

21 June 2019

RECEIVED

2019 JUN 27 AM 10:11

WV PURCHASING DIVISION

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

Re: **Cacapon Resort State Park**
Proposed New Campground and Renovation Lake Bathhouse and Golf Course Club House
Request for Proposals for
West Virginia Division of Natural Resources

Dear Mr. Nisbet:

Paradigm Architecture Inc. is pleased to submit our proposal for Architectural/Engineering Services for the for the design of a new campground and improvements to the lake bathhouse and golf clubhouse at Cacapon Resort State Park.

Paradigm Architecture has developed a strong resume planning and designing a variety of recreational/hospitality facilities. This includes projects with the Division of Natural Resources. The Cacapon Resort Lodge which is scheduled to be completed in the Fall of 2020 is currently under construction. When finished, the project will include 79 new Guest Rooms, restaurant, spa, indoor pool and fitness area, and complete renovations to the existing Lodge which will house the front desk, lobby, additional meeting rooms and totally upgraded guest rooms. In 2011, the Canaan Resort Lodge, with its 160 rooms, grand lobby and updated public areas was completed. As with all State historic assets, we worked closely with the Division of Culture and History in the development of our designs.

Upon completion of the Glade Springs Resort & Conference Center in Daniels, West Virginia, Paradigm began work on the two-story addition to the existing golf clubhouse, locker rooms, and lounge, which included the Bunkers Restaurant and outdoor dining. Paradigm has experience with clubhouses and community centers which include fitness, recreation, food service, and public gathering areas along with administrative functions as well as retail. U Club Sunnyside has a 9,000 square foot community center while University Park provides the students, faculty, staff, and surrounding neighborhoods retail and dining options.

For the Cacapon Resort projects, we have included the services of CTL Engineering of Morgantown to provide Civil Engineering and Campground Design services. Allegheny Design Services will provide Structural Engineering. Miller Engineering will serve as Mechanical, Electrical, and Plumbing Engineers. Pat Stinson will provide Construction Cost Estimating. We have extensive relationships with these professionals and have successfully completed many projects together.

We understand the emphasis that you have placed on communication and adherence to budget and schedule. In our proposal, we have addressed these issues in detail and provided a history of our performance. We would encourage you to contact our references and verify our performance on previous projects.

Thank you again for the opportunity to submit this proposal. We have deeply appreciated our relationship with the WVDNR and look forward to continuing that by working together on this important project.

Best regards,



Paul A. Walker, AIA, NCARB, President

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

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

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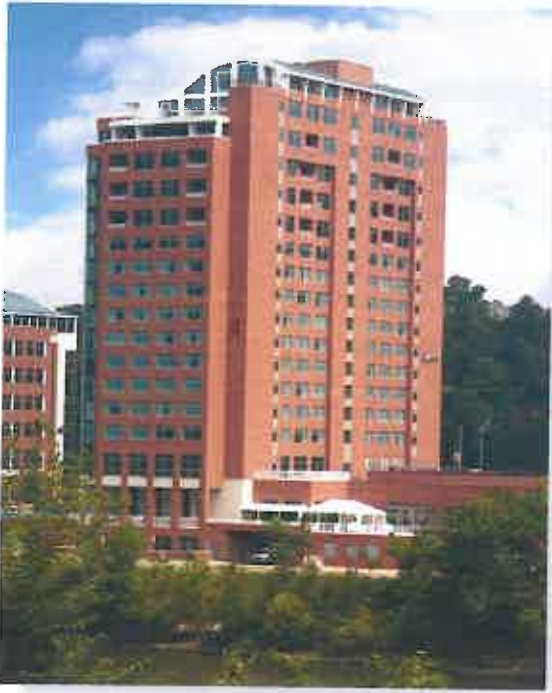
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Paradigm Introduction



2.



Two Waterfront Place

Firm History

Paradigm Architecture was formed in October of 2000 by a group of likeminded individuals who believe that architecture provides the opportunity to practice the career that we love. We as individuals and as team members of a firm have a responsibility to exhibit that passion in the manner in which we live our lives.

We chose the name Paradigm because it means a model that serves as an example.

This represents our highest ideals...

that our architecture would serve as an example

that our client service would serve as an example

that our service to our God would serve as an example.

Originally established in Birmingham, Alabama, Paradigm Architecture expanded in 2002 by opening an office in Morgantown, West Virginia. Our staff of ten includes five registered architects, three architectural technicians, and two administrative assistants.

It is our belief that we should assemble consultants that are uniquely skilled to satisfy the particular requirements of a project. We have close professional relationships with many engineers and specialized consultants and choose those that we feel will best serve the technical specialization, location of the work and sometimes even personality of the client. We choose not to work with firms who do not share our commitment to service and quality.



West Virginia University Mountaineer Station

- Morgantown Area Chamber of Commerce*
- 2019 – Small Business of the Year Award*
- Morgantown, WV*
- Mylan Park Foundation*
- 2018 – George R. Farmer, Jr. Award*
- Morgantown, WV*
- Alabama Masonry Institute*
- 2004 – Top Block Award*
- Russell Professional Office Building III*
- Alexander City, AL*
- Main Street Morgantown*
- 2008 – Best New Construction Award*
- Marina Tower, Morgantown, WV*
- 2008 – Best New Office Award*
- Spilman Thomas Battle, Morgantown, WV*
- Pittsburgh Corning Glass Block*
- 2004 – Circle of Design Excellence Award*
- Lightning Strikes Family Fun Center*
- Trussville, AL*
- West Virginia American Institute of Architects*
- 2010 – Honor Award*
- Upper Monongahela River Center*
- Morgantown, WV*
- 2010 – Merit Award*
- West Virginia University*
- Transportation Center & Garage*
- Morgantown, WV*
- International Parking Institute Awards of Excellence*
- 2011 – Honorable Mention*
- Mountaineer Station (WVU Transportation Center)*
- Morgantown, WV*

Firm Profile

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

EXPERIENCE

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

Healthcare | Institutional

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

Educational

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



WVU Honors Dorm

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

- 2014 - WVU College Park
Morgantown, WV*
- 2010 – Morgantown Event Center
Morgantown, WV*
- 2010 – GSA USDA Office Building
Morgantown, WV*
- 2010 – WVU Transportation Center and Garage
2007 – Waterfront Marina
Morgantown, WV*
- 2007 – Chestnut Ridge Church
Morgantown, WV*
- 2004 – Madden Student Center
Davis & Elkins College
Elkins, WV*
- 2004 – Two Waterfront Place Hotel
& Conference Center
Morgantown, WV*
- 2003 – The Jackson Kelly Building
Morgantown, WV*
- 2001 – Russell Cancer Center
Alexander City, AL*

Master Planning

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

Corporate

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

Governmental

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

Food Service

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

Hospitality/Multi-Family Housing

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



Project Goals and Objectives



2.



West Virginia Division of Natural Resources Project Goals and Objectives

- 2.1 Goal/Objective 1: Review existing plans, conditions and evaluate the site while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption and meet all objectives.

Paradigm Architecture and our consultants understand the process of evaluating existing plans and conditions and communicating effectively in order to minimize disruption to the Park operations and to meet all objectives. We have sought to define this in our narrative regarding Communication found in Section 3.1.a. with the Owner.

- 2.2 Goal/Objective 2: As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in this EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.

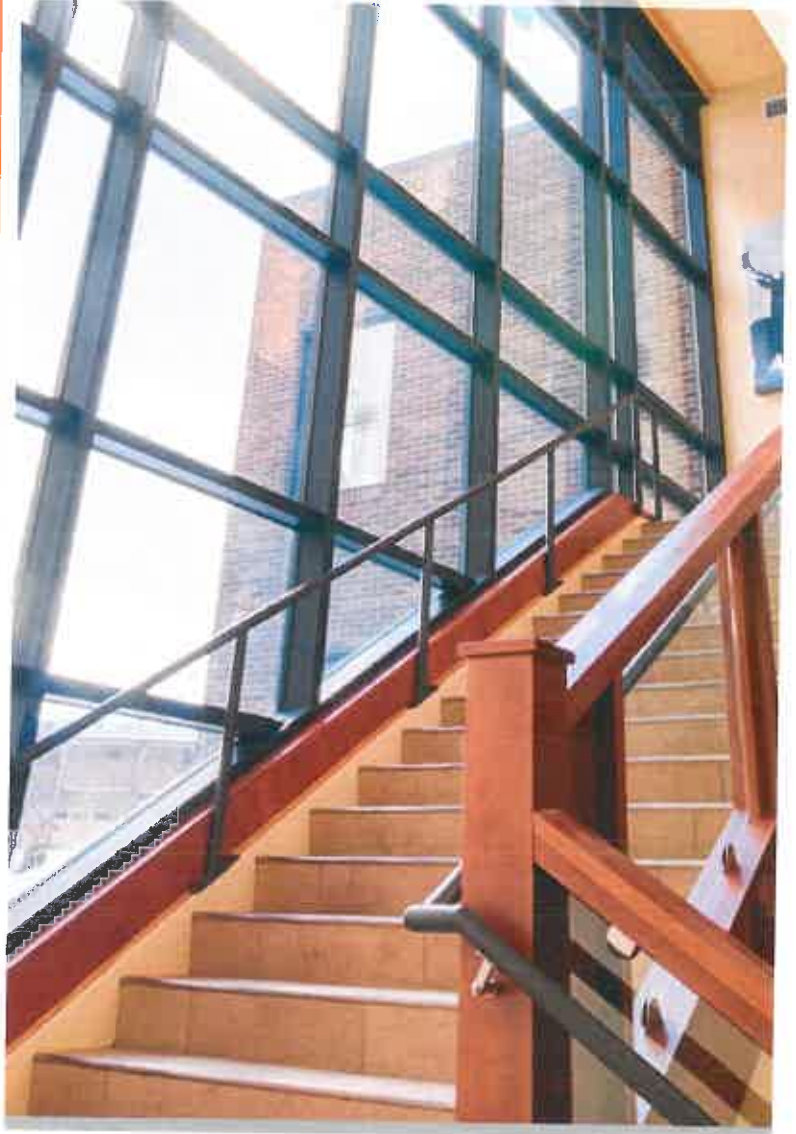
Paradigm Architecture and our consultants understand the need to design the project in accordance with the Division of Natural Resource requirements and to comply with current codes. We have also defined our approach to managing the project budget in the narrative included in Section 3.1.b.

- 2.3 Goal/Objective 3: Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

Paradigm Architecture and our consultants understand the importance of conducting construction administration services with competent professionals. We will assure that individuals directly connected to the design of the facility will continue involvement in the construction administration phase. Section 3.1.c provides more information.



Resumes | Certifications
Staffing Plan | References



3.

Paul A. Walker, AIA

Principal-in-Charge | Design Architect

Paul has 37 years of experience as an architect and received his registration in 1986. He became a business owner in October 2000 when he created Paradigm Architecture. Paul's design responsibilities include programming, development of construction documents, project management, and construction administration. Among the variety of projects he has designed and supervised are: hospitality, medical, commercial, corporate, educational, governmental, industrial, institutional, recreational, religious, and residential. The scope of projects ranges from a few thousand dollars to over 78 million dollars.

Experience

Two Waterfront Place Hotel & Conference Center
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center
Daniels, West Virginia

Waterfront Marina & Boathouse Bistro
Morgantown, West Virginia

West Virginia University College Park
Morgantown, West Virginia

Morgantown Event Center & Parking Garage
Morgantown, West Virginia

University Park Student Housing & Condos/Retail
Morgantown, West Virginia

West Virginia University Downtown Student Housing
Morgantown, West Virginia

Waterfront Marriott Hotel Renovations
Morgantown, West Virginia

U Club Sunnyside Student Housing
Morgantown, West Virginia

University of Connecticut Hotel & Office Space
Storrs, Connecticut

Education

Bachelor of Architecture
University of Tennessee
Knoxville, 1982

Affiliations

American Institute of Architects
NCARB #53858

Registrations

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

The West Virginia Board of Architects

certifies that

PAUL A WALKER

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

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

Certificate Number [REDACTED]

The registration is in good standing until June 30, 2020.



A handwritten signature in blue ink, reading "Emily Papadopoulos".

Board Administrator

Grant T. Gramstad, AIA

Project Manager

Mr. Gramstad has 26 years of experience in the design industry as an architect. He is one of the founding members of Paradigm Architecture and is the Architect of Record for all of the firms' Alabama projects. Located in the Birmingham office, his experience includes multiple higher education clients as well as hospitality clients. Currently, he is working on the Waterfront Marriott Hotel renovation. His roles have included project management, design, and supervision of small to large scale architectural projects. Project experience includes renovations, commercial, hospitality, corporate, educational, governmental, healthcare, industrial, institutional, recreational, and residential.

