

## Berkeley Springs State Park Old Roman Bathhouse Renovations

Division of Natural Resources  
Solicitation AEOI 0310 DNR1800000002



Sealed Bid  
Buyer: Guy Nisbet  
Solicitation No.: CE 01 0310 DNR1800000002  
Bid Opening Date: November 6, 2017  
Bid Opening Time: 1:30 PM EST

**PARADIGM ARCHITECTURE**

2 November 2017

Ms. Angela Negley  
Purchasing Division  
West Virginia Department of Administration  
2019 Washington Street, East  
Charleston, WV 25305

Re: **Parks - A/E Services for Berkeley Springs Roman Bathhouse Renovations**

Dear Ms. Negley:

Paradigm Architecture Inc. is pleased to submit our proposal for the A/E Services for Berkeley Springs Roman Bathhouse Renovations. We have assembled our team of architects, engineers, cost estimators and designers to present our qualifications for completing this project.

Paradigm Architecture has continued to build our resume in the hospitality industry. We previously completed the Two Waterfront Place Hotel & Conference Center in Morgantown and the Glade Springs Resort and Conference Center located in Daniels, West Virginia. In 2011, the Canaan Resort Lodge, with its 160 rooms, Grand Lobby and updated public areas was completed. We also designed the renovations of the Waterfront Place Hotel to convert the facility into a full service Marriott Hotel. Other projects include studies for the Wintergreen Resort Lodge, West Virginia University Hotel & Conference Center and a Hotel & Conference Center for the University of Connecticut.

We have included the services of CTL Engineering of Morgantown to provide Civil Engineering services. Allegheny Design Services will provide Structural Engineering. Miller Engineering will serve as Mechanical, Electrical, and Plumbing engineers. We have extensive relationships with these professionals and have successfully completed many projects together.

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

Thank you again for the opportunity to submit this proposal and we look forward to working with the WVDNR to complete this very important project.

Best regards,

  
Paul A. Walker, AIA  
President

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## Paradigm Qualifications & Experience



3.



West Virginia University Mountaineer Station

## Firm Profile

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

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

*2010 – Morgantown Event Center  
Morgantown, WV*

*2010 – GSA USDA Office Building  
Morgantown, WV*

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

*2007 – Chestnut Ridge Church  
Morgantown, WV*

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

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

*2003 – The Jackson Kelly Building  
Morgantown, WV*

*2001 – Russell Cancer Center  
Alexander City, AL*

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

### EXPERIENCE

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

#### Hospitality/Multi-Family Housing

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

#### Food Service

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



WVU Honors Dorm

*Alabama Masonry Institute*

*2004 – Top Block Award*

*Russell Professional Office Building III*

*Alexander City, AL*

*Main Street Morgantown*

*2008 – Best New Construction Award*

*Marina Tower, Morgantown, WV*

*2008 – Best New Office Award*

*Spilman Thomas Battle, Morgantown, WV*

*Pittsburgh Corning Glass Block*

*2004 – Circle of Design Excellence Award*

*Lightning Strikes Family Fun Center*

*Trussville, AL*

*West Virginia American Institute of Architects*

*2010 – Honor Award*

*Upper Monongahela River Center*

*Morgantown, WV*

*2010 – Merit Award*

*West Virginia University*

*Transportation Center & Garage*

*Morgantown, WV*

*International Parking Institute Awards of Excellence*

*2011 – Honorable Mention*

*Mountaineer Station (WVU Transportation Center)*

*Morgantown, WV*

## Educational

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

## Master Planning

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

## Corporate

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

## Healthcare | Institutional

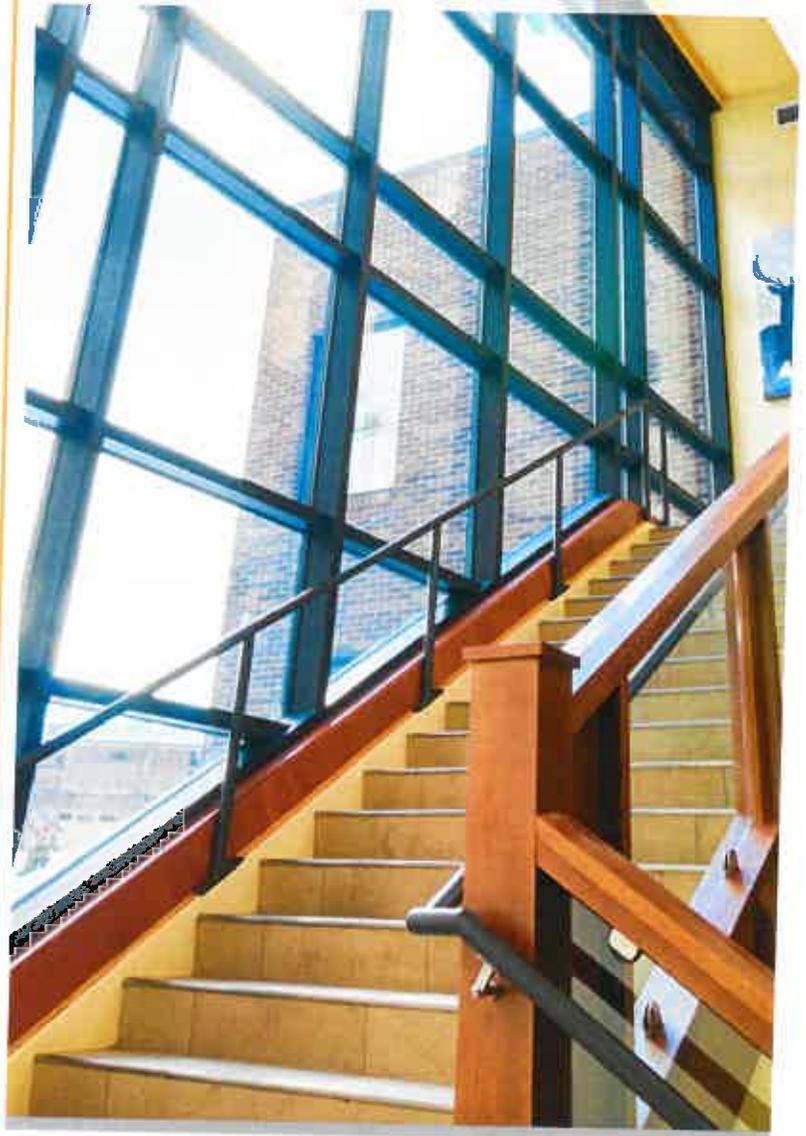
Medical and retirement life care projects dominate our staff's institutional portfolio. Medical projects include outpatient surgery centers, patient care rooms, emergency medicine, surgery suites, labor & delivery suites, Magnetic Resonance Imaging, X-ray diagnostic services, and heart catheterization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

## Governmental

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



Resumes | Certifications  
Staffing Plan | References



3.

