energy Facilities
- Telecommunication Towers
- Commercial, Retail, and Industrial Facilities



Drilling in Rough Terrain



Drilling on Flat Terrain





▶ **Ground Penetrating Radar is the best technology in non-destructive investigations of earthen and concrete structure.**

#### How does GPR work?

- It uses pulsed Electromagnetic waves similar to aircraft radar.
- GPR sees changes in electrical properties such as conductivity.
- Best at seeing sharp contrasts (reflection).
- Measures "time to target and back" as well as the strength of the return signal.
- Metal targets reflect 100% of signal.

#### What does data look like?



(Above) 4" Steel Pipe at 10 ft. (Below) 4 pipes in trench



#### Uses:

- Utility Detection and Mapping
- Concrete Inspection and Evaluation
- Geology and Geophysics
- Highway Inspection
- Bridge Inspection
- Archeology
- Railbed Inspection
- Airport Inspection
- Forensics
- Precision Farming
- Environmental
- Architectural Facades Inspection
- Snow/Ice Thickness Measurement
- University Research
- Detecting Minerals/Mining

#### Aspects of GPR:

- Frequencies from 16 MHz - 3 GHz
- Average radiated power is approximately 1% of cell phone transmitted power.
- Practical Limits
  - To 36 inches in concrete
  - To 30 feet in Earth
  - To 100 feet to detect water tables and bedrock in Earth
  - To 1,000 feet in ice

#### StructureScan Advantages

- Easily inspects floors, walls, decks, slabs, tunnels, balconies, and garages.
- Accurately locates rebar, tension cables, conduits (PVC and metal), voids, and measures slab thickness.
- Locates targets to depths of 18 inches.
- Thousands of square feet of concrete can be inspected in a day.
- Faster, safer, and lower cost than radiography (X-Ray).
- Only single-sided access needed.
- Fully FCC compliant.
- Built with pride in the USA.



▶ **CTL Engineering's in-house staff provides a full array of services, with support from our Site/Civil Department, including mapping and surveying services.**

**Full Site Layout Design including:**

- Topographical Mapping Development
- Global Positioning Systems (GPS) Services
- Aerial Mapping Layout & Control
- Construction Layout
- Wetlands Delineation / Flood Plain Determination & Certification
- Property Survey & Boundary Determination
- Micrometer Leveling



**Services include:**

- Commercial Land Development
- Residential / Community Planning
- Infrastructure Planning & Design
- Pavement Design and Management
- Conceptual Designs / Presentations
- Recreational Resort / Facility Planning
- Erosion & Sediment Control Design
- Storm Water Management Systems
- Preliminary Cost Estimates / Feasibility Analyses
- Oil & Gas Pad and Pipeline Layout, Design, Survey, & Permitting
- As-Built Surveys and Drawings
- Remediation Plans for AML & Emergency Programs
- Permitting for all Project Types
- Site Development, Utilities, and Appurences







▶ **CTL Engineering maintains a full service, in-house surveying and mapping team, which has extensive experience in performing most common surveying needs.**

CTL Engineering has the professional staff and the latest equipment to support eight (8) full survey crews. Our equipment includes a Global Positioning System and robotic surveying instruments which gives us an added dimension to our surveying and mapping capabilities.

We have performed surveying and mapping on many of our civil/site projects and have supplied construction stakeout and monitoring for many of our clients.

### Professional Services:

- Property Surveying and Boundary Determination
- Topographic Mapping Development
- Aerial Mapping Layout and Control
- Gas Midstream Development and Construction Surveys
- Construction Layout
- Settlement Plate Monitoring
- Micrometer Leveling
- Flood Plain Determination and Certification
- Wetland Profiling

### Project Synopsis

- Residential Subdivision Layout
- Commercial Development Layout
- Access Road and Parking Lot Layout
- Bridge Construction Layout and Monitoring
- Elevation Certificates (FEMA)
- Property Survey Projects
- Storm Water Surveillance Mapping
- Water Body Sounding Studies





**Mr. Patrick E. Gallagher P.E.,  
CPGS**  
President  
CTL Engineering of West Virginia,  
Inc.

Projects successfully completed under Mr. Gallagher's direction include: Civil Site Design, Foundation Design, Storm Water Management, Waste Water Design, Roadway Design, Parking Lot Design, Geotechnical Investigations & Design, Site Stability Analyses, Mine Subsidence Evaluations, Failure Investigations and Environmental Investigations and Expert Witness Testimony. Prior to joining CTL Engineering, Mr. Gallagher was the chief of the Abandoned Mine Reclamation Program for the State of Maryland, Department of Natural Resources, and Bureau of Mines. In addition, he was also responsible for overall engineering/geologic support to the Maryland Bureau of Mines Program. His career began in Pittsburgh as a project geotechnical engineer with Orbital Engineering.

#### Education

B.S., Civil Engineering, 1975, Virginia Polytechnic Institute and State University, Blacksburg, Virginia  
Geology (Minor), 1975 Virginia Polytechnic Institute and State University, Blacksburg, Virginia

#### Professional Registration / Certification

- Registered Professional Engineer: Ohio - [REDACTED] (1985); Maryland - [REDACTED] (1982); West Virginia - [REDACTED] (1982); Pennsylvania - [REDACTED] (1993); Wyoming - [REDACTED] (2010); North Carolina - [REDACTED] (2005); Kentucky - [REDACTED] (2005)
- Certified Professional Geological Scientist, [REDACTED] (1992)
- Professional Surveyor: West Virginia (1983)
- Adjunct Professor – Civil Engineering  
Fairmont State College, 2001 – Present

#### CTL project Experience

##### Energy

Mr. Gallagher has served as principal-in-charge and chief engineer for numerous energy projects located throughout the tristate region. Mr. Gallagher is a recognized geotechnical expert in the region and has extensive experience with design for pads, access roads, slope failure evaluation and repair, rock cut slopes, and pipeline embankments. His experience involves application of various geotechnical design and construction techniques for energy sites including geogrid reinforcement, soil cement stabilization, rock buttressing, and retaining wall systems. His energy experience includes:

- Pipelines, 25+ projects involving gas-collector pipelines.
- Pads, preliminary and/or full design for 50+ projects.
- Project locations throughout WV, OH, and PA Energy

I-79 Interchange Morgantown – Geotechnical Project Manager on this Design Build to the Town Centre  
I-81 Martinsburg to Marlow Interchange-Design Build, Martinsburg, West Virginia

##### Transportation (continued)

Morgantown Municipal Airport, Morgantown, West Virginia  
Black Water Bridge Abutments-Surveying & Design Services, Tucker County, West Virginia

##### Healthcare

Mon General Site Development-Site Design, Morgantown, West Virginia  
Ambulatory Care Center-Geotechnical Services, Morgantown, West Virginia  
Preston Memorial Hospital Construction Services, Preston County, West Virginia  
WVUJH Data Center-Geotechnical Services, Morgantown, West Virginia  
Fresenius Medical Center-Geotechnical Services, Preston County, West Virginia

##### Power Generation

Harrison Step II Construction Monitoring, Harrison County, West Virginia  
Harrison Power Station Phase V Step I, Harrison County, West Virginia  
Harrison Power Station Cell A Repair, Harrison County, West Virginia  
Overland Conveyor Permitting, Monongalia County, West Virginia  
Harrison Power Station Landfill QA/QC Leachate Collection Layer Expansion, Harrison County, West Virginia

##### Building Development

University Place-Site, Civil & Geotechnical Services, Morgantown, West Virginia  
Grand Central Apartments-Geotechnical Services, Morgantown, West Virginia  
Gateway Development-Site & Civil Services, Morgantown, West Virginia  
Federal Correctional Institute-Variou Services, Hazelton, West Virginia  
Parkview Heights Retaining Wall-Geotechnical Services, Bridgeport, West Virginia

##### Mine Related

Morgantown Anderson Highwalls - AML Reclamation Design, Morgantown, West Virginia  
Schramm, Gordon, East Franklin Landslide-AML Reclamation, Maryland.  
Douglas Avenue Stormwater System-Geotechnical & Hydrologic Services, Allegheny County, Maryland  
Fairmont Subsidence-AML Reclamation & Geotechnical Services, Fairmont, West Virginia  
Ottawa State Route 2 Mine Subsidence-Geotechnical Services & Grouting Plan, Ottawa County, Ohio

##### Forensic / Expert Testimony

Mr. Gallagher has been involved in numerous Failure Investigations and Forensic Projects over the past 40 years. He has been approved as an expert in the areas of Foundation Failures, Blasting, Flooding, Slope failures, Construction Defects, Structural, and Residential Construction Defects.



**Mr. Gregory Foreman, P.E.**  
*Manager*  
Water Systems Development

Mr. Foreman serves as Project Manager and Design Engineer for a multitude of civil site design projects for municipal, commercial and private developers. Design services provided include site grading, potable water, sanitary sewer, storm sewer, pedestrian walkways, vehicular thoroughfares, preparation

of permits, project specifications, plans and engineering calculations.

#### Education

B.S. Civil Engineering Technology  
Fairmont State College, Fairmont, West Virginia 1989  
A.S. Mechanical Engineering  
Fairmont State College, Fairmont, West Virginia 1989  
A.S. Drafting and Design  
Fairmont State College, Fairmont, West Virginia 1989

#### Professional Registration / Certification

Registered Professional Engineer: West Virginia, 1999,  
No. [REDACTED] Pennsylvania, 2010, [REDACTED]

#### CTL Project Experience

##### Mine Related

**Fairview Feasibility Study – Abandoned Mine Lands Feasibility Study, Marion County, West Virginia**

**Craigsville/Tioga Water Well Hydrologic Study, Nicholas County, West Virginia**

**Feasibility Study for Oakland Public Service District – Abandoned Mine Lands Feasibility Study, Hancock County, West Virginia**

**Morgantown Anderson Portals & Highwall – Abandoned Mine Lands Reclamation Design, Morgantown, West Virginia**

##### Water / Wastewater and Water Tanks

**Pee Wee Hill Potable Water Design – Maryland Department of Environmental, Maryland**

**Palisades Place-Sewage Collection - Treatment and Disposal, Morgantown, West Virginia**

**Fairmont Water Treatment Plant, Fairmont, West Virginia**

##### Building Development

**West Minister Apartments Phase II, Martinsburg, West Virginia**

**University Place, Morgantown, West Virginia**

**Canterbury Housing Development, Fairmont, West Virginia**

**Hornbeck Road Development, Morgantown, West Virginia**

##### Building Development (continued)

**Premier Chevrolet - Site Design & Layout, Morgantown, West Virginia**

**Mountain State Blue Cross Blue Shield, Parkersburg, West Virginia**

**Total Dental Office - Civil Site Design, Bridgeport, West Virginia**

**West Run Apartments Flood Plain, Morgantown, West Virginia**

##### Other

**Bridgeport Burger King – Evaluations, Bridgeport, West Virginia**

**Preston County High School Evaluations - Sewage Plant Evaluation & Wetland Delineation, Preston County, West Virginia**

**Industrial Avenue Streetscape, Morgantown, West Virginia**

**Dorsey's Knob Park Road Improvements, Monongalia County, West Virginia**

**Boyers Avenue – Demolition Plans, Morgantown, West Virginia**

##### Civil & Municipal

Mr. Foreman's experience includes roadway and street design, permitting, bid package development, and construction oversight. Representative experience includes:

**Mount Morris Municipal Authority, Greene County, Pennsylvania**

-Lead engineer for the sewer system remediation design.

**Fairview, West Virginia**

-Project engineer for sidewalk improvements within the WV DOH right of way. This effort involved designing and preparing construction plans and specifications for the removal and replacement of 1,000 square yards of concrete sidewalk, as well as the installation of handicap access ramps along Main Street.

**Star City, West Virginia**

-Project engineer for Industrial Avenue and Boyers Avenue Streetscapes and Revitalization. The effort involved designing and preparing construction plans and specifications for the concrete sidewalks in WV DOH right of way. Responsibilities included site evaluation, utility relocation and removal, preparation of specifications and construction bid packages. Project included over 870 linear feet of public streets widening and improvement.

**Fairmont, West Virginia**

-Project engineer for sanitary sewer improvements including field investigation and evaluation of the existing sewer system. Responsibilities included design, specifications, and permitting for the sewer replacement and force mains in the WV DOH right of way including aspects related to replacement of impacted pavements. This project involved over 10,000 linear feet of impacted public roads.





**Mr. James P. Gowarty, Jr.**  
*Manager*  
Construction Services Department

As the Construction Services Manager for CTL Engineering of West Virginia, Inc., Mr. Gowarty is responsible for supervising field and laboratory technicians. He is also responsible for writing reports for field and laboratory testing, project management, client

contact, estimating, proposals, and invoicing for the Construction Services Department. Mr. Gowarty's experience also includes surveying, pre-mining and pre-blast surveys, field supervision of drilling crews, Phase I Environmental Site Assessments, and radiation safety officer as well as corporate safety officer. In addition, Mr. Gowarty is the Construction Materials Testing Supervisor; providing concrete, compaction, and aggregate testing. He has over twenty five (25) years of experience with Nuclear Gauge Operation.

Mr. Gowarty has been CTL's Corporate Safety Officer since the Fall of 2008. Mr. Gowarty is also CTL's USNRC Safety Officer.

#### Education

B. S. Civil Engineering Technology  
Fairmont State College, Fairmont, West Virginia 1990

A.S. Mechanical Engineering Technology  
Fairmont State College, Fairmont, West Virginia 1990

#### Professional Registration / Certification

##### Safety

- Radiation Safety Training, *CPN Corporation*
- Radiation Safety Officer Training, *Troxler Electronics*
- Principals of Fire Protection, *Fairmont State University*
- Certified Forklift Trainer, *Brickstreet Insurance*
- Drug Free Workplace Employee Trainer, *Working Partners*
- Drug Free Workplace Supervisor Trainer, *Working Partners*
- OSHA 10 hr Construction Safety and Health

##### Other

- Transportation Engineering Technician Level V (TRET Level V)
- West Virginia DOT Certified Compaction Technician
- West Virginia DOT Certified Bituminous Concrete Technician
- West Virginia DOT Certified Portland Cement Concrete Technician
- West Virginia DOT Certified Aggregate Sampler
- NICET Level III Asphalt & Concrete
- NICET Level II Soils
- Certified Dipfloor Profiler Operator, *Face Company*

#### CTL project Experience

##### Energy

**Harrison Step II - Construction Monitoring, Harrison County, West Virginia**

##### Energy (continued)

**Harrison Power Station CCB Landfill Phase V Step III, Harrison County, West Virginia**

**Leer Mine Complex, Taylor County, West Virginia**

**Tunnel Ridge Coal, Ohio County, West Virginia**

**Refuse Testing, Ohio County, West Virginia**

**Longview Conveyor, Monongalia County, West Virginia**

##### Building Development

**University Place, Morgantown, West Virginia**

**Downtown Panera Bread, Morgantown, West Virginia**

**Hazleton Federal Correctional Institute, Hazleton, West Virginia**

**U.S. Department of Energy Facility, Morgantown, West Virginia**

**Morgan Place Development, Morgantown, West Virginia**

**Mountain Valley Apartments Phase II, Morgantown, West Virginia**

##### Education

**Central Preston Middle School, Preston County, West Virginia**

**East Preston School, Preston County, West Virginia**

**Bruceton Mills School, Preston County, West Virginia**

**Morgantown High School Football Stadium, Morgantown, West Virginia**

**New University High School – Construction Services & Grout Plan, Morgantown, West Virginia**

**West Virginia University Animal Facility Annex, Morgantown, West Virginia**

**West Virginia University Advanced Engineering Research Building-Construction Services, Morgantown, West Virginia**

**Alderson-Broadus College New Football Field-Surveying & Material Testing Services, Barbour County, West Virginia**

##### Transportation

**I-81 Martinsburg to Marlow Interchange, Martinsburg, West Virginia**

**Mileground Roundabout, Morgantown, West Virginia**

**Fairmont Airport, Fairmont, West Virginia**

**Jackson County Airport, Jackson County, West Virginia**

##### Municipal Infrastructure

**Water Treatment Plant Correctional Action Design, Marion County, West Virginia**

**Water Treatment Facility Expansion, Morgantown, West Virginia**





**Carl Selfridge**

**Manager**

**Geotechnical & Drilling Services**

Annually manages 100+ various geotechnical projects including; education, transportation, commercial development and a variety of public and private clients. Mr. Selfridge is responsible for directing all aspects of the Geotechnical Engineering Department for CTL Engineering of West Virginia, Inc.

This includes the management of field drilling activities, field classification of soil and rock, field and laboratory safety procedures, the assignment of a laboratory testing program, and performing geotechnical evaluations. Engineering evaluations include foundation recommendations, settlement analysis, slope stability analysis, earth pressure coefficients and report preparation.