Experience

Two Waterfront Place Hotel & Conference Center
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion
Berkeley Springs, West Virginia

Morgantown Event Center & Parking Garage
Morgantown, West Virginia

University Park Student Housing & Condos/Retail
Morgantown, West Virginia

Glade Springs Resort & Conference Center
Daneis, West Virginia

Waterfront Marina & Boathouse Bistro
Morgantown, West Virginia

West Virginia University College Park
Morgantown, West Virginia

West Virginia University Downtown Student Housing
Morgantown, West Virginia

U Club Sunnyside Student Housing
Morgantown, West Virginia

Waterfront Marriott Hotel Renovations
Morgantown, West Virginia

University of Connecticut Hotel & Office Space
Storrs, Connecticut

Education

Master of Architecture
Tulane University
New Orleans, Louisiana, 2004

Bachelor of Architecture
Tulane University
New Orleans, Louisiana, 1993

University of Bath
Bath, England
Junior Year Abroad, 1991-1992

Affiliations

American Institute of Architects

Registrations

Alabama [REDACTED]



**THE ALABAMA BOARD FOR
REGISTRATION OF ARCHITECTS**

**certifies that it has registered and authorized
to practice in the State of Alabama**

Grant T Gramstad

as a

REGISTERED ARCHITECT

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

**Registration Number: [REDACTED]
Initial Registration Date: 3/23/1999**

The registration is currently in good standing and expires on 12/31/2019



Elizabeth Bern

Executive Director

Todd G. Christopher, AIA

Project Architect

Todd's responsibilities have included development of construction documents and drawings, project management, marketing presentations, bidding procedures, and construction administration. He has a combined 16 years of experience in commercial, corporate, hospitality, educational, performing arts, healthcare, continuing care retirement communities, laboratories, industrial, institutional, sports facilities, and multi-family residential. and joined Paradigm Architecture in February 2009.

Experience

Canaan Valley Resort State Park Renovations & Additions
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion
Berkeley Springs, West Virginia

University Park Student Housing & Condos/Retail
Morgantown, West Virginia

West Virginia University College Park
Morgantown, West Virginia

U Club Sunnyside Student Housing
Morgantown, West Virginia

Waterfront Marriott Hotel Renovations
Morgantown, West Virginia

University of Connecticut Hotel & Office Space
Storrs, Connecticut

James B. Duke Residence Hall*
Davidson, North Carolina

Castalia @ Meadowmont Multi-Family/Mixed Use*
Chapel Hill, North Carolina

Education

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

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

Affiliations

*American Institute of Architects
NCARB #104658*

Registrations

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

*Key Involvement in project with firm(s) other than Paradigm Architecture, Inc.

The West Virginia Board of Architects

certifies that

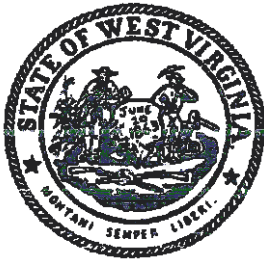
TODD G. CHRISTOPHER

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

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

Certificate Number [REDACTED]

The registration is in good standing until June 30, 2020.



A handwritten signature in blue ink, reading "Grady Replogle".

Board Administrator

David H. Snider, AIA

Specifications | Quality Control

Mr. Snider graduated from Auburn University with a degree in architecture and practiced in North Carolina before returning to his hometown of Birmingham, Alabama. As one of the founding members he has spent the last 18 years of his 35-year career with Paradigm Architecture. His responsibilities with Paradigm Architecture have included project management, construction documents, contract administration, and writing specifications. Project experience includes hospitality, educational, healthcare, churches, libraries, schools, historic office buildings, airports, and commercial facilities. David has extensive experience with healthcare facilities throughout the duration of his entire career and currently manages open-end contracts with Russell Medical Center and Lanier Memorial Hospital. These project types include cancer centers, medical office buildings, physical therapy, assisted living facilities, and major hospital renovations.

Experience

Two Waterfront Place Hotel & Conference Center
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center
Daniels, West Virginia

West Virginia University College Park
Morgantown, West Virginia

Morgantown Event Center & Parking Garage
Morgantown, West Virginia

University Park Student Housing & Condos/Retail
Morgantown, West Virginia

U Club Sunnyside Student Housing
Morgantown, West Virginia

West Virginia University Downtown Student Housing
Morgantown, West Virginia

Waterfront Marriott Renovations
Morgantown, West Virginia

Education

*Bachelor of Architecture
Auburn University
Alabama, 1984*

*Roofing Technology
The Roofing Industry
Educational Institute, 1995*

Affiliations

American Institute of Architects

Tyler B. Etris, AIA

Architect | Design | Production

Tyler's responsibilities have included development of schematic design, design development, and construction drawings. Since joining Paradigm in 2007, Tyler has aided in the design of projects, when combined, add up to be over \$200 million. He also provides marketing support for proposals and presentations. Project types have included healthcare, commercial, corporate, educational, hospitality, institutional, multi-family housing and retail.

Experience

Cacapon Resort State Park Lodge Expansion
Berkeley Springs, West Virginia

University Park Student Housing & Condos/Retail
Morgantown, West Virginia

West Virginia University Downtown Student Housing
Morgantown, West Virginia

Canaan Valley Resort State Park Lodge Renovations & Additions
Davis, West Virginia

Morgantown Event Center & Parking Garage
Morgantown, West Virginia

West Virginia University College Park
Morgantown, West Virginia

Waterfront Marriott Hotel Renovations
Morgantown, West Virginia

U Club Sunnyside Student Housing
Morgantown, West Virginia

University of Connecticut Hotel & Office Space
Storrs, Connecticut

Mountaineer Wellness & Education Complex - Aquatic/Track Facility
Morgantown, West Virginia

Education

*Bachelor of Architecture
College of Architecture
NAAB Accredited Program
University of Tennessee
Knoxville, 2011*

*Krakov Polytechnic University
Krakow, Poland
Spring, 2010*

Affiliations

*American Institute of Architects
First United Advisory Group*

Registrations

West Virginia [REDACTED]

The West Virginia Board of Architects

certifies that

TYLER BLAKE ETRIS

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

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

Certificate Number



The registration is in good standing until June 30, 2020.

A handwritten signature in cursive script, reading "Gracie Papadopoulos".

Board Administrator

Aaron White

Senior CAD/BIM Manager | Production

Mr. White's responsibilities have included development of construction drawings and documents and project management tasks. He has a combined 17 years of experience in commercial architecture and has been with Paradigm Architecture for 10 years. Project types have included renovations, healthcare, commercial, corporate, educational, hospitality, institutional, residential, and retail.

Experience

Morgantown Event Center & Parking Garage
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion
Berkeley Springs, West Virginia

West Virginia University College Park
Morgantown, West Virginia

University Park Student Housing & Condos/Retail
Morgantown, West Virginia

U Club Sunnyside Student Housing
Morgantown, West Virginia

University of Connecticut Hotel & Office Space
Storrs, Connecticut

Mountaineer Wellness & Education Complex - Aquatic/Track Facility
Morgantown, West Virginia

Education

*Computer-Aided
Drafting/Design
Morris County Vocational
Technical School
Denville, New Jersey, 1990*

Steve Konya

Construction Administration

Steve's responsibilities have included development of construction drawings and documents, construction administration, project management tasks, marketing, and photography. He has a combined 23 years of experience in commercial architecture and has been with Paradigm Architecture for 13 years. Project types have included commercial, hospitality, recreational, corporate, educational, institutional, and retail.

Experience

U Club Sunnyside Student Housing
Morgantown, West Virginia

University Park Student Housing & Condos/Retail
Morgantown, West Virginia

West Virginia University College Park Student Housing
Morgantown, West Virginia

West Virginia University Downtown Student Housing
Morgantown, West Virginia

Canaan Valley Resort State Park Renovations & Additions
Davis, West Virginia

Cacapon Resort State Park Lodge Expansion
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center
Daniels, West Virginia

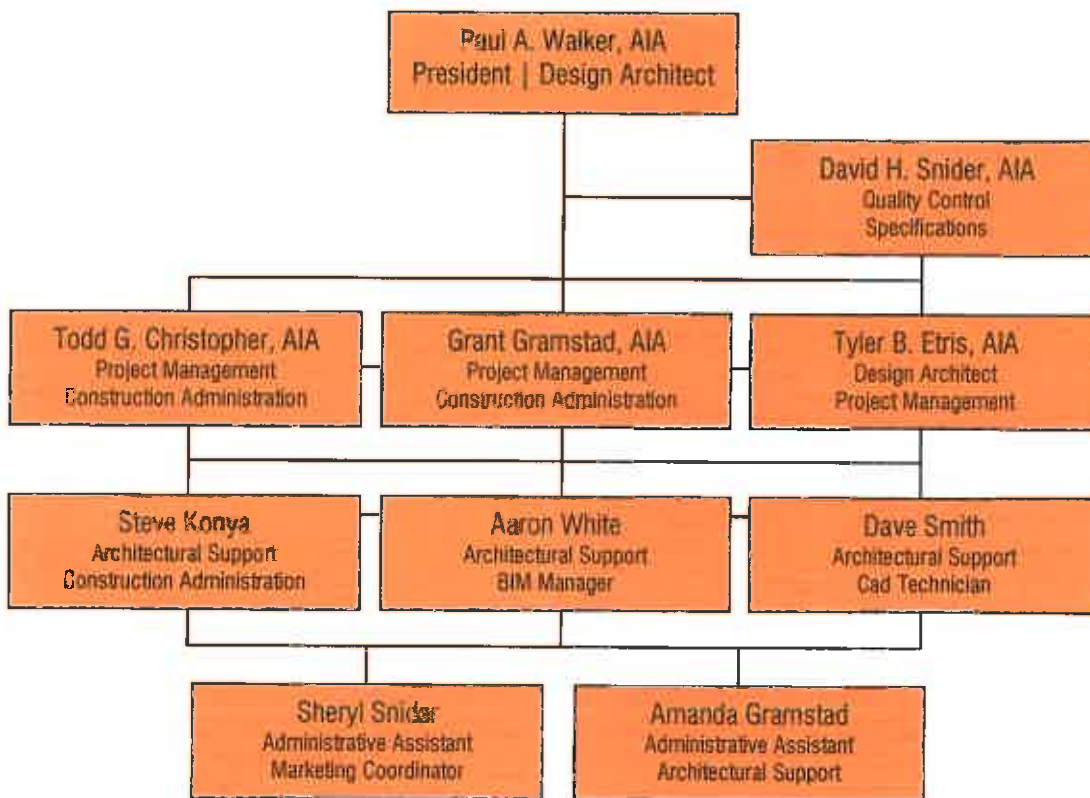
Glade Springs Resort Clubhouse Expansion
Daniels, West Virginia

Morgantown Event Center & Parking Garage
Morgantown, West Virginia

West Virginia University Intermodal Garage
Morgantown, West Virginia

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

Organization Chart



References

Mr. John Delacruz

Vice President, Development
American Campus Developers
12700 Hill Country Blvd., Ste. T-200
Austin, TX 78738
(512) 732-1031
jdelacruz@studenthousing.com

Mr. Mark R. Nesselroad

CEO
Glenmark Holding LLC
1399 Stewartstown Road, Suite 200
Morgantown, WV 26505
(304) 413-0497
mnesselroad@glenmarkholding.com

Mr. John Sommers

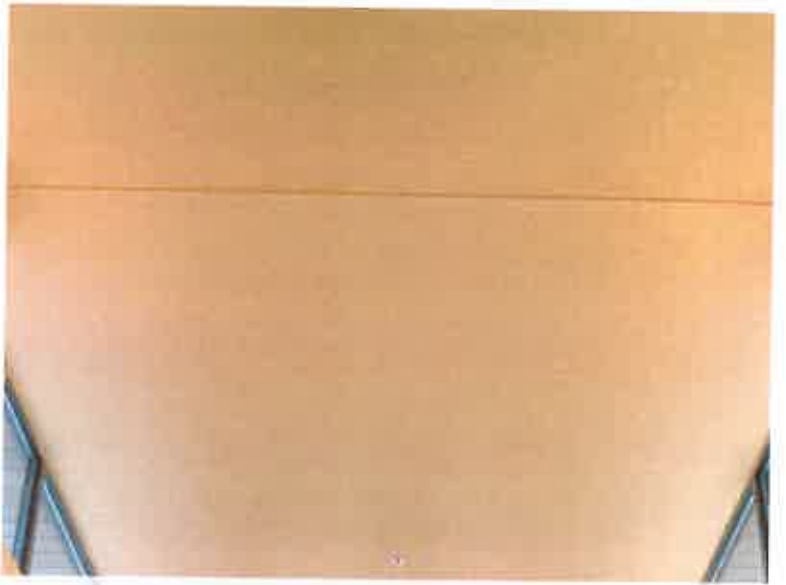
Project Management
West Virginia University
Design and Construction Services
PO Box 6572
Morgantown, WV 26506-6572
(304) 293-2856
John.Sommers@mail.wvu.edu

Mr. Rich Lane

Petroplus & Associates, Inc.
Platinum Properties
Two Waterfront Place, Suite 1201
Morgantown, WV 26501
(304) 284-5000
Lane@petropluslane.com

Mr. Brian Johnson

Bright Enterprises
for Glade Springs Resort
PO Box 460
Summersville, WV 26651-0460
(304) 872-3000 Ext. 219
bjohnson@brithtwv.com



Projects | Goals & Objectives | Solutions



3.



