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Header @ 2

List View

- General Information**
- Contact
- Default Values
- Discount
- Document Information
- Clarification Request

Procurement Folder: 1311383
 Procurement Type: Central Contract - Fixed Amt
 Vendor ID: VS0000045071
 Legal Name: Landmarks SGA, LLC
 Alias/DBA:
 Total Bid: \$0.00
 Response Date: 02/21/2024
 Response Time: 14:51
 Responded By User ID: JStuck
 First Name: Jessica
 Last Name: Stuck
 Email: jstuck@s-ga.com
 Phone: 4122659031

SO Doc Code: CEOI
 SO Dept: 0211
 SO Doc ID: GSD2400000003
 Published Date: 2/14/24
 Close Date: 2/22/24
 Close Time: 13:30
 Status: Closed
 Solicitation Description: EOI: Building 35 (Diamond) Renovations Project
 Total of Header Attachments: 2
 Total of All Attachments: 2



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

**State of West Virginia
 Solicitation Response**

Proc Folder: 1311383
Solicitation Description: EO: Building 35 (Diamond) Renovations Project
Proc Type: Central Contract - Fixed Amt

Solicitation Closes	Solicitation Response	Version
2024-02-22 13:30	SR 0211 ESR02142400000004085	1

VENDOR
 VS0000045071
 Landmarks SGA, LLC

Solicitation Number: CEOI 0211 GSD2400000003
Total Bid: 0
Response Date: 2024-02-21
Response Time: 14:51:40
Comments:

FOR INFORMATION CONTACT THE BUYER
 Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov

Vendor Signature X **FEIN#** **DATE**

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	EOI: Building 35 (Diamond) Renovations Project				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments: Per the Expression of Interest document, no price or fee information is permitted in the response.

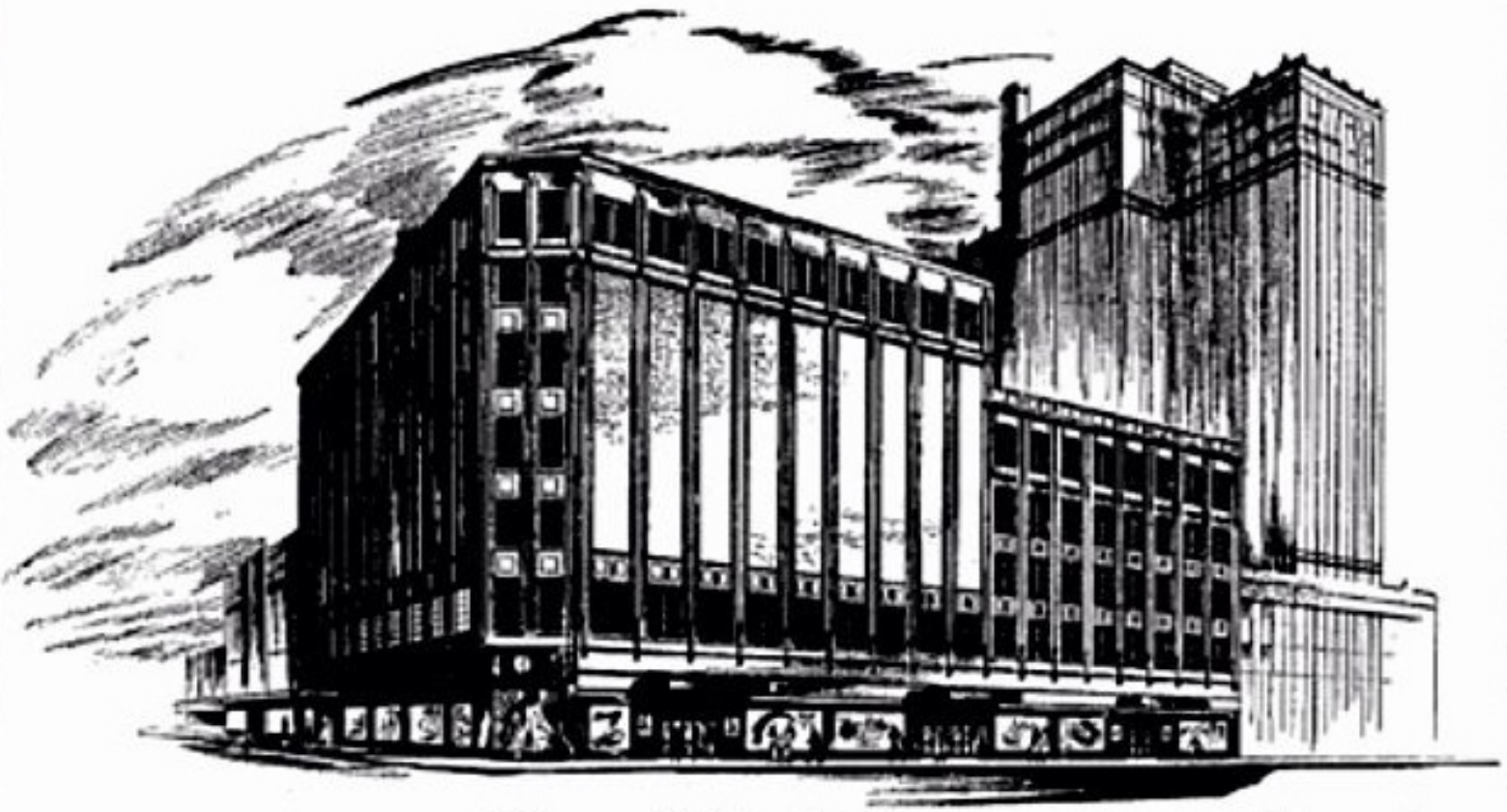
Extended Description:

EOI: Building 35 (Diamond) Renovations Project

Submitted to The State of West Virginia Purchasing Division

Centralized Expression of Interest (CEOI) for Building 35 (Diamond) Renovations Project

Solicitation No. CEOI 0211 GSD2400000003



February 22, 2024

Submitted by

LM LANDMARKS SGA, LLC
Architecture | Historic Preservation | Adaptive Reuse

In association with

CJL Engineering

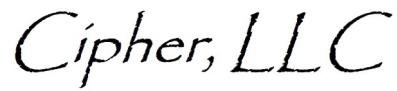
Wiss, Janney, Elstner Associates, Inc.

Cipher, LLC

Submitted by

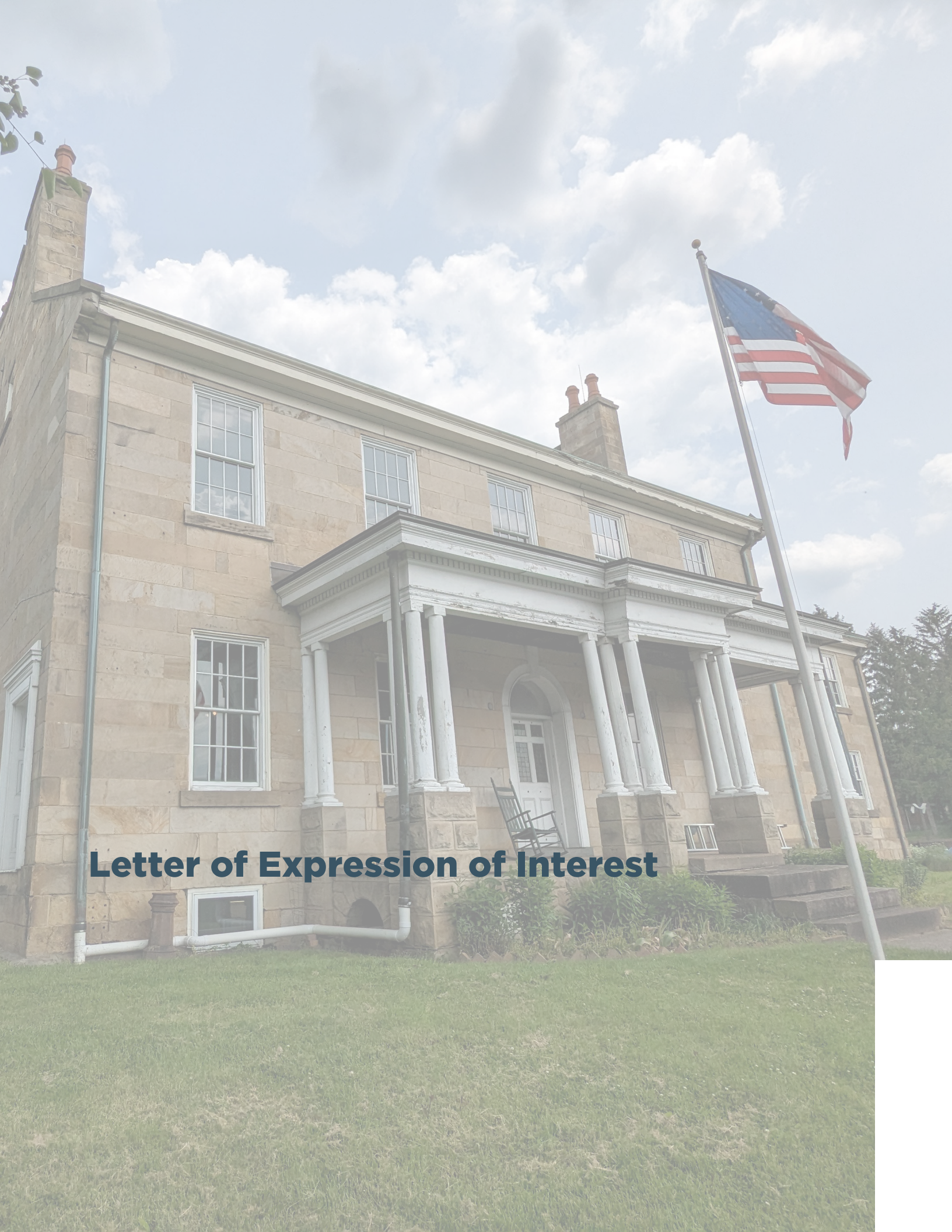


In Association with



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Letter of Expression of Interest

2/22/2024
Melissa Pettrey, Senior Buyer
2019 Washington Street, East
Charleston, WV 25305
304.558.0094
Melissa.k.pettrey@wv.gov

RE: Building 35 (Diamond) Renovations Project – Expression of Interest

Dear Ms. Pettrey:

Landmarks SGA, LLC (Landmarks), in association with **CJL Engineering (CJL)**, **Wiss, Janney, Elstner Associates, Inc. (WJE)**, and **Cipher, LLC (Cipher)** is pleased to submit our qualifications for architectural and engineering design services for the Diamond Building (Building 35) and associated parking garage (Building 31) located in downtown Charleston, West Virginia. This project represents an exciting opportunity to assist West Virginia with the assessment, design, and construction administration of necessary repairs and upgrades to this building, while limiting disruption to the tenants and adhering to State of West Virginia purchasing regulations.

Landmarks is a small business enterprise that specializes in the practice of historic preservation and adaptive reuse of historic structures. The firm has successfully undertaken many feasibility studies, conditions assessments, complex modernizations, rehabilitations, and renovations of complicated existing structures. **Landmarks** will manage the consultant team and provide architectural assessment and design services for the project. I, Jessica Stuck, will serve as the Principal-in-Charge and Project Manager, be the day-to-day contact, and oversee all aspects of the work, including communications, scheduling, meetings, and preparation of all deliverables.

CJL is a full-service mechanical, electrical, plumbing, fire protection, and civil/structural consulting engineering firm known for mastering the most challenging projects in the region. With an office in Morgantown, CJL has completed almost 100 projects in West Virginia to date, including government, municipal, and cultural projects ranging from master plans/facility assessments to comprehensive building renovations. **CJL** will perform the evaluation for the HVAC equipment, fire systems, and elevators, as well as prepare design documents for all mechanical, electrical, and fire protection scopes.

WJE is a nationally recognized, interdisciplinary firm of architects, engineers, and materials scientist dedicated to providing practical, innovative, and technically sound solutions to problems in both new and existing structures. Technical excellence is the heart of their culture and they are committed to ensuring that buildings and structures deliver value, long-term durability, and performance. **WJE** will provide consulting services related to structural and exterior enclosure assessments and repairs for this project.

Cipher is a women-owned (WBE) professional consulting firm that provides reliable, high-quality cost estimating services for all types of projects and clients. **Cipher** will provide cost estimates for the recommended repairs and upgrades, which will incorporate phasing and escalation.