**Education**

A.A.S. Mechanical Technology – Drafting & Design  
Adirondack Community College, Queensbury, N.Y. 1991  
A.S. Engineering Science  
Adirondack Community College, Queensbury, N.Y. 1994  
B.S. Civil Engineering (Geotechnical & Structural)  
Rensselaer Polytechnic Institute, Troy, N.Y. 1996  
Graduate Studies-Civil Engineering (Geotechnical)  
Rensselaer Polytechnic Institute, Troy, N.Y. 1996-1999

**Professional Registrations / Certifications**

Engineer Intern (EI): New York, 1996  
Pennsylvania Dept of Transportation Level II Drilling Inspector,

**CTL Project Experience**

**Mine & Landfill Related**

Eccles and MacArthur Subsidence-Subsidence Investigation & Mitigation. Raleigh County, W.V.  
Shinns Run Portals & AMD-AML Reclamation & Geotechnical Services. Harrison County, W.V.  
Tunnel Ridge Slurry Cell A-Piezometer Installations & Geotechnical Services. Ohio County, W.V.  
Pine Creek: Omar Landfill-Geotechnical Services. Logan County, W.V.  
WV State- wide Landfill-Geotechnical Services.  
Buzzard Pond Dam-Geotechnical Services. Marshall County, W.V.

**Water / Wastewater Treatment**

Water Treatment Plant Corrective Action Design-Geotechnical Services. Marion County, W.V.

**Transportation**

Benedum Airport Towers-Geotechnical Services. Harrison County, W.V.  
I-81 Martinsburg to Marlowe Interchange-Design Build. Jefferson County, W.V.  
Hughes Creek Landslide-Geotechnical Services. Kanawha County, W.V.  
Dick Henderson Bridge-Geotechnical Services. Kanawha County, W.V.  
Morgantown Airport Alternative Access Road-Geotechnical Services. Morgantown, W.V.  
Leon Bridge-Geotechnical Services. Mason County, W.V.  
Morgantown Rest Area-Geotechnical Evaluation. Morgantown, W.V.  
Veterans Memorial Bridge-Geotechnical Services. Hancock County, W.V.

**Healthcare**

New Preston Memorial Hospital-Geotechnical Evaluation. Preston County, W.V.  
Mon General Hospital Development-Site Design Services. Morgantown, W.V.  
Pierpont Centre Dental Office-Geotechnical Evaluation. Morgantown, W.V.  
Davis Memorial Hospital Addition-Geotechnical Services. Randolph County, W.V.  
Chestnut Ridge Hospital Addition-Geotechnical Services. Morgantown, W.V.  
WVU Hospitals Data Center-Geotechnical Services. Morgantown, W.V.  
Molecular Lab and Morgue-Geotechnical & Surveying Services. Morgantown, W.V.  
Ambulatory Care Center-Geotechnical Services. Morgantown, W.V.

**Building Development**

University Park-Civil Site, Geotechnical, Environmental & Surveying Services. Morgantown, W.V.  
Gateway Development-Civil Site, Geotechnical, Environmental & Surveying Services. Morgantown, W.V.  
Shoney's Restaurant-Geotechnical Investigation. Morgantown, W.V.  
Grand Central Apartments-Geotechnical Services. Morgantown W.V.  
Oak Valley Garden Apartments-Geotechnical Services. Gilmer County, W.V.  
West Minister Apartments: Phase I & II-Civil Site, Environmental, Geotechnical & Surveying Services. Jefferson County, W.V.  
University Place-Civil Site, Environmental, Geotechnical & Surveying Services. Morgantown, W.V.

**Education**

Huff Consolidated Schools-Geotechnical Services. Wyoming County, W.V.  
Central Preston Middle School-Variou Services. Preston County, W.V.  
Bruceton Mills-Variou Services. Preston County, W.V.  
WVU Stewart Hall Retaining Wall-Geotechnical Services. Morgantown, W.V.  
Alderson Broaddus Football Field-Geotech Services. Philippi, W.V.



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

**Allegheny Design Services, LLC**  
Morgantown, WV



# COMPANY HISTORY

ENGINEERING FOR  
STRUCTURAL SYSTEMS  
MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FORENSIC INVESTIGATION

## Overview

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

ADS' experience in Design and Project Management includes:

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

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

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

## Value Added Services

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



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

**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH WYK ASSOCIATES, INC.**

**Total Dental - New Multi Tenant  
Building for PCE,LLC  
Bridgeport, WV**

**This project was completed in 2014 for  
approximately \$1.5 million.**



**Harrison—Taylor 911 Center  
Clarksburg, WV**

**Design of a New Public Safety Facility—**  
Construction should start in the spring of 2016 on a new emergency dispatch center for Harrison and Taylor counties. The two-story, 20,000 square foot facility is to be built on the Quarry property in Summit Park. The project will also include a 10,000 square foot building to house a radio maintenance garage and a shelter-in-place/emergency staging area. The project should take 12-18 months to complete, depending on the weather. Hopefully, construction will start in May or June at the latest. Allegheny Design will be working with WYK Associates to provide the structural, mechanical, plumbing, and electrical engineering for the project.







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

## **ALLEGHENY DESIGN SERVICES' EXPERIENCE TEAMING WITH WYK**

### **Bank of Gassaway Flatwoods, WV**

ADS was a consultant to WYK Associates, Inc. for the Bank of Gassaway. Building consisted of steel framing with an open skylight and canopy center lobby. It was completed in 2008 at a cost of \$2 Million.



### **Dominion Exploration Building Addition Jane Lew, WV**

ADS was a consultant to WYK Associates, Inc. for the Dominion Exploration Building Addition. The addition is a 10,500 square foot addition completed in 2008 for \$1.5 Million.



### **Bridgeport Public Safety Building Bridgeport, WV**

ADS was a consultant to WYK Associates, Inc. for the Bridgeport Public Safety Substation. The 2 story 15,000 square foot structure houses the Bridgeport Fire and Police Departments. It was completed in 2009 at a cost of \$3.2 Million.





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

**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH WYK ASSOCIATES, INC.**

**Frank & Jane Gabor West Virginia  
Folklife Center at Fairmont State Uni-  
versity  
Fairmont, WV**

ADS was a consultant to WYK Associates, Inc. for the Folklife Center. This charming stone building will become the headquarters of Fairmont State University's Folklife Program and a Visitor's Center. Completed in 2011 for \$1.3 Million.



**Pocahontas County Courthouse  
Marlinton, WV**

ADS was a consultant to WYK Associates, Inc. for the Pocahontas County Courthouse. Renovations were made for an Elevator Addition and an Equipment Room Addition. In 2012 this renovation is expected to be completed for approximately \$1 Million.





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

**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH WYK ASSOCIATES, INC.**

**Parish Center  
Immaculate Conception Church  
Clarksburg, WV**

The new 15,000 square foot Parish Center is located directly behind the Immaculate Conception Church. This facility houses the church offices, a large banquet room with a capacity of 350, commercial kitchen, meeting spaces and smaller intimate gathering spaces. The center spine of the building is spacious and capped with translucent panels. Masonry Exterior. This project was completed in 2014 for approximately \$3.4 million.



**West Union Bank—Salem  
Branch  
Salem, WV**

A New Drive-Thru Bank Facility with Steel Framing and Shallow Concrete Foundations. This project was completed in 2015 for approximately \$500,000.





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

**ALLEGHENY DESIGN SERVICES' EXPERIENCE  
TEAMING WITH WYK ASSOCIATES, INC.**

**West Union Bank  
Clarksburg, WV**

ADS was a consultant to WYK Associates, Inc. for the West Union Bank. The bank branch is a 9,000 square foot facility completed in 2005 for \$1.5 Million. It received a Merit Award from AIA West Virginia



**Charles Point Exxon Travel Center  
Bridgeport, WV**

ADS was a consultant to WYK Associates, Inc. for the Charles Point Exxon Travel Center. The building houses a restaurant, convenience mart, and a fuel station. It was completed in 2007 at a cost of \$750,000.



**Cutlip Christie Office Complex  
Clarksburg, WV**

ADS was a consultant to WYK Associates, Inc. for the Cutlip Christie Office Complex. The 12,000 square foot office building was completed in 2007 for \$2.1 Million.







## PROJECT PROFILE

### WVU Weight Room Expansion Morgantown, WV



**PROJECT ARCHITECT:**  
**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

**Heery International, Inc., Atlanta, GA**  
**Allegheny Design Services, LLC, Morgantown, WV**  
**March-Westin Company, Inc., Morgantown, WV**

**PROJECT SCOPE:**

- Relocation of Stair Access
- Expansion of Weight Room
- Replace Concrete Slab-on-Grade Floors

**PROJECT VALUE:** \$1.8 Million

**PROJECT COMPLETION:** 2013



## **PROJECT PROFILE**

### **West Virginia University Basketball Practice Facility Morgantown, WV**



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

Allegheny Design Services, Morgantown, WV  
Massaro Corporation, Pittsburgh, PA

**PROJECT SCOPE:**

- Men's & Women's Varsity Basketball Practice Facility
- Meeting & Training Rooms
- WVU Basketball Hall of Fame

**PROJECT VALUE:**

**\$23 Million**

**ESTIMATED PROJECT COMPLETION:**

**2012**



## PROJECT PROFILE

### WVU Milan Puskar Stadium Renovations Morgantown, WV



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

ADS Sports & Recreation, Morgantown, WV  
Panasonic Corporation of North America

#### PROJECT SCOPE:

- The renovations include the addition of required ADA seating around the perimeter of the stadium; new luxury box seating complete with in-box heaters, TVs, and speakers; a 25% increase in available concession windows and restroom facilities; in-building storage for removable seat back sales; and a team store space for purchasing WVU merchandise. Also included in the renovations are an increase in the available gates into the stadium with new entrances added to both the north and south sides of the stadium. The east side of the renovation project will be open for the upcoming 2016 season and the west side plans to open in time for the 2017 season

**PROJECT COMPLETION:** 2016





## PROJECT

### Mylan Park Aquatic and Track Center Morgantown, WV



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

Allegheny Design Services, LLC, Morgantown, WV  
March-Westin Company, Inc., Morgantown, WV

#### PROJECT SCOPE:

ADS Sports & Recreation is providing the structural engineering design for the Morgantown Track and Aquatic Center. The facility will consist of 50 meter competition pool, diving tower, therapeutic pool, public water park pool, classrooms, fitness rooms and concessions And a NCAA regulation running track and pavilion. The project is estimated to cost between \$25 - \$30 million. Construction is slated to begin in Spring 2017. As a Design Build project cost control was one of the primary goals during the design process. Multiple designs were evaluated and reviewed. Value engineering redesign was able to accomplish the budget goals. Constructability was reviewed with the contractor prior to final design. The entire project was then documented in REVIT thus providing the first take on constructability. During construction continued communication with the Contractor will be able to respond to field conditions thus giving opportunities for further cost reductions.

**PROJECT VAULE: \$25 - \$30 Million**

**References: Jamie Ridgeway, VP March -Westin Company  
Paul Walker, Paradigm Architecture**





## PROJECT PROFILE

### Mylan Park Pro Performance



**STRUCTURAL ENGINEER:**

ADS Sports & Recreation, Morgantown, WV  
Consulting Engineers

**CONTRACTOR:**

**PROJECT SCOPE:**

- Pro Performance RX's original location, sitting atop Mylan Park in Morgantown, West Virginia, has been a fixture in Morgantown for years, with a convenient location just off I-79. The facility was developed in 2006 after the Lynch family expanded their existing recreational facility to fulfill a growing need for a new sports center in the Morgantown area.
- With its personal training, state-of-the-art equipment, and exquisite facilities, including the 50,000 square foot Field Turf arena (boasting an impressive 70 ft. ceiling that allows for all types of year round indoor sports activity), Pro Performance's Mylan Park facility has gained not only regional but national attention for the quality of its services, trainers and equipment.

**PROJECT COMPLETION:**

2006



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

## **PROJECT PROFILE**

### **Laurel Highlands Classroom and Gymnasium Addition Uniontown, PA**



**STRUCTURAL ENGINEER:** Allegheny Design Services, Morgantown, WV

**PROJECT SCOPE:**

- 10,000 Classroom Addition
- Full Court Gymnasium Addition
- Construction of New Main Entry

**PROJECT VALUE:** \$5 Million

**PROJECT COMPLETION:** 1999



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

## **PROJECT PROFILE**

### **Fairmont State University Feaster Center Addition**



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

Allegheny Design Services, LLC, Morgantown, WV  
Lombardi Development Company, Follansbee, WV

**PROJECT SCOPE:**

- Entrance Addition to Existing Facility
- Multi-Story Steel & Concrete Structure

**PROJECT VALUE:** \$1.1 Million

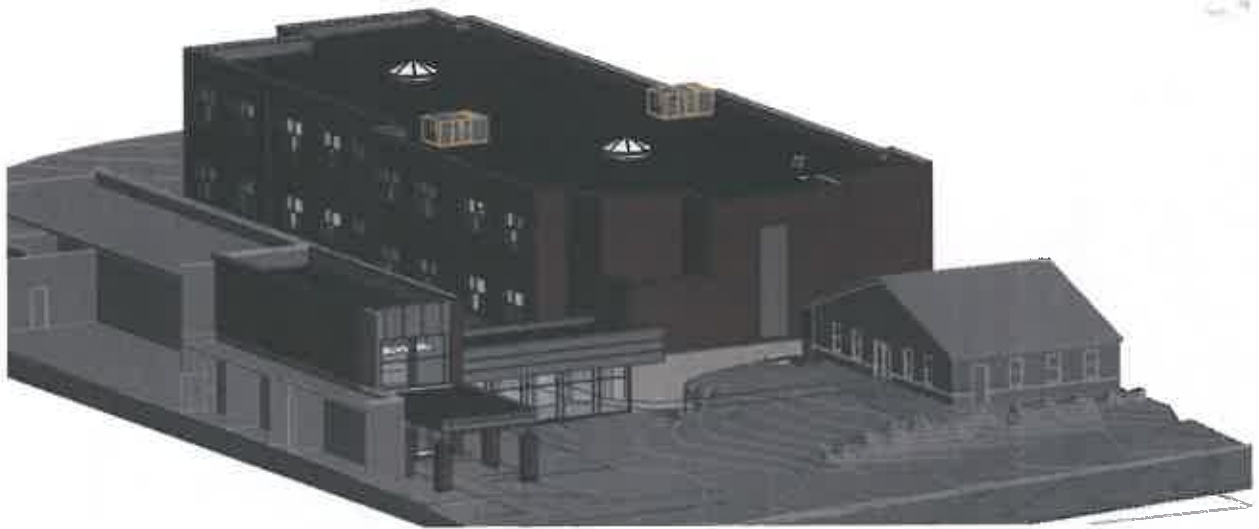
**PROJECT COMPLETION:** 2009



**Allegheny**  
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*Consulting Engineers*

## **PROJECT PROFILE**

### **Brookhaven School Addition Brookhaven, WV**



**STRUCTURAL ENGINEER:**  
**CONTRACTOR:**

Allegheny Design Services, LLC, Morgantown, WV  
City Construction Company, Clarksburg, WV

**PROJECT SCOPE:**

Construction of a 40,000 sq. ft. addition to the existing school. Addition includes two floors of additional classroom space connected to a newly renovated entrance.

**PROJECT VAULE:**

10 Million

**PROJECT COMPLETION:**

2017







**DAVID R. SIMPSON, PE, SECB, MBA  
PRESIDENT / PRINCIPAL ENGINEER**

**Education:**

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

**Professional Registrations:**

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

**Professional Memberships:**

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

**Professional Experience:**

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

**Experience Record:**

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

**Project Experience Includes:**

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



**Education:**

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

**Professional Registrations:**

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

**Professional Memberships:**

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

**Continuing Education:**

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

**Professional Experience:**

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

**Experience Record:**

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

**Project Experience Includes:**

Project experience (past and present) includes:

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





**Education:**

West Virginia University - Morgantown, WV - B.S. Civil Engineering  
West Virginia University - Morgantown, WV - M.S. Civil Engineering

**Professional Registrations:**

West Virginia EIT Certification

**Professional Memberships:**

American Society of Civil Engineers

**Continuing Education:**

SE University multiple structural technical training webinars.

**Professional Experience:**

Graduate Research Assistant, WVU June 2014 - May 2016  
Instrumented an eSpan140 demonstration bridge in Jesup, Iowa with strain gages  
Applied an AASHTO HL-93 vehicular live load to the bridge while collecting  
strain measurements to determine if the design moment capacity was met.