Cacapon Resort State Park Lodge Expansion

Berkeley Springs, WV



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

Owner: West Virginia Division of Natural Resources

Owner's Representative: Bradley S. Leslie, PE - (304) 558-2764

Completed: Fall 2020

Cost: \$22 Million

Size: 63,669

Delivery Type: Design-Bid-Build Competition

Contractor: Paramount Builders

Program/Goals: Enhance guest experience by providing additional quality lodging, meeting and recreational opportunities. Upgrade aging utility systems to assure long-term operation of the park.

Solution: By master planning the entire complex and creating an addition that fulfills the functional goals while maintaining the architectural character of the original lodge.

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





Glade Springs Resort Clubhouse Expansion

Daniels, WV

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

Owner: Glade Springs Resort

Owner's Representative: Brian Johnson

Phone: 304.872.3000

Completed: Summer 2006

Cost: \$1.1 Million

Size: 6,500 Square Feet

Delivery Type: Design-Build

Contractor: Alliance Construction Management



Glade Springs Resort Leisure Center | Daniels, WV

This renovation at Glade Springs Resort provides guests with year round recreation. Amenities include a ten-lane bowling alley, indoor swimming pool, full service spa, sauna and steam rooms, fitness center, basketball and tennis courts, video arcade, cinema room, and full locker and shower facilities.

Owner: Glade Springs Resort

Completed: 2007

Size: 56,000 Square Feet

Delivery Type: Design-Build-Negotiated

Contractor: Alliance Construction Management



Glade Springs Resort & Conference Center Daniels, WV

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

Owner: Glade Springs Resort

Completed: Fall 2005

Cost: \$6 Million

Size: 48,500 SF

Delivery Type: Design-Bid-Negotiated

Contractor: Alliance Construction Management



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

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

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

Owner: West Virginia Division of Natural Resources

Owner's Representative: Bradley S. Leslie, PE

Phone: 304.558.2764

Completed: Fall 2013

Cost: \$25 Million

Size: 102,534 SF (addition); 64,993 SF (renovation)

Delivery Type: Design-Bid-Build Competition

Contractor: Harbel, Inc.





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

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

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

Owner: West Virginia Division of Culture & History

Completed: TBD

Cost: \$850,000

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

Delivery Type: Design-Bid-Build

Contractor: TBD



City of Trussville Greenway Project Phase II - Restroom Facility | Trussville, AL

This was a federal-aid funded project that was done in conjunction with the Alabama Department of Transportation. The FHWA-1273 document was in effect on this project which required compliance with Davis-Bacon Act and Disadvantage Business Enterprise participation. The project consisted of a new accessible restroom facility, accessible and standard parking spaces and a walking trail with lighting around the existing site and playground. This project was the trailhead (Phase II) for a larger multi-million dollar greenway project (Phase I) which included a two-mile walking/biking trail for the City of Trussville. It included such features as low maintenance materials and vandal-resistant coatings on the brick. This project included a Cultural Resource Assessment to review potential archaeological resources or existing structures' eligibility for National Register of Historic Places.

Owner: City of Trussville

Owner's Representative: Gene Melton, Mayor

Phone: 205.655.7478

Completed: Fall 2010

Cost: \$350,000

Delivery Type: Design-Bid-Build

Contractor: Powers and Associates



Coordinated with the State Historic Preservation Office

Paradigm - ('per-ə-dīm) n. An example that serves as **pattern** or **model**



West Virginia University College Park | Morgantown, WV

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

ABC West Virginia Chapter: 2014 Excellence in Construction Award

Owner: West Virginia University

Developer: American Campus Communities

Owner's Representative & Phone: John Delacruz: 512.732.1031

Completion: Summer 2014

Cost: \$35 Million

Size: 258,000 Square Feet

Contractor: March-Westin Company, Inc.



U Club Sunnyside | Morgantown, WV

A student housing facility with multiple story split buildings containing approximately 210,000 square feet and consisting of 134 units with 536 beds, together with an 8,971 square foot community center. The apartment-style units consist of a combination of 4 bedroom/4 bath and 2 bedroom/2 bath. The community center has a public lobby, administrative offices, fitness center, pool, game room, and study lounge.

Owner: American Campus Communities

Owner's Representative & Phone: Jeremy Roberts; 512.569.7481

Completed: Summer 2016

Cost: \$34 Million

Size: 210,000 Square Feet

Delivery Type: Design-Build

Contractor: March-Westin Company, Inc.

**ABC West Virginia Chapter:
2016 Excellence in Construction Award**



U Club Sunnyside

Off-Campus: Best Architecture/Design — More Than 400 Beds
2018 Student Housing Business Innovator Awards



By replacing an existing aging student housing complex, U Club Sunnyside brings new life visually and functionally to a historical neighborhood in Morgantown where student living is woven into the fabric of the community. Situated on the main thoroughfare connecting downtown and West Virginia University, U Club Sunnyside's location grants students a pedestrian collegiate experience unlike any other in the market, while providing nearby access Morgantown's thriving downtown filled with restaurants and retail establishments, as well as the 48 mile network of the Mon River Rail Trail located near the property.

As the 100th development for American Campus Communities, the goal was to create a seamless connection between the student population at WVU and the adjacent Wiles Hill neighborhood in Morgantown. Working with Paradigm Architecture, the team creatively utilized the difficult terrain of

the site, with 150 feet of elevation change, as the critical driving force for creativity in the varying levels.

The project was completed on time in August of 2016 with 134 units and a total of 534 beds. The new student housing community features spacious floor plans with private accommodations in three separate buildings. In addition, a select number of well-designed shared two-bedroom/two-bathroom floor plans offer privacy among residents and varying price points within the development that appeals to all students attending WVU. The unit plans were intentionally designed for maximum privacy of each resident and strategic study areas are placed throughout the property to promote an academically oriented environment. All units feature full kitchens, living areas and are equipped with washers and dryers.



The anchor of the design is the 9,000 square foot community center that spans four floors, including an entrance lobby, administrative offices, an Academic Success Center with iMacs and free printing, a recreation center with billiards, ping pong and arcade games, a multimedia area with gaming systems, a state-of-the-art fitness center with strength equipment, free weights and a separate cardio room, and a swimming pool with hot tub. Though many community centers are centralized within developments, U Club Sunnyside's is strategically positioned on the corner of the lowest part of the site adjacent to University Avenue and acts as a destination for students returning from campus. Additionally, the multi-level community amenities offer expansive views of the Monongahela River, campus and downtown Morgantown. Sixthriver Architects designed the community interiors with an aesthetic attractive to modern student tastes that provides an inviting and comfortable setting for relaxation and academic study.

Overall, U Club Sunnyside injects an urban context into a newly developed area of the city by providing contemporary architecture consisting of clean forms and a materiality that is inspired by the vernacular in which it lives. It achieves the goal of attracting the eyes of a prospective student, while satisfying the desires of the surrounding community. Market acceptance for U Club Sunnyside has been strong, with the property achieving 98.69% occupancy for the 2017-2018 academic year, and is currently 99.25% preleased for the 2018-2019 academic year.



Specific Features

Unit Design Features

- Fully furnished apartments
- Leather-style sectional sofas
- Private bedrooms & bathrooms available
- Enhanced-privacy floor plans
- Hardwood-style floors
- Fully equipped kitchens with quartz countertops
- Stainless steel appliances
- Modern bathrooms with quartz stone countertops, undermount sink & curved shower rod
- Washer & dryer included
- Expanded cable TV with HD & HBO, internet, water, sewer & trash included
- USB power plugs in all apartments

Community Features

- Academically oriented environment
- 24-hour Academic Success Center with iMacs
- Group study lounge iPad bar
- Wi-Fi throughout the community
- Card-controlled access
- Garage parking available
- Bike storage
- Recycling center
- 24-hour, state-of-the-art fitness center with separate cardio room
- 24-hour recreation center with billiards, ping pong & video gaming consoles
- Resort-style swimming pool with hot tub & sun deck
- Professional barbecue grills
- Walk or bike to WVU Campuses
- Minutes away from 48 miles network of riverfront trails







University Park Student Housing & Mixed-Use Development | Morgantown, WV



This student housing project at West Virginia University includes a dormitory facility to accommodate 900± students, an apartment complex with two-, three-, and four-bedroom apartments to house 400± students, and a mixed-use building to provide housing for rent as well as building amenities such as a restaurant, and retail space for rent including buildout, along with outparcels and other buildings to fully develop the property.



“University Park Apartments is West Virginia University’s newest apartment complex. It is located on the Evansdale Campus and has modern student living space composed of fully-furnished 1, 2 and 4 bedroom configurations. All apartments have granite countertops in the kitchen and bathrooms, stainless steel appliances, countertop eat-in bar and more.” -universitypark.wvu.edu

Owner: University Park at Evansdale, LLC

Owner’s Representative & Phone: Mike Saab; 304.599.3369

Completed: Fall 2015

Cost: \$73 Million

Size: 434,104 Square Feet

Delivery Type: Design-Build

Contractor: March-Westin Company, Inc.

**ABC West Virginia Chapter:
2015 Excellence in Construction Award**



Waterfront Marina & Boathouse Bistro

Morgantown, WV

A marina featuring the Boathouse Bistro restaurant on the top level offers public boat docking situated on the Monongahela River in Morgantown's Wharf District. The lower level of the facility is home to West Virginia University's Crew team.

Owner: City of Morgantown

Owner's Representative: Dan Boroff (304-284-7405)

Completed: 2007

Cost: \$4.2 Million

Size: 8,660 Square Feet

Delivery Type: Design-Build-Negotiated

Contractor: March-Westin Company, Inc.



Projects Goals & Objectives & Solutions

Cacapon Resort State Park Lodge Expansion

Goals & Objectives: Enhance guest experience by providing additional quality lodging, meeting and recreational opportunities. Upgrade aging utility systems to assure long term operation of the park.

Solution: By master planning the entire complex and creating an addition that fulfils the functional goals while maintaining the architectural character of the original lodge.

Glade Springs Resort & Conference Center

Goals & Objectives: Create a new hotel and conference center addition to complement the existing conference center/restaurant. The new facility should reflect the traditional architecture of the development.

Solution: In keeping with the architecture of the Golf Clubhouse, the new hotel and conference center is positioned in front of the existing facility and utilizes the existing meeting rooms, restaurant and commercial kitchen while providing 48 new guest rooms, lobby, offices and a Grand Ballroom.



Canaan Valley Resort State Park Renovations & Additions

Goals & Objectives: Replace outdated lodging with modern guest rooms and common area upgrades which highlight the beauty of the Canaan Valley.

Solution: Two guest lodging wings flank a new lobby in order to maximize the views of the valley. The existing lodge public spaces were repurposed to include a snack bar, gift shop, Pre-function area and meeting rooms.

Camp Washington-Carver Performing Arts Stage & Support Building

Goals & Objectives: To provide a permanent stage for musical performances as well as a support building containing dressing rooms and restrooms for performers.

Solution: A stage was designed using lodge pole pine timber to blend in with the wooded area and make it a focal point for the camp. The support building was designed using the same architectural dialog as the original buildings of the camp.

City of Trussville Greenway Project - Phase II - Restroom Facility

Goals & Objectives: Provide new accessible restrooms, covered gathering area, lighting and accessible parking spaces at the trail head for a new series of sports fields and walking trails along the Cahaba River.

Solution: The 2,300 SF facility accommodates people with disabilities, as well as the able bodied; plus provides an inviting location for gatherings. There are two multi-user accessible restrooms with a covered picnic area on each side. The structure is built to be easily maintained, vandal-resistant and secure. The interior finish is epoxy-coated concrete block and the exterior brick skin and columns have a vandal-resistant coating to protect it from graffiti. However, beauty is not sacrificed for the sake of easy maintenance, as the open-framed wood structure ceiling showcases clear coated Douglas Fir roof planks which provide warmth to the gathering spaces.



U Club Sunnyside

Goals & Objectives: Efficiently utilize a topographically-challenging but ideally-positioned property to develop a housing complex for the largest developer of student housing in the country. Provide study, recreational, and fitness opportunities in a common community center and create a strong pedestrian connection to the downtown campus of West Virginia University.

Solution: Multiple buildings housing 575 students were positioned on the site to accommodate the sloping terrain. To solve the pedestrian connection to campus, the Community Center was located at the corner of the site and serves as the vertical circulation path from the housing to the campus. The Center provides opportunities for residents to meet in study rooms, play video games or pool in the lounge, work out in the Fitness Room, or enjoy the outdoor swimming pool.

walking distance to the Evansdale campus, Ruby Memorial Hospital, and Mylan Puskar Stadium.

Projects Goals & Objectives & Solutions

University Park

Goals & Objectives: Replace aging student housing with 408 apartments in a mixed use development. The housing options are dormitory style double rooms with spa restroom facilities and one, two and four bedroom apartments. Support facilities include University operated food services, private restaurants, a private fitness center, convenience store, a nail salon, study rooms, and community social spaces.