# Paul A. Walker, AIA

## Principal-in-Charge | Design Architect

Paul has 35 years of experience as an architect and received his registration in 1986. He became a business owner in October 2000 when he created Paradigm Architecture. Paul's design responsibilities include programming, development of construction documents, project management, and construction administration. Among the variety of projects he has designed and supervised are: hospitality, medical, commercial, corporate, educational, governmental, industrial, institutional, recreational, religious, and residential. The scope of projects ranges from a few thousand dollars to over 78 million dollars.

## Experience

Two Waterfront Place Hotel & Conference Center  
Morgantown, West Virginia

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

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
Daniels, West Virginia

Waterfront Marina & Boathouse Bistro  
Morgantown, West Virginia

West Virginia University College Park  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

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

West Virginia University Downtown Student Housing  
Morgantown, West Virginia

Waterfront Marriott Hotel Renovations  
Morgantown, West Virginia

U Club Sunnyside Student Housing  
Morgantown, West Virginia

University of Connecticut Hotel & Office Space  
Storrs, Connecticut

### Education

Bachelor of Architecture  
University of Tennessee  
Knoxville, 1982

### Affiliations

American Institute of Architects  
NCARB #53858

### Registrations

West Virginia #2626  
Alabama #5398  
Florida #AR95045  
Maryland #17612  
North Carolina #4910  
Pennsylvania #RA405117  
South Carolina #8238  
Tennessee #104766  
Virginia #401015994

# The West Virginia Board of Architects

certifies that

**PAUL A WALKER**

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

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

Certificate Number 2626

*The registration is in good standing until June 30, 2018.*



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

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Board Administrator

# Grant T. Gramstad, AIA

## Project Manager

Mr. Gramstad has 24 years of experience in the design industry as an architect. He is one of the founding members of Paradigm Architecture and is the Architect of Record for all of the firms' Alabama projects. Located in the Birmingham office, his experience includes multiple higher education clients as well as hospitality clients. Currently, he is working on the Waterfront Marriott Hotel renovation. His roles have included project management, design, and supervision of small to large scale architectural projects. Project experience includes renovations, commercial, hospitality, corporate, educational, governmental, healthcare, industrial, institutional, recreational, and residential.

## Experience

Two Waterfront Place Hotel & Conference Center  
Morgantown, West Virginia

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

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

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

Glade Springs Resort & Conference Center  
Daniels, West Virginia

Waterfront Marina & Boathouse Bistro  
Morgantown, West Virginia

West Virginia University College Park  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
Morgantown, West Virginia

U Club Sunnyside Student Housing  
Morgantown, West Virginia

Waterfront Marriott Hotel Renovations  
Morgantown, West Virginia

University of Connecticut Hotel & Office Space  
Storrs, Connecticut

### Education

Master of Architecture  
Tulane University  
New Orleans, Louisiana, 2004

Bachelor of Architecture  
Tulane University  
New Orleans, Louisiana, 1993

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

### Affiliations

American Institute of Architects

### Registrations

Alabama #4897



**THE ALABAMA BOARD FOR  
REGISTRATION OF ARCHITECTS**

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

**Grant T Gramstad**

as a

**REGISTERED ARCHITECT**

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

Registration Number: 4897  
Initial Registration Date: 3/23/1999

The registration is currently in good standing and expires on 12/31/2017



  
\_\_\_\_\_  
Executive Director

# Todd G. Christopher, AIA

## Project Architect

Todd's responsibilities have included development of construction documents and drawings, project management, marketing presentations, bidding procedures, and construction administration. He has a combined 14 years of experience in commercial, corporate, hospitality, educational, performing arts, healthcare, continuing care retirement communities, laboratories, industrial, institutional, sports facilities, and multi-family residential. and joined Paradigm Architecture in February 2009.

## Experience

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

**Cacapon Resort State Park Lodge Expansion**  
Berkeley Springs, West Virginia

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

**West Virginia University College Park**  
Morgantown, West Virginia

**U Club Sunnyside Student Housing**  
Morgantown, West Virginia

**Waterfront Marriott Hotel Renovations**  
Morgantown, West Virginia

**University of Connecticut Hotel & Office Space**  
Stamford, Connecticut

**James B. Duke Residence Hall\***  
Davidson, North Carolina

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

### Education

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

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

### Affiliations

*American Institute of Architects*  
NCARB #104658

### Registrations

*West Virginia #4141*  
*North Carolina #11326*

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

# The West Virginia Board of Architects

certifies that

**TODD G. CHRISTOPHER**

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

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

Certificate Number 4141

*The registration is in good standing until June 30, 2018.*



A handwritten signature in cursive script, appearing to read "Emily Repundado", written on a light-colored rectangular background.

Board Administrator

# David H. Snider, AIA

## Specifications | Quality Control

Mr. Snider graduated from Auburn University with a degree in architecture and practiced in North Carolina before returning to his hometown of Birmingham, Alabama. As one of the founding members he has spent the last 16 years of his 33-year career with Paradigm Architecture. His responsibilities with Paradigm Architecture have included project management, construction documents, contract administration, and writing specifications. Project experience includes hospitality, educational, healthcare, churches, libraries, schools, historic office buildings, airports, and commercial facilities. David has extensive experience with healthcare facilities throughout the duration of his entire career and currently manages open-end contracts with Russell Medical Center and Lanier Memorial Hospital. These project types include cancer centers, medical office buildings, physical therapy, assisted living facilities, and major hospital renovations.

## Experience

Two Waterfront Place Hotel & Conference Center  
Morgantown, West Virginia

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

Cacapon Resort State Park Lodge Expansion  
Berkeley Springs, West Virginia

Glade Springs Resort & Conference Center  
Daniels, West Virginia

West Virginia University College Park  
Morgantown, West Virginia

Morgantown Event Center & Parking Garage  
Morgantown, West Virginia

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

U Club Sunnyside Student Housing  
Morgantown, West Virginia

West Virginia University Downtown Student Housing  
Morgantown, West Virginia

Waterfront Marriott Renovations  
Morgantown, West Virginia

### Education

*Bachelor of Architecture  
Auburn University  
Alabama, 1984*

*Roofing Technology  
The Roofing Industry  
Educational Institute, 1995*

### Affiliations

*American Institute of Architects*

# Tyler Etris, AIA

## Architect | Design | Production

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

## Experience

**Cacapon Resort State Park Lodge Expansion**  
Berkeley Springs, West Virginia

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

**West Virginia University Downtown Student Housing**  
Morgantown, West Virginia

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

**Morgantown Event Center & Parking Garage**  
Morgantown, West Virginia

**West Virginia University College Park**  
Morgantown, West Virginia

**Waterfront Marriott Hotel Renovations**  
Morgantown, West Virginia

**U Club Sunnyside Student Housing**  
Morgantown, West Virginia

**University of Connecticut Hotel & Office Space**  
Storrs, Connecticut

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

### Education

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

*Krakow Polytechnic University  
Krakow, Poland  
Spring 2010*

### Affiliations

*American Institute of Architects*

# The West Virginia Board of Architects

certifies that

**TYLER BLAKE ETRIS**

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

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

Certificate Number 4803

*The registration is in good standing until June 30, 2018.*



A handwritten signature in cursive script, appearing to read "Gracily Papadopoulos", written in black ink on a light-colored background.