Graduate Teaching Assistant, WVU August 2014 - May 2016

Steel Design, Structural Analysis II, and Structural Analysis I  
Assisted the professor with creating homework's and tests, along with solutions  
and as well as grading all assignments  
Provided out-of-class assistance to students having difficulties with course content

Undergraduate Student Research Assistant, WVU Summer 2013  
Constructed wooden frame and poured concrete deck for simply supported cold  
press braked steel tub girder in WVU's structures lab under the supervision of  
my advisor / professor  
Drew AutoCAD layouts of the girder and supports

**Experience Record:**

Allegheny Design Services, LLC, Jr. Structural Engineer May 2016 to Present

**Project Experience Includes:**

Sabraton Popeye's, Morgantown, WV  
Morgantown Energy Platforms, Morgantown, WV  
Preston Machine Hopper Analysis, Kingwood, WV  
Mylan Suburban Lab Renovation, Morgantown, WV  
Jewel City Church, Shinnston, WV  
Spencer USPS, Spenser, WV  
Brownsville Marine Rack Analysis, Brownsville, PA  
HP Hood Building Addition, Winchester, VA  
453 Oakland St Light Gage Design, Morgantown, WV  
Woodford Oil Mezzanine, Morgantown, WV  
7 Players Club Drive, Charleston, WV  
WVU Coliseum Visitor Center, Morgantown, WV  
Hampton Inn, Weston, WV  
Keyser Block Factory, Keyser, WV  
Webster County EDA, Cowen, WV







**ZDS Design / Consulting Services**  
St. Albans, WV



## ABOUT **ZDS** DESIGN/CONSULTING SERVICES

In 1983, Todd A. Zachwieja founded ZECO Consultants. In 1994 **ZDS** Limited Liability Company was incorporated in West Virginia using dba **ZDS** Design/Consulting Services, and was founded to provide design and consulting services.

Each new project is assigned to a principal in charge who will follow the project from inception through commissioning. **ZDS** assigns the production staff according to the nature of the project and the work force necessary to meet the schedule. The principal in charge of that project determines if consultants are needed and coordinates all areas. After bidding, a principal of **ZDS** coordinates visits to the job site regularly, all the way through the post-warranty inspection. **ZDS** believes in the team approach when providing engineering design and consulting services. We start with our client as the number one member on our team. We listen to the needs and concerns of our client and that becomes the basis for our design.

## COMPANY LEGAL NAME

**ZDS** Limited Liability  
Company dba **ZDS** Design/Consulting Services

## LOCATION OF INCORPORATION

West Virginia

## FOUNDERS

Todd A. Zachwieja, P.E., C.E.O.  
Lori L. Zachwieja, C.P.A., C.F.O.  
Daniel H. Kim, Ph.D.

## OFFICE

281 Smiley Drive, St. Albans, WV 25177

## EMPLOYEES

**ZDS** currently employs design professionals covering all aspects of our services.

## CLIENTS

- Charleston Area Medical Center
- Charleston National Bank/Chase
- Concord University Nick J. Rahall II Technology Center
- District 2 Headquarters' Building HVAC Renovations
- General Motors North America Operations
- Harvard University Arboretum
- IMC Data Center, WV
- Kanawha County Commission Courthouse/Judicial Annex Renovations/Additions
- Laidley Towers, Charleston, WV
- Marshall University: Harris Hall & Smith Hall
- Meadowbrook & Burnsville Rest Areas
- Mercer County Courthouse
- Pocahontas Community Center
- St. Patrick Church Renovations, WV
- Tucker County Courthouse
- University of Charleston
- Veterans Administration
- Webster County Development Authority
- Webster County Schools
- White Sulphur Springs Welcome Center
- WV Air National Guard
- WV Army National Guard
- WV Dept. of Education
- WV Division of Energy
- WV Dept. of Transportation
- WV Dept. of Health & Human Resources
- WV Division of Culture and History Renovations
- WV Division of Protective Services
- WV General Services Administration – Capitol Complex
- WV Higher Education Policy Commission
- WV Parkways Authority HVAC Renovations
- West Virginia University

**ZDS** provides comprehensive design services. We have experience and specialties in indoor air quality, energy management and commissioning, along with traditional mechanical and electrical design experience dating back as far as 1958. We offer a complete package. **ZDS** works with all levels of the client's staff: the building owner, budget supervisor, operating and maintenance staff and others impacted by the project. We recognize that the maintenance and operating staff live with the design long after the project's completion. We listen to and work with those who will continue to operate and maintain the equipment. We find that proper communication benefits the client throughout the design process and beyond.

The **ZDS** design team provides a total system evaluation for cost-effective selection, installation, and ease of maintenance for both new systems and retrofit of in-place systems. Design begins with our client. Our staff meets with our client to review their concerns, budgets and schedules. The **ZDS** design team reviews the entire picture, and ends with "A Total Design."

The **ZDS** staff has the expertise with codes and standards. We have extensive experience in conducting engineering code surveys of existing facilities. Our staff has excellent working relationships with the West Virginia Fire Marshal's Office, West Virginia Department of Education and the West Virginia School Building Authority. In addition to comprehensive Engineering services from an experienced design team, another major consideration in the selection of your engineer and design staff should be their track record.

**ZDS'** organization has an unbeatable, long running, and well-known track record for meeting our clients' needs, on time and within budget, with outstanding quality. **ZDS** views these characteristics as the foundation of Quality. We look forward to the opportunity to discuss our ideas with you and assist you by providing solutions for your needs with a full range of services from Planning to Commissioning.



## INDOOR AIR QUALITY SERVICES

ZDS provides consulting engineering services for the indoor air quality (IAQ) environment. These services include: strategic planning for renovation and new construction projects; technical research and writing; specialized applications software development; corporate and professional training programs; publications support and fulfillment; and site-specific engineering and scientific consultation. Todd Zachwieja, ZDS Principal, is contributing editor for the following IAQ publications:

- Technical Review Panel for the publication of the *INvironment™ Handbook of Building Management and Indoor Air Quality*, by Chelsea Group and published for Powers Educational Services
- Technical Review Panel for the quarterly publication of the *INvironment™ Newsletter*, by Chelsea Group for Powers Educational Services
- *Ventilation for a Quality Dining Experience - A Technical Bulletin for Restaurant Owners and Managers*, released in January 1993
- *The New Horizon: Indoor Environmental Quality*, published as a supplement to an issue of *Consulting-Specifying Engineer* magazine, a trade magazine distributed to roughly 50,000 engineers
- Editorial Advisory Board member reviewing the articles of the monthly publication *INvironment™ Professional*
- Editorial Advisory Board member of *POWER PRESCRIPTIONS™ Indoor Air Quality Publication* by Electric Power Research Institute

**ZDS** provides Indoor Air Quality (IAQ) services for major corporations, government organizations and property owners to resolve their specific facility problems:

- Resolve “sick building syndrome”
- Identify solutions to building-related illnesses due to extensive biological contamination
- Develop solutions for HVAC systems, temperature controls, equipment, operating and maintenance practices for indoor air quality
- Commission new and renovated facilities to minimize or eliminate IAQ issues before problems arise
- Develop and establish master plans as well as conduct training seminars for IAQ of schools and commercial buildings

As one of the nation’s leaders in Indoor Air Quality (IAQ), **ZDS** provides sophisticated technical expertise that enables our client to be proactive in solving and preventing indoor environmental problems.

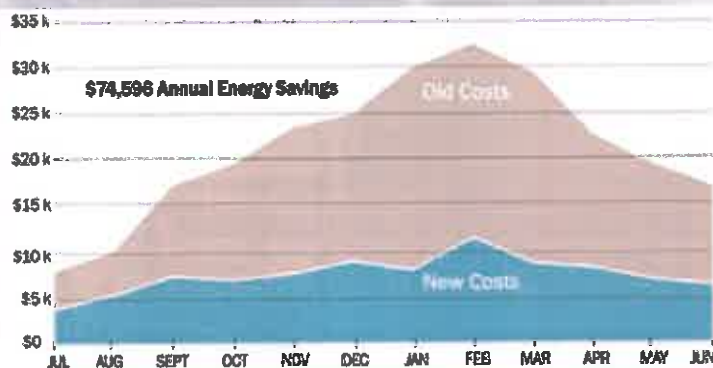




At ZDS, our engineering staff integrates energy efficiency into each project design to provide you, our client, with the added value that you expect and deserve. The ZDS team approach represents a tremendous amount of experience in designing energy efficient facilities. ZDS offers a comprehensive range of energy management services including:

- Providing detailed analysis of facilities
- Recommending sound and proven energy saving solutions
- Implementing energy management improvements
- Determining, quantifying and assisting in securing available Utility and Government grants

The ZDS team members take pride in the quality of their projects and have been responsible for designing and implementing numerous energy management programs. These programs are providing significant energy improvements and include optimizing, central utility plant equipment, control systems, air handling systems, lighting systems, and other energy consuming equipment.



**ABOVE:** ZDS designed and implemented the region's first and largest commercial geothermal system saving Webster County High School over \$74,596 in energy savings.

## Recent projects include:

- Interconnecting boilers and chiller plant systems
- Designing Geothermal HVAC systems
- Optimizing HVAC equipment and operating sequences, including upgrades to variable speed operation
- Installing Direct Digital Control (DDC) Energy Management Systems
- Replacing inefficient lighting equipment with energy efficient systems
- Modifying air handling equipment from 100% outside air to return air operation
- Implementing heat recovery units into HVAC equipment
- Improving laundry, kitchen and other process application efficiencies



1<sup>st</sup> Place 2014  
ASHRAE  
Technology  
Award



In addition to the energy management projects outlined above, the ZDS team members have extensive experience in identifying and implementing energy efficient operating and maintenance measures. These are typically low cost or no cost measures that include:

- Inspecting, calibrating temperature controls and adjusting outdoor air dampers
- Commissioning economizer cycle operation
- Testing steam traps and pressure relief equipment operation
- Enabling heating and cooling equipment only when required

The ZDS team is trained and experienced in advising you of program options to incorporate energy efficiency and operational savings features into the design of your new construction and renovation projects. At ZDS, we view our role as helping you to define your own energy efficiency needs and goals through identifying energy savings options and providing supporting financial information. We then help you fit your energy efficiency needs and goals into a workable budget and schedule, and then design a program to fill those needs.

Sustainable "Green Building" design, including LEED certification, recognizes the importance of commissioning. The design and construction industry have had start-up problems when a facility is occupied and construction deficiencies were not discovered until the contractor's traditional one-year warranty period expired. The mechanical and electrical systems have continued to become more complex with sophisticated control systems and equipment, and a mountainous amount of changing technology. If not properly addressed, building owners could face numerous operational problems from "Sick Building Syndrome," excessive energy costs, and uncomfortable indoor environments.

Commissioning is the missing link between design and implementation. Prior to joining ZDS, Todd Zachwieja established commissioning services for one of the nation's largest energy service companies. He is also a LEED Accredited Professional. Many utility companies and building owners now require commissioning for new or renovated facilities in order to maximize the use of their investments in their facilities and to obtain LEED certification.

ZDS offers commissioning services for their clients, including meeting LEED enhanced commissioning requirements. These services include strategic planning and operations assistance for renovation and new construction projects. Commissioning services consist of construction document review, equipment performance testing, documentation of design criteria, value engineering, operational fine tuning, coordination of professional operations training programs and site-specific engineering consultation. Our project team has the unique experience of in-depth design knowledge and hands-on operations knowledge that fills in the gap between traditional design services and the building owner's operational needs.

The commissioning process offers the following benefits:

- Improved comfort, serviceability and owner understanding of systems and design intent
- Added technical support for the owner and being proactive in preventing new problems
- Reduced maintenance and decreased expenses related to operating deficiencies
- Early identification and resolution of system discrepancies while designers and contractors are still under contract and on the job
- Verification of system performance while meeting financial restraints

The National Conference on Building Commissioning invited Todd Zachwieja to speak and he jointly presented a paper with the Director of Maintenance of Charleston Area Medical Center's Memorial Division. The Tampa, Florida Conference involved experts nationwide.

Since 1958, the ZDS design staff has provided millions of dollars of engineering design services on a variety of project types. The ZDS design team will provide comprehensive services utilizing experienced staff through planning, cost estimating, engineering, coordination of bidding, regular site visitation during construction and specifications for equipment.



You, our client, will greatly benefit from a single point of responsibility for every need your project may have.



# Engineering for State & Local Government Facilities



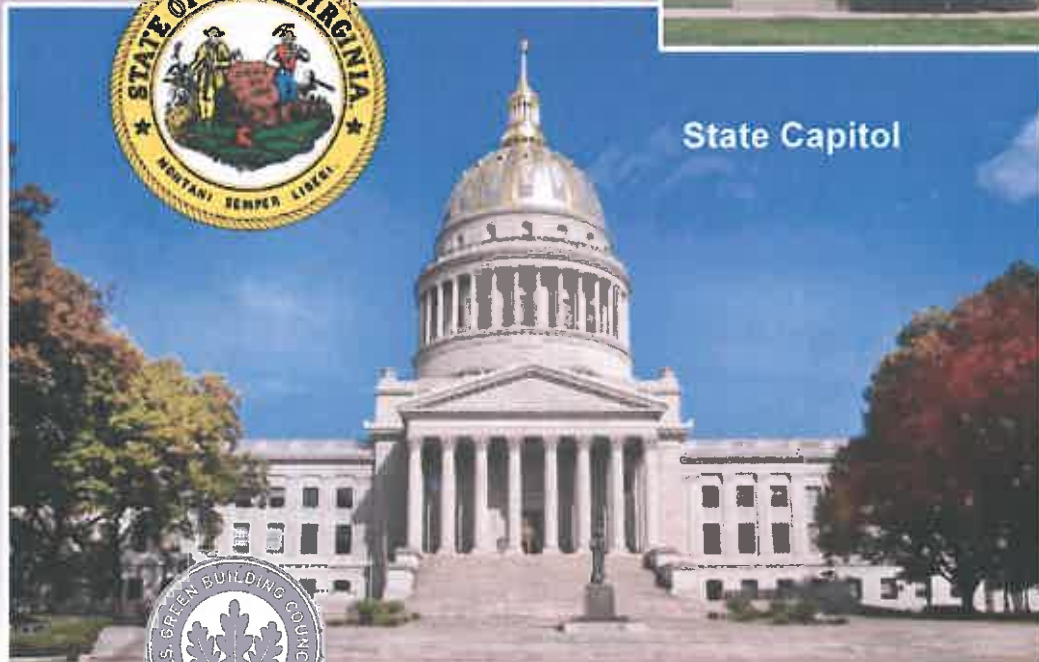
Governor's Mansion

Engineering planning and design for central heating plant, DDC controls, Air Handling Unit replacements and retrofits, operating and maintenance, training, heat recovery, fuel conversion, VFD's, variable water volume pumping, steam/heating hot water and chiller optimization.

Renovations included HVAC, fire safety, lighting, plumbing, indoor air quality and electrical power engineering.



Building #3



State Capitol

10 year contract to provide a preliminary procurement plan for design, construction and installation of an integrated intercom, emergency notification, and fire alarm system.



LEED Certified Candidate



Design/Consulting Services



# Engineering for State & Local Government Facilities



Welcome Center and Rest Area



ZDS engineered the prototype for several Welcome Centers and Rest Areas.

ZDS provided engineering planning, design, bidding and construction admin services for M/E, Plumbing and Fire Protection.

ZDS also evaluated the existing courthouse's potential power needs and incorporated those in the new Judicial Annex's electrical systems while providing emergency power.



Mercer County Annex



Division of Culture and History  
A 228,500 ft<sup>2</sup> Facility



Emergency Power Generator

Renovations save the Museum nearly \$153,000 in annual energy costs while preserving the State's priceless collection with proper HVAC, humidification, lighting, electrical and power generator systems.



Design/Consulting Services



# Engineering for State & Local Government Facilities

ZDS engineering project experience includes facilities registered as official Historic Buildings



Jackie Withrow State Hospital



WVDHHR hired ZDS to engineer the upgrades for three historic hospital facilities in three separate locations. ZDS successfully completed the projects while meeting the requirements of the State Historic Preservation Office (SHPO).



Hopemont State Hospital



Mildred Mitchell-Bateman State Hospital

Renovations included HVAC, fire safety, energy efficient lighting, plumbing, indoor air quality and electrical power engineering.



Design/Consulting Services



# Engineering for State & Local Government Facilities



**ZDS** worked with the West Virginia Air National Guard on the Commissioning for their new Replacement Aircraft Maintenance Hangar and Shops plus a new Fuel Cell Hangar. This facility included a larger maintenance hangar, miscellaneous maintenance shops, central boiler plant and chiller plant. The project successfully achieved LEED Silver Certification with commissioning being an integral part of that certification.

130th Airlift Wing at Yeager Airport,  
Phase I and Phase II  
Aircraft Maintenance Fuel Systems  
Hangars and Shops  
Awarded LEED Silver Certification

Construction Costs: **\$43,000,000**  
Project Size: **128,715 ft<sup>2</sup>**

*"ZDS's commissioning services were invaluable in helping us understand our facility and ensure the systems were installed as intended and optimized for long-term operating benefits. We would recommend them again!" - Captain Harry Netzer, WVANG Project Manager*



Design/Consulting Services

## WV Army National Guard Base Case Study

**ZDS** Design/Consulting Services and its principals Ted and Todd Zachwieja were involved in many mechanical, electrical, and plumbing design projects for the WV Army and Air National Guard.