We feel our team is uniquely qualified to successfully provide these design services, given our professional and technical skills indicated below.



West Virginia Experience

Our team is passionate about supporting the transformative development occurring in West Virginia – especially Charleston. We are proud to have numerous active projects ongoing in West Virginia, as well as dozens of WV projects in the last five years, including our work with CJL to assess and rehabilitate the Morgantown Historic Post Office. Additionally, members of our team have previously been involved with renovating buildings on the Capitol Complex and are familiar with State of West Virginia purchasing.

Existing Building Assessment Expertise

Our team has extensive experience with existing and historic buildings and sites of all types, especially public/community facilities. The firm has successfully undertaken many complex historic rehabilitations and adaptive reuses of complicated structures which require multi-disciplinary approaches to design and construction, with a special sensitivity to conserving and protecting the existing building's fabric. The team has extensive experience undertaking conditions assessments, feasibility studies, and reuse plans for existing buildings, which has given us knowledge of construction and repair techniques for antiquated and historic building components.

Additionally, our team members have completed immersive historic preservation and masonry training programs, where they have studied theoretical approaches and hands on masonry skills with union professionals and instructors. We can comprehensively diagnose detrimental conditions, create drawings and details to accurately indicate the program of repair, and have in-depth knowledge of the physical repair process that allows us to augment our communication with contractors during construction.

Phased Project Experience

Given our teams' work with local municipalities, either directly or as a major stakeholder, we have worked closely with all departments within state and local governments and are familiar with procurement requirements often imposed by funding sources or governmental agencies. We also understand the importance of government employees' work and disruptions are detrimental to performing their job duties. We have firsthand experience conducting assessments in occupied spaces, as well as designing and phasing projects to limit tenant disturbance as well as control project costs. Our team will work closely with the identified stakeholders to communicate the options for phasing and assessment and construction activities to ensure the most efficient and sensitive approach to completing this project is achieved.

We welcome the opportunity to work with your team on this important project for West Virginia and the City of Charleston. Please feel free to contact me if you require any additional information or clarifications to this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jessica M. Stuck', with a long horizontal flourish extending to the right.

Jessica M. Stuck, AIA, CCS, CDT, LEED AP BD+C

Principal / Architecture Practice Leader



Goals and Objectives: Project Approach



Goals and Objectives: Project Approach

PROJECT UNDERSTANDING

Based on our review of the Centralized Expression of Interest released by the State of West Virginia on February 1, 2024 and the subsequent Addendum No. 1 issued on February 14, 2024, the following is our understanding of the project. The objective of the project is to assist the Agency with architectural/engineering evaluation and assessment report for the windows, HVAC, roof/drainage systems, exterior envelopes, elevators, and fire systems at Building 35 and Building 31. Recommended repairs and cost estimates will also be developed which may result in the further design and construction of identified renovation projects.

Building 35 (Diamond Building) is a multi-story, 227,000 square foot office building located at 350 Capitol Street in Charleston, WV 25301. Building 31 is an 8-story parking garage structure located at 500 Capitol Street and is used by the tenants of the Diamond Building. These buildings are located in the downtown Charleston Historic District and portions of the buildings date to 1927, 1941, 1948, and 1964. A previous major renovation of the Diamond Building in 1999 and more recently, multiple assessment reports have been performed on the building.

The main goals/objectives of this project are as follows:

- Assessment and comprehensive reports that outline recommendations and cost estimates for repairs.
- Schematic design, design development, construction documents, and bid phase services to support the recommended repair projects.
- Inclusion of multiple bid packages/phased construction to control budgets and accommodate continuous occupancy of the building.
- Design and phasing of construction activities to allow building occupants to remain in the building during all investigation and construction activities.
- Construction documents, bidding, and construction administration that complies with the State of West Virginia purchasing regulations.

PROJECT APPROACH

Our approach to this project is one that we have refined with our experience assessing, researching, documenting, and administering construction for numerous adaptive reuse, historic rehabilitation, and preservation projects over the decades. The approach capitalizes on the technical experience of the team while incorporating close collaboration with the State of WV and other identified parties to fully engage all stakeholders and provide the most successful outcome.

Task 1: Conditions Assessment

The conditions assessment element will focus on collecting sufficient information to understand the history of the building and the current conditions that exist within the building. Delivering better solutions requires a better understanding of the problem. We will utilize general review techniques, as well as close range surveys, inspection openings, and water testing in order to provide well informed repair recommendations. This work will form the basis for the recommendations for repairs and the scope of work for the construction packages.

- **Kick-Off Meeting:** Prior to the commencement of work, the Landmarks Team will meet with representatives from the Agency and other identified stakeholders to review the project scope of work, key milestones, project schedule, communication protocols, and any special project logistics, such as site visits.
- **Data Collection:** Landmarks will request any existing historical and/or drawing data related to Building 31 and 35 in order to understand the original construction of the buildings and their development over time. This information will provide a solid foundation for justifying the materials and methods recommended for the repairs. Given our past experience, our team is skilled in collecting available historic information, assembling it, and using it to guide the assessment and repair effort. This task will include a review of:
 - ◇ The Inspection of the Diamond Building report dated April 10, 2023.
 - ◇ The WDP & Associates Façade Assessment Report dated July 1, 2022.

- ◊ The RIB U.S. Cost Final Study Cost Estimate dated June 24, 2022
- ◊ Any drawings from the previous Diamond Building renovation in 1999.
- ◊ Any original drawings, historical photographs, construction documents for previously completed/planned repairs, prior reports, and maintenance records for the buildings.
- ◊ A discussion with any maintenance or facilities staff to understand key areas for attention or performance of the HVAC system and elevators and any other institutional knowledge they may provide.
- **Conditions Assessment Evaluation (Building 35):** The Landmarks Team will conduct a walk-through of the building to assess the current conditions the building enclosure, including brick masonry, terra cotta, granite, windows, roofing, drainage, HVAC equipment, elevators, and fire systems. The 2022 WDP report will be used as a baseline for this evaluation and we will gather Information to update the findings or that report and provide new recommendations if applicable. This task will take (4) 8-hour days on site to complete.
 - ◊ Interior: A general visual condition assessment of representative portions of the building interior to survey and document visible evidence and conditions indicative of bulk uncontrolled rainwater penetration, condensation, and other forms of moisture ingress as well as any readily visible signs of potential distress associated with water penetration. This will help identify locations that require close-range examination and additional testing.
 - ◊ General Exterior: A visual condition assessment of the above grade building envelope will be performed with binoculars from ground level, as well as from building interior, roofs, and/or adjacent buildings where feasible.
 - A drone survey could also be utilized to augment this survey and create a point cloud for drawings.
 - ◊ Close-Range: Based on the findings of the interior and exterior visual surveys, representative areas will be examined at close range via suspending scaffolding (swing stag0 or aerial lift. This will enable us to calibrate and verify findings from the overall visual condition assessment performed from grade, as well as examine the as-built construction in more detail. Limited openings in the exterior enclosure may be performed and will be repaired. Assistance from a specialty restoration contractor will be required for access and inspection openings.
 - ◊ Roofing Inspection Openings: Based upon the findings of the visual survey and discussion regarding maintenance and locations of active issues, core cuts will be made in the existing roofing assemblies to document the components, conditions, and overall assembly depths of the roof assemblies. A roofing contractor will be required to make and repair the roof inspection openings.
 - ◊ Diagnostic Water Leakage Testing: Water penetration resistance testing at select locations based upon previous findings will be performed to evaluate the resistance of the exterior wall assemblies, including masonry, punched windows, sealant joints, and flashings.
 - ◊ Infrastructure: The goal of the facility infrastructure inventory and evaluation (HVAC, elevators, fire systems) will be to gain an understanding of each of the current systems, equipment, and functionality, as well as note deficiencies or problem areas.
 - ◊ There are several value-added services that the Landmarks team provides that assist in conditions assessments. These include drone recognizance, 360 degree photography, and measurements utilizing laser technology. If required, the Landmarks Team can engage additional consultants to provide laser scanning of the space to generate a point cloud model of the building. Additional optional studies can also be performed to evaluate the building enclosure and make repair recommendations, including exterior masonry façade cleaning studies and mortar testing. These services may increase the fieldwork duration by a total of (2) 8-hour days.
- **Conditions Assessment Evaluation (Building 31):** The Landmarks Team will conduct a walk-through of the parking garage to visually survey all exposed elements, including slabs, soffits, walls, columns, beams, HVAC equipment, roofs, and elevators. This assessment will take approximately 8 hours to complete and access/survey times will be coordinated with the Agency and building tenants.
 - ◊ Acoustical sounding (i.e. chain-dragging) concrete delamination survey of representative areas of the concrete framing surfaces will be tested in general accordance with ASTM D4580 / D4580M Standard Practice for Measuring Delaminations in Concrete Bridge Decks by Sounding.
- **Base Drawings:** During the building walk-through, the team will collect measurements and photography to assist in the creation of measured base drawings adequate for future construction documents. The architectural drawings will include floor plans, elevations, and sections of the building at minimum and be prepared using computer-aided drafting software (Autodesk Revit). Once completed, the findings of the conditions assessment can be mapped to the drawings and supplemented with photographs to accurately depict the current status of deterioration.

- **Initial Review of Findings:** A meeting with the Agency and other identified stakeholders will be held to explain the findings and initial recommendations for repair.
- **Prioritization Matrix:** The development of prioritization matrix will be an iterative process done with feedback from the Agency. The initial pass at prioritization will be done by the Landmarks team based on solely the conditions observed and if they have a negative impact on the physical or working conditions of the building. Repairs may be categorized on a scale from needing immediate attention to long-term and maintenance items. This will also consider the potential packaging of improvements tied to funding opportunities and logical progression of work. Once the initial prioritization matrix is generated, it will be shared with the Agency to solicit feedback and provide an opportunity to change prioritization based on functional needs of the Agency and/or building tenants.
- **Cost Estimates:** Level-of-Magnitude Cost Estimates will be assigned to each of the recommended repairs. These estimates will be generated based on historical data, previous project experience, and recent construction projects underway in the region.
- **Final Report:** A report that discusses the existing conditions and recommendations for repairs or upgrades that may be necessary will be prepared at the conclusion of this Task. The report will include the Base Drawings, key photographs, and sketches/ notes taken during the assessment. The recommended repairs, phasing, and associated cost estimates will be assembled as part of this report.

Task 2: Design Documents

The Landmarks Team will work at the direction of the Agency to prepare drawings for the selected or identified repair scopes. Based on budget restraints and the building remaining occupied, this may be done through multiple separate packages. Progress meetings will be held at frequent intervals throughout the design process.

- **Schematic Design:** A schematic design package that includes all necessary drawings related to the indicated repairs will be submitted for review by the Agency. Meetings will also be scheduled at frequent intervals to review the scope and progress of the documents. A cost estimate will be prepared based on these documents. After review of the schematic design drawings and cost estimates, a reconciliation meeting will be held to discuss.
- **Design Development:** Based on the approved Schematic Design Documents, our team will continue to work collaboratively with the Agency to significantly advance the design for the approved renovation scope. In this phase, we will further determine materials,

systems, and equipment that will be included in the final design. Along with drawings, which will include all scope, material, workmanship, finishes, equipment, and key details, outline specifications will be prepared to help inform the revised cost estimate. After review of the design development package, a reconciliation meeting will be held to discuss.

- **Construction Documents:** Based on the approved Design Development Documents, our team will prepare the Construction Documents, which will include all plans, elevations, sections, details, and schedules required to obtain appropriate building permits and communicate the design intent to the contractors for competitive bidding and construction. The Construction Document package will include signed and stamped drawings (including life safety plans), a project manual that includes front end bidding documents that meet the WV State Purchasing Divisions procurement requirements, and any additional energy compliance reports. A final cost estimate will be provided in CSI divisional format.
- **Permit Submission:** Throughout the development of the documents, we plan to engage the State of West Virginia Fire Marshal, culminating in the submission of a request to review for all relevant repair packages to the State Fire Marshal and all other Authorities Having Jurisdiction, including review by the Charleston Historic Landmarks Commission.

Task 3: Bidding

During the bidding phase (for all construction packages), the Landmarks Team will respond to bidder inquiries, draft and issue addendums as required, attend one pre-bid meeting and a walk-through of the site with prospective bidders, and review received bids and make recommendations of award. It is assumed that there may be multiple different bid packages based on budgetary restraint and building occupancy requirements.