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Board Administrator

# Aaron White

## Senior CAD/BIM Manager | Production

Mr. White's responsibilities have included development of construction drawings and documents and project management tasks. He has a combined 15 years of experience in commercial architecture and has been with Paradigm Architecture for 9 years. Project types have included renovations, healthcare, commercial, corporate, educational, hospitality, institutional, residential, and retail.

## Experience

### Morgantown Event Center & Parking Garage

Morgantown, West Virginia

### Canaan Valley Resort State Park Renovations & Additions

Davis, West Virginia

### Cacapon Resort State Park Lodge Expansion

Berkeley Springs, West Virginia

### West Virginia University College Park

Morgantown, West Virginia

### University Park Student Housing & Condos/Retail

Morgantown, West Virginia

### U Club Sunnyside Student Housing

Morgantown, West Virginia

### University of Connecticut Hotel & Office Space

Storrs, Connecticut

### Mountaineer Wellness & Education Complex - Aquatic/Track Facility

Morgantown, West Virginia

## Education

Computer-Aided

Drafting/Design

Morris County Vocational

Technical School

Denville, New Jersey, 1990

# Steve Konya

## **CAD | Production | Construction Administration**

Steve's responsibilities have included development of construction drawings and documents, construction administration, project management tasks, marketing, and photography. He has a combined 21 years of experience in commercial architecture and has been with Paradigm Architecture for 11 years. Project types have included commercial, hospitality, recreational, corporate, educational, hospitality, institutional, and retail.

## **Experience**

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

**Cacapon Resort State Park Lodge Expansion**  
Berkeley Springs, West Virginia

**Glade Springs Resort & Conference Center**  
Daniels, West Virginia

**Glade Springs Resort Clubhouse Expansion**  
Daniels, West Virginia

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

**West Virginia University College Park**  
Morgantown, West Virginia

**Morgantown Event Center & Parking Garage**  
Morgantown, West Virginia

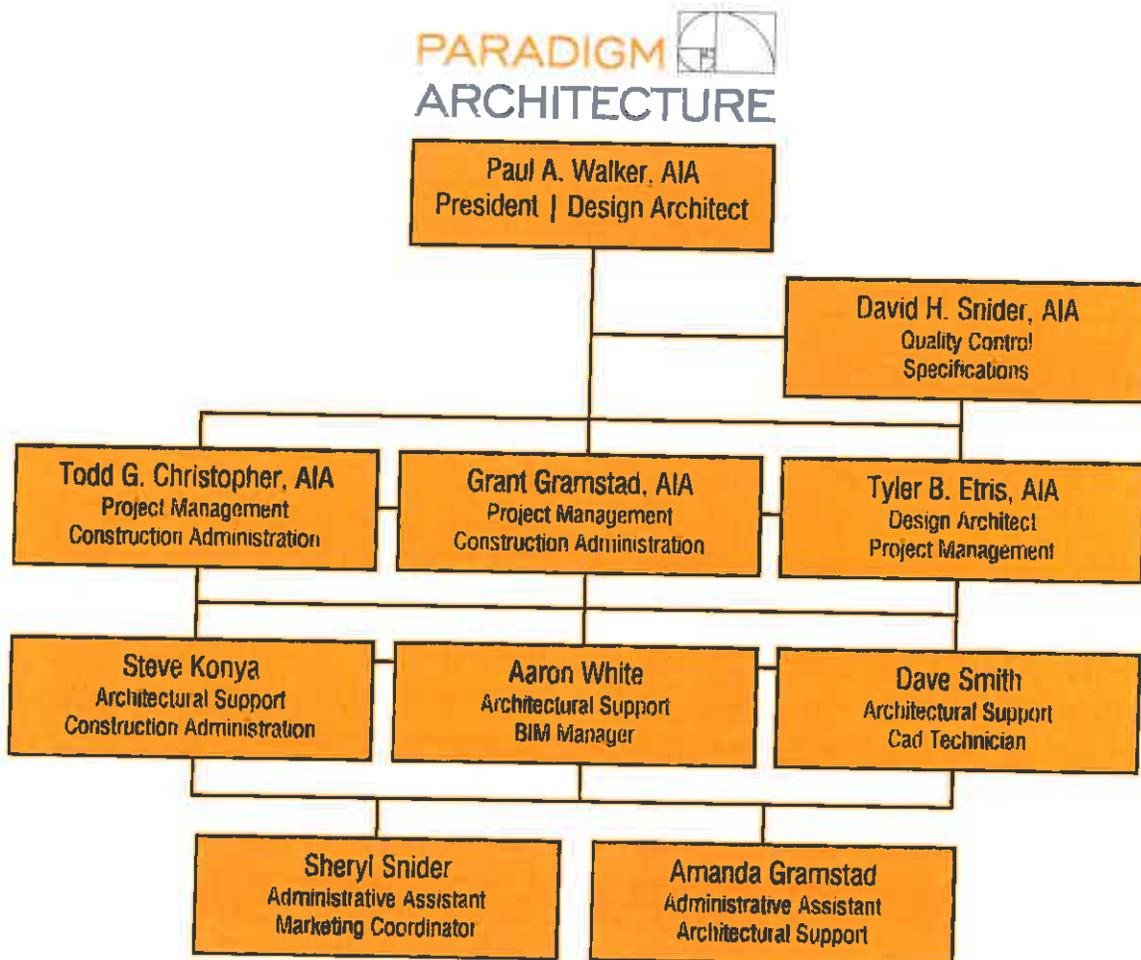
**West Virginia University Downtown Student Housing**  
Morgantown, West Virginia

**West Virginia University Intermodal Garage**  
Morgantown, West Virginia

**U Club Sunnyside Student Housing**  
Morgantown, West Virginia

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

# Organization Chart



## References

### **Mr. Brad S. Leslie**

WV Department of Natural Resources  
Parks and Recreation Section  
324 Fourth Avenue, Room 203  
South Charleston, WV 25303  
(304) 558-2764  
Brad.S.Leslie@wv.gov