Two recent **ZDS** projects with the Army National Guard include providing electrical Design/Build engineering and project management for emergency power for the Army Headquarters Building and Annex Building in Charleston, WV. This project was completed ahead of schedule and within budget to provide emergency power needs for the Coonskin Army National Guard campus as part of their overall homeland security strategy.

**ZDS** also evaluated and designed HVAC renovations to restore four indoor firing ranges to meet current compliance with Army Standards.



Total MEP Cost: Over \$4,000,000

## WV Army National Guard Dunbar Armory & Brushfork Armory



Total Project Cost: \$2,000,000

**ZDS** is currently providing comprehensive MEP engineering support for HVAC renovations at the two (2) project sites: the Dunbar Armory and the Brushfork/Bluefield Armory. Our professional services include preparation of the Construction Bid Documents issued in one package and will continue through bidding, negotiation and construction administration of the Contract.



Design/Consulting Services



# Kanawha County Commission Judicial Annex & Courthouse



*"No one else could identify the MEP problems even though many had tried. Yet, ZDS provided an excellent evaluation while working well with our Judges and staff for a very successful project. We use them for all our challenging work."  
- Kanawha County Commissioner*



The Kanawha County Commission hired ZDS to provide engineering planning, design, bidding and construction administration services for the renovation of the 93,000 ft<sup>2</sup> Annex and a 23,000 ft<sup>2</sup> addition using the ground floor of the parking garage connected to the Annex. The Annex includes circuit courtrooms, jury deliberation, attorney conferencing, witnessing, court clerical staff, public research, adult probation, prosecuting, maintenance, voter registration, court administration, and all public areas. The engineering for the addition included a new entrance, security checkpoint, and lobby to accommodate a building expansion for Juvenile Probation and a newly established Family Court.

ZDS assisted in identifying a phased approach to addressing and defining Indoor Environmental Quality (IEQ) issues and modifications for the Kanawha County Courthouse.

Total Annex Project Costs: \$10,270,000  
Mechanical Project Cost: \$3,200,000  
Annex Project Size: Renovations 93,000 ft<sup>2</sup> plus 23,000 ft<sup>2</sup> addition

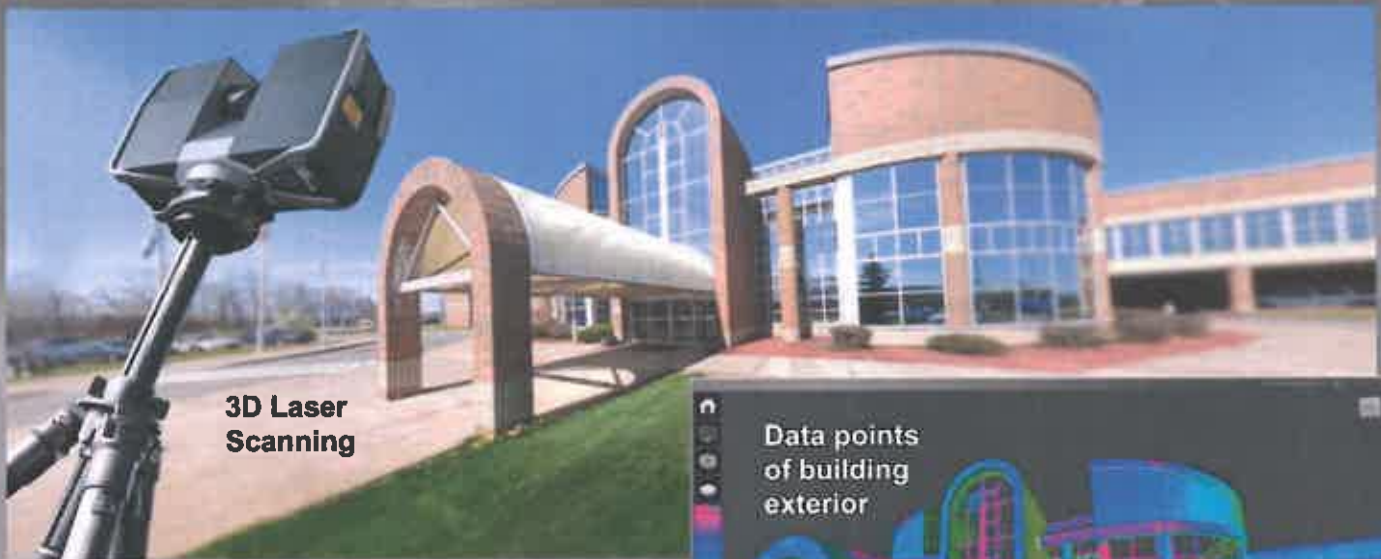


Design/Consulting Services

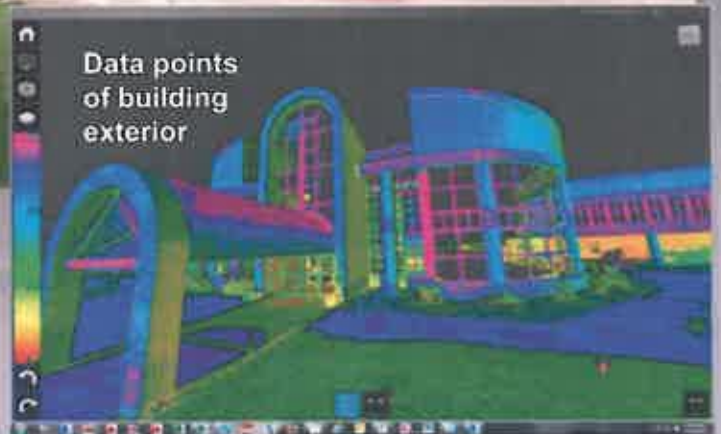


# BIM - 3D Digital Imaging

**Our 3D Laser Scanning Services helped William R. Sharpe, Jr. Hospital document existing conditions and integrate their 50-bed addition.**



**3D Laser Scanning**



**Data points of building exterior**

## **Why 3D Laser Scanning is better:**

3D laser scans reveal significant differences between existing conditions and the original drawings.

3D laser scans also provide superior details by capturing data that is more comprehensive and precise than conventional methods.

**“With the 3D laser scanning service, ZDS saved us countless hours communicating to all project team members, even to those who work or live far away.**

**Also, we now have an accurate record of the existing conditions that DHHR can easily access now and into the future.”**

*Greg Nicholson, DHHR Chief Operations Officer*



## **Web Share:**

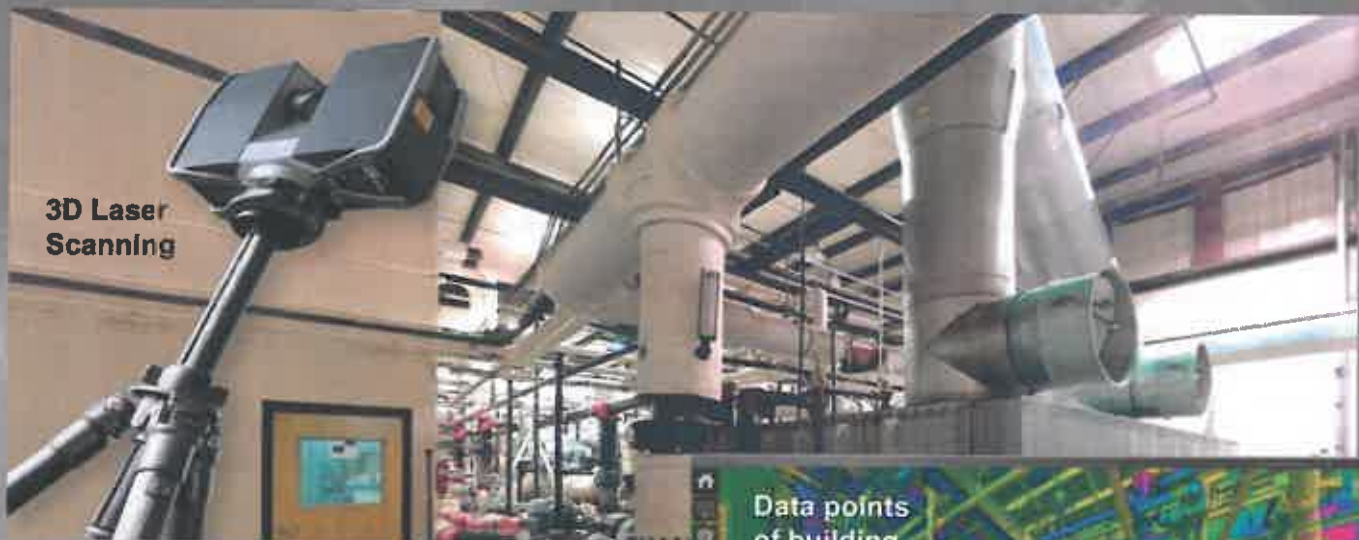
3D laser Scanning allows facility owners to view and measure areas with others on their planning and construction team.



# BIM - 3D Digital Imaging

**"The 3D laser imaging improves quality, saves time and money while providing a valuable resource now and into the future."**

*DHHR*



**3D Laser Scanning**

**"The 3D laser scans safely document hard-to-reach interior areas — this greatly reduces our risk for liability.**

**Also, the excellent details of the laser scans convert to accurate construction drawings, both architectural and engineering."**

*DHHR Director of Construction & Project Management*



**3D Engineering Drawing:**  
Sample of 3D mechanical drawing converted from 3D laser scan data points.

**Web Share:** Helps construction team members integrate existing conditions into BIM models.





## **Ted (Todd) A. Zachwieja, P.E., CEM, LEED AP** **CEO, Principal-in-Charge M/E/P/FP Design and Commissioning**

Todd has over 38 years of experience involving the analysis, design, construction management and specifications for mechanical engineering, heating, ventilating, air conditioning, plumbing, fire protection, electrical and lighting, as well as indoor environmental quality analysis, building system commissioning and forensic engineering for educational, governmental, military, commercial, industrial and health care clients. He is also recognized as a campus master planner for utility infrastructure providing master planning at many Universities, hospitals and including the State of WV Capitol Complex.

Prior to starting a consulting engineering firm, Todd Zachwieja coordinated comprehensive energy conservation programs resulting in annual energy savings of millions of dollars. He has managed a profitable regional office for one of the country's largest energy companies that service the southeastern United States. Todd also developed computer modeling programs for building energy analysis and monitoring. He has been invited as an industry leader to present technical papers and speak at professional conferences both regionally and nationally.

Todd selected and designed the pilot project for one of the largest geothermal heat pump applications in the Eastern US including designing custom geothermal rooftop AHU's. He has retro-commissioned HVAC systems for millions of square-feet for facilities located in 10 states. He has been involved with many commercial structures including high-rise commercial building renovations. Todd designed renovations to many existing schools which received **Energy Star Certifications** placing them in the nation's top 25% of energy efficiency schools. *The College Planning and Management Magazine* featured Todd and his work with a major University for the performance contracting programs that save millions of dollars in energy and operating costs. Most projects also qualified for EPA's Act which requires buildings use over 50% less energy than buildings designed using ASHRAE 90.1.

### GOVERNMENT/COMMERCIAL EXPERIENCE

- Bank One, WV
- Bayer Material Science, WV
- Calvert County Aquatic Center, MD
- Culture Center, HVAC & Fire Protection
- General Motors Corp. Re-commissioning
- Jackson County Courthouse Annex
- Kanawha County Commission: 120,000 sf additions/renovations for the Judicial Annex/Kanawha County Courthouse
- Kanawha County Public Library
- Kohl's
- Laidley Towers, Charleston WV
- Mercer County Courthouse Annex
- Olin Corporation
- Phillip Morris USA
- Pendleton County Courthouse & Annex
- Public Service Commission of WV
- Rhone-Poulenc
- Robinson Grand Theatre, Clarksburg WV
- Santa Anna Federal Building, CA
- St. Patrick's Church, Weston WV
- WV Capitol Complex Central Heating Plant
- Sears
- Toyota Motor Manufacturer, WV Inc.
- Union Carbide/DOW
- United Center, Charleston WV
- Walker Machinery
- WV Air National Guard including Cx \$45M Fuel Cell/ Maintenance Hangars at Yeager Airport for LEED Silver
- WV Army National Guard
- WV Department of Transportation/DOH
- WV Division of Protective Services
- WV Higher Education Authority
- WV General Services Division
- WV Public Service Commission Headquarters
- WV State Capitol Complex renovations
- Yeager Airport



### PROFESSIONAL REGISTRATIONS

Professional Engineer  
 Florida 80814  
 Georgia 1825  
 Kentucky 17961  
 Maryland 47188  
 North Carolina 01744  
 Ohio 53587  
 Pennsylvania 040929-B  
 South Carolina 2598  
 Virginia 0402 025427  
 West Virginia 10177

Fire Investigation Certification under the direction of Peter Vallas, S



Certified Energy Manager  
 (C.E.M.) National  
 Certification No. 2205



LEED Accredited Professional  
 National Certification through  
 USGBC No. 10083897

### EDUCATION

Masters of Science in Engineering  
 Management from West Virginia University  
 College of Graduate Studies  
 Bachelor of Science in Mechanical  
 Engineering from West Virginia  
 Institute of Technology



www.zdsdesign.com

**Ted (Todd) A. Zachwieja, P.E., CEM, LEED AP**  
**CEO, Principal-in-Charge M/E/P/FP Design and Commissioning**

**PROFESSIONAL AND COMMUNITY AFFILIATIONS**

Member of Investigative Engineers Association (I-ENG-A) and founder of I-ENG-A of the Tri-State Region

**Past President 2013-14, current Governor - WV ASHRAE Chapter, Served as ASHRAE's Energy and Technical Affairs Chairman for six years. Recognized by ASHRAE Region VII in 2014 with the David Levine Award of Excellence, Presidential Award of Excellence,**

Recognized by the International Who's Who of Professionals

Recognized nationally as West Virginia's Business Man of the Year

Recognized by AEE nationally in 2007 as a Legend in Energy

Recognized by AEE nationally in 2008 as a Charter Legend in Energy

Charter Life Member of the Association of Energy Engineers

Professional Affiliate Member of the American Institute of Architecture

Associate Member West Virginia Society for Healthcare Engineering

Member of the International Code Council

Member of the National Society of Professional Engineers



**OTHER RECOGNITIONS**

Selected by WVU and the WV Division of Energy to train Code officials and the design community on ASHRAE 90.1 State Energy Code

Presented at regional and national conferences including the annual National System Commissioning Conference

Contributing editor and served on the Editorial Review Panel for *"The Handbook of Building Management and Indoor Air Quality"*

Contributing editor *"Ventilation for a Quality Dining Experience"*

Contributing editor and served on the Editorial Review Panel for *INvironment Professional, Power Prescriptions* and other publications and articles featuring Indoor Air Quality (IAQ) and MEP engineering systems

Energy Star Certified for facilities in the nation's top 25% of energy efficiency

1<sup>st</sup> Place 2014 ASHRAE Technology Award, Region VII

LEED Silver Certified WWANG Fuel Cell/Maintenance Hangar, Charleston, WV

LEED Gold Certified Harvard Arboretum, Boston, MA

First ASHRAE bEQ certified building in West Virginia, 2015





# Ted Zachwieja III, P.E., CEM

## Chief Technical Officer

Ted has over 14 years of experience in building construction design industry. His strategic thinking and development of technical resources at ZDS has helped streamline design processes and improve quality of work office wide. Ted is an innovative problem solver in engineering design, communication methods and management of BIM models between stakeholders during a design project. As a pioneer and a believer in technological processes Ted has championed Integrated Design Practices that has become the fabric of ZDS's day to day operations.

Ted developed ZDS's 3D Scanning services which have assisted in collecting key existing conditions for renovation projects, forensic engineering, historical preservation, and high definition reality capture. Ted has in depth experience on collection, registration, and scan to BIM processes. He has provided training and developed materials for best practices when using 3D scan data. Ted's 3D scanning experience includes governmental, educational, health care, industrial, and commercial facilities. He also has experience in speaking on how 3D laser scanning impacts our industry today.

Ted develops, designs and manages the IT systems. The experience encompasses development and deployment of central server systems to networked client computer systems, strategic development for ZDS' Integrated Design Processes, and research and development into new technologies to continue staying on the cutting edge for ZDS and others.

Ted's project experience includes design and commissioning for heating, ventilating, air conditioning, plumbing, fire protection, electrical and lighting systems for educational, health care, industrial and commercial facilities. His experience encompasses working both on new construction and renovation projects. He also is experienced in historical facilities including theatrical.

Ted maintains an active membership to the ASHRAE professional society and also has a lifetime membership to the Association of Energy Engineers. He maintains an active continuing education towards today's standards and codes as well as participates in ASHRAE at both a local and society level. He was recently appointed to the Electronic Communications Standing Committee with ASHRAE.