Task 4: Construction Administration/Observation

Construction Administration/Observation for historic buildings or existing buildings can be more complex than for new construction projects. Landmarks' experience with Construction Administration for historic projects has given us the ability to be flexible during the construction process when unknown conditions are uncovered and respond in a timely manner to not hold up construction. The inclusion of pre-construction meetings, coordination meetings, and mock-ups is proven to improve the quality of construction throughout the project.

- **Construction Observation:** The Landmarks team will provide Construction Administration services for the

repair projects, which will include:

- ◇ Participation in Pre-Construction and Coordination meetings with representatives of the Agency and construction team to review and coordinate the various interface details related to the repairs. These meetings will include a discussion of quality assurance coordination and review of the Quality Control plan.
- ◇ Mock-Up Review for detailing and constructability issues that could impact overall performance.
- ◇ Attendance at Owner/Architect/Contractor Meetings at regular intervals (either bi-weekly or weekly or as-needed.)
- ◇ Regularly scheduled site visits to observe the construction progress.
 - Written field reports will be issued to the Agency after each visit to share the progress of the Construction.
- ◇ Review Pay Application forms
- ◇ Shop Drawing & Submittal Review for general conformance with contract documents and industry standards.
- ◇ Respond to Contractor Request's for Information (RFIs)
- ◇ Develop Architect's Supplemental Instructions (ASIs)
- ◇ Project Closeout, including substantial completion, punch-lists, and final inspections.



Schedule

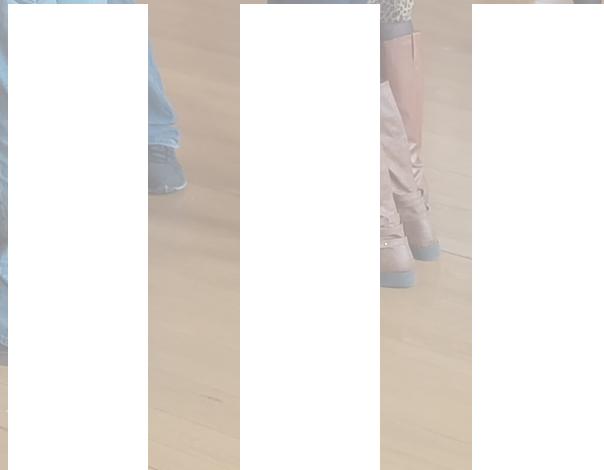
Our team has developed a workplan informed by our experience with conditions assessments and subsequent construction document preparation and construction administration for historic buildings. We believe that 5 months is adequate for the conditions assessment and report portion of the project (Tasks 1), but there is some variability with the duration of the remaining tasks depending on the required repairs. Due to the unknown nature of the construction-related activities at this time (Tasks 2-4), these have been indicated as “TBD” on the workplan. The timeline for these tasks will be identified with Agency input throughout the course of the assessment. The five-month timeline for the assessment activities is aligned with the Agency’s intention to allow the report to inform the upcoming fiscal year budget requests which start in August.

There are several variables that may lengthen the duration of the project that can include: responsiveness to requests for data, availability of access to the building, calendar conflicts that affect the scheduling of meetings/site visits, and review periods that are longer than anticipated. If there are impacts to the schedule and final delivery date, we will communicate any schedule changes as they may arise.

Tasks		Months					
		1	2	3	4	5	6
TASK 1 - CONDITIONS ASSESSMENT							
1	Kick-Off (Meeting)	◆					
2	Data Collection	■					
3	Conditions Assessment (Building 35)		■				
4	Conditions Assessment (Building 31)		■				
5	Base Drawings		■	■			
6	Review of Findings (Meeting)			◆			
7	Prioritization Matrix				■		
8	Cost Estimates				■	■	
9	Final Report					■	■
10	Progress Meetings		◆		◆	◆	◆
TASK 2 - DESIGN DOCUMENTS							
11	Schematic Design						→
12	Design Development						→
13	Construction Documents						→
14	AHJ Submission						→
TASK 3 - BIDDING							
15	Bidding						→
TASK 4 - CONSTRUCTION ADMINISTRATION/OBSERVATION							
16	Construction Observation						→



**Qualifications, Experience, and
Past Performance**





Firm Profile

Landmarks SGA, LLC is a wholly-owned affiliated company of Stromberg/Garrigan & Associates which was established with the specific goal of providing professional architectural services focused on new design, adaptive reuse and the preservation of historically significant structures. The vast majority of the firm's work has focused on urban revitalization, sensitive infill architecture, and the adaptive reuse of existing structures. A major focus of the firm's work is performing building condition assessments, historic structure reports (HSRs) and upgrading existing structures for conformance with current building, fire and ADA codes and requirements. Jessica Stuck, a principal with the firm, is licensed to practice architecture in the State of West Virginia. The firm's work and its principals have received numerous awards for its historical preservation work, including projects which have received awards from the Preservation PA. The firm is based in Pittsburgh, PA with a regional office in Jenkintown, PA (metro-Philadelphia).

Landmarks SGA is comprised of professional architects and preservation specialists who employ a comprehensive and multi-disciplinary approach to projects with the goal of providing the highest level of creativity in order to maximize a project's full community potential. Our planning approach encourages communities to identify all of their assets and identifies methods to best leverage those assets to achieve viable economic redevelopment and physical enhancement results.





Firm Profile

Established in 1938, CJL Engineering is a full service, mechanical, electrical, plumbing, fire protection, and civil/structural consulting engineering firm known for mastering the most challenging projects in the region. With offices in western Pennsylvania, eastern Ohio, northern West Virginia and Maryland, our super-regional focus has enabled us to become one of the preeminent MEP firms in the industry, proudly serving a wide range of specializations and clients.



Range of Services:

- Analysis and concept
- Construction budgeting
- Building information modeling (BIM)
- Energy modeling
- Detailed construction documents
- Construction phase services
- Building commissioning

More than 150 personnel, including:

- 35 Professional Engineers
- 20 LEED® Accredited Professionals
- Certified Energy Manager (CEM)
- Lighting Certified Professionals [LC]
- Building Energy Assessment Professional (BEAP)
- NICET Fire Protection
- Healthcare Facility Design Professionals (HFDP)
- Commissioning Authority (CxA)
- Certified Healthcare Constructor (CHC)
- Certified Data Centre Professional (CDCP)
- Certified Commissioning Professional (CCP) and Commissioning Process Management Professional (CPMP)

A broad Range of Clients

- Government, Municipal and Secure Facilities Green Buildings, Science, Laboratory and Research Facilities
- Zoos, Performing Arts Centers, Museums, Theaters and Libraries
- Central Plants, Energy Facilities and Utility Distribution Centers
- Healthcare - Hospitals, Urgent Care, Medical Centers and Labs
- Education - Colleges, Universities,
- Trade Schools, K-12
- Corporate, Commercial, Office Buildings Industrial -
- Light and Heavy Manufacturing, Warehousing
- High Tech Buildings/ Mission Critical
- Data Centers
- Hotels, Ice Arenas and Sports Facilities Apartments, Dormitories and High Rise Historic and Adaptive Retrofit
- Master Planning and Design

Specialization

- HVAC Systems
- Electrical Systems
- Fire Detection and Protection Plumbing Design
- LEED® Green Building Design Commissioning
- Energy Modeling Solutions
- Civil / Structural Engineering Architectural Lighting and Controls Telecommunications
- Life Safety Systems
- Voice/Data/Audiovisual
- Security Systems
- Power System/Quality Evaluations Life Cycle Analyses
- Retrofit Evaluations
- REVIT® / BIM

Regional Offices

- Pittsburgh, PA
- Johnstown, PA
- Youngstown, OH
- Frederick, MD
- Erie, PA
- Morgantown, WV
- Baltimore, MD



Firm Profile

Founded in 1956, Wiss, Janney, Elstner Associates, Inc. (WJE), is an interdisciplinary engineering, architecture, and materials science firm specializing in delivering practical, innovative, and technically sound solutions across all areas of new and existing construction. WJE combines state-of-the-art laboratory and testing facilities, nationwide offices, and knowledge sharing systems to provide solutions for the built world.



OUR RESOURCES

Our Janney Technical Center laboratory and testing facility is one of the nation's largest privately owned construct based testing laboratories; it enables WJE to provide reliable answers to questions about construction systems, components, and materials. No firm is more qualified to break new ground in finding practical, innovative, and technically sound solutions.

OUR SERVICES

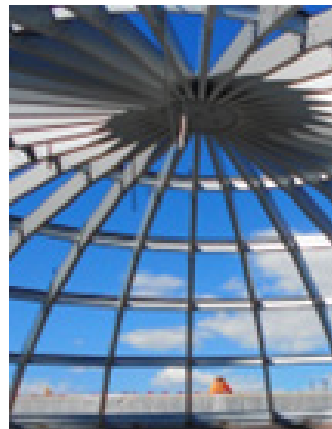
- Engineering
- Architecture
- Laboratory
- Field
- Forensics
- Design

OUR APPROACH

As materials, technologies, and structures change, our fundamental philosophy remains the same: developing better solutions based on an accurate diagnosis of each structure's unique problem.

OUR PEOPLE

With more than 700 employees, WJE has the resources to respond to virtually any problem, with expertise in all aspects of construction technology. The firm's engineers, architects, and materials scientists are supported by technicians who are experts in testing and instrumentation. WJE's understanding of structural behavior and the performance of materials is enhanced by experience gained from more than 175,000 projects worldwide.



Cipher, LLC **Firm Profile**

COMPANY PROFILE

Cipher, LLC (Cipher) was established in January 2011 by Vicki Esswein and Michael Saulnier to provide a reliable, high-quality resource for professional cost estimating services for all types of projects and clients.

Cipher's mission is to provide clients with superior service that positively impacts the bottom line while reducing risk.

Effective cost estimating requires more than the ability to develop a quantity takeoff multiplied by unit costs. Typically, Cipher provides CSI or Unifomat organized estimates which can be easily understood and utilized as an effective instrument to help evaluate the components that make up the total cost. Cipher provides an accurate, unbiased, and independent budget that may be used in reconciliation meetings with the architect, owner, and/or contractor. Cipher's estimates also include knowledge of construction sequencing, productivity factors, labor agreements, indirect costs, material availability, escalation, and necessary contingencies. Through this process, Cipher helps confirm the entire scope is covered and helps identify any unclear or problem areas in the design.

In addition to providing a valuable service, Cipher provides the added benefit of satisfying the

requirements for woman entrepreneur participation. Cipher is certified as a Woman Business Enterprise (WBE) by the Pennsylvania Department of General Services, certified as a Disadvantaged Business Enterprise (DBE) by the Unified Certification Program for Pennsylvania, and certified as a Woman Business Enterprise (WBE) for Allegheny County.

Our highly skilled professional team solves challenges using practical experience and a commonsense approach. Our enthusiasm, commitment, attention to detail, know-how, experience, and local knowledge help our clients achieve success. Cipher helps to assess the risks and clarify the uncertainties.

KEY PERSONNEL

Ms. Vicki Esswein has over 25 years of experience in the construction industry--as an owner representative, a general contractor, and a small business owner. She graduated from The Ohio State University with a Bachelor of Science in Civil Engineering. She is a licensed Professional Engineer in the State of Ohio. Ms. Esswein has experience on a variety of sizes of construction projects ranging in value up to \$180 Million. Ms. Esswein has been associated with the Ohio Department of Transportation, the City of Columbus in Ohio, Walsh Construction, and Shaka, Inc. Ms. Esswein has experience on projects for the University of Pittsburgh, US Army Corps of Engineers, Department of the Navy, Port Authority of Allegheny County, and Pennsylvania Turnpike.

Mr. Michael Saulnier has over 40 years of experience in the construction industry, holding senior positions in estimating for building, heavy highway and industrial/specialty construction companies including but not limited to Mellon Stuart and Dick Corporation. He graduated from Carnegie Mellon University with a Bachelor of Science in Industrial Administration and Management Science. Mr. Saulnier has experience in all types of construction including building, heavy highway and industrial/specialty work.