### **Mr. John Delacruz**

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

### **Mr. Mark R. Nesselroad**

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

### **Mr. John Sommers**

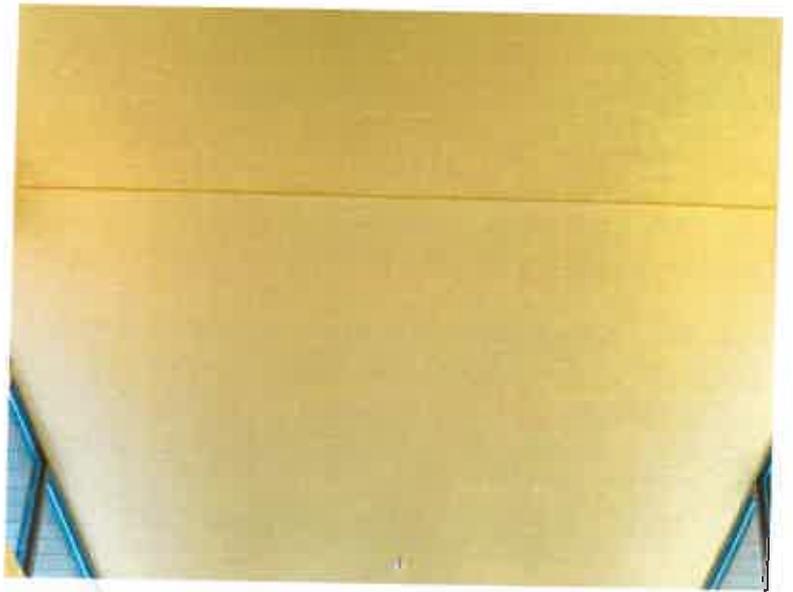
Project Management  
West Virginia University  
Design and Construction Services  
PO Box 6572  
Morgantown, WV 26506-6572  
(304) 293-2856  
John.Sommers@mail.wvu.edu

### **Mr. Rich Lane**

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

### **Mr. Brian Johnson**

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



Projects | Goals & Objectives | Solutions



3.



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

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

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

Owner: West Virginia Division of Culture & History

Completed: TBD

Cost: \$850,000

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

Delivery Type: Design-Bid-Build

Contractor: TBD



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

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

**Owner:** City of Trussville

**Owner's Representative:** Gene Melton, Mayor

**Phone:** 205.655.7478

**Completed:** Fall 2010

**Cost:** \$350,000

**Delivery Type:** Design-Bid-Build

**Contractor:** Powers and Associates



**Coordinated with the State Historic Preservation Office**



## WWU Milan Puskar Stadium Projects

Morgantown, WV

### Stadium Expansion and Renovation (2015-2017)

Paradigm provided construction administration services on Henry International's team to provide

- Renovation of the east and west concourses to include: new concrete concourse, with underground infrastructure new toilets and concessions facilities, new 5,000 square foot kitchen, upgraded box seating to include new chairs, heating, and television monitors along with required ADA compliant seating areas, basement storage/holding area, and relocation of existing stadium lighting.
- New site infrastructure to include new electrical duct bank, generator, and broadcast cabling relocation and upgrades.
- New ADA compliant corner plazas and gates at the NW, NE, SW, and SE corners of the stadium to include elevators and ramps as necessary to comply with ADA.
- Enhancement of the north side of the stadium grounds between the new NW and NE plazas to include improved access, gates, and landscaping.

### Touchdown Terrace Club

This project is a 7,000 square foot addition including 1,000 square feet of landscaping providing 200+ additional club seats to the Milan Puskar Stadium at Mountaineer Field on the campus of West Virginia University.



## Mountaineer Wellness & Education Complex - Track Support Building Morgantown, WV

The 4,200 square foot Track Support Building provides convenient coaching and sales offices, storage, and restrooms on two levels to support the operations at the track and field for WVU and the community. The structure is part of the larger complex at the Mountaineer Center for Wellness Education which includes the Aquatic Center and Track & Field. In order to maintain continuity, the Track Support Building reflects the design features of the adjacent Aquatic Center in the exterior materials and window pattern. The building's site placement provides an excellent view of the entire complex.

**Owner:** Aquatic Park Foundation

**Completed:** Winter 2018

**Cost:** \$39 Million (complete project)

**Size:** 87,500 Square Feet

(Track Support Building - 4,200 square feet on two levels)

**Delivery Type:** Design-Build

**Contractor:** March-Wessell Company, Inc.



## Waterfront Marina & Boathouse Bistro

Morgantown, WV

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

**Owner:** City of Morgantown

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

**Completed:** 2007

**Cost:** \$4.2 Million

**Size:** 8,660 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** March-Westin Company, Inc.



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

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

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

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





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

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

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

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

**Owner's Representative:** Bradley S. Leslie, PE

**Phone:** 304.558.2764

**Completed:** TBD

**Cost:** \$22 Million

**Size:** 63,669





## Wintergreen Resort Lodge Renovations & Additions | Wintergreen, VA



Located 35 miles southwest of Charlottesville, Virginia, Wintergreen Resort is a four-season mountain retreat with beautiful views on the eastern slopes of the blue Ridge Mountains. Situated on 11,000 acres adjacent to the George Washington National Forest, the Resort is the ultimate vacation and conference spot, with 45 holes of championship golf; skiing, snowboarding and snow tubing; an award-winning tennis program with 3 indoor courts and 19 outdoor clay courts; a full-service, destination spa featuring 13 treatment rooms; a fitness center; 40,000 square feet of combined indoor/outdoor meeting and event space; charming lodging; and a variety of enticing dining options. Additional amenities include a lake, swimming pools, and a youth entertainment center.