### GOVERNMENT/COMMERCIAL EXPERIENCE

- WV Air National Guard Maintenance Hangar and Fuel Cell Hangar, Charleston, WV – **LEED Silver Certified**
- Bayer Material Science
- Catholic Church of Ascension, Parish Hall Renovations
- Coal Heritage Trails Center Renovations
- Kanawha County Judicial Annex HVAC Renovations
- Meadowbrook Rest Areas
- I-70 Welcome Center
- CASCI Building, Charleston WV
- Morgantown Welcome Center
- Pocahontas County Community Center
- Robinson Grand Theatre, Clarksburg WV
- Servia Rest Areas
- St. Patrick's Church, Weston WV
- Stonewall Jackson Marina
- University of Charleston Innovation Center Additions/Renovations
- William R. Sharpe, Jr. Hospital Additions/Renovations
- WV Parkways Authority, Toll Booth Plazas
- WV State Capital Complex Central Heating Plant
- White Sulfur Springs Rest Area
- Numerous K-12 School Renovations



### PROFESSIONAL REGISTRATIONS

Professional Engineer

Florida 81011

West Virginia 2167



Certified Energy Manager

(C.E.M.) National

Certificate No. 22411

### EDUCATION

Bachelor of Science in Mechanical Engineering from Rochester Institute of Technology  
Rochester, NY

### AWARDS AND RECOGNITIONS

Awarded 2012 Legend in Energy by the Association of Energy Engineers

Awarded acceptance into ASHRAE 2015 Leadership University.

ASHRAE Blue Ribbon Award of Excellence

Co-Author at Autodesk University



www.zdsdesign.com

## James E. Watters

### Associate - Production Manager

Jim has nearly 40 years' experience in design and implementation of HVAC, plumbing and electrical systems including nine years in the construction industry. He has a comprehensive knowledge of construction documents, contracts, and development of cost estimates, budgets and schedules. Jim's strengths reside in his ability to manage projects and people in an organized and cost-effective manner. Jim has been involved with the design and production of mechanical and electrical drawings including HVAC, plumbing, fire protection, lighting, electrical power and specialized systems. He has worked with and managed engineers in projects for health care, educational and commercial buildings in the states of West Virginia, Florida, Maryland, Pennsylvania, Ohio, Kentucky, Virginia, Georgia, New York, Arizona, Illinois and Massachusetts.

Jim has extensive experience in energy savings' programs for HVAC, plumbing and electrical systems in hospitals, state and government office buildings, school systems, and manufacturing facilities, as well as managing performance contracts for a large facility's campus totaling \$10,000,000 in construction costs on various projects, including the conception, design and construction administration for the installation of a 1.5 Megawatt emergency generator. The propane-fired generator and associated switchgear in conjunction with 60,000 gallons of propane fuel storage served to provide peak shaving/load shedding to save on the campus utility costs as well as emergency power functions. Through the years, Jim has researched and implemented into practice International Building Codes, NFPA Codes, National Electrical Codes, Life Safety Codes, IES standards, AIA Guidelines for Design and Construction, and ADA guidelines. His involvement in construction through the years has been mainly from the design side of the industry with a 9 year stint working for a contracting firm at the turn of this century. His experience includes coordinating with Architects, Owners and Agencies including an excellent relationship with the office of State Fire Marshal.

### GOVERNMENT/COMMERCIAL EXPERIENCE

- Bluefield Area Transit Authority Administration and Maintenance Facility design.
- Boyd County, Kentucky Judicial Center
- Chase Towers (formally Charleston National Bank)
- Department of Transportation Rest Area prototype
- Department of Transportation Welcome Center prototype
- Fenway Park in Boston - Lightning Protection/Grounding Study
- Glenville State College
- I-70 Welcome Center
- Jackson County Libraries Renovations
- Kanawha County Commission Judicial Annex Renovations
- Meadowbrook Rest Areas North and South Bound
- Morgantown Welcome Center
- Redmond House Renovations design
- Rhone-Poulenc New Admin. offices
- Robinson Grand Theatre, Clarksburg WV
- Sacred Heart Pavilion and Daycare Ctr.
- St. Patrick's Church, Weston WV
- Shawnee Park Clubhouse
- Stonewall Jackson Marina Renovations
- Tucker County Board Office Boiler Retrofit
- Tucker County Courthouse Renovations
- WV Air National Guard – Commissioning for \$43 million maintenance and fuel cell hangars – **LEED Silver Certified**
- WV Department of Military Affairs and Public Safety Maintenance Facility in Eleanor
- WV Department of Transportation Burnsville Rest Area (**AIA Merit Award Recipient**) and Domestic Water Pumping Station
- WV Division of Culture and History Fire Alarm/Sprinkler upgrades
- White Sulphur Springs Welcome Center

### PROFESSIONAL AFFILIATIONS

Member of Investigative Engineers Association (I-ENG-A) of the Tri State Region

Member of the National Fire Protection Association (NFPA)

Past Member of the Health Care Section of the NFPA

Member of the Illuminating Engineering Society (IES)

Past member of the American Society of Plumbing Engineers (ASPE)

Past member of the Institute of Electrical Engineers (IEE)

### OTHER RECOGNITIONS

Energy Star Certified for facilities in the Nation's top 25% of energy efficiency

The logo for ZDS Design/Consulting Services features a stylized red sunburst or fan shape to the left of the letters 'ZDS' in a large, bold, red serif font. Below 'ZDS' is the text 'Design/Consulting Services' in a smaller, black, sans-serif font.

[www.zdsdesign.com](http://www.zdsdesign.com)

## **Paul S. O'Dell, P.E.**

### **Senior Project Engineer**

Paul has over 21 years of engineering experience involving the analysis, design, project management, specifications' writing and construction management on many projects throughout the region. This experience includes heating, ventilation, air conditioning (HVAC), plumbing, electrical systems and lighting for governmental, commercial, educational, healthcare, industrial and military facilities. He also has knowledge and experience with indoor environmental quality assessment, recommended remedial work and design of the necessary modifications in various types of buildings.

Paul assisted in the design and implementation of the pilot project for one of the largest geothermal heat pump systems in the mid-Atlantic region. He has also been involved in the design of facilities that have received the Energy Star Certification placing them in the nation's top 25% in energy savings for similar buildings and systems as well as his contribution as part of a large team effort performing mechanical systems' retro-commissioning at numerous automotive manufacturing facilities in North America.

His project experience is wide-ranging and includes the development of scope, design criteria and budget conscious designs. Working with other design professionals and through rapport with the clients he has conducted design peer reviews, construction budget and project schedule overview, Construction Administration and closeout of projects.

#### **COMMERCIAL/GOVERNMENT EXPERIENCE**

- WVARNG Armory/Annex
- Bruceton Bank
- Bank One
- Cultural Center
- Cuissets Residence
- Camp Dawson Barrack/mess hall
- DOT Huntington District II Headquarters Renovations
- Yeager Airport Terminal Expansion/Renovation
- DOH Testing Lab
- GMC Lordstown Assembly Plant
- GMC Janesville Assembly Plant
- GMC Pontiac East Assembly Plant
- GMC Bowling green Assembly Plant
- GMC Arlington Assembly Plant
- Harrison County Bank
- IMC Office Bldg.
- WV Capitol Complex Central Boiler Plant
- Kanawha County Commission Judicial Annex Additions/Renovations
- Appalachian Tire
- Laidley Towers, Charleston WV
- USDA Forestry Building
- University of Charleston Innovation Center Additions/Renovations
- William R. Sharpe, Jr. Hospital Additions/Renovations
- Numerous K-12 School Renovations



#### **PROFESSIONAL REGISTRATIONS**

Professional Engineer  
West Virginia 13231-

#### **EDUCATION**

Bachelor of Science in Mechanical  
Engineering from WV Institute of  
Technology, Montgomery, WV  
(Graduated Cum Laude)

#### **PROFESSIONAL AFFILIATIONS**

Member American Society  
of Mechanical Engineers

Member ASHRAE

  
Design/Consulting Services

[www.zdsdesign.com](http://www.zdsdesign.com)



## Larry A. Weese

### Sr. Technical Analyst



#### EDUCATION

West Virginia University  
Master of Science in Wood Science

West Virginia University  
Bachelor of Science in Wood Science

Larry has nearly 26 years of experience providing design and Construction Administration services in mechanical, plumbing, fire protection and various electrical systems. His experience encompasses a broad range of Projects including, but not limited to, Commercial, Government, Healthcare, Educational and Industrial facilities. These Projects over the years have ranged extensively from small to large in terms of both physical sizes and construction budgets.

Larry's primary strengths are in the design and implementation of piping systems including all domestic water, sanitary waste/vent, storm water and natural gas combined with an expertise in water heating systems, boilers, pumps, recirculating systems, Thermostatic Mixing Valves, etc. Other strengths include a good understanding of the design and layout of HVAC systems, fire protection/sprinkler systems, lighting and other electrical systems. He consistently stays current with applicable Codes and national, as well as local, standards and regulations.

He has a good awareness of all aspects of the design process and how the various disciplines need to be coordinated to avoid conflicts during construction. Larry has maintained growth as technology has changed throughout the years in the field of engineering design and drafting standards beginning with ink drafting on paper, varying degrees of CAD drafting and currently BIM/REVIT.

Working on multiple National Guard projects in recent years he has experience and understanding of the United Facilities Criteria Code 3-600. Many of the facilities utilized gas-fired instantaneous water heating systems and vehicle service bays that incorporated numerous piping/tubing systems for air, grease, oil and other fluids.

Larry's experience with site utility design and coordination with the associated utility is a valuable asset on all projects, whether new construction or extensive renovations.

#### GOVERNMENT/COMMERCIAL EXPERIENCE

- Bobcat of Advantage Valley Facility
- Charleston Fire Station
- Diamond Electric
- Dow Process Control Facility
- Elkins Armed Forces Reserve Center
- Fifth Avenue Baptist Church
- Foodland Stores
- Gassaway Armory
- Kroger Stores
- Lewisburg Readiness Center
- Mason County 911 Center
- Moorefield Readiness Center
- Orchard Manor Fire Station
- Raleigh County 911 Center
- Randolph County 911 Facility
- Rite Aid Stores
- Silver Trees Suites Hotels
- Summersville Readiness Center
- St. Albans Armory
- St. Albans Readiness Center
- St. Johns Church
- Verizon Office Buildings
- Yeager Airport
- WV Department of Highways

#### EDUCATIONAL EXPERIENCE

- Fairmont State College
- Fairdale Elementary School
- New River CTC
- Nitro High School
- South Charleston Middle School
- Sissonville Middle School
- Pikeview Middle School
- Lewisburg Elementary School
- Talcott Elementary School
- West Liberty University
- Marshall University
- WV Institute of Technology

 **ZDS**  
Design/Consulting Services

[www.zdsdesign.com](http://www.zdsdesign.com)

# Boyd, Gary MA, CEFP

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2300 MacCorkle Ave. SE | 304 357-4871 | garyboyd@ucwv.edu

**August 11, 2016**

To Whom It May Concern

With well earned respect I would like to recommend ZDS as a high quality MEP design firm.

I have had multiple opportunities to work on highly technical projects with Todd Zachwieja and his team of skilled engineers. The first project that I had the opportunity to work with ZDS was a WVU project that connected several older chillers to develop a chilled water loop on the downtown campus. The project included piping through congested areas, load calculations, differential pressure and pump control, and load balancing. This project was designed to become a phased approach to a central chiller plant which is now in operation. The project was efficiently managed and the performance exceeded expectations. As the system changed and older chillers were removed from the loop, Todd always responded to questions and concerns to insure a positive outcome for the overall objective.

At present I am working with ZDS on a University of Charleston project constructing a new Innovation Center and Athletic Complex. ZDS has accommodated many twist and changes to this project. We are on track to open the new facility in December of this year. I have found Todd and his team to be highly responsive and professional.

Sincerely,



**Boyd, Gary MA, CEFP  
Director of Facilities  
University of Charleston**



July 19, 2013

To whom it may concern:

ZDS Design/Consulting Services was sub-contracted by SAIC to perform the fundamental commissioning activities on a two-phase maintenance and fuel cell hangar project for the 130<sup>th</sup> Airlift Wing on the West Virginia Air National Guard Base at Yeager Airport outside Charleston, West Virginia.

Without hesitation, I recommend Todd Zachwieja and his team for their efforts on this complex project. The first phase, the Replace Aircraft Maintenance Hangar and Shops phase, was initially scoped to meet a certifiable level for LEED® certification. ZDS Design/Consulting Services worked with my team and the West Virginia Air National Guard (WVANG) representatives through the design phase to provide the necessary activities required to meet the LEED® Energy and Atmosphere Prerequisite 1, Fundamental Commissioning of the Building Energy Systems. However, when the second phase, the Fuel System/Corrosion Control Hangar and Shops phase, came to life about the time that phase 1 construction began, the entire project was required by the National Guard Bureau to be certified by the Green Building Certification Institute (GBCI) at a LEED® Silver level. ZDS Design/Consulting Services diligently worked with the general contractor, the WVANG and SAIC to develop an approach to the phasing of the commissioning activities for both buildings that still met the fundamental commissioning prerequisite requirements as one of the hangars was to lay dormant after completion for an extended period of time until near the completion of the second phase. This required that ZDS Design/Consulting Services perform some of the commissioning activities for the first phase during the first phase construction and the remainder during commissioning of the second phase.

Through the construction process, Todd Zachwieja's group kept me well informed on their schedule and their deliverables. Todd was frequently on my LEED status calls with the contractor to stay abreast of any upcoming issues that would affect the commissioning activities and to assist in how to resolve issues that would come up. In addition, ZDS Design/Consulting Services assisted us with services beyond the commissioning activities as well. These included providing and reviewing building flush-out calculations to determine if LEED® Indoor Environmental Quality Credit 3.2, Construction IAQ Management Plan, Before Occupancy, was achievable and providing light level readings for a light pole that needed to meet certain light levels. The project achieved LEED® Silver certification and the fundamental commissioning prerequisite was approved by the GBCI after the first construction review without qualification.

ZDS Design/Consulting Services proved to be a well-qualified firm that provides timely and efficient services. SAIC was extremely pleased with their services on this challenging project.

Sincerely,

SAIC Energy, Environment & Infrastructure, LLC

Thomas Warner, LEED® AP, BD&C  
LEED Administrator/Senior Architect

**SAIC Energy, Environment & Infrastructure, LLC**

60 East Plato Boulevard, Suite 300 | St. Paul, MN 55107 | tel: 651.771.2222 | fax: 651.778.3911 | [saic.com/EEandI](http://saic.com/EEandI)





**Michael Pickens**  
172 Oak Street  
Dunbar, WV 25064  
(304) 400-9993

February 1, 2016

**RE: ZDS Design/Consulting Services**

I have had the privilege to work with ZDS Design/Consulting Services' principals and many of their staff since working at the School Building Authority in the 1990's in my roles at the School Building Authority to my current role as Executive Director of the Office of School Facilities at the West Virginia Department of Education.

When an emergency issue arose, they would immediately make themselves available to help. ZDS's principal, Todd Zachwieja, did not hesitate to board a helicopter during a weekend to help assess the damage to the State's school facilities when damaging floods occurred. Helicopters were the only way to reach many of the facilities because the roads had been washed away or were impassible. Anytime a challenging issue has arisen that no one knew how to resolve, ZDS has stepped up to solve the challenges. Their extensive engineering knowledge of energy efficient systems, HVAC, controls, lighting, power and plumbing systems has always been at the leading edge in the industry, providing innovative solutions that also minimize energy and operating costs. I have always considered their approach in engineering design and commissioning for buildings to be the best and would highly recommend them to anyone.

Their ability to work with the State Fire Marshal and other agencies – while guiding everyone to a practical design approach – always provided each project with the best value. They are much more than excellent design engineers; they also understand the importance of operating and maintaining equipment and have hands-on knowledge to troubleshoot and also commission to ensure our projects were a great success. Their combined engineering design and commission skills prove to be invaluable.

ZDS Design/Consulting Services was also selected to help the WV Department of Education and the School Building Authority in writing new codes and standards to raise the bar for the entire State. They were chosen because their projects were a success while we were having challenges with others. Todd Zachwieja was also asked to teach school facility staff members, and his reference books continue to be used today. I would always think of ZDS first whenever a challenge would occur, knowing I would get the best results possible.

I trust ZDS's staff in their technical expertise and their approach in solving challenging engineering issues and believe that anyone who uses them will be as satisfied as I have been. They are worth it!

Sincerely,

A handwritten signature in blue ink that reads "Michael E. Pickens". The signature is written in a cursive, flowing style.