Solution: The final complex includes 6 buildings positioned to create a common courtyard which facilitates outdoor recreational and social activities. Two 9-story towers joined by a common lobby building accommodate 902 freshman students. The three remaining apartment buildings house upperclassmen in 4-story structures. The mixed-use building features retail spaces over 3 floors of apartments. The complex is in walking distance to the Evansdale campus, Ruby Memorial Hospital, and Mylan Puskar Stadium.



Waterfront Marina & Boathouse Bistro

Goals & Objectives: Utilizing a narrow strip of land between the Rail Trail and the Monongalia River, develop a marina and boathouse to provide additional opportunities for the community to participate in activities connected with the river. Provide facilities to house the WVU Rowing Team and local rowing clubs. Finally, allow for space to house a fine dining restaurant which will allow patrons to enjoy the river view.

Solution: The design features a long narrow building in response to the site. Gently sloping ramps provide easy access from the rail trail to the dock slips and crew boat launch. The two story building provides space for boat storage on the lower floor. The restaurant on the upper floor offers dining in a space that features exposed steel bowstring trusses and wood decking reminiscent of a boat hull. An outdoor deck that runs the full length of the building provides outdoor dining overlooking the river. A common outdoor viewing deck allows the public to enjoy the view of the river.

Overall Experience & Depth of Resources

Paradigm Architecture and our design team is experienced and prepared to commit the resources of our organization to the success of the Cacapon Campground, Lake Bathhouse & Pro-Shop project.

Our Experience:

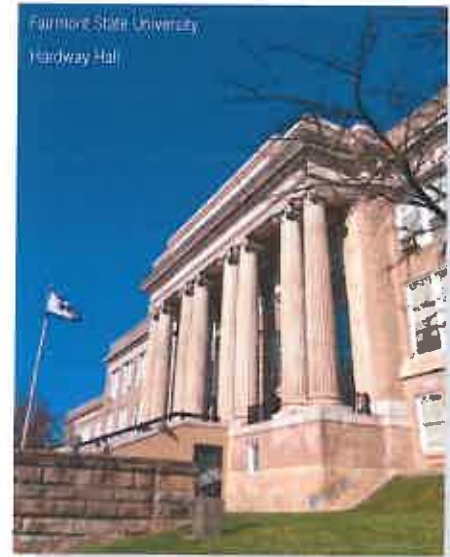
More than **180** renovation and upfit projects over the past **20** years most of which have required the existing facilities to remain operational during construction. See the following Renovation & Upfit Experience project list.

Space Planning

West Virginia University Administrative Services, One Waterfront Place. Programming and design for eight major departments occupying more than 100,000 SF.

Complex Scheduling

Canaan State Park Lodge & Conference Center, Davis, WV. The lodge facility at Canaan Resort State Park was comprised of five 1970s modular lodging buildings and a Main Lodge structure housing the public amenities. When Paradigm Architecture was hired, several challenges were apparent. At least two old lodging buildings were in conflict with the desired additions and would have to be demolished. Furthermore, it would be impossible to complete new construction work prior to the onset of Canaan Valley's notoriously brutal winter. This meant months of idleness for the project. Working closely with the State of West Virginia DNR, we devised a plan to fast track two packages, one for demolition of the two lodging buildings and a foundation and structural steel package. Full construction documents for completion of the project would be bid during the winter months allowing the contractors to begin work in early spring. This decision would result in modest additional costs to the project but speed the opening up by almost a full year. The final facility added 100,000 SF of new construction to 60,000 SF existing Lodge and a construction cost of \$27,600,000.00. See Project Information Sheet included in this proposal.



Canaan Resort represents a highly complex challenge of existing conditions documentation, scheduling, and budget management. Our efforts resulted in another similar project at the Cacapon Resort State Park Lodge & Conference Center.

Resources:

While technology contributes to efficiency and accuracy in production, we believe that the primary resource for a successful project are the individuals assigned to the work. Our team has a long history of projects completed on time and under budget.

Paradigm Architecture's commitment to staffing:

Principal level Relationship Manager, Paul A. Walker, AIA, NCARB

Registered Architects at key levels:

Todd Christopher, AIA, NCARB, Project Architect

David H. Snider, AIA Quality Control, Specifications

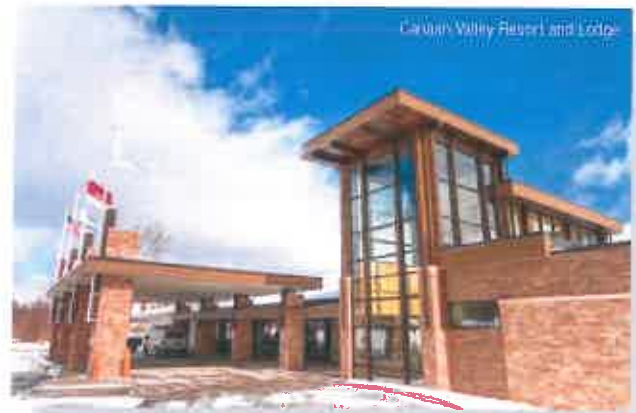
Tyler B. Etris, AIA, NCARB, Design, Production, Interiors

Support Staff for production average 15 years of experience each.

Our Consultants' commitment to staffing this project is equally strong. Please reference the Consultants for the full Staff Descriptions.

Budget:

Paradigm Architecture understands the importance of the project budget and takes great pride in being able to meet these budgets. Project budget is not just the construction budget. With Pat Stinson's expertise, we will assist the owner in reviewing all aspects of the total project budget. Due to our vast experience with multiple project delivery types, including design-build and construction management, we have firsthand experience with monitoring costs throughout the entire project. Many times, to help control costs on the project, we will work with the Owner early on to establish a base bid package that will deliver within budget. We will then establish a series of alternate packages that can be selected from once bids are received. We will also work with the Owner to establish an Owner's contingency allowance for those unforeseen issues that may arise.



Renovation & Upfit Experience

Paradigm Architecture has a solid history of renovation projects (180+), many of which have been for repetitive clients. Our clients can testify to our attention to detail and successful project management on their renovations, most of which have required the existing facilities to remain operational during construction. Our approach to renovations work typically involves an initial assessment of the existing facility, identifying critical needs, operational issues, life safety, potential environmental concerns, and infrastructure requirements. Next we will assist the client in conducting a feasibility study. Our feasibility studies will include cost estimating and phased planning scenarios for construction sequencing.

West Virginia University - Morgantown, WV

Health Sciences Center PT-OT Clinic Renovation
Press Box Renovation
School of Pharmacy Lab Renovation
Health Sciences Center Museum
Oglebay Hall Forensics Lab Facilities Renovation
Aquatics Lab Renovation
WVU Parkersburg New Science Wing - Lab Classrooms
Coaches Locker Room Renovation
Wrestling Locker Room Renovation
Milan Puskar Stadium Renovation Construction Admin
Milan Puskar Stadium Press Box Suites Renovation
Milan Puskar Stadium Scoreboard Addition
Milan Puskar Stadium Touchdown Terrace Addition
Milan Puskar Stadium Concession Stand Addition
Multiple Coliseum Renovations
- Team Shop & Phys Ed Department
- Upper Concourse & HVAC Upgrades
- Phys Ed Offices
Marina Tower - 2nd & 4th Floor Upfits
Administrative Offices Build-Out - Jackson Kelly Building
Coliseum Visitors' Center Addition
Mountainlair Student Union Renovations
Vandalia Hall Stair Addition
Stewart Hall General Counsel Renovations
Data Center Relocation Study
Visitors' Resource Center Renovation
Creative Arts Center Addition & Renovations
Creative Arts Center Rehearsal Room
Creative Arts Center - Construction Administration
One Waterfront Place Space Planning and Reconfiguration

West Virginia University—Parkersburg

New Science Wing—Lab Classrooms

West Virginia University—Potomac State

Catamount Place Entrance Upgrade Renovations

West Virginia University—Beckley

Barnes & Noble Store @ WVU Beckley Library

University of Montevallo - Montevallo, AL

Peterson House Renovations
Barnes & Noble Campus bookstore Renovation

University of Alabama @ Birmingham

Bartow Arena Basketball Locker Room Renovations

Russell Medical Center - Alexander City, AL

Wound Care Center	Master Plan
Parking Expansion	Sleep Lab
Orthopedic Surgery	ER Canopy
Cath Lab Renovations	Satellite Lab
Additions & Alterations	Eye Surgery
Pharmacy Renovations	PET Scanner
Cancer Center Renovation	Dialysis Suite
MRI & Open MRI Addition	Hospice House
Nurse Station Renovations	CT Renovations
Linear Accelerator Addition	Women's Center
Lab Addition and Renovation	Doctors' Parking
Information Technology Suite	Physical Therapy
Multiple Doctors' Offices (13+)	Pre-Admit Testing
Education Department Renovation	X-Ray Renovations
Emergency Department Renovations	Cafeteria Renovation

West Virginia University Hospitals - Morgantown, WV

POC Buildings - 2nd, 3rd, & 4th Floor Renovation

Ruby Office Complex Renovation

Great Lake Clinic

ENT/MRI First Floor Renovation

Anesthesiology Suite Renovation

HSC PT/OT Clinic Renovation

West Virginia Division of Natural Resources

Cacapon Resort State Park Lodge Expansion & Park

Improvements - Berkeley Springs, WV

Canaan Valley Resort/Conference Center Renovations - Davis, WV

Fairmont State University - Fairmont, WV

Data Center Expansion

Colebank Hall Renovations

Falcon Conference Center & Classroom Fitup

Hunt Haught Hall Entrance Stairway Renovations

Hardway Hall Portico Renovations

Education Building Renovations

McAteer Building Feasibility Study

East-West Stadium Feasibility Study

Morrow Hall Renovations Feasibility Study

Parking Garage Facilities Assessment

Roofing Evaluations on Multiple Facilities

Hunt Haught Hall Greenhouse Renovations

Hunt Haught Hall Window Replacement Renovation

Musick Library Roof Renewal

Renovation & Upfit Experience

Lanier Memorial Hospital - Alexander City, AL
ICU/Cardiopulmonary/Pharmacy/Classrooms & Offices
Renovation
Surgery & OB Renovations
Emergency Department Renovations
Replacement CT Project

American Red Cross - Nationwide
West Park Drive Conference Room Fitup, Birmingham, AL
Blood Services Distribution Center & Chapter Services
Renovation, Chicago, IL
Blood Donor Center Renovation, Myrtle Beach, SC
Blood Donor Center Renovation, Virginia Beach, VA
Blood Donor Center Renovation, Madison, WI
Regional Blood Donor Center Renovations, San Diego, CA
Interior Office Renovations to St Vardell Lane Facility,
Charlotte, NC
Biomedical Lab Interior Renovations, Rio Pedras Facility,
San Juan, PR
Relocation of Testing Support, Charlotte, NC
Relocation of Chapter Operations & Biomed Blood Donor
Center, Springfield, MA
Alt Operations Site, Richmond, VA
IRL Renovations, Houston, TX

WV Department of Health and Human Services
Window Replacement & Electrical Upgrade, Capitol
Improvements, Lakin Hospital - Beckley, WV
Electrical System Upgrade, John Manchin Sr. Health Care
Facility - Fairmont, WV
HVAC & Electrical Systems Upgrade, Hopemont Hospital -
Terra Alta, WV
HVAC & Electrical Systems Upgrade, Welch Community
Hospital - Welch, WV
HVAC Renovations, Mildred Mitchell-Bateman Hospital -
Huntington, WV
Mechanical Systems Upgrade, Jackie Withrow Hospital -
Beckley, WV
HVAC Renovations, William R. Sharpe Jr. Hospital -
Weston, WV

Monongalia General Hospital - Morgantown, WV
Lab Renovation (Blood Bank/Histology/Chemistry)
Cardiology Office Renovation
Microlab Renovation
Family Birthing Center Renovation
North Tower West AHU Renovation
IT Office Renovation
Kitchen & Loading Dock Renovation
MRI Renovation

Davis & Elkins College - Elkins, WV
Madden Student Center

Glade Springs Resort - Daniels, WV
Hotel and Conference Center Addition/Renovation
Clubhouse Renovation
Leisure Center Renovation

Cellular Sales (a Verizon Retailer) - AL/FL
Over 20 different interior/exterior renovations projects

U. S. Postal Service - WV
Salem, WV Main Office HVAC Replacement
Clarksburg, WV Finance Station HVAC Upgrade
Clarksburg, WV Processing & Distribution Facility - Vehicle
Maintenance Facility - Reseal Parking
Spencer, WV Main Office Boiler Replacement
Weston, WV Main Office Retaining Wall Addition
Weston, WV Main Office Regrade Parking Lot
Grafton, WV Main Office Front Steps & Handrails
Fairmont, WV Main Office Repavement

National Oceanic and Atmospheric Administration Cyber Security
Operations Center Expansion - Fairmont, WV
Hampton Center Renovations - Morgantown, WV
Benjamin Russell High School Addition/Renovations - Alexander
City, AL
MVB Insurance Upfit - Marina Tower - Morgantown, WV
Domino's South Park - Morgantown, WV
Frank Anthony's Pizza @ Beech View Place - Morgantown, WV
Coyote Logistics Upfit - Birmingham, AL
Morgantown Marriott at Waterfront Place Renovations - WV
Marina Tower Upfit Suite 503 - Morgantown, WV
GSA Tenant Renovations, Clarksburg, WV
BTS Technologies Office Renovation - Homewood, AL
Friendly Nail Salon Upfit - Morgantown, WV
Smoothie King Upfit - Morgantown, WV
AT&T Direct Antennae Services, Music City Center, Nashville, TN
Charleston Federal Center Renovations - Charleston, WV*

*Key Involvement in project with firm(s) other than Paradigm Architecture, Inc.