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m.saulnier@cipherllc.com



JESSICA STUCK

AIA, CCS, CDT, LEED AP BD+C

Project Manager/Principal-in-Charge



Jessica began her career in upstate New York focusing on the historic preservation of landmark buildings. Since moving to Pittsburgh in 2014, Jessica has maintained her focus on preservation, restoration, and adaptive reuse of existing buildings in higher education, culture and civil markets. Her portfolio includes the study and rehabilitation of the iconic Rotunda at the University of Virginia, the Vanderbuilt Mansion exterior, the Allegheny County Courthouse, and the Arlington National Cemetery Amphitheatre. Jessica takes pride in her studious attention to detail that helps deliver quality projects throughout design and construction.

EDUCATION

Bachelor of Science in Architecture

Kent State University, 2012

Bachelor of Arts in History

Kent State University, 2012

Master of Architecture

Kent State University, 2013

REGISTRATIONS

Registered Architect WV (5683)

Registered Architect OH (1516506)

Registered Architect PA (RA409845)

LEED AP BD+C Credential April 2021

CSI Construction Documents Technologist (CDT) June 2015

CSI Certified Construction Specifier (CCS)

July 2021

AIA PA Emerging Professional's Committee (EPiC) Mentorship Director (2021 – Present)

EcoDistricts Accredited Professional June 2020

PROJECTS

- **Morgantown Historic Post Office Rehabilitation, Morgantown, WV** Jessica served as Project Manager for the rehabilitation of the former post office for the improved use of arts and community programs occupying the building, including theater for performing arts, fine arts studios, galleries, and event space
- **Historic Post Office Rehabilitation & Adaptive Reuse Feasibility Study, Shamokin, PA** Jessica served as the Project Manager for the rehabilitation study and conditions assessment of the vacant 1914 historic Post Office into an event space for 200 occupants. Conceptual reuse plans highlight historic elements while bringing a modern use to the building with minimal impact to key spaces. The programming of exterior spaces creates an engaging experience at all entries.
- **Woodburn Community Complex Renovation, Morgantown, WV** Project manager for the conditions assessment, visioning, and rehabilitation of the Woodburn Community Complex, which sits on 3 acres and includes three buildings, including the former Woodburn Elementary School originally built in 1910.
- **Captain William Vicary Mansion Repairs, Beaver County, PA** Project manager for the conditions assessment and subsequent roof and porch repairs at the Vicary Mansion, an early 19th century site in Beaver County, PA.
- **Allegheny County Courthouse Facilities Plan, Pittsburgh, PA*** Jessica served as the project manager for the facilities plan for the H. H. Richardson designed courthouse. Completed in 1889 and listed on the National Register of Historic Places in 1973, the County engaged a team to prepare a comprehensive facilities plan to guide its future restoration. All work was done in accordance with the National Park Service Standards for the Treatment of Historic Buildings.
- **Allegheny County Courthouse Masonry Restoration and Roof Replacement, Pittsburgh, Pennsylvania.*** Jessica served as Project Manager & Architect. This project included a comprehensive facilities plan to restore the 100,000 SF Courthouse and the implementation of the first four projects outlined in the plan, including tower masonry restoration, flat roof replacement, and the replacement of the original, historic clay tile roof (\$22 Million Constr. Cost).
- **Beth Shalom Façade and Building Envelope Study, Pittsburgh, PA*** Project Manager and Preservation Architect for a façade study, documentation, and report to identify the condition and deficiencies of the 88,000 square foot complex. The main synagogue building was designed by a prominent Pittsburgh architect and dates back to 1922, but has subsequently been enlarged and renovated.



Beth Shalom Façade and Building Envelope Study



JESSICA STUCK

AIA, CCS, CDT, LEED AP BD+C



PROFESSIONAL DEVELOPMENT

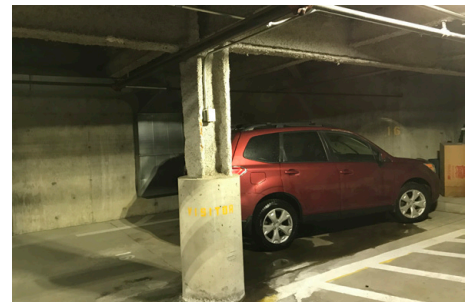
AIA Pittsburgh Leadership Institute for Emerging Professionals Inaugural Class (2016-2017)

AIA Pittsburgh Chapter Member

Construction Specifications Institute Member

Society of Architectural Historians Member

- **Bicentennial House Renovation/Rehabilitation, Ambridge, PA** Jessica served as Project Manager & Preservation Architect for one of the six original residences in the Harmonist community of Old Economy. The exterior of the building will be restored and the interior will be rehabilitated to house retail space on the first floor and rental apartments on the second floor. This project was funded through a Keystone Historic Preservation Planning Grant and follows the Secretary of the Interior's Standards.
- **Church of the Ascension Masonry Evaluation, Pittsburgh, PA*** Jessica served as the Project Manager & Preservation Architect to assess the condition of all exterior stone masonry at the Church of the Ascension in the Shadyside neighborhood of Pittsburgh and make recommendations for repair. The church was originally built in 1897 and the exterior was composed of Beaver Valley sandstone.
- **Mellon Institute Envelope Assessment, Carnegie Mellon University, Pittsburgh, PA*** Project Manager and Preservation Architect for the envelope assessment and demonstration projects for the Mellon Institute Building, designed by Benno Janssen. The assessment included repair, repointing, and cleaning of the outward facing limestone columns and façade, as well as the same for the interior terra cotta courtyards. The project was done in concert with Jendoco Construction Company and included demonstration projects to provide accurate pricing for full scale repairs.
- **Resnik and West Wing Dormitory Plaza Study, Carnegie Mellon University, Pittsburgh, PA*** Jessica had Project Architect responsibilities to investigate the persistent water infiltration into the occupied spaces below the plaza deck. After recommendations and cost estimates were provided, Jessica served as the Project Manager/Architect during the construction of the repairs.
- **DEP Envelope Assessment, Meadville, PA*** Jessica served as the Project Architect to prepare an assessment of, and recommendations for improvements to, the Pennsylvania Department of Environmental Protection Building in Meadville, PA. The project included a comprehensive assessment of the thermal envelope, site features, interior finishes, existing lobby and entrance, and building systems and equipment.



DEP Envelope Assessment - Image Credit (Left): Victor C. Leap

- **Commonwealth Apartments, Pitt Commonwealth Owner, LLC, Pittsburgh, PA*** Project manager responsible for the rehabilitation of the 20-story historic Commonwealth Building in downtown Pittsburgh that once housed a bank and associated offices, but had been vacant for over 20 years. The upper levels of the building incorporate the apartment units, while the lower levels are retail spaces, including the original banking hall. The project pursued Federal Historic Tax Credits and implemented an aggressive program of sustainability both in design, construction, and operation of the building.
- **Heinz Hall Renovation, Pittsburgh, PA*** Jessica served as the Project Architect for multiple projects at Heinz Hall for the Pittsburgh Symphony Orchestra. The scope of the project included many repairs and upgrades, including interior decorative finishes (gold leaf gilding), dressing room renovations, event space improvements, and elevator upgrades.
- **Arlington National Cemetery Memorial Amphitheater Restoration, Arlington, VA*** Project Architect for the masonry restoration of the Memorial Amphitheater. The project included repointing, cleaning, and masonry repairs of the Vermont-quarried Danby marble and other masonry elements.

*Denotes work completed with another firm.



AMY AHN BAADE

AIA, WELL AP

Project Architect



EDUCATION

Bachelor of Architecture
Philadelphia University, 2015

REGISTRATIONS

Registered Architect – PA (408658)

WELL AP Credential – September
2021

**AIA Pittsburgh Leadership for
Emerging Professionals** - 2017-2018

AIA Pittsburgh Chapter Member

Amy is an architect with a specialty in adaptive reuse, multi-family residential, and cultural service projects. Her portfolio work with includes a wide variety of scales with an emphasis on creative ways to retrofit existing structures to meet regulator code compliance, ADA accessibility, and support modern uses and needs. Her strong organizational skills allow her to manage complex projects through all phases of design, permitting, bidding, and construction.

PROJECTS

- **West Virginia State Capitol Complex - Building 3, Charleston, WV*** Amy served as a project architect during construction administration of the 165,000 SF WV State Capitol Complex Building 3 rehabilitation. The interior renovation work included systems upgrades, interior fitout of office spaces, and treatment of historic finishes.



West Virginia State Capitol Complex - Image Credit: Paramount Builders

- **West Virginia State Capitol Complex - Elevator Modernization, Charleston, WV** Amy served as a project architect for the modernization of two elevators at Building Four and four elevators at Building #36 at the WV State Capitol Complex. Existing elevator equipment was upgraded to extend the serviceable life of the overall conveying system.
- **Union Trust Building, Pittsburgh, PA*** Amy served as a project architect during construction administration of the 517,000 SF office building. The LEED Silver rehabilitation includes office tenant suites and amenities, ground-floor retail and restaurant spaces.



Union Trust Building - Image Credit (Left to Right): Mascaro Construction Corp, Robert Benson



- **Morgantown Historic Post Office Rehabilitation, Morgantown, WV** Amy served as Project Architect for the rehabilitation of the former post office for the improved use of arts and community programs occupying the building, including theater for performing arts, fine arts studios, galleries, and event space
- **Historic Post Office Rehabilitation & Adaptive Reuse Feasibility Study, Shamokin, PA** Amy served as a Project Architect in the conditions assessment and rehabilitation study of the vacant 1914 historic Post Office into an event space for 200 occupants. Conceptual reuse plans highlight historic elements while bringing a modern use to the building with minimal impact to key spaces. The programming of exterior spaces creates an engaging experience at all entries.
- **Cambria Rowe Rehabilitation, Johnstown, PA** Amy served as a Project Architect for the rehabilitation of a former business college into a medical office building to serve the residents of Johnstown and the surrounding area. The facility is designed to accommodate non-emergency, non-procedural medical care, for both walk-in urgent care and appointments with either primary care physicians or specialists. The existing building is a two-story structure with full basement, that contains approximately 19,200 SF of usable space.
- **New Roots Community Farm, Fayetteville, WV** Amy served as a Project Architect for the conceptual designs for the New River Gorge Agricultural and Culinary Center. The new facility will be a multi-use space to support local entrepreneurs to meet tourism demands through a retail store, an event space, and a commercial kitchen.
- **Historic Sheridan Power Plant Adaptive Reuse Feasibility Study, Sheridan, WV** Amy served as the Project Architect in the rehabilitation study of the vacant 1912 power plant site into a passive park featuring a pavilion that utilizes portions of the existing power plant structure.
- **Cantini Mosaics Relocation, Pittsburgh, PA** Amy served as the project architect for the reinstallation of the Cantini Mosaics, created by Pittsburgh artist Virgil Cantini in 1964. The original outdoor pedestrian tunnel site was demolished, but the panels were preserved and relocated in an interior pedestrian tunnel at an underground trolley station, close to the original site.
- **11th & Pike Recreation Center Expansion Project, Reading, PA** Project Architect for the expansion of the existing one-story 11th and Pike Recreation Center. The study included the development of a plan for an addition to the structure, to include an indoor competitive play regulation-sized gymnasium with basketball court, bleachers, additional restrooms, and redesign of the building circulation for safety and security, and more pronounced and functional building lobby.

*Denotes work completed with another firm.



JAMES M. VIZZINI PE



Partner | Mechanical Engineer

Jim Vizzini is a Partner of CJL Engineering. He has over 30 years of experience. He is responsible for management decisions, overseeing current projects, and maintaining relationships with architects and clients. While at the Partner level, Jim maintains a close connection to all facets of his projects. His responsibilities continue to include on-site surveys, systems comparisons, scope determination, plan and specifications review as well as construction inspection. Jim also supervises HVAC systems facility evaluation and design for colleges, universities, various schools (K-12), health care facilities, and commercial and institutional projects. These projects have ranged from large equipment replacement such as chillers, cooling towers, boilers and air handling units, entire HVAC systems design to district heating and cooling plants.