Michael E. Pickens



**&estimating**  
**a Project Construction Services Company**  
Cleveland, OH

# COMPANY OVERVIEW

# &estimate a PCS company

## YEARS OF EXISTENCE:

1988 - PCS was founded as  
a Subchapter S Corporation  
incorporated with 3 Employees

2016 - &estimate, LLC was  
established from our pre-existing  
in-house cost estimating division

## HEADQUARTERS:

1301 E. 9th Street, Suite 2100  
Cleveland, Ohio 44114  
216.619.1700

In 1988 three men came together with a singular mission to provide high quality construction services. Skilled in pre-construction cost estimating, construction scheduling and project management, respectively, these men founded Project and Construction Services, (PCS) to facilitate their mission; providing architects and owners with a precise understanding of their project's costs, in addition to a likely schedule and managing the build itself, thus effectively integrating the entire construction process from the planning phase all the way to the finished product.

PCS proved to be effective in their approach and their commitment to providing world class construction management services fueled growth catalyzed by the three main tenets held by its original founders. What originally were services and then divisions, pre-construction cost estimating, construction scheduling and project management, grew out to become three separate organizations under the umbrella of the PCS parent company; **&estimate**, **&manage** and **&build**.

&estimate is a consulting firm within the PCS family of companies, that provides pre-construction and construction services with an emphasis on probable cost estimates throughout all the design phases of commercial construction projects. We provide our services to architects, engineers, governmental agencies, developers and owners across the country.

&estimate possesses vast construction experience within Architectural, Civil, Structural, Mechanical and Electrical systems as the staff is comprised of specialists with respective knowledge of a single building trade. We focus on all the individual divisions as well as the individual building components. &estimate also maintains a vast material database where we track commodity items, individual items, all equipment such as light fixtures to HVAC as well as labor information. We can estimate a project in its entirety, hard and soft costs with accuracy without going to the market. We walk through a project systematically as we see the assemblies with the value attached. Utilizing the design team's documents, we quantify the project and anticipate all the building's future required needs to complete an estimate when design drawings have yet to be completed.



**What We Will Do For You**  
 &estimate offers construction consulting services from your idea moment through completion when the owner is handed the keys. For over 30 years, our clients have depended on us to provide the equilibrium between the owner's budget and the design.

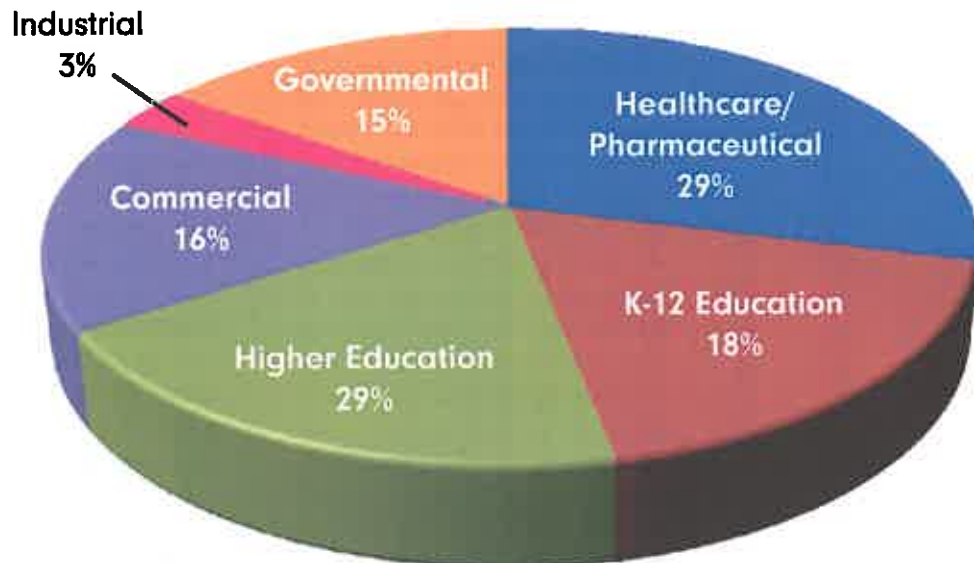


**Services we offer:**

- Owner's Representation
- Probable Cost Estimating
- Value Engineering
- Building Assessments
- Constructability Review
- FFE Estimating and Procurement
- Scheduling
- Cost Segregation
- Life Cycle Costing

**Our Areas of Expertise:**

- Education, both Public and Private
- Healthcare
- Governmental
- Community/Recreation Centers
- Corporate
- Performing Arts
- Museums
- Historical Restoration
- Senior Living
- Hospitality
- Housing
- Religious
- Non-Profit
- Mixed-Use
- High Performance/Energy Efficient Construction



# IN-HOUSE SERVICES

## Cost Estimating Services

One of our greatest strengths is estimating. &estimate has developed over \$10 billion of construction project cost estimates on all types of construction nationally and internationally. As an independent service, we provide in-house architectural, civil, structural, mechanical, electrical, plumbing, and fire protection estimating to Owners and architectural firms nationally. Our in-house capabilities in estimating are of particular significance when the Value Engineering process is undertaken because of our first-hand knowledge of all aspects of the building construction.

Accurate and well-defined cost estimates are critical to the success of every project. Our estimators specialize in providing accurate construction cost estimates from the initial programming phase through the detailed design and construction phases. Our estimating procedures are developed to ensure that each element of the project is well defined and accounted for in the estimate format.



Our estimating efforts begin with the Program Level estimates of the proposed project. These estimates serve as our “Cost Models” for the project and will be updated to reflect the additional information and details included on the Schematic, Design Development, and Construction Documents. We work with the design team and the Owner throughout the design phase to ensure design components align with available funds. Our final estimate, prior to bidding, is used to evaluate the competitive bids received for the various elements of work.

### Conceptual Estimate

The very first estimate prepared for a project is essentially the most important, regardless of the number of successive estimates prepared. It is typically called a “Conceptual Estimate”. Conceptual estimates are based on preliminary information derived from meetings, discussions and site tours with the Owner and the Architect, including items such as general conditions, those things that support the construction effort such as

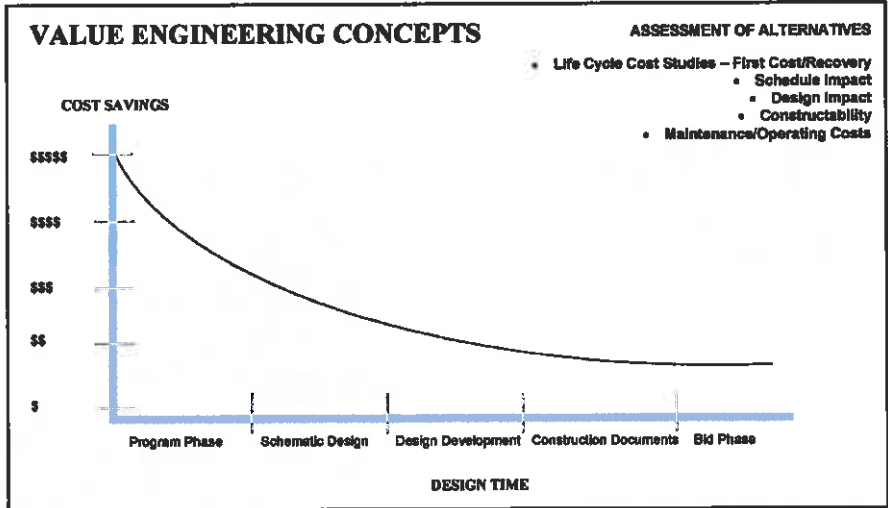
daily cleanup; temporary facilities; site access, requirements, etc. We also incorporate contractor overhead and profit, tailored for the current market and project requirements; contingency, and the effects of cost escalation, increases to costs of labor and materials for the actual construction period. Soft costs such as design fees, loose equipment, legal and financial costs, Owner administrative costs, potential Owner-borne costs of abatement or reclamation, the inevitable construction change orders, an Owner contingency and other eventualities, will all affect the project’s bottom line cost and need to be included in the conceptual estimate. The art of conceptual estimating is not dependent on a wealth of information. It is dependent on a wealth of enthusiasm and the need to prepare an estimate that will stand the test of time, one that will prove accurate many months after its preparation. The ultimate goal of a conceptual estimate is to provide the owner with a comprehensive and realistic project budget and scope that they can depend on.

## Value Engineering

If the facility budget is not met, &estimate will propose value engineering (VE) alternatives. VE is the systematic analysis of alternatives to provide the owner with the maximum functional value at minimum cost. We review ways to preserve the look and function of the facility, while finding alternatives to lower the cost.

Value Engineering (VE) is a loosely defined term used to describe various methods of cost cutting. Few firms realize that VE today is a formal discipline with defined procedure.

It is an exploration of design and material alternatives and options to stay on budget or save costs. The ultimate objective of VE is to optimize cost, function, and image. Although VE can save clients substantial dollars, it is much more than a simple cost-cutting exercise. When we conduct a VE session, we'll evaluate, at a minimum, first cost, schedule impacts, constructability issues, and life-cycle costs including capital, operating, maintenance expenses, energy and systems costs, financing costs, ownership structure, and tax laws. The exercise may result in increased first costs; however, the overall impact will minimize the total life-cycle costs during the functional life of the facility.



Systems analysis is at the center of the overall VE effort. Typical systems include sitework, foundations, structural, architectural, mechanical and electrical, and exterior enclosure. During the systems review, we will make recommendations, which focus on construction feasibility, availability of materials and labor, installation time, associated costs and economies, and the impact on other building components.

For each project, a VE team will be established to include the owner, architect/engineer, and a construction manager. Our experience with VE has shown that the best results occur during the Design Development phase. The team meets at pre-determined intervals to identify alternative materials, methods of construction, and issues affecting the schedule and operations. Each item is evaluated and accepted or rejected depending on the total impact on cost, function, program, schedule, and overall needs.

## Scheduling and Cash Flow Projections

&estimate leads a team-building session where the Owner, the design team, and construction activities are planned. The schedule, created in-house using ASTA Power Project, is continuously monitored to ensure that critical decisions are made and milestones are met from design thru construction (CPM Scheduling). Using the project schedule and budget, &estimate can establish a Preliminary Cash Flow Projection of the required project funds. These costs are dispersed over the scheduled project period. The Owner will then have a plan for monthly project expenditures.

### **Preliminary Construction Phase Schedule**

We also understand the crucial need to have all contractors operating from a 'workable' schedule from as early in the construction phase as possible. As a result, we have implemented scheduling procedures that develop a preliminary baseline schedule early in the bid document preparation phase. We then incorporate a detailed list of milestone dates into the bid documents that clearly indicate to the bidders the intent of our preliminary baseline schedule.

### **Schedule Updates**

Periodic updates to show actual progress and completion of activities are also necessary to track and document progress on the project. In order to ensure timely completion of work and avoid delays, the project schedules must become a "living document" and a tool for managing the project. Accurate scheduling information is essential to evaluate any claim for delay on a project. Understanding the project schedule is crucial.



### **Building Assessments and Evaluations**

&estimate performs building condition assessments and evaluations as part of a due diligence process that identifies liabilities that are gained from visual inspection of the property. &estimate provides a building evaluation of the building exterior, including the roof, the exterior walls, windows and site surroundings. In addition, we also provide a building evaluation for the interior space that includes interior finishes, mechanical and electrical systems accessible by visual inspection.

A written and photographic documentation is provided of each category which is observed along with the deficiencies. A cursory review of any drawings or previous reports if made available will be conducted. Any maintenance history that is made available will be reviewed.

Interviews and discussions with on-site personnel regarding the maintenance, operation or overall condition of the unique system in the building will be performed if staff is made available.

A formal written report including observations and deficiencies along with a recommendation list for repair or replacement with estimated costs will be provided.

&estimate has completed numerous building assessments and evaluations in the state of Ohio and has performed some assessments throughout the country. Our personnel have a range of building, civil, mechanical and electrical experience to provide high quality services in building assessments and cost estimating.

Investors and building owners rely on &estimate to provide building assessments and evaluations for capital needs planning services, building purchase evaluation and facility condition audits.





### **State Fire Academy**

Morgantown, West Virginia

&estimate provided GMP estimating and reconciliation services for this \$12 million corporate headquarters project for Oatey, which provides products for residential and commercial plumbing industries. Our services include the core and shell and fit-out estimating along with reconciliation with Oatey's CM's at the GMP level. Through the reconciliation process we were able to validate the CM's number to allow the project to move into construction.

**Construction Cost:** \$5.4 Million

**Architect:** McKinley and Associates



### **Schofield Barracks Energy Upgrades (locations at 4 bases)**

Oahu, Hawaii

&estimate worked closely with Siemens to provide cost estimating services for the Army base energy improvements. The improvements included thermostat controls, exhaust system controls, plumbing fixture upgrades, energy efficient transformers, chiller optimization systems and numerous other systems. PCS worked with Siemens and the selected contractor to confirm scope and costs for a successful project.

**Construction Cost:** \$37.3 Million

**Architect:** Siemens



### **Harrison-Taylor 911 Center**

Clarksburg, West Virginia

&estimate provided DD and CD cost estimating for this new emergency dispatch center for Harrison and Taylor counties. This new two-story, 20,000 square foot facility, to be built on a 15+ acre site, will include a 10,000 square foot building which will house a radio maintenance garage and a shelter-in-place/emergency staging area. The new building will also contain a secure entrance with lobby/dispatch area, offices, meeting/training rooms and a self-sustaining operations room.

**Construction Cost:** \$6.7 Million

**Architect:** WYK Architects



### **Robinson Grand Performing Arts Center**

Clarksburg, West Virginia

&estimate provided provided SD and CD cost estimating for 9,865 square feet of renovations and 25,375 square feet of additions to complete improvements to the 35,240 square foot facility. We worked closely with the architect and engineer to confirm project scope and budget at both phases of design estimating. The project is scheduled for a 2018 completion.

**Construction Cost:** \$14.8 Million

**Architect:** WYK Architects



## Brandon Lawlor, LEED AP President

As President of &estimate, Brandon is responsible for the oversight of all project estimates. Our estimates include the disciplines of architectural, structural, civil, mechanical, plumbing, and electrical systems. He brings 17 years of construction estimating experience and is continuing with ongoing training including several professional and construction seminars and courses. Brandon has estimated over \$10 billion of various types of construction projects. Brandon is an active member of the American Society of Professional Estimators.

### Selected Project Experience

#### Government / Public Sector

- Air Force Bases:
  - Lackland AFB, San Antonio TX
  - Little Rock AFB, Jacksonville, AR
  - Randolph AFB, Universal City, TX
  - Vance AFB, Enid, OK
  - Wright Patterson AFB, Dayton, OH
- Army Bases:
  - Schofield Barracks Army Bases, Oahu, HI
- American Electric Power Tornado Proof Buildings, Shreveport, LA
- American Electric Power, New Albany, OH
- Architect of the Capitol, Washington, DC:
  - Library of Congress
  - John Adams Building
  - Thomas Jefferson Building
  - James Madison Memorial Building
  - Capitol Power Plant
- Avon Lake Safety Center, Avon Lake, OH
- Bay Village City Hall, Bay Village, OH
- Bedford Fire Station, Bedford, OH
- Bedford New Municipal Complex, Bedford, OH
- Chase Field Stadium, Phoenix, AZ
- Cuyahoga County Administrative Headquarters, Cleveland, OH
- Cuyahoga County Juvenile Justice Center, Cleveland, OH
- Detroit Municipal WTP, Detroit MI
- Federal Reserve Bank, Cleveland, OH:
  - Entry Steps Replacement
  - Water Heater Tank Replacement
  - East 6th Street Entrance Repair/Replacement
  - Tele-Presence Room
  - Learning Center Restroom
  - Cash Department Renovation
  - Lobby Security/Secure Screening Vestibule
  - Perimeter Security
  - 6th Floor Tenant Fit-out
  - Protection Department Renovations
  - Conference Center Space Planning
  - Conference Center Space Planning; 9M and 10th Floors
  - SDS Department Space Planning Concept
  - Cash Portal Renovations
  - SCS Modernization Project
  - Law Enforcement Unit
  - Paying and Receiving Area
  - Hydraulic Barriers Upgrade
  - Research Department Renovations
  - Multi-Year Plan
- FirstEnergy Stadium, Cleveland, OH
- Geauga National Park District, Nassau Station, Geauga County, OH
- GCRTA, Cleveland, OH
  - Triskett Bus Garage Reconstruction
  - Quincy New Transit Station
  - Brooklyn Garage
- General Services Administration (GSA):
  - A.J. Celebrezze Federal Building Renovations, Cleveland, OH
  - Carl B. Stokes Federal Courthouse, Cleveland, OH
  - J.P. Kinneary U.S. Courthouse, Columbus, OH
  - J.W. Peck Federal Building, Cincinnati, OH
  - Howard M. Metzbaum Federal Building, Columbus, OH
  - John W. Bricker Federal Building, Columbus, OH
  - Potter Stewart Courthouse, Cincinnati, OH
  - Toledo Public Library, Toledo, OH
  - Toledo Municipal Courthouse, Toledo, OH
  - Harry S. Truman Building, Washington, DC
- Higbee Building, Cleveland, OH
- Mentor Fire Station No. 5, Mentor, OH
- Northeast Ohio Regional Sewer District, (NEORS), Easterly Wastewater Treatment Chemical Process Building, Cleveland, OH
- NASA John H. Glenn Research Center, Cleveland, OH
  - Security Enhancements
  - Warehouse 351 East Addition
  - Warehouse 351 West Addition
  - Intrusion & Institutional Plumbing Repairs
- Ottawa County Transportation Center, Toussaint South, OH
- Parmadale Juvenile Center, Parma, OH
- Parma Library, Cuyahoga County Public Library System, Parma, OH
- Progressive Field, Cleveland, OH
- Ricerca Bioscience Campus Upgrades, Concord, OH
- Russell Twp. Fire Station, Russell Township, OH
- Shaker Hts. Fire Station No. 1, Shaker Heights, OH
- Westlake Recreational Center, Westlake, OH
- West Virginia State Office Bldg., Clarksburg, WV
- Wolf Trap National Park, Vienna, VA

#### Years of Experience:

17

#### Education:

BS, Business Administration,  
Specialization Finance,  
Bowling Green State  
University

#### Registrations / Certifications:

LEED Accredited Professional  
Bloodborne Pathogens  
Fire, Safety & Emergency  
Procedures  
Hazard Communications  
Intro to Electrical Safety,  
OSHA 29 CFR1929  
Personal Protective Equipment

#### Societies / Affiliations:

American Society of  
Professional Estimators  
(ASPE)



## Michael J. Adams, LEED AP BD+C

### Lead MEP/T Estimator

As Lead Estimator, Mike is responsible for overseeing all mechanical, electrical and technology systems estimates. He brings over 20 years of estimating experience and over 29 years of experience with hands-on maintenance and repair of HVAC systems, air handlers, pumps, boilers, and refrigeration equipment. Mike has estimated over \$10 Billion of various types of construction projects worldwide. Mike is a Certified Environmental Journeyman, Certified Refrigeration and Air Conditioning Technician, and Certified in design, programming, graphics, and repair of Energy Management Systems. His vast knowledge as well as ongoing educational training makes him a valuable asset in the successful completion of all mechanical, electrical and technology projects. Mike is currently an active member of CSI, ASHRAE, AACE.