Communication |



3.1.a.



United States Department of Agriculture

3.1 a. Owner Communication

We understand that communication is fundamental to a successful client relationship and project. We feel that over the years we have worked hard at exercising clear communication skills and it has translated into repeat work with many clients. A record repeat clients is included with this submittal. The following steps and tools are identified to as the means by which we plan to maintain clear communication with the West Virginia Division of Natural Resources (DNR).

Communication at the Highest Level

Paul A. Waiker, AIA, NCARB, serves as Principal-in-Charge of all projects in the firm. He understands the requirements of the project and is committed to a successful completion. Paul is available at any time to address issues or answer questions related to any aspect of the project from design through construction. This is the policy we practiced during the Canaan project and are committed to the same at Cacapon Resort State Park. We will also identify a Project Manager who will be continually active on the project and equally able to respond to concerns. This applies to our engineering consultants as well.

Regular Meetings

We have determined that regular meetings are critical to keeping communication fresh and maintaining accountability. We would propose meeting at two-week intervals. This applies to design and construction.

Utilize Tools of Technology

Tools of Technology offer opportunities to provide clarity and access to project information and thereby improve communication. We have utilized Building Information Modeling for nearly a decade. This project documentation software also provides easy generation of 3D images to help communicate design intent. We use Sketch-Up Software for design studies. This program also yields informative images. Project Management software such as Procore or Newforma are becoming common in the industry and we routinely use these on projects. All of these tools have the potential to improve communication but often the best is simply picking up the telephone. We use this as well.

Paradigm Architecture is committed to serving the West Virginia Division of Natural Resources and clearly communicating all aspects of the work during all phases of the project.

Repeat Clients

West Virginia University, Morgantown, WV

Puskar Stadium Renovations
Puskar Stadium Scoreboard Addition
Press Box Renovation
Wrestling Locker Room Renovation
School of Pharmacy Lab Renovation
College Park Housing Community
University Park Housing Community
Ag Sciences Greenhouse & Labs
Vandalia Hall Stair Addition
Connector Building & Site Plan Study
Visitors' Resource Center Renovation
Oglebay Hall Forensics Facilities Renovations
Evansdale Campus Animation
Honor's Hall Residence Hall
Mountaineer Station Intermodal Garage
Mountaineer Station Expansion
Marina Tower—2nd & 4th Floor Upfits
Administrative Offices Build-Out, Jackson Kelly Building
Aquatics Lab Renovation
Mountainlair Student Union Renovation
Milan Puskar Stadium Touchdown Terrace Addition
Milan Puskar Stadium Concession Stand Addition
Coliseum Visitors Center Addition
Coliseum Renovations/Additions—Team Shop & Phys Ed Dept.
Coliseum Renovations—Upper Concourse & HVAC Upgrades
Coliseum Renovations—Phys Ed Offices & Floor Concession
Jackson Kelly Building—3rd Floor Upfit
Stewart Hall General Counsel Renovations
Stewart Hall Presidential Suite Renovations Study
Data Center Relocation Study
Creative Arts Center – Construction Administration
Creative Arts Center Rehearsal Room Renovation
College of Creative Arts Additions/Renovations
Alumni Center Screen Wall
One Waterfront Place Space Planning and Reconfiguration
General Open End Contract
Satellite Campus Open End Contract
Research Corporation Open End Contract
Athletic Department Open End Contract
Professional Architectural Services Open End Contract

West Virginia University Hospitals, Morgantown, WV

Physician Office Center, 2nd, 3rd, 4th Floor Renovations
Physician Office Center Space Planning
Physician Office Center First Floor ENT MRI Renovation
Ruby Office Complex - Information Technology Renovations
Anesthesia Renovation
Cheat Lake Addiction Rehab Clinic
School of Pharmacy Lab Renovation

Glenmark Holding, LLC, Morgantown, WV

Glenmark Office Building
U. S. Department of Agriculture Office Building
Mountaineer Wellness & Education Complex (Aquatic/Track)
CVS Health Institutional Pharmacy
University Park Mixed-Use Student Housing
453 Oakland Street Shell Building
Friendly Nail Salon

Cellular Sales (Verizon Wireless), Alexander City, AL
25+ Retail Stores in Alabama and Florida

Russell Medical Center, Alexander City, AL

Additions & Alterations
Cafeteria Renovations
Cancer Center Renovations
Cath Lab Renovation
CT Renovations
Dialysis Suite
Doctors' Parking
Education Department
Emergency Room Canopy
Emergency Department Renovation
Exam Rooms Renovation
Eye Surgery
Goodwater
Hospice House
Information Technology Suite
Lab Addition & Renovation
Linear Accelerator Addition
Modified Lab Renovations
MRI & Open MRI Addition
Master Plan
Multiple Doctors' Offices (13+)
Nurse Station Renovations
Orthopedic Surgery
Parking Expansion
PET Scanner
Pharmacy Renovations
Physical Therapy
Physicians' Office Building #3
Physicians' Office Building #4 Master Plan
Physicians' Office Building #4
Pre-Admit Testing
Satellite Lab
Sleep Lab
Surgery Soiled Workroom Renovation
Women's Center
Wound Care Center
X-Ray Renovation

American Red Cross

West Park Drive Conference Room Fitup, Birmingham, AL
Blood Donor Center Fitup, Myrtle Beach, SC
Blood Donor Center Renovation, Madison, WI
Chicago Blood Services Distribution Center &
Chapter Services Renovation, Chicago, IL
Regional Blood Donor Center, Distribution
& Bio-Med Tenant Fitup, San Diego, CA
Relocation of Testing Support, Charlotte, NC
Biomedical Lab Interior Renovations, Rio Pedras Facility, San Juan, PR
Relocation of Chapter Services & Biomed Blood Services, Springfield, MA
Interior Office Renovations, St. Vardell Lane Facility, Charlotte, NC
Blood Donor Center Renovation, Virginia Beach, VA
Alt Operations Site (Disaster Services), Richmond, VA
IRL Renovation, Houston, TX

Monongalia General Hospital, Morgantown, WV

Microlab Renovation
Cardiothoracic Suite Renovation
Birthing Center
North Tower West AHU
Complete Hospital Lab Renovation



Project Budget History & Plan



3.1.b.



Fairmont State University Hardway Hall

3.1 b. Project Budget History

Project	A/E Budget	Bid Price	Change Orders	Scheduled Project Completion Date	Actual Project Completion Date	Comments	Final Cost
Belitzel Corporation Corporate Headquarters	\$3,770,850	\$3,770,850	\$187,047	July 2015	June 2015	Owner additions - plaza & basement	\$3,957,897
Canaan Valley	\$23,974,016	\$23,974,016	\$186,900	October 2014	October 2014	Owner changes; site conditions	\$24,160,916
College Park Apartments	\$35,051,776	\$35,051,776	\$906,053	July 2014	July 2014	Owner changes; site conditions	\$35,957,829
Coyote Logistics	\$945,000	\$950,000	\$150,000	March 2015	March 2015	Historic structure code upgrades	\$1,100,000
Mon Health Birthing Center	\$3,800,000	\$3,336,537	\$218,160	April 2013	April 2013	Owner changes	\$3,554,697
Mon Health Cath Labs	\$1,294,500	\$1,294,500	\$85,734	August 2019	September 2019	Owner changes	\$1,380,234
Russell Medical Center Cancer Center Renovations	\$176,976	\$180,500	\$3,524	August 2015	August 2015	Owner changes	\$184,024
Russell Medical Center Linear Accelerator	\$1,211,305	\$1,202,005	-\$480	March 2014	March 2014		\$1,201,525
Summer Classics Office Renovations	\$158,462	\$158,462	\$0	May 2014	May 2014		\$158,462
Tractor and Equipment Addition	\$425,105	\$425,105	\$0	August 2012	August 2012		\$425,105
U Club Sunnyside	\$34,647,877	\$34,647,877	\$866,481	August 2016	August 2016	Owner changes; Fire Marshal requirements; site conditions	\$35,514,358
University Place Parking Garage	\$15,568,714	\$15,568,714	-\$3,438,992	September 2015	November 2015	Owner changes; delayed by construction issues	\$12,129,722
Vandalia Hall Stair Addition	\$391,300	\$391,300	\$12,953	August 2015	August 2015	Owner changes	\$404,253
WVU Downtown Student Housing	\$17,196,000	\$17,650,000	\$196,448	December 2009	December 2009	Owner changes; site conditions; fire alarm modifications	\$17,846,448
WVUH Residential Treatment Center	\$9,932,693	\$9,932,693	\$7,856	January 2019	January 2019	Site conditions	\$9,940,549

Paradigm - ('per-ə-dīm) n. An example that serves as **pattern** or **model**



Marina Tower and Upper Monongahela River Center

2.1 b. Project Budget Plan

Paradigm Architecture understands the importance of the project budget and takes great pride in being able to meet these budgets. Project budget is not just the construction budget. We assist the owner in reviewing all aspects of the total project budget, including pre-design services, such as surveys, field investigations and geotechnical explorations, furniture, fixtures, and equipment (FFE) packages, and project closeout. Due to our vast experience with multiple project delivery types, including design-build and construction management, we have firsthand experience with monitoring costs throughout the entire project. In our 19 years of operations, we have never had an Owner “reject all bids” due to cost overruns. Many times, to help control costs on the project, we will work with the Owner early on to establish a base bid package that will deliver within budget. We will then establish a series of alternate packages that can be selected from once bids are received. We will also work with the Owner to establish an Owner’s contingency allowance for those unforeseen issues that may arise.



Pillar Innovations

Using internal cost data, and national databases, we are able to provide the Owner rough order of magnitude and schematic cost estimating for initial project development. We often conduct feasibility studies for clients to help them with initial project evaluations. We feel that utilizing the services of a cost estimator is extremely beneficial to the design process and helps keep the project moving in the right direction.

We have included the services of Pat Stinson to perform cost estimating services. Please see this resume for his long, successful career in the construction industry. We typically request detailed cost estimates at each major phase of the design process. If budget overrun are identified, Mr. Stinson has been extremely helpful to price out alternative materials or solutions which help the design team meet budget and time limitations while maintaining the design objectives. At a point near the end of construction documents, we will direct our Cost Estimator to prepare a final estimate based on the final documents including any Alternates. Ideally, there are no surprises and, with the review of this budget, the Owner can direct the bidding of the project. In the event that changes are required, the design team will promptly make the modifications in order to maintain the schedule.

Following the Bidding Phase, we will review the contractor bids as compared to the cost estimate to evaluate the accuracy of the estimate. As the project proceeds through construction, we may utilize the cost estimator as a consultant for any change orders.



Project Construction History & Plan



3.1.c.



Chestnut Ridge Church | Morgantown

3.1 c. Project Construction Period History

Project	A/E Budget	Bid Price	Change Orders	Scheduled Project Completion Date	Actual Project Completion Date	Comments	Final Cost
Beitzel Corporation Corporate Headquarters	\$3,770,850	\$3,770,850	\$187,047	July 2015	June 2015	Owner additions - plaza & basement	\$3,957,897
Canaan Valley	\$23,974,016	\$23,974,016	\$186,900	October 2014	October 2014	Owner changes; site conditions	\$24,160,916
College Park Apartments	\$35,051,776	\$35,051,776	\$906,053	July 2014	July 2014	Owner changes; site conditions	\$35,957,829
Coyote Logistics	\$945,000	\$950,000	\$150,000	March 2015	March 2015	Historic structure code upgrades	\$1,100,000
Mon Health Birthing Center	\$3,800,000	\$3,338,537	\$218,160	April 2013	April 2013	Owner changes	\$3,554,697
Mon Health Cath Labs	\$1,294,500	\$1,294,500	\$85,734	August 2019	September 2019	Owner changes	\$1,380,234
Russell Medical Center Cancer Center Renovations	\$176,976	\$180,500	\$3,524	August 2015	August 2015	Owner changes	\$184,024
Russell Medical Center Linear Accelerator	\$1,211,305	\$1,202,005	-\$480	March 2014	March 2014		\$1,201,525
Summer Classics Office Renovations	\$158,462	\$158,462	\$0	May 2014	May 2014		\$158,462
Tractor and Equipment Addition	\$425,105	\$425,105	\$0	August 2012	August 2012		\$425,105
U Club Sunnyside	\$34,647,877	\$34,647,877	\$866,481	August 2016	August 2016	Owner changes; Fire Marshal requirements; site conditions	\$35,514,358
University Place Parking Garage	\$15,568,714	\$15,568,714	-\$3,438,992	September 2015	November 2015	Owner changes; delayed by construction issues	\$12,129,722
Vandalla Hall Stair Addition	\$391,300	\$391,300	\$12,953	August 2015	August 2015	Owner changes	\$404,253
WVU Downtown Student Housing	\$17,196,000	\$17,850,000	\$196,448	December 2009	December 2009	Owner changes; site conditions; fire alarm modifications	\$17,846,448
WVUH Residential Treatment Center	\$9,932,693	\$9,932,693	\$7,856	January 2019	January 2019	Site conditions	\$9,940,549



Morgantown Waterfront Development

2.1 c. Project Construction Period Plan

Establishing a Project Schedule

Using the Program and Budget, we will determine the Project Schedule. This will include the timeframe for the completion the drawings and specifications as well as the projected Bidding period. Included in the process will be the submittal to the West Virginia State Fire Marshal's office for plans review and the State Historic Preservation Office if necessary. Finally, we will include the projected construction schedule with dates for Substantial and Final Completion.