EDUCATION

**Bachelor of Science
Mechanical Engineering
Technology**

University of Pittsburgh at Johnstown

SPECIALIZATIONS

Mechanical Engineering

**Master Planning and Feasibility
Studies**

Indoor Air Quality

COVID Mitigation

District Heating and Cooling Plants

LEED® and Sustainable Design

On-site Trouble Shooting

REGISTERED PROFESSIONAL ENGINEER

**West Virginia, Pennsylvania,
Alabama, Delaware, Maryland,
District of Columbia,
Massachusetts, Virginia Nebraska,
New Jersey, North Carolina**

PRESENTER

**HVAC System Strategies to Mitigate
Spread of COVID-19 - 2020**

**International Association of
Museum Facility**

**Administrators Annual Conference
(Carnegie**

REPRESENTATIVE PROJECTS

West Virginia Capitol Complex, Building #3, Tie into the Central Heating Plant, Charleston, WV

West Virginia University, Evansdale Campus, Utility Infrastructure Master Plan, Morgantown, WV

West Virginia University, Morgantown, WV

- Oglebay Hall LEED® Certified
- Reynolds Hall, New Business/Economics Building Ph 1.

California University of Pennsylvania, Campus Wide Master Plan, California, PA

Clarion University, Facility Assessment and Master Plan, Clarion, PA

American College of Sofia, Facility Assessment and Master Plan and Design, Sofia, Bulgaria

University of Pittsburgh, 5 Regional Branch Campuses Master Plan, 94 buildings, PA

Bloomsburg University, Facility Assessment and Master Plan, Bloomsburg, PA

Carlow University, Energy Master Plan, Pittsburgh, PA

Roswell Park Cancer Institute, Master Plan Buffalo, NY

Eastern Virginia Medical School, Facility Assessment and Energy Performance Contract, Norfolk, VA

St. Vincent College, Campus Master Plan, Latrobe, PA

East Stroudsburg University, Master Plan/ Facility Assessment, East Stroudsburg, PA

The Culinary Institute of America, Master Plan and Energy Consultant, Hyde Park, NY

Duquesne University, Pittsburgh, PA

- Energy Center Master Plan
- New Cooling Tower
- Steam Absorption Chillers

St. Francis University, Loretto, PA

- New Science Center, LEED® Compliant
- Sullivan Hall, Health Sciences Experiential Learning Commons
- DiSepio Rural Health and Wellness Center, LEED® Compliant

Grove City College, Grove City, PA

- Pew Fine Arts Air Handling Units
- Competition Pool HVAC Upgrade



RODNEY A. WOLFE PE



Principal | Electrical Engineer

Rodney Wolfe is an Electrical Engineer and Principal of CJL Engineering. He started with the firm in 1993 and he is responsible for overseeing the electrical drafting, design and specifications of projects to assure compliance with local, state and federal codes, regulations and standards, establish company electrical design criteria, and schedule electrical department personnel to complete project assignments. Rodney is involved in the design and specification of low and medium voltage distribution systems, lighting systems, emergency power systems, local area networks, sound and communications systems and site utilities. His noteworthy projects, comprising new construction, expansions and adaptive retrofit include:

EDUCATION

B.S.
Electrical Engineering
 University of Pittsburgh

SPECIALIZATIONS

- Electrical Engineering
- Primary Power
- Industrial Power
- Government and Healthcare
- Schools K-12
- Colleges and Universities
- Building Evaluations
- Feasibility Studies

REGISTERED PROFESSIONAL ENGINEER

West Virginia, Pennsylvania,
 Maryland, Ohio

MEMBERSHIPS/ACTIVITIES

Member of the Building Industry
 Consulting Service International
 (BICSI).

Pennsylvania Society of
 Professional Engineers (PSPE)

National Society of Professional
 Engineers (NSPE)

REPRESENTATIVE PROJECTS

WVU Medicine, Children’s Hospital, Morgantown, WV

Kaley Center, Electrical Distribution, 10th Floor Lighting, Wheeling, WV

Lincoln Primary Care Center, 100 kW Generator, Charleston, WV

Wheeling Pittsburgh Steel Locker Room Renovation, Wheeling, WV

Harrison-Taylor 911 Center, Bridgeport, WV

Erie County, Children & Youth, Parking Garage, Erie, PA

Leidos Biomedical Research, Inc., Fort Detrick, Chiller Plant, Frederick, MD

Department of General Services

- Warren State Hospital, Renovate Fire Alarm and Fire Suppression Systems, Warren County, PA
- Hamburg Readiness Center, 75 kW Generator, Hamburg, PA
- Greensburg Readiness Center Rehabilitation, Greensburg, PA
- Southwestern Veterans’ Center, Emergency Generator Installation, Pittsburgh, PA
- Stryker Brigade Readiness Center, Punxsutawney, PA
- Leighton Readiness Center, Rehabilitation, Leighton, PA

Westmoreland County Juvenile Detention Facility, Greensburg, PA

GE Transportation Division, Erie, PA

Pennsylvania State Correctional Institutions Renovations

- Warren State Hospital, Renovate Fire Alarm and Fire Suppression Systems, Warren County, PA
- Hamburg Readiness Center, 75 kW Generator, Hamburg, PA
- Greensburg Readiness Center Rehabilitation, Greensburg, PA
- Southwestern Veterans’ Center, Emergency Generator Installation, Pittsburgh, PA
- Stryker Brigade Readiness Center, Punxsutawney, PA
- Leighton Readiness Center, Rehabilitation, Leighton, PA

State Regional Correctional Facility Mercer, Mercer County, PA



JEFFREY MCKENDREE PE, CET



Associate Principal | Fire Protection

Jeffrey McKendree is an Associate Principal and Fire Protection Engineer of CJL Engineering. He has 22 years experience in the industry. Jeff is responsible for the fire protection design, specifications and management of current projects. He also maintains relationships with architect and clients in reference to Life Safety Analysis and current Fire Codes. Jeff provides construction observation services, which requires him to visit the construction site to solve field problems and to provide punch lists for completion of the project. He has served as a fire protection design engineer for hospitals, universities, schools, office buildings, high-rise condominiums, mission critical facilities, eCommerce warehouses and personal care homes.

EDUCATION

**Bachelor of Science
Fire and Safety Engineering**
Eastern Kentucky University

**Associate of Arts
Fire Science Technology**
Harrisburg Area Community College

SPECIALIZATIONS

Fire Protection Engineering

Code & Life Safety Analysis

Hydraulic Calculations

AutoCAD®

REVIT® BIM

HASS Hydraulic Analysis

REGISTERED PROFESSIONAL ENGINEER

Maryland

MEMBERSHIPS/ ACTIVITIES

**National Institute of Certifications
in Engineering Technology (NICET)
Water-Based Systems Layout / III**

**Society of Fire Protection Engineers
Professional Member**

**National Fire Protection
Association Member**

REPRESENTATIVE PROJECTS

UPMC Mercy, Pittsburgh, PA

- Vision & Rehabilitation Hospital
- Heliport Upgrade

UPMC Hamot, Patient Care Tower, Erie, PA

UPMC Magee-Womens Hospital, Green Zone Fire Protection, Pittsburgh, PA

Allegheny Health Network, St. Vincent Hospital, Erie, PA

- Infill Building
- Fifth Floor Stages 2, 3 and 4
- Tower Modifications, Third Floor

LECOM Health, Corry Memorial Hospital, Corry, PA

- Independent Living Facility
- Medical Arts Building

PA Department of General Services (552-39 Ph. 1) Polk Center Upgrade Fire Suppression, Polk, PA

University of Pittsburgh, Pittsburgh, PA

- Hillman Library Renovations
- Community Engagement Center
- Posvar Hall Addition

St. Francis University, Sullivan Hall, Loretto, PA

West Virginia University, Morgantown, PA

- New Business/Economics Building Phase 1 (In-Construction)
- Puskar Center Performance Dining Facility

Fox Chapel Area School District, New Kerr Elementary School, Pittsburgh, PA

Canon McMillan School District, High School Renovation, Canonsburg, PA

Belle Vernon Area School District, High School Fire Alarm System Replacement, Belle Vernon, PA

St Edmund's Academy, Field House Additions, Pittsburgh, PA

Rust-Oleum Corporation, Fire Alarm Upgrade, Williamsport, PA

Clearway Energy Center - Uptown, Chilled Water, Steam, Emergency Power, Pittsburgh, PA (5,500-Ton)

Western PA Operating Engineers Training Facility and Dispatch Center, New Alexandria, PA

SGL Carbon, Fit-Out and Renovation, St Marys, PA

Allegheny Co. Dept of Public Works, Clack Building 1 Renovations, Pittsburgh, PA

Clarion County YMCA, Clarion, PA

Union Trust Building, Buchanan, Ingersoll & Rooney Fit-Out, Pittsburgh, PA

The RISE at State College, New High-Rise, Multi-Use Building, State College, PA

The Edge, LEED® Gold, New Mixed-Use, High-Rise Building, State College, PA



ADAM R. MCKINLEY E.I.T, CPD



Principal | Plumbing Design

Adam McKinley is a Principal of CJL Engineering with over 20 years of experience. He joined CJL Engineering in 2003 and is the Plumbing Department Supervisor. Adam has served as Project Manager for numerous projects, and is a Certified Plumbing Designer. His experience includes numerous utility extensions and/or relocations for universities, schools, hospitals, high-rise condominiums and personal care home projects. Adam specializes in the design and specification of domestic water distribution systems, sanitary drainage and vent systems, storm drainage systems, natural gas distribution, welding gas distribution systems, and site utilities.

EDUCATION

Bachelor of Science, Mechanical Engineering Technology

University of Pittsburgh, 2001

SPECIALIZATIONS

Plumbing Engineering

Domestic Water Distribution Systems

Sanitary Drainage and Vent Systems

Medical Gas Systems

System Evaluations

Project Management

REGISTERED PROFESSIONAL ENGINEER

Engineer-in-Training, Pennsylvania

Certified Plumbing Designer, ASPE

MEMBERSHIPS/ACTIVITIES

American Society for Plumbing Engineering Member (ASPE)

REPRESENTATIVE PROJECTS

West Virginia University, Morgantown, WV

- Reynolds Hall, New Business and Economics Building
- Ascend Co-working Facility Renovation
- Field Hall Renovation
- Puskar Center Performance Dining Facility
- Oglebay Hall Renovation

WVU Medicine, Morgantown, WV

- New Children's Hospital
- EP Lab Renovation

University of Pittsburgh, Pittsburgh, PA

- Hillman Library Renovations
- Cathedral of Learning
- Community Engagement Center
- Posvar Hall Renovations
- SRCC Pitt Lab 206
- GSCC Innovation Renovations

Duquesne University, Pittsburgh, PA

- Vickroy & St. Ann Domestic Hot Water Study
- Energy Cooling Tower Replacement

St. Francis University, Loretto, PA

- DiSepio Institute for Rural Health and Wellness, LEED® Compliant
- New Science Building, LEED® Compliant
- Degol Fieldhouse
- Sullivan Hall, Health Sciences Experiential Learning Commons
- St. Louis Hall Renovations

University of Pittsburgh, New Wellness Center, Johnstown, PA

Buhl Club Recreation Center, Indoor Air Quality Improvements, Sharon, PA

City of Pittsburgh, Olympia Park Shelter House, Pittsburgh, PA

Presque Isle State Park, Beach/Shower House and Concession Building, Erie, PA

Community College of Allegheny County, K. Leroy Irvis Science Center, LEED® Silver, Pittsburgh, PA

The Pennsylvania State University, Greater Allegheny Campus, Ostermayer Lab Building Renovations, White Oak, PA



KELLY E. CRONIN WJE

Associate Principal

Kelly Cronin joined WJE in 2008 and has extensive experience in a broad range of projects related to design peer review, construction observation, facade inspections, condition surveys, water infiltration investigations, and evaluations of new and existing structures. Ms. Cronin's work has included the assessment and development of repairs for various building types to address bulk rainwater penetration and moisture-related deterioration of above- and below-grade building enclosure materials, components, and systems. These systems have included steel, concrete, timber, brick masonry, cast stone, exterior insulation finishing systems, and aluminum/glass curtain walls.