#### Years of Experience:

29

#### Education:

Westside Institute of Technology  
Lake Health Systems

#### Registrations / Certifications:

LEED Accredited Professional  
Certified Journeyman

Bloodborne Pathogens  
Fire, Safety & Emergency  
Procedures

Hazard Communications  
Intro to Electrical Safety,  
OSHA 29 CFR1929

Personal Protective Equipment

#### Societies / Affiliations:

American Society of  
Heating, Refrigerating, and  
Air Conditioning Engineers,  
Inc. (ASHRAE)

Construction Specifications  
Institute (CSI) (Past President)

Association of the Advancement  
Cost Engineers International  
(AACE International)

#### Selected Project Experience

##### Government / Public Sector

- Air Force Bases:
  - Lackland AFB, San Antonio TX
  - Little Rock AFB, Jacksonville, AR
  - NAS Pensacola, FL
  - Randolph AFB, Universal City, TX
  - Vance AFB, Enid, OK
  - Wright Patterson AFB, Dayton, OH
- Army Bases:
  - Aliamanu Military Reservation Upgrades
  - Fort Shaftner Energy Upgrades
  - Schofield Barracks Energy Upgrades
  - Wheeler Army Air Field Energy Upgrades
- Allen Correctional Institution, Lima, OH
- American Electric Power Tornado Proof Buildings:
  - Corpus Christi, TX and Shreveport, LA
- American Electric Power, New Albany, OH
- Architect of the Capitol, Washington, DC:
  - Library of Congress
  - John Adams Building
  - Thomas Jefferson Building
  - James Madison Memorial Building
  - Capitol Power Plant
- Arizona Army National Guard:
  - Camp Navajo Fire Station, Bellemont, AZ
  - Silverbell Fire Station No. 361, Marana, AZ
- Asheville Civic Center, Asheville, NC
- Avon Lake Safety Center, Avon Lake, OH
- Bay Village City Hall, Bay Village, OH
- Bedford New Municipal Complex, Bedford, OH
- Chase Field Stadium, Phoenix, AZ
- Corning Decker Building, Corning, NY
- Cuyahoga County Admin. HQ., Cleveland, OH
- Cuyahoga County Port Authority, Cleveland, OH
- Detroit Municipal WTP, Detroit MI
- Federal Reserve Bank, Cleveland, OH:
  - Entry Steps Replacement
  - Water Heater Tank Replacement
  - East 6th Street Entrance Repair/Replacement
  - Tele-Presence Room
  - Learning Center Restroom
  - Cash Department Renovation
  - Lobby Security/Secure Screening Vesibule
  - Perimeter Security
  - 6th Floor Tenant Fit-out
  - Protection Department Renovations
- Conference Center Space Planning
- Conference Center Space Planning; 9M and 10th Floors
- SDS Department Space Planning Concept
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- SCS Modernization Project
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- Research Department Renovations
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  - Carl B. Stokes Fed. Courthouse, Cleveland, OH
  - J.P. Kinneary U.S. Courthouse, Columbus, OH
  - J.W. Peck Federal Building, Cincinnati, OH
  - Howard Metzenbaum Fed. Bldg., Columbus, C
  - John W. Bricker Federal Bldg., Columbus, OH
  - Potter Stewart Courthouse, Cincinnati, OH
  - Harry S. Truman Building, Washington, DC
- Geauga National Park District, Nassau Station, Geauga County, OH
- GCRTA, Cleveland, OH
- Harrison Co., Taylor 911 Center, Clarksburg, WV
- Higbee Building, Cleveland, OH
- IRS (Internal Revenue Service), Brooklyn, NY
- NEORS, Easterly WWTP Chemical Process Building, Cleveland, OH
- NASA John Glenn Research Center, Cleveland, OH
  - Security Enhancements
  - Warehouse 351 East Addition
  - Warehouse 351 West Addition
  - Intrusion & Institutional Plumbing Repairs
- Parmadale Juvenile Center, Parma, OH
- Parma Library, Cuyahoga County Public Library System, Parma, OH
- Progressive Field, Cleveland, OH
- Robinson Grand Perf. Arts Center, Clarksburg, WV
- Russell Township Fire Station, Russell Township, OH
- West Virginia State Office Building, Clarksburg, WV
- West Virginia Fire Training Academy, Morgantown, WV



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

**Camp Dawson Training Buildings Design**

**WYK's REPEAT CLIENTELE  
REFERENCES**





**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## **WYK Repeat Clientele**

WYK Associates, Inc.

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**Amos Carvell Funeral Home**  
**ARC of Harrison County**  
**Barbour County Board of Education**  
**Barbour County Commission**  
**Citizens' National Bank of Elkins**  
**City Neon**  
**City of Bridgeport**  
**City of Clarksburg**  
**City of Salem**  
**Corhart Refractories**  
**Dalsy Development**  
**Diamond Development**  
**Dominion Exploration and Production**  
**Fairmont State University**  
**Fellowship Bible Church**  
**Greathouse Funeral Home**  
**Harrison County Board of Education**  
**Harrison County Bank**  
**Harrison County Commission**  
**Harrison County Courthouse**  
**Harrison County Senior Citizens**  
**Harrison County YMCA**  
**Health Access**  
**Kappa Sigma Pi**  
**Lewis County Board of Education**  
**Louis A. Johnson V.A. Medical Center - Clarksburg**  
**MVB Bank**  
**North Central West Virginia Airport**  
**Pocahontas County Commission**  
**Quiet Dell United Methodist Church**  
**Stockmeier Urethanes**  
**Arnett Carbis Toothman, LLP (formerly Toothman & Rice)**  
**Town of Addison (Webster Springs)**  
**United Hospital Center**  
**United Summit Center**  
**Vienna Public Library**  
**Webster County EDA**  
**West Union Bank**  
**World Vision**



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

## References

WYK Associates, Inc.

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Fairmont, WV 26554  
(304) 367-4861

**Reta Griffith, GM - Elkins Region**

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**Richard Roach, Mayor**

Town of Gassaway  
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(304) 842-7591



**WYK ASSOCIATES, INC.**  
ARCHITECTURE • PLANNING

**Camp Dawson Training Buildings Design**

**TESTIMONIALS**



## Webster County Economic Development Authority

139 Baker Street • Webster Springs, WV 26288 • Phone: (304) 847-2145  
Email: [wcda@WebsterWV.com](mailto:wcda@WebsterWV.com) • Website: [www.WebsterWV.com](http://www.WebsterWV.com)

February 8, 2016

Mr. James Swiger, President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

To Whom It May Concern:

It is my pleasure to recommend WYK Associates, Inc. for your next project. I have had the privilege of working with them on a variety of projects over the last decade. The Information Manufacturing Corporation (I.M.C.) Building in Cowen at our Industrial Park utilizes a geothermal heating and cooling system. The I.M. C Building is a 17,000 S.F. structure with an abundance of daylight in the front office area and houses a spacious open structure work space. This project won a Merit Award in Architecture from the WV Chapter of the American Institute of Architects (WVAIA). The 21,000 S.F. Webster County multi-tenant building was built following completion of the I.M.C. in the same development. The multi-tenant building was designed to accommodate a variety of manufacturing spaces and was uniquely designed to be divided or used as a whole.

Recently we have worked with WYK for the interior renovations to our railroad depot building in Webster Springs and R.V. Park adjacent to the depot. This project is part of a master plan to convert this area into a small commercial/recreation area and possibly a trail head for a local trail system in the near future.

WYK has always been diligent in answering any questions or concerns we might have had. In working with WYK on the depot they worked very hard at designing it to meet our very tight budget constraints. The project was funded by a matching grant and there were no additional monies above and beyond the grant. WYK worked with us to give us the most "bang for the buck" to prepare the depot for its future use as a hub for the adjacent facilities.

We were pleased to work with WYK on these projects and we look forward to working with them again in the future. Please do not hesitate to contact me for additional information or questions.

Sincerely,

A handwritten signature in cursive script that reads "Geary Weir".

Geary Weir  
Executive Director





February 8, 2012

To Whom It May Concern,

The City of Shinnston has worked with WYK Associates, Inc., on a variety of projects and has always been impressed by their level of skill, professionalism and commitment to quality. The staff exhibits an expertise in their field and is attentive and attuned to the community they are working in.

Current projects that WYK Associates, Inc., are assisting the City of Shinnston with include the design and construction of the Shinnston Community Building. This \$5 million building is located at the entrance to the City's historic downtown district and WYK have excelled at designing a building sensitive to its location and history, yet able to carry the City into the twenty first century. From initial stakeholder meetings to design presentations, the team at WYK listened to the community's needs and responded accordingly.

The City of Shinnston is also utilizing the planning and design aspect of WYK Associates, Inc., on the former G.C Murphy building project. This project is a detailed feasibility study to assist the City in deciding whether to purchase the hundred year old property. The WYK team has researched the current condition, reviewed code requirements with regard to future development and developed a plan for the highest and best use of the building.

In 2009, WYK Associates Inc., designed and managed the renovation of the City of Shinnston Museum. The Museum now has excellent display space, coupled with galleries for exhibits, and a spacious meeting area. WYK's ability to design space to serve multiple purposes has meant that the Museum is used for government meetings and receptions as well as traditional preservation uses.

The City of Shinnston has been very pleased to partner with WYK Associates, Inc., on these and other projects. From architects to administrative support personnel, the firm exhibits a high commitment to quality and customer satisfaction.

Yours truly,

A handwritten signature in cursive script that reads 'Emma Clarke'.

Emma Clarke  
Finance Officer

# UPSHUR COUNTY COMMISSION

Upshur County Administrative Annex  
91 West Main Street, Suite 101 • Buckhannon, West Virginia 26201

Telephone: (304) 472-0535  
Telecopier: (304) 473-2802

TDD Numbers  
Business: 472-9550  
Emergency: 911

March 10, 2017

WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

Re: Upshur County Courthouse Roof and Chimney Projects

To Whom It May Concern:

We recently had the pleasure of working with WYK Associates, Inc. on the roof and chimney restoration for the Upshur County Courthouse in Buckhannon, WV. WYK was instrumental in coordinating with West Virginia's State Historic Preservation Office (SHPO) to ensure the new designs were compatible with the historic character of the building.

For the roof, new metal shingles and flashing replaced existing materials surrounding the bell tower dome and at the front gable. The remaining shingles on the main roof were cleaned and coated with a fibered aluminum coating. For the two chimneys, the existing brick was dismantled and rebuilt from the roof up. Both chimneys were restored to their existing height using similar materials and topped with new stainless steel caps.

WYK brought their experience, knowledge, and professionalism to both projects as they expertly developed the new design, created the construction documents, facilitated the bidding process, and administered the construction contract. WYK's attentiveness and responsiveness contributed to both projects being successfully completed on time and within budget.

The Upshur County Commission is fortunate to have worked with a competent architect such as WYK Associates and looks forward to working with them again.

Sincerely,



Carrie L. Wallace

Upshur County Administrator

*An Equal Opportunity Employer*



# CITY OF CLARKSBURG

WEST VIRGINIA

OFFICE OF  
CITY MANAGER

November 7, 2016

James Swiger, President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Ave.  
Clarksburg, WV 26301

Re: Letter of Appreciation

Dear James:

It is with great pleasure that I am writing this letter of recommendation and appreciation for James Swiger and the entire team at WYK Associates, Inc. I have thoroughly enjoyed working with Mr. Swiger and his staff. James and his team are courteous and professional and have been dedicated to even the smallest of details for each project they have completed for the City of Clarksburg. Additionally, they have ensured the projects were always on time.

Over the years, James and the staff at WYK Associates, Inc. have completed multiple projects for the City of Clarksburg including a Police Sub-Station in Laurel Lanes, three (3) Fire Stations in Clarksburg which include the Central Fire Station in downtown, and two (2) sub-stations; the East End and North View Stations, as well as designing the Jackson Square Parking Facility. Jackson Square is used for downtown parking with an outdoor venue utilized for outside events. Everything from farmers' markets, wedding receptions, holiday events and festivals like the West Virginia Italian Heritage Festival's Pasta Cook-Off. I am proud to share that WYK was awarded the AIA West Virginia Merit Award for Achievement in Architecture for this project.

I personally look forward to working with WYK Associates, Inc. again and would highly recommend them to other local governments for use on their projects.

Sincerely,

  
Martin Howe, ICMA-CM  
City Manager



1219 Johnson Avenue, Suite 201  
Bridgeport, WV 26330

304-842-7591

---

To whom it may concern:

It is with great pleasure that I am writing this letter of recommendation for James Swiger and the entire WYK team.

When I was starting my building project, I asked several people for recommendations. I spoke with contractors, businessmen, and people who had been through construction projects. Overwhelmingly, the one name that was mentioned was James Swiger.

Every aspect of the project that James was involved with was done with great care and excellence, from the initial design of the building, to coordinating all of the work, and even now that the building is complete. James was and is available to answer my questions and to help in any way that I ask. I honestly cannot remember a single incident that James or a WYK team member was not available. I feel that his knowledge of and rapport with the engineers, contractors, and inspectors was a tremendous asset to the project. His attention to detail would amaze me. It is obvious that he takes great pride in his work. His professionalism and level of commitment is beyond what would be expected. I would visit my construction site every evening after work and on the weekends, and often times James would show up.

Finally, as the saying goes, the proof is in the pudding. The finished product is a thing of beauty. My patients are always commenting about the building. My building is the perfect space for my dental practice as well as the other tenants.

Please feel free to contact me if I can be of further assistance.

Sincerely,

Jeffrey W Browning, DDS





400 White Oaks Boulevard  
Bridgeport, WV 26330  
(304) 933-8000 (304) 933-8183 Fax  
www.steptoe-johnson.com

Writer's Contact Information  
(304) 933-8163  
Gary.Nickerson@steptoe-johnson.com

March 10, 2016

To Whom It May Concern:

I am presently the managing partner of the Bridgeport, West Virginia, office of Steptoe & Johnson PLLC, a national law firm of over 300 lawyers in six states. S&J has its roots in Harrison County, West Virginia, where it was formed in 1913 in Clarksburg. Our firm maintained its primary office in downtown Clarksburg for almost 100 years.

Recognizing that the facility in Clarksburg could no longer meet the needs of a growing national law firm, in 2008, we made the decision to build a new home office, strategically located in Bridgeport, West Virginia, along the I-79 Corridor. We retained SKB Architects, a firm known worldwide for the design of law firm buildings. Because SKB was not local to this area, both SKB and our firm recognized the critical need to have a local architectural firm be actively involved in the design and construction of the 80000 square foot state-of-the-art office building. Without hesitation, we recommended WYK Associates, Inc. to SKB, having known the architects of this firm and the quality of their work for several decades.