Step 1

Meeting a schedule for construction begins with identifying a completion date for drawings and specifications. Upon completion of the construction documents, adequate time is needed to provide the final estimate prior to bidding. Time for meetings to review and approve these estimates must be allocated as well as submittal to the West Virginia State Fire Marshal's office and if necessary the State Historic Preservation Office. There should also be some contingency in the schedule for any changes or modifications based on cost or program changes. Discussion must include winter weather impact on overall schedule and liquidated damages.

Step 2

We will work with the timeframe identified by the West Virginia Purchasing Division for the bidding process. Advertisement of bids, mandatory pre-bid meeting, deadline for questions, issuance of Addenda, receipt of bids, review and award must be determined. We recommend that a contingency of time be budgeted to accommodate any unforeseen issues that arise during the bidding. Finally, there must be time scheduled for award of the contract by the State.

Marina Tower





Step 3

With the award of the construction contract, we will work with the contractor to establish a number of practices to make the project efficient.

- a. Establish a regular schedule for on-site meetings at two-week or bi-monthly intervals.
- b. Determine process for shop drawing submittals: Newforma, Procore, or other.
- c. Determine process for Request for Information submittals.
- d. Establish Pay Application review and approval process.
- e. Identify a communication process to assure smooth operation of the existing lodge.

We understand that prompt action on the part of the design team and Owner is critical to steady progress by the Contractor. To that end, we strive to provide quick review of shop drawings and Requests for Information. We also want Owners to be aware of issues that require their action. It is also imperative that the Contractor produce a project schedule with critical path items and that the schedule be reviewed and updated at every project meeting. Accountability for recovery in the schedule must be maintained.

The Canaan Resort was an example of scheduling to deliver a project under challenging circumstances. Due to the extreme winter weather conditions, the project was ultimately separated into three bid packages. Early demolition of an old lodging building cleared the way for new construction. The second phase completed the grading, foundations, and structural steel prior to the harsh winter. This allowed the remaining construction documents to be completed, bid, and awarded for early Spring construction. With the steel in place, the construction moved quickly and the new additions were under roof prior to the next winter season.

Many of our recent projects have had completion dates that had to be maintained under any circumstance. Most of these were university student housing projects that involved leases established by the Fall Semester calendar. Under these circumstances, the projects had to be ready for occupancy or there would be significant financial hardship for the Owner. We have been able to successfully deliver these projects which include College Park (\$32M), University Park (\$75M) and UClub Sunnyside (\$35M).



CTL Engineering - Civil



3.1.d.

CTL Team Key Personnel / Experience

Tim Darrah | Civil/Site and Surveying Department Manager

Education: B.S. Civil Engineering

Summary: Mr. Darrah will serve as the project manager for CTL. Mr. Darrah is presently responsible for department management for municipal engineering, civil site design and surveying projects including topographic, property and construction layout. Mr. Darrah also serves as project manager on various types of civil engineering projects including water, sewer and stormwater designs as well as residential, commercial developments and reclamation design projects. Office work includes site designs, hydrology calculations, quantity calculations, and various other forms of engineering related duties.



Relevant Project Experience

- Maple Drive WVDOH road design and utility relocations.
- Scotts Run Water Line, Wiles Hill Tank & MUB Access Road Survey-Surveying & Layout. Morgantown, W.V.
- Linwood Street Stormwater-Stormwater System. Morgantown, W.V.
- Dorsey Knob Public Services District As Built Survey-Surveying Services. Morgantown, W.V.
- WVUH Stormwater Analysis-Stormwater Analysis. Morgantown, W.V.
- Mon General Hospital Development-Site Design. Morgantown, W.V.
- Fairmont (Jackson Addition) Subsidence Project-AML
- Reclamation, Subsidence Investigation & Geotechnical. Marion County, W.V.
- University Place-Geotechnical, Surveying, Civil Site & Environmental Services. Morgantown, W.V.
- University Park-Geotechnical, Surveying & Civil Site Services. Morgantown, W.V.
- Pee Wee Hill Water Line Design, Kitzmiller, MD
- Farmington Box Culvert, Stormwater & Hydraulic Modeling. Farmington, W.V.
- Farmington Floodplain Expansion, Stormwater, Hydraulic Modeling and Floodplain Analysis, Farmington, W.V.
- Harvest Ridge Subdivision, Sewer, Water and Stormwater Design & WWTP. Morgantown, W.V.

Joseph Grani, P.E. | Geotechnical Engineer

Education: M.S. Geotechnical Engineering, 1994; B.S. Civil Engineering, 1991

Summary of Experience: Mr. Grani has over 20 years of experience in the geotechnical field. He is responsible for the supervision of all subsurface exploration projects including foundation analyses and recommendations for roadways, bridges, landslides, sewers, buildings, towers, and tanks. He has also worked on several roadway rehabilitation projects where unsuitable soils were encountered. His innovative solutions to projects have included using geogrid to bridge soft soils and decrease required pavement thicknesses and the use of drying agents such as cement and lime to stabilize the soils. Mr. Grani was the Project Manager for various landslide projects including a 1,590-foot long plug pile retaining wall (HEN-110-0.66), and a 1,170-foot long plug pile retaining wall (ADA-125-13.30).



Also, Mr. Grani served as the Project Manager for the geotechnical explorations with varying level of design calculations on 19 landslides in ODOT District 9, 14 landslides in ODOT District 5, and 23 landslides in ODOT District 11. In addition to landslides, in the past 5 years, Mr. Grani has served as Geotechnical Project Manager on over 50 other transportation projects across Ohio including new highway interchanges, bridge and culvert replacements, and roadway realignments.

James P. Gowarty | Construction Services Manager

Education: B.S. Civil Engineering, 1990; A.S. Mechanical Engineering, 1990

Summary: Mr. Gowarty will serve as the Construction Services Lead for the Project. 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 report writing for field and laboratory testing, project management, client contact, estimating, proposals and invoicing for 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 and corporate safety officer. In addition, Mr. Gowarty is the Construction Materials Testing



Supervisor, providing concrete, compaction, and aggregate testing and has over twenty (20) years of experience with Nuclear Gauge Operation.

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

Relevant Project Experience

- Water Treatment Plant Correctional Action Design-Geotechnical & Construction Services. Marion County, W.V.
- Fairmont Airport-Variou Services. Fairmont, W.V.
- Hazelton Federal Correctional Institute-Variou Services. Hazelton, W.V.
- U.S. Department of Energy Facility-Geotechnical, Construction, Surveying Services. Morgantown, W.V.
- I-81 Martinsburg to Marlow Interchange-Design Build. Martinsburg, W.V.
- Mileground Roundabout-Construction Services. Morgantown, W.V.

Millard "Bucky" Nicholson | Civil Engineer

Education: B.S. Civil Engineering

Summary: Mr. Nicholson will serve as the Stormwater Modeling Lead. Mr. Millard L. Nicholson Jr. is a Staff Engineer, Project Manager, and CAD Designer in the Morgantown, West Virginia office of CTL Engineering, Inc. His responsibilities include assisting in the planning and design of civil site design projects involving land planning and site development aspects, stormwater for MS4 communities and permitting. He is proficient in AutoCAD Civil 3D, HEC-RAS, TR-55, Hydraflow Hydrographs, Microsoft Word, and Microsoft Excel. His projects include commercial and residential properties, mine and energy sites, and, also, state, county, and local roads. Mr. Nicholson expertise in stormwater and hydraulic modeling are crucial for any project CTL completes. All site development designs are coordinated through Bucky and rely on his calculations and analyses for site specific specifications. Bucky has completed numerous studies and analyses in support of modification to FEMA Flood Maps via LOMR (Letter of Map Revision) process. He has modeled several sites using HEC-RAS to determine the actual floodplain limits. Bucky also is our lead for green design in stormwater, such as biocells and rain gardens. Ditch calculations and drainage areas are other examples of Bucky's experience.

**Relevant Project Experience**

- Aquatic Center – Site Design / Stormwater, Monongalia County, West Virginia
- LOMR and FEMA permits various locations in West Virginia
- Site Development stormwater design, various locations in West Virginia
- Hydraulic Modeling for Bridge Analysis, Monongalia County, West Virginia
- Mylan Park – NPDES Permit, Monongalia County, West Virginia

**Reuben Haught, P.E | Civil Engineer****Education:** B.S. Civil Engineering Technology**Summary:** Mr. Haught will provide engineering support to stormwater modeling and design for the project. Mr. Haught is a Staff Engineer and CAD Designer whose responsibilities include site design, site grading, stormwater design in and out of MS4 communities, permitting, retaining pond design, and impoundment stability inspections. He is proficient in AutoCAD Civil 3D, Hydraflow Hydrographs, Microsoft Word, and Microsoft Excel.**Relevant Project Experience****WVU Track and Aquatic Center in Morgantown, WV:** Site Layout, Site Grading, Stormwater Design, Erosion and Sediment Permitting, Retaining Pond Design.**WVU Medicine Clinic in Fairmont, WV:** Site Grading, Stormwater Design, Erosion and Sediment Permitting, Retaining Pond Design**Mon General Outpatient Facility in West Over, WV:** Site Grading, Stormwater Design, Erosion and Sediment Permitting, Retaining Pond Design

Past Project Experience

Project: Cacapon Resort State Park Wastewater Treatment Plant Upgrade

Owner: West Virginia Division of Natural Resources

Location: Berkeley Springs, West Virginia

Project Description: The project consisted of the design and construction of renovations to the Cacapon State Park. CTL Engineering of West Virginia, Inc. was retained to provide engineering services for the Wastewater Treatment Plant upgrade, Potable Water Plant upgrades, review of the existing water lines, civil site design for the resort addition. This included review of the existing systems, provide construction documents and specifications and help with the bidding and construction process.



Project: Lake Sherman WWTP Expansion

Client: UMH Properties

Contact: Jeffrey Yorick

Phone: (301) 689-1440

Location: Bethlehem Township, Ohio

Project Description: CTL Engineering of West Virginia, Inc. provided engineering services related to the Lake Sherman Mobile Home Park, Wastewater Treatment Plant Expansion located near the Village of Navarre, Bethlehem Township, Stark County, Ohio. CTL provided the initial field reconnaissance and existing conditions map. We were also responsible for Civil Site Design Services, lot layout, erosion and sediment control.



Project: Chaplin Hill Business Park

Client: Monongalia Co Economic Development Authority

Contact: Holly Childs, Director

Phone: 304-296-6684

Location: Morgantown, West Virginia

Project Description: CTL provided complete design and engineering services to the Monongalia County Development Authority for the Development of a 75-acre Light Industrial Park. CTL provided conceptual and final design layout for 10 – 2 to 6 AC+ building site including utilities, stormwater and sewerage collection systems, Grant Application assistance, construction management, and quality control construction observation. The Park currently has 10 active business structures and 13 property owners. The park has provided for over 500 jobs in light commercial and industrial buildings.



Project: The District – Student Apartment Complex

Client: EA Morgantown, LLC

Location: Morgantown, West Virginia

Project Description: This project is a 30-acre development for student housing that consists of 20 apartment buildings, a clubhouse with a pool and a walking trail.

CTL was responsible for permitting, including the following: Erosion and Sediment Control Permit; Highway Access Permit; Temporary Stream Crossing Permit; Right of Access and License Agreement for Temporary Culverts and Permanent Stream Crossing; 100 Year Flood Study for the Monongalia County Floodplain Development Permit; 401 Water Quality Certification; and the Section 404 Permit.

CTL also performed the Geotechnical Investigation and prepared the design for conceptual and final plans, road layout, and bridge location. CTL was also responsible for the design of a turning lane in accordance with West Virginia Department of Highways requirements, grading plans, retaining wall location, storm water systems and storm water detention.



Project: University Place

Client: West Virginia University

Contact: James Brown, General Contractor

Phone: (304) 363-4500

Location: Morgantown, West Virginia

Project Description: The project consisted of the design and construction of a new student housing complex for the growing West Virginia University student population. Project is a Public/Private Partnership between the Developer and West Virginia University and is located on University Avenue in the Sunnyside area. CTL was retained to provide the full asbestos evaluation of 22 structures & demolition plan, the geotechnical Analysis & Foundation design. CTL was also responsible for the stormwater management planning including bio-retention cell sizing and installation, utility coordination with local providers and construction observation including caisson inspections, concrete and compaction testing and structural steel inspection.