EDUCATION

**Bachelor of Science,
Civil Engineering**
Carnegie Mellon University

**Master of Engineering, Structural
Engineering**
Minor, Geotechnical Engineering
University of California, Berkeley

PRACTICE AREAS

Roofing and Waterproofing

Repair and Rehabilitation

Sealants

Facade Failure and Leakage

Construction Troubleshooting

Design-Assist

Facade Assessment

Prepurchase Surveys

REGISTRATIONS

**Professional Engineer in
DC, MD and VA**

**Registered Waterproofing
Consultant**

PROFESSIONAL AFFILIATIONS

**American Society of Civil Engineers,
National Capital Section, past
president**

ASTM International

**International Institute of Building
Enclosure Consultants**

REPRESENTATIVE PROJECTS

Roofing and Waterproofing

- Four Seasons Royal Suite Terrace - Washington, D.C.: Water penetration investigation, development of repair documents, and on-site quality assurance of terrace waterproofing assembly
- Arlington County Courthouse - VA: On-site observation and quality assurance of horizontal waterproofing assembly installation in pedestrian plaza
- Georgetown University, Preclinical Science Building Plaza - Washington, D.C.: Water penetration investigation and development of repair documents for waterproofing above below-grade office space
- Georgetown University, Yates Fieldhouse - Washington, D.C.: Development of repair documents for waterproofing beneath intramural sports playing field
- U.S. Drug Enforcement Administration Headquarters - Arlington, VA: Development of roof replacement documents and oversight of work during construction

Sealants

- 1660 International Drive - McLean, VA: Water penetration investigation of multistory curtain wall and development of subsequent sealant repairs
- Rosslyn Plaza North - Arlington, VA: Design and oversight of replacement of exterior joint sealant, including preformed silicone shapes

Repair and Rehabilitation

- Sibley Memorial Hospital - Washington, D.C.: Evaluation and design of concrete sunshades in addition to below-grade expansion joint repairs
- 1909 K Street Parking Garage - Washington, D.C.: Development of repair documents and construction period services for below-grade concrete garage repairs
- Crystal Square 5 - Arlington, VA: Assessment and installation oversight of high-performance coating application on aluminum facade panels

Facade Failure and Leakage

- Howard Hughes Medical Institute, Janelia Farms Campus - Ashburn, VA: Facade and low roof water penetration investigation
- West End 25 - Washington, D.C.: Water penetration investigation of curtain wall and metal panel interfaces at balconies
- Chase Point - Washington D.C.: Oversight of repairs to address construction defects and active leakage
- Georgetown University, Harbin Hall - Washington, D.C.: Water penetration investigation and condition assessment beneath and surrounding pedestrian plaza



PHILLIP T. ELGIN WJE

Associate Principal/Associate Unit Manager

Phillip Elgin specializes in solving a wide range of architectural and structural issues related to materials, design, and construction. His investigations have included terra cotta, stone, brick, glass-fiber reinforced, precast, and post-tensioned concrete, structural steel, wood, fiberglass, coatings, traffic-bearing membranes, waterproofing, and sealants. Mr. Elgin's experience includes facade assessment and repair, building enclosure commissioning, parking garage evaluation and repair, structural design, failure analysis, leak investigation and repair, waterproofing design and repair, and structural and materials testing.

Mr. Elgin supports building owners, design professionals, and contractors through all aspects and phases of an investigation, design, or construction project by utilizing his broad and diverse project experience.

EDUCATION

Bachelor of Architectural Engineering (Structural)

The Pennsylvania State University

PRACTICE AREAS

Facade Assessment

Litigation Consulting

Plazas and Terraces

Parking Structures

Facade Access

Repair and Rehabilitation

Structural Analysis

Wood Structure Assessment

REGISTRATIONS

Professional Engineer in OH and PA

PROFESSIONAL AFFILIATIONS

International Concrete Repair Institute (ICRI) - Pittsburgh Chapter, secretary

Structural Engineers Association of Ohio (SEAO)

REPRESENTATIVE PROJECTS

Facade Assessment

- University of Pittsburgh and University of Pittsburgh Medical Center - PA: Facade ordinance inspection of more than 120 buildings and coordination contractor efforts to address unsafe conditions
- Stephen Foster Memorial - Pittsburgh, PA: Water infiltration investigation for a steel-framed memorial with brick infill walls faced with Indiana limestone
- Trimont Condominiums - Pittsburgh, PA: Evaluation and consultation regarding facade involving an exposed cast-in-place reinforced concrete structural framing system

Litigation Consulting

- Frick Building - Pittsburgh, PA: Evaluation of claims related to stone cornice facade failure
- California University of Pennsylvania, Convocation Center: Evaluation of claims associated with erection of long-span steel joists
- Private Residence - Sewickley, PA: Evaluation of claims related to water infiltration through windows installed in stucco-clad walls

Plazas and Terraces

- David L. Lawrence Convention Center - Pittsburgh, PA: Building enclosure commissioning of roof replacements
- Tribute to Children Monument - Pittsburgh, PA: Repair project involving waterproofing remediation and cast-in-place topping slab replacement
- Pasquerilla Spiritual Center, Eisenhower Chapel Frizzell Room - University Park, PA: Water infiltration investigation involving existing sheet membrane waterproofing installed over cast-in-place concrete

Parking Structures

- California University of Pennsylvania Parking Garage: Evaluation of precast double-tee flange collapse
- North Shore Garage - Pittsburgh, PA: Construction phase services for garage repair project involving concrete, sealant, and traffic-bearing membrane repairs

Facade Access

- Shadyside Medical Building, Pittsburgh, PA - Load testing of facade access anchorages
- 11 and 20 Stanwix Street, Pittsburgh, PA - Evaluation and testing of facade access rails and anchorages

Repair and Rehabilitation

- PNC Park - Pittsburgh, PA: Construction phase services for waterproofing repairs including sealant, surface sealer, and expansion joint repairs



MATTHEW C. FARMER WJE

Senior Principal

EDUCATION

Bachelor of Science, Architectural Engineering (Structures)
Bachelor of Environmental Design,
1985
University of Colorado

Master of Civil Engineering (Structures)
Cornell University

PRACTICE AREAS

Facade Assessment
Due Diligence Surveys
Repair and Rehabilitation Design
Failure Investigation
Structural Evaluation
Testing and Instrumentation
Historic Preservation
Peer Review
Litigation Consulting

REGISTRATIONS

Professional Engineer in DC, MD,
and VA

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
ASTM International
International Concrete Repair Institute
International Institute of Building Enclosure Consultants

Landmarks SGA

Matthew Farmer joined WJE in 1986 and has served as a principal investigator on numerous evaluations of concrete, steel, and timber structures as well as those involving clay, concrete, stone, and cast stone masonry. Mr. Farmer has concentrated his practice in the areas of building enclosure systems engineering, design, investigation, analysis, and repair. He is frequently asked to consult on the design of specialized exterior wall cladding systems and as an expert witness for construction-related litigation. Projects have included institutional, commercial, and residential projects as well as numerous historic landmarks. Mr. Farmer served as the manager of the Washington, D.C. office from 1994 until 2006, when he became a principal with WJE. Prior to joining that office, he was a structural engineer with Skidmore, Owings & Merrill in Washington, D.C.

REPRESENTATIVE PROJECTS

Facade Assessment

- Lincoln Center for the Performing Arts - New York, NY: Evaluation and repair of travertine facade
- State Farm Headquarters - Bloomington, IL: Review of exterior wall assembly and evaluation of lock strip gasket glazing system
- Washington, D.C. Temple of the Church of Jesus Christ of Latter-day Saints - Kensington, MD: Investigation and repair of deteriorated marble cladding

Repair and Rehabilitation Design

- Washington National Cathedral - Washington, D.C.: Assessment and repair of seismic damage
- Virginia Square - Arlington, VA: Investigation of stone anchorage failure and 100 percent recladding, reusing existing granite panels on reengineered truss system

Failure Investigation

- Fisher Place Parking Garage - Rockville, MD: Collapse investigation of garage under construction
- Union Station - Washington, D.C.: Failure of plaster due to seismic activity
- Cathedral of Mary Our Queen - Baltimore, MD: Investigation of nave stone arch failure, rehabilitation of the arch structures, and roof replacement

Structural Evaluation

- John F. Kennedy Center for the Performing Arts - Washington, D.C.: Investigation and strengthening of existing structure for new plaza loading
- Prince George's County Courthouse, Duvall Wing - Upper Marlboro, MD: Fire damage assessment and restoration of historic brick masonry, concrete, and steel structure

Testing and Instrumentation

- Jacob K. Javits Convention Center - New York, NY: Instrumentation and monitoring of roof space frame
- Washington Monument - Washington, D.C.: Instrumentation and investigation of stone cracking
- Washington Equestrian Monument - Richmond, VA: Load testing to determine statue stability and to evaluate alleged excessive deflection due to lateral loading

Historic Preservation

- John Marshall Hotel - Richmond, VA: Repair and adaptive reuse of historic hotel, involving brick, stone, and terra cotta restoration
- USS Maine Memorial - Arlington, VA: Assessment of historic monument integrity investigation of uncontrolled water penetration

EDUCATION

Bachelor of Science, Civil Engineering

Major area of study: Structures

The Ohio State University, March
1995

WORK HISTORY

CIPHER, LLC

Pittsburgh, PA
President (10/10-Present)

SHAKA, INC. DBE/SDB/MBE/ HUBZone/8a

Jeannette, PA
Project Manager/Estimator (9/07-
9/10)

WALSH CONSTRUCTION

Canonsburg, PA
Asst. Project Manager (3/01-9/07)

CITY OF COLS., CONSTR. INSP. DIV.

Columbus, OH
Engineer (6/95-3/01)

Ms. Esswein has over 25 years of progressive experience as a construction professional. Ms. Esswein is a licensed Professional Engineer in the State of Ohio. Ms. Esswein has worked both as an owner representative and as a general contractor. During her career, Ms. Esswein has been responsible for the management of field and office staff, and the coordination and execution of all aspects of construction management including, but not limited to estimating, scheduling, safety, administrative submissions, purchasing, contracts, pay requests, interaction with Owners, correspondence, budgets, change orders, personnel hiring, quality control, and cost control.

PROJECT EXPERIENCE

- **University of Pittsburgh Scaife Hall**
Client: Payette-MCF
Project Amount: \$85 Million
- **University of Pittsburgh Greensburg Campus Life Sciences Building**
Client: MCF Architects
Project Amount: \$13.6 Million
- **University of Pittsburgh Fifth Avenue**
Client: Design Group
Project Amount: \$3.8 Million
- **UP Central Oakland Housing**
Client: University of Pittsburgh
Project Amount: \$167 Million
- **Pittsburgh East Liberty Police/Fire Station #8**
Client: AE7
Project Amount: \$12 Million
- **Franciscan University of Steubenville Academic Building with Conference Center**
Client: MCF Architects
Project Amount: \$45 Million
- **Mansfield University Grant Science Center**
Client: Renaissance 3 Architects
Project Amount: \$9 Million
- **University of Pittsburgh Lawrence Auditorium**
Client: MCF Architects
Project Amount: \$5.2 Million

MICHAEL J. SAULNIER

Chief Estimator

EDUCATION**Bachelor of Science****Industrial Administration &
Management Science**

Carnegie Mellon University, 1979

WORK HISTORY**CIPHER, LLC**

Pittsburgh, PA

Chief Estimator (2011 – Present)

ACADIAN CORPORATION

Pittsburgh, Pennsylvania

President (1998 – 2010)

MELLON STUART CONSTRUCTION

Pittsburgh, Pennsylvania

Senior Estimator/Chief Estimator
(1987 – 1998)**DICK CORPORATION**

Large, Pennsylvania

Estimator/Senior Estimator (1979
– 1987)

Mr. Saulnier has 40 years of experience as a construction professional. During his career, Mr. Saulnier has been responsible for the management of field and office staff, management of the estimating process from project selection thru successful procurement, and coordination and interface with clients and design professionals. Particularly in the capacity of Chief Estimator, Mr. Saulnier has played a lead role in all facets of the estimating process including preparing lump sum bids, preparing guaranteed maximum price proposals, value engineering evaluations, project scope reviews, project drawing reviews, receiving bids, subcontractor selection, and project scheduling.