Specifically, from day one, WYK performed oversight of the project, serving as an important liaison between SKB, the S&J's building committee and the construction firm. Initially, WYK Associates, Inc. provided a peer review of SKB's design and construction documents prior to the documents being released to contractors for bidding. With SKB and our firm's building committee, WYK was actively involved in the contractor interview and selection process for the \$16 million building, designed to LEED standards. The assistance of James Swiger of WYK was of critical importance to S&J's selection of a contractor and that selection proved to be outstanding. Moreover, WYK attended all construction meetings with SKB, the firm's executive director, the contractor and sub-contractors throughout the course of the construction period. WYK also served as the "eyes and ears" for SKB, making site visits and reporting back to SKB-- on the "off" weeks that SKB was not present at the site-- as a means of quality control as well as verifying construction conditions for SKB. WYK was active in the job site meetings, offering input and solutions to any construction related issues that arose throughout the course of the construction process. In the end, the project was a resounding success for our firm and we moved into our beautiful, state-of-the-art facility, in August, 2010.

From S&J's standpoint, WYK provided our firm's "safety net" and "comfort zone" throughout the entire process, being a longstanding and respected firm of architects who we have known and trusted for decades. Despite our large size, we had never built our own building, and had leased in all office locations throughout our century of existence. James

March 10, 2016

Page two

Swiger and WYK Associates, Inc. provided a much needed comfort level to our lawyers as well as a level of service and oversight that was of critical importance to the successful completion of the project, on time and on budget. As the office managing member, and as an active member of the S&J building committee, I cannot imagine our law firm completing this beautiful facility without WYK in our corner. Should you have any questions, please feel free to call me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Gary W. Nickerson", with a long, sweeping underline.

Gary W. Nickerson

GWN  
7133013.1



February 5, 2016

To whom it may concern:

I am very pleased to write this letter on behalf of WYK Associates, Inc. of Clarksburg. Our century old school building was in desperate need of additional classroom and office space. We were faced with a sudden increase in enrollment for the upcoming school year for the Pre-Kindergarten class. The Wheeling-Charleston Diocese asked me to contact WYK to explore solutions to utilize the most space within our tight budget and timeframe. The Diocese spoke very highly of WYK as the firm had recently completed a new parish center for our associated church and they also performed other renovations to our school as well as our neighboring Notre Dame High School.

James Swiger and his staff diligently studied our building, exploring every option of gaining Pre-Kindergarten classroom space. Another challenge of the project was the requirement of the Pre-K to be located on the main floor for direct exiting requirements. The ultimate solution was to move the principal's office to the center of the school, utilizing the back of the oversized existing auditorium, under what was once a balcony. This created four new private offices for our administration in addition to a much needed conference room. The old office space was removed, thus expanding the adjacent classroom into that area. This kept the Pre-K on the main floor, made our offices more centrally located and increased visibility and security to all three entrances to the main floor level. They kept insisting they wanted to solve as many design issues within the school as they could while doing this renovation. They did just that!

WYK's staff was very professional, experienced, thorough and timely. They produced a wonderful design that fit within our budget and allowed for minimal disruption to the school. They worked closely with the contractor, which assisted him in completing the work in our shortened summer vacation. It is without reservation that I highly recommend WYK Associates, Inc. for your project. I can now see why the Diocese asked me to contact WYK to execute this work.

Sincerely,

Nicole A. Folio, M. Ed.  
Principal



## **LEWIS COUNTY SCHOOLS**

239 Court Avenue  
Weston, West Virginia 26452  
Telephone (304) 269-8300  
Fax (304) 269-8305

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***Superintendent***  
Dr. Joseph L. Mace

February 4, 2016

***Board of Education***  
Paul Derico, President  
Debbie Clem  
Sylvia McNeish  
Robert Mitchell  
Michael Monachello

Mr. James Swiger  
President/Principal-in-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

To Whom It May Concern:

I am writing this letter on behalf of WYK Associates, Inc. and it is my pleasure to recommend Mr. James Swiger and the WYK Associates, Inc. team.

For many years I have worked with the WYK team on multiple projects for Lewis County Schools including the construction of Peterson Central Elementary School and Outdoor Classroom; Roanoke Elementary School; Lewis County High School Bleachers; Lewis County High School Concession Stand; Robert Bland Field House Addition; and security upgrades for the Lewis County Board of Education. Lewis County Schools have greatly benefited from the skills and expertise of WYK Associates, Inc.

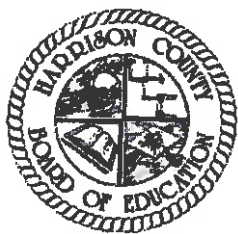
James and the team at WYK offer professionalism at its best and I have enjoyed working with them over the years. WYK has always offered sound architectural options while being conscientious of financial constraints. The team at WYK has always been readily available for questions or concerns and has always given Lewis County Schools superior service in a timely manner. Lewis County Schools would welcome the opportunity to work with WYK Associates, Inc. on future projects, and I would strongly recommend them to other School Boards and organizations.

Please do not hesitate to contact me for further information or questions.

Sincerely,

Dr. Joseph Mace, Superintendent  
Lewis County Board of Education





DR. MARK A. MANCHIN  
*Superintendent*

## HARRISON COUNTY SCHOOLS

408 E. B. SAUNDERS WAY  
POST OFFICE BOX 1370  
CLARKSBURG, WEST VIRGINIA 26302-1370  
(304) 326-7300  
FAX (304) 624-3361

**BOARD OF EDUCATION**  
DOUGLAS K. HOGUE, *President*  
FRANK DEVONO, JR. *Vice President*  
MICHAEL DAUGHERTY  
GARY M. HAMRICK  
KRISTIN MESSENGER

August 18, 2015

Mr. James Swiger  
President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

To Whom It May Concern:

It is my pleasure to write this letter on behalf of WYK Associates, Inc. and recommend Mr. James Swiger and the WYK Associates, Inc. team.

For over 20 years I have worked with WYK team on numerous projects for Harrison County Schools and they have proven to be a valuable asset to the school district. We have greatly benefitted from the expertise and architectural skill of WYK Associates. James and his team are true professionals and bring important architectural knowledge and outstanding management skills to their projects. James and his team are active supporters of Harrison County and show leadership in our community.

James and the team at WYK have always been conscientious of financial constraints and have always delivered superior service in a timely manner for Harrison County Schools. Harrison County Schools would not hesitate to work with WYK Associates on future projects, and I would recommend them to other organizations without reservation.

Please do not hesitate to contact me for further information or questions.

Sincerely,

A handwritten signature in blue ink that reads "Neil Quinn".

Neil Quinn, Director  
Harrison County Schools



**HARRISON COUNTY YMCA  
Lowndes Hill Park  
P.O. Box 688  
Clarksburg, WV 26302-0688  
304-623-3303**

August 14, 2015

To whom it may concern:

WYK Associates serve their clients with thoughtful planning; creative design; and credible engineering. Their professional skill is underscored by impeccable character and generosity to their community.

Commending WYK Associates to prospective clients comes from personal experience and observation of projects completed for others. Their talent and high standards will serve you well.

Sincerely,

**MX**

D. Max Francis  
Interim Executive Director

August 13, 2015

Mr. James Swiger  
President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

Dear James,

I would like to take this opportunity to express our satisfaction with Premier Bank's Flatwoods Branch. I was the Executive Vice President of the Bank of Gassaway when the branch was constructed and all of us at the Bank of Gassaway were well pleased with your design and project management of the branch.

The branch stands out from the other businesses in the area and we regularly are complimented on its appearance. The branch is very functional and it serves our customers well.

Thank you for your excellent work on the project.

**Jim McQuain**  
**Senior Vice President**  
**304-364-5138 ext 1701**  
[jimmy.mcquain@premierbankinc.com](mailto:jimmy.mcquain@premierbankinc.com)



July 16, 2015

Mr. James B. Swiger  
President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

Dear James,

Please consider this letter my recommendation of you and the staff at WYK Associates based on the projects completed for United Hospital Center. UHC was pleased to work with WYK on a variety of projects at our hospital facilities and we were impressed with your level of skill, professionalism, and commitment to quality. The staff at WYK exhibits a high-level of expertise in their field and was attentive to the needs of the hospital and our objectives.

United Hospital Center hired WYK Associates, Inc. to redesign two existing physician office suites in our multi-tenant facility and the jobs included a complete demolition of the existing offices. In addition to the multi-tenant building, WYK also renovated United Hospital Center's Cardiac Rehabilitation Center, Physical Therapy Suite, and Sleep Center.

I am confident that the work completed by WYK Associates, Inc. at United Hospital Center will be instrumental in better serving our patients and community and we are pleased with the results. I would be happy to recommend WYK and express my pleasure in working with the firm on the various projects at United Hospital Center. I would also welcome the opportunity to work with WYK Associates, Inc. again in the future.

Sincerely,



Geoff Marshall  
VP Support Services



**BOB TRICKETT**

**Cadillac Buick GMC Inc.**



P.O. Box 899, Route 50, East • CLARKSBURG, WEST VIRGINIA 26301 • (304) 624-6594

February 5, 2016

Mr. James Swiger  
President and Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

To whom it may concern:

It is with great pleasure that I am writing this letter of recommendation for James Swiger and the entire WYK Associates, Inc. team.

WYK Associates, Inc, renovated the Bob Trickett Cadillac Buick GMC dealership located on old Bridgeport Hill. Throughout the entire process, WYK was available any time to answer any questions or concerns I had. WYK was able to complete our project on time and adhere to our budget. WYK had an excellent rapport with the project engineers, contractors and inspectors. Our newly renovated building is easily the most attractive building on Old Bridgeport Hill now.

James and the team at WYK are professional and courteous. I would not hesitate to recommend WYK Associates, Inc. to other car dealerships or businesses for their architectural services.

Please contact me for further information or questions.

Sincerely,

Mr. Robert W. Trickett, Owner  
Bob Trickett Cadillac Buick GMC

James B. Swiger, AIA, NCARB, LEED AP

President/Principal

WYK Associates, Inc.

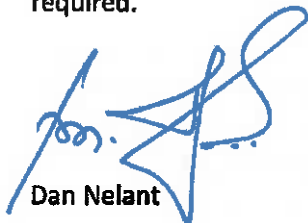
205 Washington Avenue

Clarksburg, WV 26301

Salem International University has benefited from the expertise, professionalism and friendship of Mr. James Swiger for a number of years. WYK and Mr. Swiger, specifically, have aided the University in planning and execution of renovations. He has helped identify regulations and options as well. He is always mindful of financial constraints and deadlines while delivering quality work products.

He has worked with the community of Salem on a number of efforts sometime as a partner with the University, the Chamber of Commerce and others. Salem International University is pleased to recommend WYK and James Swiger for consideration for any architectural/engineering project that is under consideration. He and his team take pride in their work, and all are conscientious and professional. That reflects on his leadership.

As loyal supporters of the University and the Salem Community, Mr. Swiger and his team are community advocates that we treasure. We would be more than pleased to be contacted if further information is required.



Dan Nelant

President

Salem International University



Keith Bullion

Associate Director of Campus Operations

Salem International University



## **Health Access, Inc.**

489 Washington Avenue • Clarksburg, West Virginia 26301

Phone: 304-622-2708 • Fax: 304-623-9302 • E-mail: [healthnac@ma.rr.com](mailto:healthnac@ma.rr.com) • Web: [www.healthaccessinc.org](http://www.healthaccessinc.org)

July 10, 2015

James B. Swiger, AIA, NCARB, LEED AP  
President / Principal  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

RE: Letter of Recommendation

Dear Mr. Swiger:

Health Access, Incorporated first hired WYK Associates, Inc. in 2010 to design, plan and manage a project to completely renovate the medical clinic located at 489 Washington Avenue in Clarksburg, West Virginia. The project had a total cost of over \$350,000.00 and a very tight time frame of ninety days from start to finish. Another very challenging aspect to our project was the need to keep our Pharmacy operational to fill prescriptions during the entire ninety days of construction. From the outset, WYK Associates exhibited great attention to the details of our operation and our specific space and functionality needs within this medical facility and this was an outstanding feature of our relationship with the company. We found your willingness to make changes in the design phase as required by our budget limitations so helpful in bringing forward the very best design that our agency could afford.

Throughout this entire project, your "hands on" approach in managing the project made this experience very rewarding for our agency Board of Directors, Staff and ultimately for our many patients. The contractors that WYK Associates invited to bid on the project were all top of the line in our area and I'm confident that any one of them would have done excellent work, however we were extremely satisfied with the successful bidder; Elkview Builders, Inc.

In addition to the major renovation project in 2010, Health Access, Inc. once again engaged the services of WYK Associates, Inc. for a smaller project in 2014. That project involved renovation of a space to install a small employee restroom within the clinical spaces and also the modification of five exam room doors to install sound seals that afford privacy and confidentiality of patient-provider discussions in those areas. Again we were delighted with the process in working with WYK Associates in this project which was completed in a timely manner, within budget and without disruption to the operation of the clinic which remained open during the entire project.

James B. Swiger

Page -2-

Please feel free to use Health Access, Incorporated as a reference to any potential clients seeking Architectural, Planning-Design or Project Management services. We can certainly recommend WYK Associates, Incorporated without reservation as we are a very satisfied customer. Thank you again for your efforts to make this beautiful new home for the free clinic and the hundreds of low income uninsured patients we are privileged to serve.

Sincerely,

  
James A. Harris, Executive Director



March 10, 2011

Mr. James B. Swiger, AIA  
President / Principal-In-Charge  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

Dear James:

This letter is in appreciation of all the work WYK Associates has provided to the Pocahontas County Commission and myself over the last year. I have thoroughly enjoyed working with your company and have appreciated the professionalism and dedication you have given our projects.

Due to the historic nature of the Pocahontas County Courthouse I knew there would be surprises in replacing the roof and installing an elevator. WYK was very creative in overcoming these challenges and researching alternatives that would fit within the budget of funds we had to use for this project. I have also enjoyed the consistent and timely communication you provided while I was managing the project for the County Commission. You never failed to respond to a request, and even provided direction when we were at a loss as to how to proceed.

I would highly recommend your company for other projects with local governments or in the private sector.

Thank you again for all your assistance.

*Reta Griffith*

Sincerely,  
Reta Griffith  
Former Commissioner, Pocahontas County (1998-2010)  
RR 1 Box 122A  
Marlinton, WV 24954  
304-799-4523  
[retagriffith@frontiernet.net](mailto:retagriffith@frontiernet.net)



**131 WEST MAIN ST. • BRIDGEPORT, WEST VIRGINIA 26330-6310**  
**Phone: (304) 842-8251 • Fax: (304) 842-8254 • [www.bridgeportwv.com](http://www.bridgeportwv.com)**  
**CHUCK FEATHERS • BRIDGEPORT FIRE DEPARTMENT**  
*Chief*

September 20, 2010

Mr. James B. Swiger  
WYK Associates, Inc.  
205 Washington Avenue  
Clarksburg, WV 26301

Dear Mr. Swiger,

It has been almost a year now since we moved into our new Public Safety Substation and I wanted to take a moment to thank you for all you did in insuring the success of our building. It is more than we expected when we first started this project. Your detail to our requests as we started this project is what has made it such a workable project. You took our words on what we wanted and turned them into a state of the art public safety building that is not just pleasing to the eye but very functional.

Throughout the project as problems rose you were quick to find answers that worked for our needs and decisions evolved around our needs instead of what worked best for others.

Thank you again for all the great work you did for us and the building stands as a tribute to you and your firm for a job well done. If I can be of assistance to you in the future just let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Feathers", written in a cursive style.

Charles A. Feathers, Chief

Bridgeport Fire Department

# TOWN OF GASSAWAY

**RICHARD M. ROACH, MAYOR**

**CHERRI WILSON-GERWIG, RECORDER/CLERK**

**RICK A. BURROWS, SR. CHIEF OF POLICE**

**COMMON COUNCIL**

**JIM MALICK**

**FRANCES CLAYTOR**

**JIM CRINER**

**LYNN JEFFRIES**

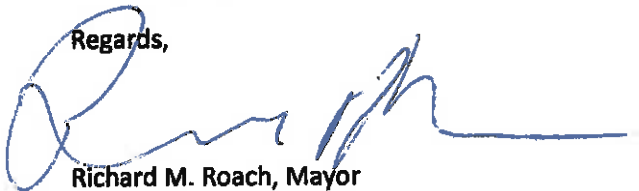
**EDNA WILSON**

Jordan Garland  
205 Washington Avenue  
Clarksburg, West Virginia 26301

I am writing to recommend the services of WYK Architects'. WYK did an outstanding job on the restoration of the Gassaway Depot. Their knowledge and attention to detail made the restoration of the Gassaway Depot a success. I feel confident in recommending WYK Architect services. Their work was not only thorough but they were also easy to work with, and willing to take the time to discuss any concerns and responses to any questions.

If you have any further questions please feel free to contact me.

Regards,



Richard M. Roach, Mayor

416 ELK STREET, P.O. BOX 147  
GASSAWAY, WV 26624  
304-364-5111  
304-364-4003 FAX  
THETOWNOFGASSAWAY@FRONTIER.COM