Project: University Park

Client: Glenmark Holdings

Contact: Mark J. Nesselroad

Phone: (304) 599-3369

Location: Morgantown, West Virginia

Project Description: The project consisted of the design and construction of a new student housing complex for the growing West Virginia University student population. Project is a Public/Private Partnership between the Developer and West Virginia University and is located off University Avenue in Evansdale. CTL was retained to provide surveying, site grading & design, street annulments and relocation, geotechnical investigation reports, flood plain studies, and stormwater management permitting and design. CTL was also responsible for foundation recommendations and designs and the completion of an ALTA survey.





Project: WVU Medicine – Outpatient Primary Care Facility

Client: WVU Medicine

Contact: Alan Neptune

Phone: (304) 598-4125

Location: Fairmont, West Virginia

Project Description: The project consisted of the design and construction documents for an outpatient care facility in Fairmont WV. CTL Engineering of West Virginia, Inc. was retained to provide surveying and an ALTA survey, site grading & design, geotechnical investigation reports, and stormwater management permitting and design. CTL was also responsible for the Phase 1 ESA, the NPDS permitting and a design for sanitary sewer.



Project: Gateway Development

Client: MAGCS, LLC

Contact: Cliff Sutherland, Owner

Phone: (304) 284-8244

Location: Westover, West Virginia

Project Description: This project is a 46-acre retail development featuring a Triple S Harley Davidson Shop, two hotels, a gas station/convenience store, various restaurants & retail stores. CTL was responsible for permitting, including the following: Erosion and Sediment Control Permit; Highway Access Permit, upgrading a county road and sanitary permitting. CTL also performed the Geotechnical Investigation and prepared the design for conceptual and final plans, road layout, and sanitary design, grading plans, survey and plat work including an Alta survey, storm water systems and storm water detention.



Project: Peninsula Highwall

Client: WVDEP AML

Contact: AML Division (Bridgeport Office)

Phone: (304) 926-0499

Location: Monongalia County, West Virginia

Project Description: This site contained 1,800 LF of vertical to sloughed highwalls 15 to 25 feet high, 7 partially of totally collapsed mine portals, 1 open mine portal, subsidence depressions behind the portals and water present at or flowing from the portals. CTL Engineering of West Virginia, Inc. was retained to provide the design for the access road into the site, wet seal 2 portals, regrade face of 2 portals, riprap channel and additional channel to carry water off site, backfill of highwalls and subsidence areas, restoration of golf path asphalt, and conditioning and revegetation of all disturbed areas.





Allegheny Design - Structural



3.1.d.



Allegheny
Design Services
Consulting Engineers

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 workflow built upon the cohesive integration of 3D Revit modeling and the latest analysis software. This integration allows us to produce the highest quality designs in the timeframe needed for successful design-build projects. Our staff is comprised of multiple licensed Professional Engineers.

Allegheny Design Services
102 Leeway Street
Morgantown, WV 26505

P 304.599.0771
F 304.212.2396
www.AlleghenyDesign.com



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:

West Virginia University - B.S. Civil Engineering

Professional Registrations:

Professional Engineer – West Virginia, Pennsylvania, Maryland, Kentucky, Alabama, Nebraska and Mississippi.

Professional Memberships:

Member of AISC
Associate Member of ASCE

Continuing Education:

WVU Steel Design—Fall 2007
AISC - Façade Attachments to Steel Frames - September 20, 2007
ASCE - Reinforced Masonry: Design and Construction - November 8, 2007
TSN - Cold-Formed Steel Seminar – Load Bearing and Curtain Wall Systems - December 4, 2008
Lincoln Electric Co. - Blodgett's Welding Design Seminar - October 13-16, 2009
Steel Camp – November 4-5, 2010
The New 14th Edition Steel Manual – October 25, 2011
ASCE-Design and Renovation of Wood Structures - October 2012
SE University multiple structural technical training webinars.
The MGI Management Institute—Successful Marketing of Engineering Services 2015
Steel Camp—March 25-28, 2015

Professional Experience:

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

Experience Record:

Allegheny Design Services, LLC, Senior Structural Engineer June 2007 to Present

Project Experience Includes:

University Park Mixed Use Building, Morgantown, WV
White Oaks Hawthorn Suites, Bridgeport, WV
BFS Suncrest, Morgantown, WV
Pikewood Creative Addition and Renovation, Morgantown, WV
GSD Fairmont, Fairmont, WV
Bridgeport Public Safety Substation, Bridgeport, WV
Canaan Valley Institute, Davis, WV
Charles Pointe BFS, Bridgeport, WV
Fairmont AFRC, Fairmont, WV
Gabriel Brothers Renovation, Clarksburg, WV
Genesis Youth Crisis Center, Clarksburg, WV
Goshen Baptist Church, Morgantown, WV
GSA DOE, Morgantown, WV
ICC Parish Center, Clarksburg, WV
Mason Dixon, Bridgeport, WV
GSA, Charleston, WV
Progress Centre 2, Bridgeport, WV
WVU Child Development, Morgantown, WV
White Oaks Progress Center, Bridgeport, WV
Thrasher Office Building, Bridgeport, WV
WVU Greenhouse Building, Morgantown, WV
Courtyard Marriott— University Towne Center, Morgantown, WV
University Place Parking Garage, Morgantown, WV



Education:

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

Professional Registrations:

Professional Engineer – Virginia, West Virginia, Pennsylvania, Tennessee, Indiana, Louisiana 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



Allegheny
Design Services
Consulting Engineers

ALLEGHENY DESIGN SERVICES EXPERIENCE
TEAMING WITH
PARADIGM ARCHITECTURE, INC.
STRUCTURAL ENGINEERING SERVICES

1. **Davis & Elkins College Benedum Hall Renovation, Elkins, WV**
2. **Fairmont State University Parking Garage, Fairmont, WV**
3. **Fairmont State University Parking Garage Pedestrian Bridge, Fairmont, WV**
4. **The View at the Park, Morgantown, WV**
5. **Waterfront Place Hotel & Conference Center, Morgantown, WV**
6. **Trinity Christian School, Morgantown, WV**
7. **Glade Springs Hotel & Conference Center, Daniels, WV**
8. **Chestnut Ridge Church, Morgantown, WV**
9. **Davis & Elkins College Athletic Center, Elkins, WV**
10. **Glades Springs Resort Clubhouse Expansion, Daniels, WV**
11. **Boathouse Bistro, Morgantown, WV**
12. **WVU Milan Puskar Stadium Touchdown Terrace Club Addition, Morgantown, WV**
13. **Fairmont State University Hunt Haught Hall Renovations, Fairmont, WV**
14. **The Dayton, Morgantown, WV**
15. **WVU Coliseum Team Shop Conversion, Morgantown, WV**
16. **Glenmark Office Building, Morgantown, WV**
17. **GSA - Department of Energy, Morgantown, WV**
18. **GSA/USDA Building, Sabraton, WV**
19. **Marina Tower, Morgantown, WV**
20. **Morgantown Event Center, Morgantown, WV**
21. **WVU Honors Dormitory, Morgantown, WV**
22. **WVU Mountaineer Station, Morgantown, WV**
23. **Fairmont State University Hardway Hall Entrance Renovation, Fairmont, WV**
24. **KeyLogic Renovation, Morgantown, WV**
25. **Morgantown Event Center Parking Garage, Morgantown, WV**
26. **Middletown Tractor, Fairmont, WV**
27. **Pillar Innovations Office Building, Morgantown, WV**
28. **WVU Greenhouse, Morgantown, WV**
29. **WVU Visitor's Resource Center, Morgantown, WV**
30. **WVUP -New Science Wing-West Virginia University Parkersburg, Parkersburg, WV**
31. **Canaan Valley Resort State Park, Davis, WV**
32. **College Park Dormitories, Morgantown, WV**
33. **Cacapon Resort State Park Addition and Renovations, Cacapon, WV**
34. **University Park Apartments, Morgantown, WV**
35. **University Park Mixed Use Building, Morgantown, WV**
36. **University Park Dormitory, Morgantown, WV**
37. **Beitzel Office Building, Grantsville, MD**
38. **University Place Parking Garage, Morgantown, WV**
39. **Mountaineer Center, Morgantown, WV**
40. **Weston USPS Retaining Wall, Weston, WV**
41. **WVU Coliseum Visitor Center, Morgantown, WV**
42. **USPS Spencer Rooftop Unit Addition, Spencer, WV**
43. **CVS Health Warehouse, Morgantown, WV**
44. **USPS Weston Loading Dock, Weston, WV**
45. **Puskar Stadium North End Scoreboard, Morgantown, WV**
46. **Par Mar, New Brighton, PA**



Allegheny
Design Services
Consulting Engineers

PROJECT PROFILE

Nemacolin Woodlands Sundial Lodge Farmington, PA



STRUCTURAL ENGINEER:
CONTRACTOR:

Allegheny Design Services, LLC, Morgantown, WV
Martik Brothers, Inc., Finleyville, PA

PROJECT SCOPE:

- 25,000 Sq. Ft. Multi-Purpose Ski Lodge
- Restaurant
- Bowling Alley

PROJECT VALUE: \$3 Million

PROJECT COMPLETION: 2013





Miller Engineering - MEP



3.1.d.



Firm Profile



MILLER ENGINEERING is a solely held (S) corporation owned by Craig Miller PE, President. The corporation maintains a Certificate of Authority with the WV State PE Board and has carried professional liability insurance since its inception. Neither the firm nor its professional engineers have ever faced disciplinary action in any form from the states in which they are registered.

Our engineered solutions involve a detailed assessment process: investigation, observation, communication with stakeholders, system analysis, building modeling and engagement from our entire team. We approach each and every project with this process and the guiding principle that buildings are designed to be livable and function in their intended purpose.



Over the past 13 years Miller Engineering, Inc. (MEI) has engineered solutions for over \$17.2M in MEP system upgrades, repairs and renovations for projects of all scopes and sizes, with clients ranging from private owners to local and state governments. With a strict attention to detail and commitment to delivering a job done well and done right the first time, every time, MEI has accumulated a change order percentage of less than 0.1% over the past 8 years.

Our team has unique skill-sets regarding engineered renovation solutions. Each member of the team has hands-on mechanical system experience including installation, construction, design and maintenance.

*Miller Engineering takes pride in being **different by design**, and that difference shines through in all phases of our work and continued relationships with our clients.*

- Experienced and Licensed Professional Engineers
- Quality, Value-Engineered Project Delivery
- Qualified Construction Representative on Staff
 - LEED-AP Certified
 - Below Industry Change Order Status
 - Building Information Modeling
 - Emergency Facility Response



Engineering Design and Consultation

- Mechanical
- Electrical
- Plumbing
- HVAC Design
- Renovation
- New Construction
- Building Information Modeling

Aquatic Facility Design

- Public Pools & Areas
- ADA Compliance
- Indoor & Outdoor (air flow)
- Chlorination/Filtration

Construction Administration

- Maintenance/Facility Improvement Plans
- Contract Administration
- Code Observation

Communication System

- Intercomm & Public Address
- Voice/Data/CATV
- Urgent Response

Energy

- Power Supply (main & backup)
- Green & Renewable Consulting
- Systems Utilization & Upgrades
- Sustainable Solutions

Facility Utilization

- Systems Assessment & Solutions
- Adaptive Re-use
- Planning/Life-Cycle Control
- Engineered Replacement

Life Safety Inspection/Design

- Fire Protection & Alarm Systems
- Access Control
- Fire & Electrical Investigation

Industry Experience

- Education
- Local & State Government
- Commercial Development
- Healthcare



B. Craig Miller, PE

Craig founded Miller Engineering in 2003, and serves as President and Principal Engineer. He has more than 20 years experience in design, specification, operations and project management. During his employment with WVU, Craig was directly involved with approximately \$130 million in new capital construction. His experience with a wide range of projects including HVAC, electrical, plumbing, infrastructure upgrades, building automation, energy efficiency and maintenance/renovation, among others, allows him to serve in multiple capacities within a given project. Craig will serve as the “Relationship

Manager” for Miller Engineering as the main communication interface between the Owner, the design team, contractors and end users.