PROJECT EXPERIENCE

- **8th Air Force Headquarters Barksdale AFB, LA**
Client: TJC Engineering
Project Amount: \$16 Million
- **1st Army Headquarters Rock Island Arsenal, IL**
Client: TJC Engineering
Project Amount: \$20 Million
- **Research Lab Department of Defense**
Client: Michael Baker Corporation
Project Amount: \$24 Million
- **Mansfield University Grant Science Center**
Client: Renaissance 3 Architects
Project Amount: \$9 Million
- **University of Pittsburgh Chevron 13th Floor Lab**
Client: Renaissance 3 Architects
Project Amount: \$5 Million
- **Univ of Pittsburgh David Lawrence Auditorium**
Client: MCF Architects
Project Amount: \$5 Million
- **Univ of Pittsburgh Bradford Residence Hall O**
Client: MCF Architects
Project Amount: \$7 Million
- **Duquesne University Mellon Hall**
Client: Renaissance 3 Architects
Project Amount: \$1.7 Million
- **Ft Campbell Brigade Administration**
Client: TJC Engineering
Project Amount: \$8.5 Million
- **VA Lexington Privacy ICU**
Client: Northview Enterprises
Project Amount: \$6 Million

Location: Morgantown, WV

Historic Post Office Building

REHABILITATION



ENGINEERING

Duration of Project: 2020 – 2021 (Feasibility Study), 2023-2024 (Design) (2024-2025 estimated construction)

Estimated/Actual Cost: \$10,000,000 estimated

Client Contact:

Jane Cardi, President, The Historic Morgantown Post Office Building, Inc

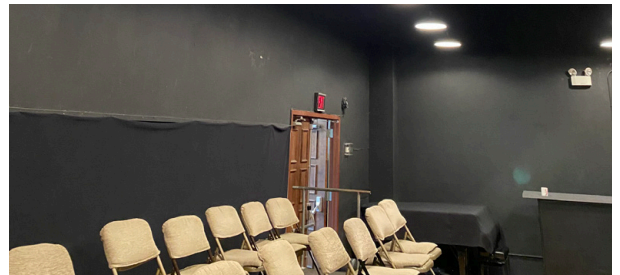
Address: 107 High Street, Morgantown, WV 26505

Phone: 304.685.3430

E-mail: historicpo@gmail.com

Landmarks SGA was engaged by The Historical Morgantown Post Office Building, Inc. (HPO) in 2020 to complete a Conditions Assessment Report and a Strategic Plan as part of a strategy to rehabilitate the original 1914 building and 1931 addition as an enhanced arts facility. The Strategic Plan Document, finalized May 13, 2021, identified three recommended construction project packages that would address deferred maintenance and prioritize upgrades to rehabilitate the building. “Package A” identified items to address immediate deferred maintenance needs, “Package B” focused on upgrades to accessibility and primary building systems, and “Package C” was a full build-out of additional improvements. Other conditional/ optional improvements were identified as part of the process as well.

Following the Strategic Plan, the HPO has undertaken and completed the work identified in Package A, which includes roof replacement and masonry repairs to stabilize the building. Landmarks, along with CJL as MEP consultants, is currently working through the design of the full rehabilitation identified in Package B and C. The project is funded through multiple public funding sources and will pursue Federal and State Historic Tax Credits.



Client/Location: City of Charles Town, WV/Jefferson County, WV



Historic Charles Washington Hall

REHABILITATION AND ADAPTIVE REUSE

Duration of Project:
2012-2014 (design),
2015-2016 (construction)

**Estimated/Actual
Cost:** \$4.3 million
estimated/\$4.1 million
actual

Client Contact:
Matt Ward
Address: 200
Massachusetts
Avenue NW, Suite 380,
Washington, DC 20001
Phone: 202.422.2411
E-mail: matt.ward@
strategiesdc.com

Comprehensive restoration of an 1874 market house and meeting hall located at the core of Charles Town, WV's Historic District. Landmarks SGA served as the preservation architect to rehabilitate the building to serve as a regional Commuter Transit Center, regional visitor's center, and to include the original second floor theatre space. The scope of work included historic analysis to identify character-defining features and to set parameters for meeting the Secretary of the Interior's Standards. (Project received the West Virginia AIA Honor Award for Excellence in Preservation and the Preservation Alliance of West Virginia Downtown Preservation Award.)



July 2016 - Near completion of Historic Rehabilitation - note complete facade reconstruction.



Commercial Building Facilities Condition Assessments

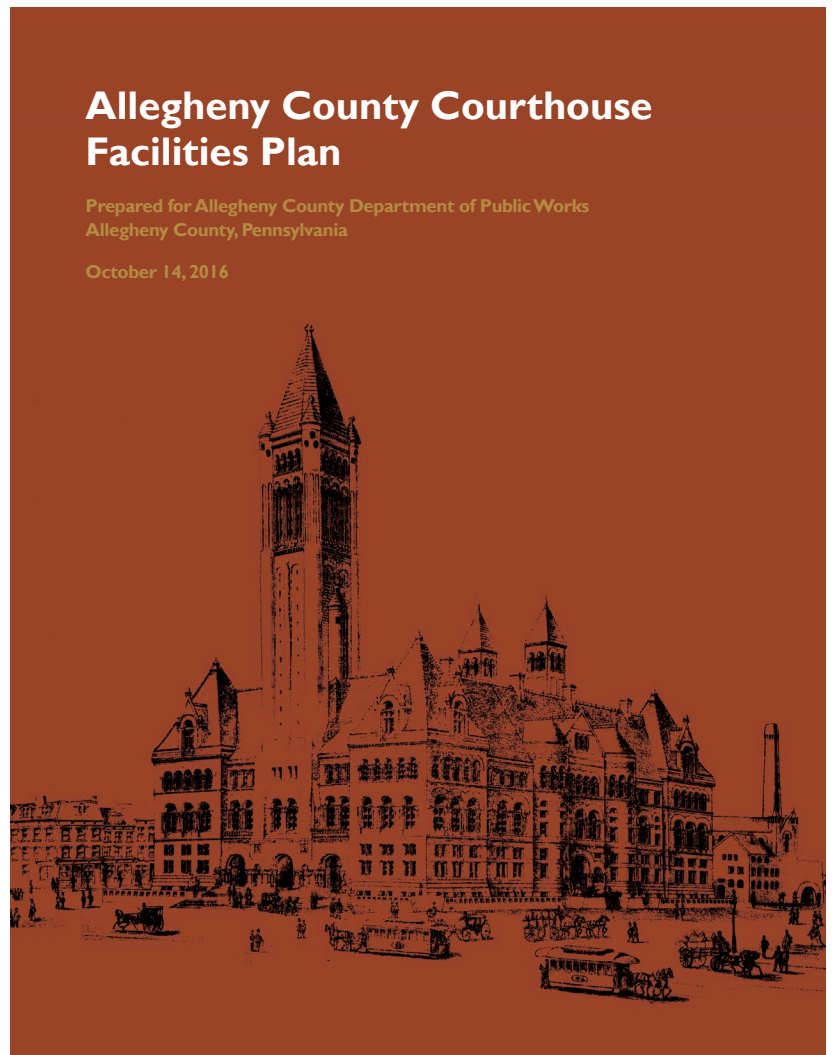
Landmarks was retained to support Somerset Trust Company's long-term management of numerous banking facilities located across five counties in Pennsylvania. The effort included developing efficient digital management tools and protocols to serve as a central database for tracking condition issues, routine maintenance needs and protocols, and prepare repair work orders, track progress, and resolved items. Landmarks utilizes the iAuditor app, with backup via a secure cloud base server system, enabling architectural staff to perform comprehensive on-site assessments, rate specific items based on their condition, and supplement their review with photographs. A pdf report is generated that enables the end user (STC facilities management) to review the condition of each branch in a comprehensive way. Landmarks prepares a supporting memo identifying issues of special concern and prioritizing items to be directed to specific work orders for on-call service contractors, based on trade. Landmarks also supported the bank's marketing department by collecting 3D digital data to allow for virtual tours of branches for the public and special needs.





Allegheny County Courthouse Facilities Plan & Restoration

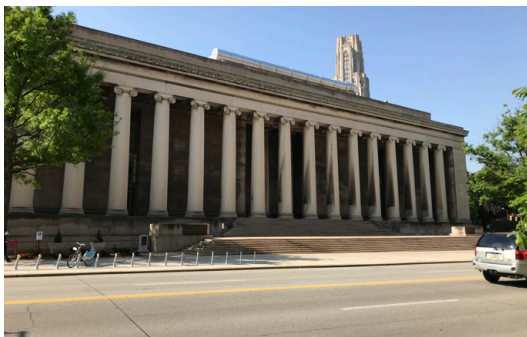
Landmarks SGA Principal, Jessica Stuck, served as the Project Manager and Lead Preservation Architect to complete this project with a previous firm. The Allegheny County Courthouse, designed by H.H. Richardson is recognized as an exceptional example of Romanesque Revival architecture. The building has been continually operated as a courthouse since its completion in 1889. Jessica managed a consultant team to perform a comprehensive conditions assessment culminating in the development of a multi-year Facilities Plan to renovate and restore the landmark building. The plan established 15 projects over 13 years to allow for a phased approach to address the exterior masonry, roofs, windows, entrances, windows, building standards, interior finishes, elevators, and building systems, all while keeping the building occupied and operational. Jessica managed the design and construction of the first 4 of 15 projects outlined in the Facilities Plan, including the tower masonry restoration, flat roof replacement, and the replacement of the original, historic clay tile roof.





Mellon Institute Envelope Assessment Report & Demonstration Project

Landmarks SGA Principal, Jessica Stuck, served as the Project Manager and Lead Preservation Architect to complete the conditions assessment for Mellon Institute with a previous firm. The Mellon Institute Building was designed by Benno Janssen in 1937 to house the Mellon Institute of Industrial Research. The building covers a full block and has four street-facing elevations with four story colonnades. These public elevations are composed of a granite masonry base, a limestone plinth, with limestone columns, and cornice. Aluminum storefronts extend the same height as the monolithic columns on these elevations. The geometry of the building includes connecting wings that create four interior facing courtyards lined with terra cotta and thousands of aluminum framed windows. The assessment included repair, repointing, and cleaning of the outward facing limestone columns and facade, as well as the same for the interior terra cotta courtyards. The project was done in concert with Jendoco Construction Company and included demonstration projects to provide accurate pricing for full-scale repairs.





West Virginia Capitol Complex, Charleston, WV

State Office Building #3 LEED® Certified

The West Virginia State Office Building #3 is a 235,000 SF 10-story limestone-faced structure that is part of the Capitol Complex in Charleston, WV. Built in the early 1950's the structure houses a number of different state offices. The building required a comprehensive retrofit and upgrade of all mechanical, electrical and plumbing systems. Following its architectural and engineering retrofit, the building achieved LEED® Certification.

CJL DESIGN SOLUTIONS

All existing MEP equipment was replaced with new systems and the building was brought up to meet current code requirements

Heating and cooling systems were connected to the existing campus wide steam and chilled water systems

New electrical service and equipment were provided to serve the building including a new emergency generator

All new plumbing systems, including new fixtures, were installed

Fire protection systems were installed for a fully sprinklered building with a new fire pump located in the basement

The building is LEED® Certified





Pittsburgh, PA

Union Trust Building LEED® Silver

RENOVATION / RETROFIT OF HISTORIC LANDMARK

Awards

Engineering Society of
Western Pennsylvania
Commercial Project of the
Year 2017

Electric League Lighting
Award Outdoor Lighting
and Sustainable Design
2018

Illuminating Engineering
Society Illumination Award
of Merit 2018

Built in 1916 by Industrialist Henry Clay Frick as the Union Arcade, and now known as the Union Trust Building, this 517,376 sf, 11-story structure is one of the most recognizable architectural landmarks in Downtown Pittsburgh. The \$100 million renovation and retrofit project restored and modernized the building. CJL Engineering designed the comprehensive MEP retrofit, including interior and exterior lighting upgrades.

CJL DESIGN SOLUTIONS

New exterior lighting design including façade lighting and accent lighting for columns, window arches, decorative rosettes, and mansard roof with energy-efficient LED lighting

Retrofit existing pendant mounted decorative bowl fixtures with LED up-lights and down-lights to maintain historical integrity while increasing light levels

Brightened atrium and corridors with low-profile up-lighting

Redesigned lighting and control system for stained glass rotunda dome to increase light levels and improve energy-efficiency with LED fixtures

Removed and relocated all mechanical and electrical systems in the basement and sub-basement areas to allow for two levels of underground valet parking for tenants.

Designed a new 1500-Ton chilled water plant

New ventilation systems for underground parking garage

New heating and air-conditioning was designed for the concourse areas of the 1st and 2nd floors

Kitchen grease duct exhaust systems were designed for first floor restaurants in each of the four building quadrant





Ebensburg, PA

Cambria County Courthouse

VRF/DOAS SYSTEM FOR HISTORIC COURTHOUSE

CJL Engineering was contracted to design an air conditioned system for the entire facility. The Courthouse is a 4-story, 80,000 sf. brick building built in 1880 in the French Second Empire style. A variable refrigerant flow (VRF) and dedicated outside air system (DOAS) was selected for the Cambria County Courthouse. The design services were delivered on-time and on budget.