**Owner:** James C. Justice Companies, Inc. & The Greenbrier Resort

**Estimated Completion:** TBD

**Cost:** \$25 Million

**Size:** 102,534 Square Feet (addition) 64,993 Square Feet (renovation)

**Contractor:** TBD





## Glade Springs Resort & Conference Center

Daniels WV

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



**Owner:** Glade Springs Resort

**Completed:** Fall 2005

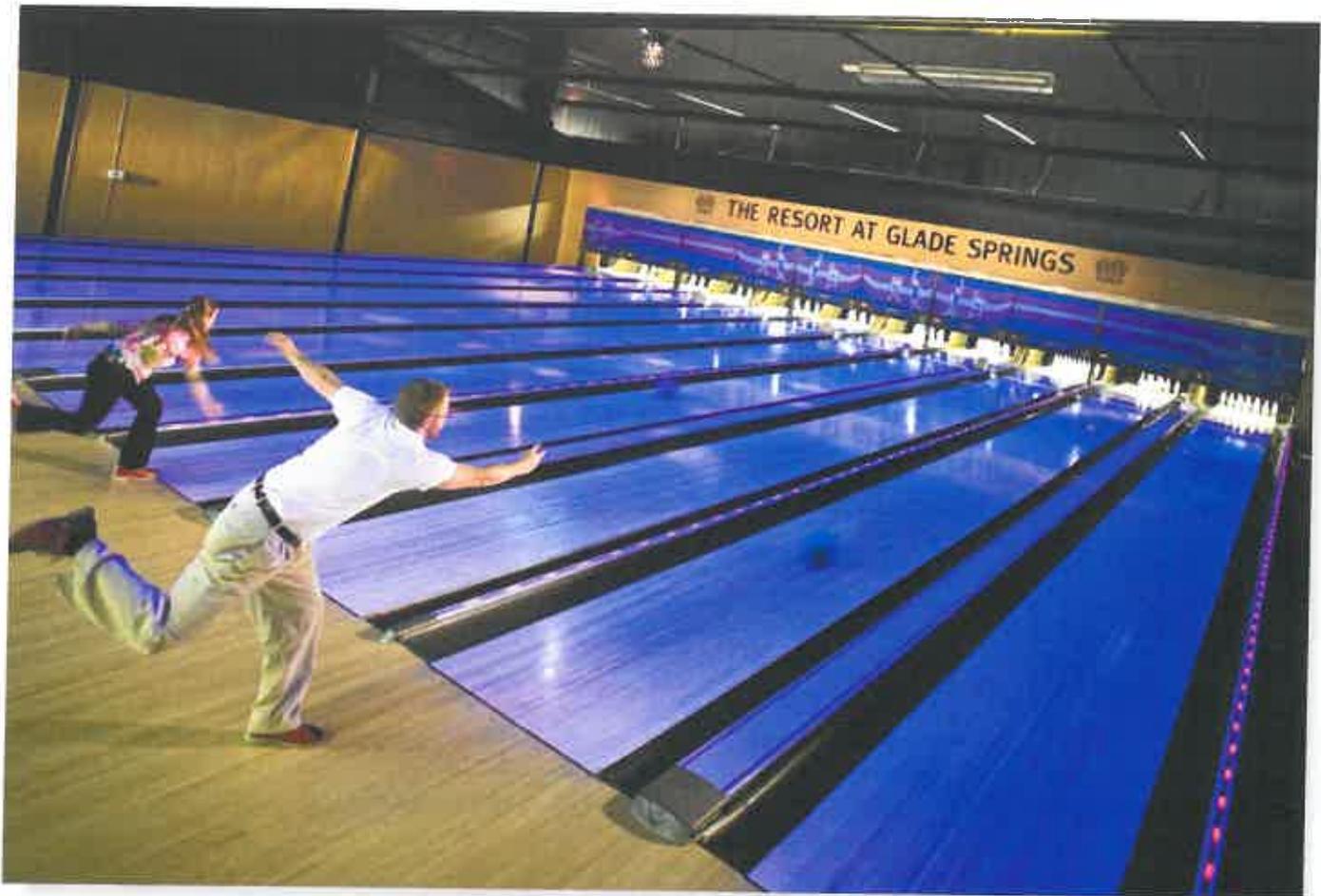
**Cost:** \$6 Million

**Size:** 48,500 SF

**Delivery Type:** Design-Bid-Negotiated

**Contractor:** Alliance Construction Management





## Glade Springs Resort Leisure Center | Daniels, WV

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

**Owner:** Glade Springs Resort

**Completed:** 2007

**Size:** 56,000 Square Feet

**Delivery Type:** Design-Build-Negotiated

**Contractor:** Alliance Construction Management



## Glade Springs Resort Clubhouse Expansion Daniels, WV

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

**Owner:** Glade Springs Resort

**Owner's Representative:** Brian Johnson

**Phone:** 304.872.3000

**Completed:** Summer 2006

**Cost:** \$1.1 Million

**Size:** 6,500 Square Feet

**Delivery Type:** Design-Build

**Contractor:** Alliance Construction Management



# Projects Goals & Objectives & Solutions

## Camp Washington-Carver Performing Arts Stage & Support Building

**Goals & Objectives:** Provide a permanent, outdoor stage for the Appalachian String Band Music Festival and other venues along with a support building which includes dressing rooms and shower facilities.

**Solution:** A handicap accessible outdoor stage was designed to support the music festival along with other performance events. A support building was also designed with dressing rooms, showers, and storage.

## City of Trussville Greenway Project - Phase II - Restroom Facility

**Goals & Objectives:** Connect Trussville's Civitan Park to Trussville Sports Complex with a Restroom Facility, parking and outdoor lighting. This project was funded by both Federal and State monies.

**Solution:** Positioned near the entrance to the Trussville Sports Complex, the Restroom Facility includes a welcoming outdoor portico for gathering. The building is accessible and well lit. The Restroom Facility is built with low maintenance, durable materials and the brick is covered in a vandal resistant coating. The parking lot includes accessible and standard parking spaces. Site lighting is provided for the new portion to the trail and additional lighting for the existing walking/biking trail and playground.

## West Virginia University Milan Puskar Stadium

**Goals & Objectives:** West Virginia University Athletics engaged Heery International of Atlanta to undertake renovations to the Mylan Puskar Stadium. Paradigm Architecture of Morgantown served as the local architect providing assistance during the construction document coordination and construction administration phases. The challenge was to update the Fan experience at the Stadium for attendees of the West Virginia University football games. Modernize support facilities that have remained virtually unchanged since the construction of the facility in 1980. Improve access to the stadium by increasing the number of entrance points and to include ADA accessibility at major entrances.

**Solution:** East and West Concourses were redesigned to create concession areas at the center and ends of the stadium. This arrangement positioned crowds away from the primary circulation zone which improved crowd movement. The additional square footage dramatically increased the number of concession area and toilets. New entrances with elevator towers for accessibility were added at each corner of the stadium. Coordination of the construction administration lasted over the course of two football seasons and included the two distinct completion periods.

## Mountaineer Wellness & Education Complex - Track Support Building

**Goals & Objectives:** Incorporate a small structure suitable to support WVU Track and Field, as part of the community focused improvements to WVU Athletic Complex. This complex is intended to serve WVU, as well as other Monongahela County residents.

**Solution:** In an effort to maintain continuity, the Track Support Building reflects the design features of the Mountaineer Center for Wellness Education – Aquatic Center such as the exterior materials and window pattern. Comprised of 4,200 square feet on two levels, the building sits adjacent to a state of the art Track and Field approved for Big-12 Conference events. Higher placement of the Track Support Building relative to the Track and Field provides an excellent view of the complex. The facility includes a press box and shaded concrete bleachers built into the terrain. The Track Support Building contains coaching and sales offices, restrooms and concessions.

## Waterfront Marina & Boathouse Bistro

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

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

## Canaan Valley Resort State Park Renovations & Additions

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

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

## Projects Goals & Objectives & Solutions

### Cacapon Resort State Park Lodge Expansion

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

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

### Wintergreen Resort

**Goals & Objectives:** Prepare a Study with design solution to develop a new full service Lodge for the Ski Resort. Evaluate how the Lodge can be positioned to functionally connect to existing amenities and maximize spectacular mountain views.