Project Role: Relationship Manager – Primary Point of Contact

- Engineer in Responsible Charge
- Design and Project Management of Mechanical, Electrical, Plumbing Projects
- Concept and Construction Design
- Business Operations and Financial Management Oversight
- Quality Assurance and Control

Professional Project Highlights

- Bobtown Elementary HVAC
- Blackwater Falls State Park Lodge (Dining Room, 2nd Fl, Spa, Boiler)
- Hawks Nest/Twin Falls HVAC
- Mapletown High School HVAC Replacement Phase I & II
- McKeever Lodge HVAC Piping
- Holly River State Park Primary Electric Service Replacements Phase I & II
- Beech Fork State Park – MEP New Construction Design
- Cheat Lake Elementary & Middle School Renovations
- Cacapon Old Inn

Professional History

2003- Present	Miller Engineering, Inc.	President, Relationship Manager
2002-2003	Casto Technical Services	Existing Building Services Staff Engineer
2001-2002	Uniontown Hospital	Supervisor of Engineering
1995-2001	West Virginia University	Staff Engineer
1990-1995	BOPARC	Caretaker – Krepps Park
1983-1988	University of Charleston	Electrician/HVAC Mechanic

Education

1995	West Virginia University	BS- Mechanical Engineering
1988	University of Charleston	BA- Mass Communications

Licenses and Certifications

- Professional Engineer (West Virginia, Pennsylvania, Maryland, and Ohio)
- Licensed Master Plumber
- LEED-AP Certified



Joseph Machnik

Joe has extensive experience with AutoCAD, MEP and Revit MEP. He provides design modeling, drafting and supervised design services and construction support for Miller Engineering.

Project Role: MEP Designer

- *Revit/CADD Coordination of New Construction and Renovation Designs*
- *Building Information Modeling*

Professional Project Highlights

- Bobtown Elementary HVAC
- Suncrest Middle Gym HVAC
- MHS Area 4 HVAC
- North Elementary Boilers
- Freedom Dealerships (Ford, Kia, Volkswagen)
- Pipestem Lodge HVAC Piping Replacement
- Blackwater Falls Lodge (2nd Fl, Spa, Boiler)
- Cacapon Old Inn

Professional History

2010 – Present Miller Engineering, Inc. MEP Designer

Education

2008 Penn State – Fayette, AS - Building Engineering Systems Technology: *Building Environmental Systems Technology*

2007 Penn State – Fayette, AS - Building Engineering Systems Technology: *Architectural Engineering Technology*



Travis Taylor, PE

Experience in project management facilitates Travis’s ability to create and design constructible projects. Prior to joining the Miller Engineering team he was directly responsible for managing \$10 million in electrical construction budgets. His experiences encompass both new construction and renovation. Travis maintains professional competencies by attending seminars and continuing education classes. As lead engineer he provides HVAC, mechanical, plumbing and electrical design solutions and services for our clients. In addition, he is part of our team’s complete assessment process in both

planning and MEP design through construction administration.

Project Role: Lead MEP Engineer

- Design of Mechanical, Electrical, and Plumbing Systems
- Building Information Modeling - Revit
- Constructible Materials Evaluation
- Site Evaluation and Mechanical System Review
- Submittal and RFP Review
- RFI Coordination, Review, and Response
- Construction Observation

Professional Project Highlights

- Suncrest Middle Gym HVAC
- Holly River State Park Primary Electric Service Replacements Phase I & II
- MHS Area 4 HVAC
- McKeever Lodge Fire Alarm
- Pipestem Lodge McKeever Lodge HVAC Piping Replacement
- Blackwater Falls Lodge (2nd Fl, Spa, Boiler)
- Cacapon Old Inn
- Freedom Dealerships (Ford, Kia, Volkswagen)

Professional History

2011-Present	Miller Engineering, Inc.	Staff Engineer
2006-2011	Tri-County Electric, Co.	Project Manager
2006-2006	Schlumberger	Field Engineer Trainee - MWD

Education

2006 West Virginia University, BS – Mechanical Engineering

Licenses and Certifications

- Professional Engineer - State of West Virginia
- OSHA 10-hour Course: Construction Safety & Health

Descriptions of Past Projects Completed – Misc. Upgrades

Blackwater Falls State Park Lodge Upgrades

Davis, WV

Services Provided:

- General Trades
- Plumbing
- Electrical
- Mechanical
- Pool

Estimated Budget: \$1.1 Mil

Facility Area: 46,000 ft²

**Owner: West Virginia Division of
Natural Resources**



MEI has performed several projects at the Blackwater Falls State Park Lodge that cover many trades. Miller Engineering designed new HVAC systems for the dining room and make up unit for the Kitchen. The units were installed in a manner to not interfere with views of the park. The second floor plumbing piping was upgraded and routed out of the attic for freeze protection. The bathrooms were re-connected with new GFCI receptacles to eliminate nuisance tripping. New panel boards, hallway lighting, and hallway ceilings were installed as well. A MEI project which was just completed is the replacement and re-piping of the hot tub. The existing spa was leaking and had maintenance issues. A new hot tub was installed along with tiling. A new chemical and pump room was installed as well. Miller Engineering was recently contracted to design the replacement of the existing boiler system and convert them from steam to hot water. The project is currently in design and will include the construction of a boiler room.

Project Contact:

**Bradley S. Leslie, PE, Assistant Chief
State Parks Section
Phone: (304) 558-2764 ext. 51826**

Descriptions of Past Projects Completed – MEP

Cacapon Old Inn

Berkeley Springs, WV

Services Provided:

- HVAC
- Plumbing
- Electrical

MEP Budget: \$98k

Facility Area: 5,500 ft²

**Owner: West Virginia Division of
Natural Resources**



The Old Inn at Cacapon State Park is a popular lodging choice for large gatherings at the park. The Old Inn only had window AC and heating only through fire places. MEI designed a complete HVAC renovation which includes propane fired furnaces with DX air conditioning to serve the first floor common areas.

The guest rooms on the second floor utilize mini-split system units, allowing for individual room control. The kitchen area was completely renovated including new appliances making it more useful for large gatherings.

The HVAC renovation required architectural and structural modifications to the facility. The guest rooms were updated with new furniture and bathrooms were updated as well. Great detail was taken to keep any modifications in-line with the historical component of the Old Inn.

Project Contact:

Debbie Demyan, Project Engineer
State Parks Section
(304) 550-4892

Descriptions of Past Projects Completed – HVAC Piping

Pipestem McKeever Lodge

Pipestem, WV

Services Provided:

- HVAC
- Plumbing
- Electrical
- Accommodation of Existing Systems

Estimated Budget: \$1.7M

Facility Area: 63,000 ft²

Owner: West Virginia Division of Natural Resources



The original HVAC piping at McKeever Lodge had exceeded its lifespan and had been suffering from corrosion leading to multiple leaks, including one causing an electrical service outage. Miller Engineering was hired to investigate the existing piping, discovering all of the piping required replacement. As this lodge is regularly occupied for larger conferences, the project had to be phased to minimize the amount of guest rooms taken out of service at one time. MEI also designed provisions to interconnect the lodge's two separate boiler/chiller plants so one plant could operate the entire lodge at a partial capacity while the other plant was replaced and re-piped. This interconnect also allows the lodge to operate in the event of a boiler or chiller outage. Power was provided to new equipment, and motor control centers were added to control the building loop pumps. A new building controls system was installed to allow the plants to run at optimum efficiency while meeting the lodges heating and cooling needs.

Project Contact:
Carolyn Mansberger, Project Manager
State Parks Section
(304) 558-2764

Descriptions of Past Projects Completed – Fire Alarm

Pipestem McKeever Lodge

Pipestem, WV

Services Provided:

- Electrical
- Fire Alarm

Construction Amount: \$225k

Facility Area: 63,000 ft²

**Owner: West Virginia Division of
Natural Resources**

Status: Complete



The fire alarm at McKeever Lodge at Pipestem State Park was obsolete and having operational issues, particularly in the original lodge portion. Miller Engineering designed a complete fire alarm replacement of the lodge side, while interfacing with the conference center portion of the lodge, which had a more up to date fire alarm system. Previously, the lodge and conference systems operated separately, and MEI designed the systems to interface and monitor the lodge as one facility. The system was designed to interface with the conference side elevators, mechanical equipment, and kitchen hoods. Provisions for expansion were made for future upgrades to the lodge elevators. The lodge remained in operation during the entire replacement, with both the contractor and MEI coordinating with the DNR to minimize the amount of rooms taken out of service.

Project Contact:

*Carolyn Mansberger, Project Manager
State Parks Section
(304) 558-2764*



Pat Stinson - Cost Estimating



2.1 d.

Goals for Construction Management Services

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

Provide a realistic project budget and schedule.

Receive competitive bids.

Reduce coordination issues between owner operations and the construction process.

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

Minimize change orders and bid addenda.

Preconstruction Services

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

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

Incorporate construction requirements into the bid documents, such as:

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

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

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

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

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

Permits

Applicable Sales Taxes

Time of Bid

Unit Prices

Insurance requirements—Builder's Risk; OCP

Scheduling Requirements

Local and State Taxes

Pre-Bid Meetings

Alternate Bids

Liquidated Damages

Testing Procedures

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

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

Assist with review of final bids.



Contract Administration Services

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

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

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

Develop and coordinate procedures for submittal review and pay requests.

Provide documented weekly safety inspections.

Coordinate testing procedures.

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

Provide updated CPM schedule monthly.

Develop and coordinate meeting schedules and agendas.



Project Experience

Glade Springs Resort & Conference Center*

Daniels, West Virginia

Glade Springs Resort Clubhouse Addition and Renovations*

Daniels, West Virginia

South Ridge Church*

Fairmont, West Virginia

Mining Controls Renovations*

Berkley, West Virginia

Chuck Mathena Center

Princeton, West Virginia

Construction Management Services:

Construction Scheduling

Cost Estimating

Value Engineering

Constructability Analysis

Coordination of Trades

General Construction

Canaan Valley Resort State Park Renovations & Additions*

Davis, West Virginia

Construction Management Services:

Phasing (Multiple Prime, Fast Track)

Construction Scheduling

Cost Estimating

Value Engineering

Constructability Analysis

Cacapon Resort State Park Lodge Expansion*

Berkeley Springs, West Virginia

Construction Management Services:

Phasing (Multiple Prime)

Cost Estimating

Value Engineering

Constructability Analysis

West Virginia School of Osteopathic Medicine Master Plan*

Lewisburg, West Virginia

Construction Management Services:

Phasing / Scheduling

Cost Estimating

*Projects with Paradigm Architecture

Education

West Virginia University - BS Wood
Science & Technology, 1970

Various work-related seminars in
project scheduling
10 hour training course OSHA

Work Experience

2013-Present - Swope Construction
• Senior PM

2003-2013 - Alliance Construction
Management - Founder
General contracting firm and
management services

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

1976-1983

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

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

1970-1973

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



Executed Documents





Purchasing Division
 2019 Washington Street East
 Post Office Box 60180
 Charleston, WV 25305-0180

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

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2019-05-31	2019-06-25 13:30:00	CEOI 0310 DNR1900000012	1

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

Vendor Name, Address and Telephone Number:

Paradigm Architecture, Inc.
 2223 Cheat Road, Suite 300
 Morgantown, WV 26508
 304.284.5015

FOR INFORMATION CONTACT THE BUYER

Signature X

FEM 63-1263568

6/21/19

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

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.

Paul A. Walker, AIA, President

(Name, Title)

Paul A. Walker, AIA, President

(Printed Name and Title)

Paradigm Architecture, Inc., 2223 Cheat Rd., Ste. 300, Morgantown, WV 26508

(304) 284-5015/(304) 284-5014

pwalker@paradigm-arch.com

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.

Paradigm Architecture, Inc.

(Company)



Paul A. Walker, AIA, President

(Authorized Signature) (Representative Name, Title)

Paul A. Walker, AIA, President

(Printed Name and Title of Authorized Representative)

6/21/19

(Date)

(304) 284-5015/(304) 284-5014

(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.:

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

- | | |
|---|--|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

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

Paradigm Architecture, Inc.

Company


Authorized Signature

6/21/19

Date

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

West Virginia Ethics Commission
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Contracting Business Entity: Paradigm Architecture, Inc. Address: 2223 Cheat Road, Suite 300

Authorized Agent: Paul A. Walker, AIA Address: Morgantown, WV 26508

Contract Number: CEOI DNR17*57 Contract Description: A/E Services for Cacapon Lodge Improvements & Addition

Governmental agency awarding contract: West Virginia Division of Natural Resources

Check here if this is a Supplemental Disclosure

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

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

Check here if none, otherwise list entity/individual names below. CTL Engineering of West Virginia, Inc.-Tim Darrah; Allegheny Design Services, LLC-David Simpson; Miller Engineering, Inc.-Craig Miller; Design Innovations, LLC-Ashley Dreher; McFarland Kistler & Associates, Inc.-Kenneth Kistler

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

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

We interpret the definition for interested parties to mean an ownership entity that has outside investment ownership of 25% or more in Paradigm Architecture. This is not the case.

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

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

Signature: 

Date Signed: 11/7/17

Notary Verification

State of West Virginia, County of Monongalia:

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

Taken, sworn to and subscribed before me this 7th day of November, 2017.


Notary Public's Signature

To be completed by State Agency:

Date Received by State Agency: _____

Date submitted to Ethics Commission: _____

Governmental agency submitting Disclosure: _____

STATE OF WEST VIRGINIA
Purchasing Division
PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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

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

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

AFFIRMATION: By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code § 61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

WITNESS THE FOLLOWING SIGNATURE:

Paradigm Architecture, Inc.



Date: 6/21/19

State of West Virginia

Monongalia

Taken, subscribed, and sworn to before me this 21st day of June, 2019.

My Commission expires May 28, 2020.

AFFIX SEAL HERE

NOTARY PUBLIC