CJL DESIGN SOLUTIONS

CJL's design utilized a DOAS coupled with a VRF system. The VRF system was designed with ceiling cassettes in the existing plaster ceilings.

The VRF/DOAS system coupled with a hot water perimeter heating system served the building very efficiently and provided a very comfortable and controllable indoor ambient condition.

The refrigerant lines were routed in existing pipe chases to outdoor units located in the back of the building.

The building's VRF system was designed for both cooling and heating. It maintained heat in the building around 20 degrees F. before the existing gas-fired system boilers would need to be energized.

The added feature of the perimeter hot water heating system allowed exterior zones to be supplemented with additional heating capacity to cover the heat loss in extremely cold weather conditions.

The ductwork required was significantly smaller since it was only supplying the Code minimum outside air ventilation for the building occupants and the VRF terminal units are small and compact and can be located in each zone for individual temperature control.





Morgantown, WV

Oglebay Hall, Forensic Science Lab

WEST VIRGINIA UNIVERSITY, LEED® CERTIFIED

West Virginia University transformed its historic 54,000 SF Oglebay Hall into a state-of-the-art forensics laboratory and classroom building. Dating from 1916, the new 74,000 SF building includes DNA and molecular biology laboratories, electron microscopy, bone analysis, gas chromatograph, ballistics analysis, blood, fingerprint, and trace evidence analysis facilities, as well as classrooms, faculty and graduate student offices, and new auditoriums. The project was designed to achieve a LEED® certification.

CJL DESIGN SOLUTIONS

Due to the very shallow floor to floor construction, a conventional ducted HVAC approach would not have been able to be installed. A hybrid approach using a dedicated outside air system with heat recovery, coupled with perimeter fan coil units for sensible load pick up was chosen to minimize duct size while still arranging for the high quantities of outside air needed for lab and fume hood exhausts.

HVAC systems provide exceptional indoor air quality and energy efficient performance. Variable speed drives reduce energy use during part load conditions, and the HVAC systems use environmentally friendly refrigerants.

Ventilation levels in non-lab areas automatically adjust for the number of occupants. Generous fresh air volumes are 'scrubbed' with MERV-13 high efficiency filtration and ultraviolet (UV) lights that reduce airborne contaminants.

Bridge tie in to new campus wide chilled water distribution system.

Routing of campus loop piping through the basement and crawlspace.

Building chilled water pumps equipped with variable speed drives for energy savings.

Equipment selected with 15 degree chilled water temperature rise to increase central plant efficiency and reduce building pipe sizes.



High performance window glazing system for beneficial daylight will reduce thermal losses and solar heat gain. Lighting systems adjust to daylight levels and automatically allow for dim and shut off, saving energy.



Pebblebrook Hotel Trust/Washington, D.C.

Hotel Monaco

HISTORIC PRESERVATION, BUILDING EVALUATION, AND REPAIR

The original Hotel Monaco building, designed by Robert Mills (architect of the Washington Monument), was constructed between 1839 and 1844; an addition, designed by Thomas Walter (Architect of the U.S. Capitol), was built between 1855 and 1866. It served as the General Post Office until 1897, then the Tariff Commissions Building from 1921 until recently, when it was converted to a hotel after a period of abandonment. Standing four stories tall and occupying an entire city block, it was the first all marble building in the District of Columbia. It was registered as a National Historic Landmark in 1972.

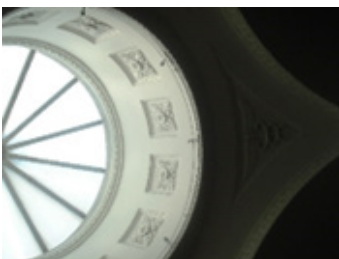
As part of a sixty-year lease agreement with the General Services Administration, the building underwent a renovation in 2000, transforming the building into a 183-room, world-class hotel. The hotel opened in 2002, and Pebblebrook acquired the lease rights in 2010. As part of a due diligence evaluation, WJE recommended a comprehensive condition assessment of the exterior wall systems based on the property's age, the condition of the existing repairs, and the extent of observed new distress.

Solution

WJE has provided consulting services on a series of interior and exterior repair, restoration, and historic preservation projects, including a multi-year exterior stone stabilization and repair program, and conservation of the Electricity, Fidelity, and Steam relief by Guido Butti.

The exterior dimension stone masonry walls are composed of marble in the Neoclassical style, including Corinthian columns and pilasters, triangular pediments at the third-floor windows, rusticated stone at the ground floor, stone dentils at the cornice, and a water table at the third floor. The wood double-hung windows are glazed with true divided lites comprised of single pane glass.

The exterior repair and restoration program included stabilization of loose stone as well as the fabrication and installation of new stone elements to replace missing or unsalvageable original fabric using material sourced from the original construction quarry.





North Shore Parking Garage

INVESTIGATION AND REPAIR OF CONCRETE AND BRICK FACADE DISTRESS

The eight-level parking garage has capacity for 930 vehicles. The garage is constructed of precast/prestressed concrete elements and clad with architectural precast concrete panels and brick masonry. Construction of the garage was completed in 2001.

Distress in the form of cracked and spalled concrete, primarily at the flange-to-flange connections of the precast double tees, was present throughout the garage. Additionally, distress of the brick cladding, including cracking, spalling, and general deterioration of the brick, began to occur soon after construction. The client requested that WJE investigate the cause(s) of the concrete and brick distress and develop appropriate repairs.

SOLUTION

WJE initiated a comprehensive field investigation to determine the cause, extent, and significance of the distress and developed repairs to extend the useful service life of the garage. WJE performed a review of available documentation of the existing construction, conducted a visual survey of the concrete structural and facade elements, and performed close-range observations and inspection openings in the building facade to reveal concealed conditions causing the distress.

WJE then developed repair documents to remediate the distressed conditions. The repairs to the concrete portions of the garage were phased over two years and consisted of concrete repairs and connector replacements at distressed double tee flange-to-flange connections, replacement of joint sealants, installation of a penetrating sealer, and a traffic coating on the top deck. Repairs to the facade included restoring expansion joints that were not properly functioning, replacement of distressed brick, and installation of flashings and copings to properly evacuate and shed water from the brick facade. WJE provided observations throughout construction of both the concrete and brick repairs.





Trimont Condominiums

PARKING GARAGE RAMP EVALUATION

The Trimont parking garage has four levels that are all at least partially below grade. The entrance/exit ramp for level P3 has experienced concrete deterioration for many years. Distress included underside spalls, top surface delamination, and water infiltration. The area also includes an expansion joint that crosses both ramp lanes.

WJE performed a limited structural condition assessment of portions of the parking structure at the Trimont Condominium complex in Pittsburgh, Pennsylvania. The condition assessment was prompted by visible distress within the concrete slab construction at the entrance/exit ramp on level P3 of the garage. Due to the amount of delaminated concrete discovered during sounding, the study area was extended beyond the proposed area of review to include most of the entrance/exit ramps on level P3 and one wall location.

Solution

Existing concrete in the vicinity of visible distress was sounded to identify areas of delamination. WJE identified numerous areas of delaminated concrete on both the top and underside of the concrete slab with many areas of exposed steel reinforcing bars. Exposed bars were typically corroded and the surrounding concrete showed evidence of previous water infiltration through the slab construction. Cracks were also observed on both the top surface and underside of the slab construction with concrete spalls adjacent to many of the cracks. WJE recommended full-depth concrete repairs be performed, including cleaning existing reinforcing materials of corrosion and installation of supplemental or replacement reinforcement where required. A new traffic-bearing membrane to protect the slab construction from moisture and chloride infiltration was also provided. WJE prepared construction documents for the repairs and provided construction administration throughout the repair project.





University of Pittsburgh/Pittsburgh, PA

University of Pittsburgh Alumni Hall

MASONRY FACADE INSPECTION AND REPAIRS

Alumni Hall is a neoclassical building designed by Janssen & Abbot and constructed in 1914. The building is listed on the National Register of Historic Places and was originally built as a Masonic temple before it was acquired by the university in 1993. The nine-story masonry building is approximately 115 feet tall. The facade is composed primarily of limestone masonry, terra cotta, and glazed brick. The terra cotta cornice is supported by cantilevered steel framing. The gabled roof is covered with clay tiles and has copper box gutters along the north and south facades.

WJE performed a facade ordinance inspection and identified multiple areas of distress on the building that required immediate stabilization. Due to the prominence of the building, the University made the decision to move forward with a facade repair program to address the issues noted during our initial inspection.

SOLUTION

WJE performed a preliminary visual assessment of the building from exterior grade level and by drone to fulfill the City of Pittsburgh's Property Maintenance Code (facade ordinance). Based on this assessment, we provided conceptual recommendations for the repair of deteriorated facade elements, including repair or replacement of terra cotta cornice units, repointing, terra cotta and limestone crack repair, and redressing of spalled and parge-coated limestone at the base of the building.

During the repair process, WJE found significant section loss at the steel framing at the cornice on multiple building corners and performed additional investigation into the sources of water infiltration causing the corrosion of the steel framing. We developed details for the reinforcement of the steel framing and performed an assessment of the building roof, which revealed deterioration of roofing elements, including tears and breaches in the copper gutter liner.

We provided repair solutions that addressed the distress in the facade elements and allowed the University to make informed maintenance decisions to increase the longevity of those repairs and the building overall.



Additional Forms



ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: GSD2400000003

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:

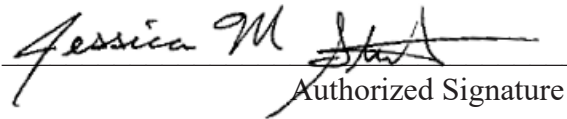
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" 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 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.

Landmarks SGA, LLC

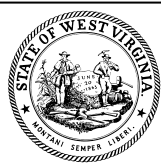
Company


Authorized Signature

02/22/2024

Date

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



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

State of West Virginia
 Centralized Expression of Interest
 Architect/Engr

Proc Folder: 1311383
Doc Description: EO: Building 35 (Diamond) Renovations Project
Reason for Modification: Addendum No. 1
Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2024-02-14	2024-02-22 13:30	CEOI 0211 GSD2400000003	2

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: VS0000045071
Vendor Name : Landmarks SGA, LLC
Address : Suite B208
Street : 800 Vinial Street
City : Pittsburgh
State : Pennsylvania **Country :** USA **Zip :** 15212
Principal Contact : Jessica M. Stuck; jstuck@s-ga.com
Vendor Contact Phone: 412.265.9031 **Extension:**

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov

Vendor Signature X *Jessica M Stuck*

FEIN# 46-1788079

DATE 02/22/2024

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

ADDITIONAL INFORMATION

Addendum No. 1 is issued to publish and distribute the attached information to the vendor community.

Expression of Interest (EOI)

The Acquisitions and Contract Administration Section of the Purchasing Division ("Purchasing Division") is soliciting Expression(s) of Interest ("EOI" or "Bids") for WV Department of Administration, General Services Division ("Agency"), from qualified firms to provide architectural/engineering services ("Vendors") to complete a multi-system assessment of the buildings, producing a report with recommended repair options, to then be followed by design and construction administration of various repairs to the Agency's Building 35, the "Diamond Building," and Building 31 the "DHHR Parking Garage," both located in downtown Charleston, WV, per bid requirements, specifications and terms and conditions as attached hereto.

INVOICE TO	SHIP TO
DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION 103 MICHIGAN AVENUE CHARLESTON WV 25305 US	DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION BLDG 35 350 CAPITOL STREET CHARLESTON WV 25301 US

Line	Comm Ln Desc	Qty	Unit Issue
1	EOI: Building 35 (Diamond) Renovations Project		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description:
EOI: Building 35 (Diamond) Renovations Project

SCHEDULE OF EVENTS

Line	Event	Event Date
1	Vendor question deadline at	2024-02-14

	Document Phase	Document Description	Page
GSD2400000003	Final	EOI: Building 35 (Diamond) Renovations Project	3

ADDITIONAL TERMS AND CONDITIONS

See attached document(s) for additional Terms and Conditions