**Solution:** We developed a design solution that satisfied the functional relationship requirements, offered scenic views and presents a bold architectural impression that also compliments the existing facilities. The project is in the funding stage.

### Glade Springs Resort & Conference Center

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

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



## Communication



**3.1 a.**



Marina Tower and Upper Monongahela River Center

### 3.1 a. Owner Communication |

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

#### **Establishing a Project Schedule**

Paradigm Architecture utilizes critical path method scheduling to define "Milestone" Dates for the entire project. These include deliverables dates for various phases, design time, Owner's review, Agency and Authority having Jurisdiction Review, procurement time, and construction time. Rather than viewing the schedule as a linear process, it is of utmost importance to determine those items that fall on the "critical path." If those deadlines are missed then the schedule must be adjusted immediately or the project will fall behind. We prefer to view the Schedule as a method of Monitoring and Control throughout the duration of the project. The entire design team and the Owner will be constantly informed and updated regarding schedule performance and corrective action will immediately be taken as necessary.



United States Department of Agriculture

### **Establishing a Project Schedule**

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

### **Communication at the Highest Level**

Paul A. Walker, AIA, NCARB, has served as Principal-in-Charge of the Cacapon Project since the original award in 2008. He understands the requirements of the project and is committed to a successful completion. Paul is available at any time to address issues or answer questions related to any aspect of the project from design through construction. This is the policy we practiced during the Canaan project and are committed to the same at Cacapon. We will also identify a Project Manager who will be continually active on the project and equally able to respond to concerns. This applies to our engineering consultants as well.

### **Regular Meetings**

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

### **Utilize Tools of Technology**

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

Paradigm Architecture is committed to serving the West Virginia Division of Natural Resources and clearly communicating all aspects of the work during the Planning, Construction Document, Bidding, and Construction Administration Phases.

## Repeat Clients

### **West Virginia University, Morgantown, WV**

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

### **West Virginia University Hospitals, Morgantown, WV**

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

### **Glenmark Holding, LLC, Morgantown, WV**

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

### **Cellular Sales (Verizon Wireless), Alexander City, AL**

25+ Retail Stores in Alabama and Florida

### **Russell Medical Center, Alexander City, AL**

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

### **American Red Cross**

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

### **Monongalia General Hospital, Morgantown, WV**

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



## Project Budget History & Plan



3.1 b.



Fairmont State University Hardway Hall

### 3.1 b. Project Budget History

Project	Construction Value	Final Construction Value	% Over Base Bid	Comments
Beitzel Corporation Corporate Headquarters	\$3,800,000	\$4,250,000	12%	Owner-Requested Additions - 5,000 SF Basement & Plaza
Cacapon Resort State Park Lodge Expansion	\$22,000,000	\$21,300,000	-3%	
Canaan Valley Resort State Park Renovations/Additions	\$25,000,000	\$24,200,000	-3%	
City of Trussville Greenway Project - Phase 2	\$337,123	\$352,123	4%	Site Conditions
Coyote Logistics	\$850,000	\$1,100,000	16%	Unknown existing conditions in existing structure caused increase
Enterprise Rent-A-Car Group Operations Office Renovation	\$787,503	\$840,325	7%	75% Owner-Requested; Existing Conditions
Marina Tower	\$11,300,000	\$11,600,000	3%	
Morgantown Event Center	\$22,000,000	\$25,500,000	16%	Owner-Requested Changes
Morgantown Event Center Garage	\$4,800,000	\$4,850,000	1%	Owner-Requested Changes
Pillar Innovations Office Building/Warehouse	\$1,800,000	\$1,860,000	3%	
Sunnyside Commons Student Housing	\$33,000,000	\$36,000,000	9%	
The Foundary - Men's Dorm	\$815,000	\$849,000	4%	Site Conditions
The Foundary - Women's & Children's Center Renovation	\$1,000,000	\$1,000,000	0%	
University Park Student Housing	\$74,000,000	\$73,000,000	-1%	
University Place Parking Garage	\$15,600,000	\$16,502,000	6%	Owner-Requested Changes
US DOE	\$10,700,000	\$10,900,000	2%	Site Conditions; Miscellaneous Interior Issues
USDA	\$7,500,000	\$7,600,000	1%	Owner-Requested Changes
Waterfront Marriott	\$14,300,000	\$16,300,000	14%	Upgrading for Life Safety; Owner-Requested Changes
WVU College Park Student Housing	\$36,000,000	\$35,800,000	0%	
WVU Downtown Student Housing	\$17,600,000	\$17,500,000	-1%	
WVU Parkersburg - Phase 1 (shell)	\$992,000	\$1,032,000	4%	
WVU Parkersburg - Phase 2 (fitup)	\$999,000	\$1,024,000	3%	
WVU Parkersburg - Phase 3 (casework)	\$399,000	\$413,000	4%	
WVU Transportation Center	\$14,600,000	\$15,000,000	3%	



Pillar Innovations

## 3.1 b. Project Budget Plan

### Cost Control

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

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



**Project Construction History & Plan**



**3.1 c.**



Chestnut Ridge Church | Morgantown

### 3.1 c. Project Construction Period History

Project	Scheduled Completion Date	Actual
Beitzel Corporation Corporate Headquarters	July 2015	June 2015
Cacapon Resort State Park Lodge Expansion	TBD	TBD
Canaan Valley Resort State Park Renovations/Additions	October 2014	October 2014
City of Trussville Greenway Project - Phase 2	May 2008	May 2008
Coyote Logistics	March 2015	March 2015
Enterprise Rent-A-Car Group Operations Office Renovation	April 2009	April 2009
Marina Tower	October 2008	October 2008
Morgantown Event Center	February 2010	April 2010
Morgantown Event Center Garage	December 2009	February 2010
Pillar Innovations Office Building/Warehouse	September 2011	November 2011
U Club Sunnyside Student Housing	August 2016	August 2016
The Foundary - Men's Dorm	June 2016	June 2016
The Foundary - Women's & Children's Center Renovation	October 2009	October 2009
University Park Student Housing	August 2015	August 2015
University Place Parking Garage	September 2015	November 2015
US DOE	August 2009	September 2009
USDA	August 2009	August 2009
Waterfront Marriott	May 2017	May 2017
WVU College Park Student Housing	August 2014	August 2014
WVU Downtown Student Housing	May 2009	August 2009
WVU Parkersburg - Phase 1 (shell)	August 2013	August 2013
WVU Parkersburg - Phase 2 (fitup)	May 2014	June 2014
WVU Parkersburg - Phase 3 (casework)	May 2014	June 2014
WVU Transportation Center	October 2009	October 2009



Morgantown Waterfront Development

## 3.1 c. Project Construction Period Plan

### Establishing a Project Schedule

Paradigm Architecture utilizes critical path method scheduling to define “Milestone” Dates for the entire project. These include deliverables dates for various phases, design time, Owner’s review, Agency and Authority having Jurisdiction Review, procurement time, and construction time. Rather than viewing the schedule as a linear process, it is of utmost importance to determine those items that fall on the “critical path.” If those deadlines are missed then the schedule must be adjusted immediately or the project will fall behind. We prefer to view the Schedule as a method of Monitoring and Control throughout the duration of the project. The entire design team and the Owner will be constantly informed and updated regarding schedule performance and corrective action will immediately be taken as necessary.

#### Step 1

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

#### Step 2

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

Marina Tower





### Step 3

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

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

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

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

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



## CTL Engineering - Civil



3.1 d.

# Corporate Qualifications

## CTL Engineering of West Virginia, Inc.



Gateway Development Site: I-79 Exit 155

As part of CTL Engineering, Inc., CTL Engineering of West Virginia, Inc. was founded in 1981 giving us more than 35 years in the state. Our office location in Morgantown enables CTL to easily provide our services for projects throughout the state as a whole. With approximately 50 employees we are well suited to handle projects of all sizes. Our West Virginia staff also includes 5 professional engineers and two professional surveyors.

CTL Engineering of West Virginia, Inc. provides total civil engineering services for projects throughout West Virginia. CTL provides full investigative, design, permitting, construction specifications and project management services to their clients. These services include geotechnical engineering, civil site design, environmental engineering, construction services including construction observation, site and laboratory materials testing, Quality Control and Quality Assurance. CTL will work with the project architects, owners, and all involved parties to play our part in bringing your project to fruition.

## Qualified Team

- 5 Professional Engineers with diverse backgrounds including geotechnical engineering, civil engineering, and environmental engineering
- Skilled surveying staff equipped with the most up-to-date equipment and GPS units
- Extensive experience working with Federal, State, and private entities
- 35 Years of working in West Virginia
- Working knowledge/understanding of the states geology & geography allowing us to provide custom solutions—we don't just pull plans from a book

## SERVICES AVAILABLE

**Civil Site Design**  
**Surveying/Mapping**  
**Geotechnical Engineering**  
**Construction Observation**  
**Materials Testing**  
**Site Layout**  
**Project Management & Compliance**

### Client

Our clients are our livelihood, and therefore, we make it our personal objective to achieve 100% client satisfaction on every project regardless of size or scope.

### Teamwork

Teamwork is a necessity. Not only from an interdepartmental perspective but also from an external perspective. It is imperative that we work together with architects, owners, and any other stakeholders when taking on a project.

### Listen

In order to provide our clients with the most appropriate solutions to meet their needs, we LISTEN. By listening to our clients needs and asking the right questions we are able to clearly identify what is needed to take on a given project in the most efficient manner possible.

For more information on any of our products or services go to [www.ctleng.com](http://www.ctleng.com)





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

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

#### Education

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

#### Professional Registration / Certification

- Registered Professional Engineer: Ohio - #48459 (1985); Maryland - #13256 (1982); West Virginia - #9297 (1982); Pennsylvania - #PE-044930-R (1993); Wyoming - #11033 (2010); North Carolina - #032503 (2005); Kentucky - #24988 (2005)
- Certified Professional Geological Scientist, #6575 (1992)
- Professional Surveyor: West Virginia (1983)
- Adjunct Professor – Civil Engineering  
Fairmont State College, 2001 – Present

#### CTL project Experience

##### Energy

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

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

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

##### Transportation (continued)

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

##### Healthcare

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

##### Power Generation

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

##### Building Development

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

##### Mine Related

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

##### Forensic / Expert Testimony

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



**Mr. Daniel J. Barton, Jr., P.E.**  
*Director of Engineering*

Mr. Barton has recently joined CTL Engineering as Director of Engineering in the Morgantown office. He is a Senior engineer and manager with over 30 years of experience in consulting, contracting, and manufacturing organizations with expertise in civil

engineering, water resources, environmental permitting and compliance, and project management. Prior to joining CTL, Mr. Barton's career included serving as Vice President at Rizzo Associates (Pittsburgh, PA) and senior engineer for the Corporate EHS team at Kennametal (Latrobe, PA)

#### **Education**

B. A., Engineering Sciences  
Harvard University, Cambridge, MA 1984

M.S., Civil Engineering  
Carnegie-Mellon University, Pittsburgh, PA 1985

#### **Professional Registration / Certification**

Registered Professional Engineer, Pennsylvania #053108

#### **Service**

Engineering Representative on Ohio River Basin Regional Water Resource Committee, appointed by the Governor of Pennsylvania, 2004 – 2014

#### **Project Management Experience**

Mr. Barton's experience includes project management for diverse engineering and environmental projects. Representative projects include:

- Municipal Water/Sewer System Upgrades, Borough of Seven Springs, Champion, Pennsylvania
- Site Characterization and Environmental Impact Statement, Baraka Nuclear Power Plant, Abu Dhabi
- Feasibility studies for Expansion of Chloride Copper Mine, Kingman, Arizona
- Site Characterization and Environmental Remediation, Kennametal Manufacturing Plant, Bangalore, India
- Lincoln Township Water System Expansion, Somerset County, Pennsylvania

#### **Project Experience**

##### **Water Resources**

Mr. Barton's water resources engineering experience includes a broad spectrum including water and sewer system rehabilitation and expansion, cooling water system design,

##### **Water Resources (continued)**

storm water planning, flooding analyses for inland and coastal sites, dams and hydroelectric facility design, and river conservation planning. Representative experience includes:

- Laurel Hill River Conservation Plan, Pennsylvania
- Quemahoning Water Supply Project Feasibility Study, Pennsylvania
- Columbia Dam Rehabilitation, South Carolina
- Coxes Creek Act 167 Storm Water Plan, Pennsylvania
- Border Dam Rehabilitation, Pennsylvania.
- Lincoln Water System Rehabilitation, Pennsylvania

##### **Civil & Environmental**

Mr. Barton's civil design and environmental permitting record involves successful permitting for water supply, wastewater and land development projects. Representative Experience includes:

- Burks Pumps Site Remediation, Illinois
- Pheasant Run Subdivision, Pennsylvania
- Weirton Steel Byproducts Plant Decommissioning, West Virginia
- Seven Springs Resort Master Plan, Pennsylvania
- Kennametal Tianjin Plan, China
- Somerset Walmart Development Plan, Pennsylvania

##### **Power Generation**

Mr. Barton's experience includes feasibility studies, permitting and licensing, design, construction oversight, and due diligence. Project experience includes:

- Design and Construction Oversight, Youghiogheny Hydroelectric Project, Pennsylvania
- Development Plan, Mill Run Wind Project, Pennsylvania
- Thermal Plume Studies, Proposed Borselle Power Plant, Netherlands
- Flooding Studies, Susquehanna Nuclear Power Plant, Pennsylvania
- Storm Surge Impact Evaluations, Calvert Cliffs Nuclear Power Plant, Maryland



**Mr. Timothy Darrah**  
Manager  
Civil Site & Surveying Departments

Mr. Darrah is presently responsible for department management for civil site design and surveying projects including topographic, property, and construction layout. Mr. Darrah also serves as project manager on various types of civil engineering projects including

residential and commercial developments, and reclamation design projects. Office work includes site designs, hydrology, calculations, quantity calculations, and various other forms of engineering related duties.

#### Education

B.S. Civil Engineering Technology  
Fairmont State College, Fairmont, West Virginia 1988

#### CTL project Experience

##### Energy

Mr. Darrah has robust experience with energy projects including work on projects located for a number of clients. His efforts in the gas development sector commenced with the onset of activity in 2008 and continues to date. His experience including leadership roles involving civil design, surveying, E&S design, engineering estimates of site development costs, access/roadway design and RUMA permitting in WV, and E&S inspection/compliance. His experience includes:

- Pipelines, 25+ projects involving gas-collector pipelines
- Pads, full design for 34+ projects
- Project locations throughout WV, OH, and PA.

##### Geotechnical Instrumentation & Monitoring

Design, Installation and Monitoring of surface and subsurface geotechnical monitoring instruments for multiple types of projects including: Ohio Mine Subsidence Insurance Underwriting Association, Federal and State Locks and Dams, Power Stations, Commercial and Residential Buildings, Dwellings, Civil Site Developments, Bridges, Conveyor Systems, Retaining Walls, Highways, WV BRIM (Subsidence Insurance), Underground and Aerial Utilities

##### Mine Related

Morgantown Anderson Portals & Highwall – Abandoned Mine Land Reclamation Design, Morgantown, West Virginia  
Hopewell Church Refuse and Acid Mine Drainage – Abandoned Mine Lands, Preston County, West Virginia  
Fairmont (Jackson Addition) Subsidence Project – Abandoned Mine Land Reclamation, Marion County, West Virginia  
Shinns Run Portals & Acid Mine Drainage – Abandoned Mine Lands Reclamation, Harrison County, West Virginia  
Ream Refuse Piles – Abandoned Mine Lands Reclamation, McDowell County, West Virginia

##### Healthcare

Mon General Hospital Development, Morgantown, West Virginia  
Mon General – Fairmont, Marion County, West Virginia  
MedMark Environmental and Property, Marion County, West Virginia  
Mon View Parcel B, Morgantown, West Virginia  
West Virginia University Hospital, Morgantown, West Virginia  
-Ambulatory Surgery Center  
-Outpatient Primary Care

##### Power Generation

FirstEnergy Harrison Power Station-CCB Landfill Phase V Step III, Harrison County, West Virginia  
Genpower: Longview Power Plant-Overland Conveyor Permitting, Monongalia County, West Virginia  
Conveyor Grading Redesign, Monongalia County, West Virginia  
Longview Power Plant Coresco Permitting, Monongalia County, West Virginia  
Fort Martin Power Station Chimney, Monongalia County, West Virginia

##### Education

Morgantown High School Stadium Survey, Morgantown, West Virginia  
West Virginia University Animal Facility Annex, Morgantown, West Virginia  
West Virginia University Child Care Center, Morgantown, West Virginia  
University High School Stadium Survey, Morgantown, West Virginia  
The Friary, Morgantown, West Virginia  
Pride Property for Brookhaven Elementary, Monongalia County, West Virginia

##### Building Development

Peninsula Highwall 1 & 2 Mountainview Golf Course, Morgantown, West Virginia  
University Place, Morgantown, West Virginia  
Mapleshire Assisted Living, Morgantown, West Virginia  
University Park, Morgantown, West Virginia  
Pierpont Road Development, Morgantown, West Virginia  
Hombeck Road Development, Morgantown, West Virginia  
Chateau Royale ALTA Survey, Morgantown, West Virginia  
Aquatic Center and Track & Field Facilities, Monongalia County, West Virginia  
Mylan Park, Monongalia County, West Virginia  
-NPDES Permit  
-Boundary Survey

##### Municipal Infrastructure

Scotts Run Water Line, Wiles Hill Tank & Morgantown Utility Board Access Road Survey, Morgantown, West Virginia  
Linwood Street Stormwater-Stormwater System Morgantown, West Virginia  
Dorsey Knob Public Services District As-Built Survey, Morgantown, West Virginia



**Mr. Joseph Stanley**  
Staff Engineer  
Civil Site Design Department

Mr. Joe Stanley is a Staff Engineer, Project Manager, and CAD Designer in the Morgantown, West Virginia office of CTL Engineering, Inc. His responsibilities include assisting in the planning and design of civil site design projects involving

land planning and site development aspects. His projects vary from commercial and residential properties, mine and energy sites, and also includes state, county, and local roads.

Mr. Stanley has shown his dependability and increased his depth of experience by working with several of his clients for years during the long term development of commercial property developments. He has worked closely with the client, contractors, and developers of these long term projects. As with most of West Virginia, a large number of these developments were once on mine property if not once mined. He is familiar with the assets and potential difficulties of developing sites and long term planning in West Virginia.

#### Education

A.S. Drafting and Design  
Fairmont State College, Fairmont West Virginia 2001

#### Technical Programs

AutoCad  
Civil 3D

#### Professional Registration / Certification

Advanced GPS Training Course

#### CTL Project Experience

CTL Engineering of West Virginia, Inc., Morgantown, WV  
(May 2000 – Current)

As a staff engineer, Mr. Stanley is responsible for being a primary client contact and coordinator for our team with all interested parties. He maintains relationships with the contractors, developers, and regulatory agencies promoting open communication and prompt management of complications. His experience as a Surveyor, CAD Designer, Project Manager, and Staff Engineer enables him to advise and handle changes in a timely manner.

#### Infrastructure Development

CTL Engineering used the latest GPS technologies to develop accurate plans of the current conditions. The plans were then made for the various requirements of the projects. In some cases, the existing road conditions were just widened, and in other cases grading and access needs had to be changed to allow for current and future development.

#### Infrastructure Development (continued)

**Dorsey Knob Park Road Improvements**, Morgantown, West Virginia  
**Country Road 615 Relocation**, Logan County, West Virginia  
**Morgantown Airport Alternative Access Road**, Morgantown, West Virginia  
**Charles Point Roadway Cut Evaluation**, Harrison County, West Virginia  
**Osage Bridge**, Monongalia County, West Virginia

#### Mining

CTL Engineering is responsible for improving the safety, landscape, and water quality for abandoned mine lands. We develop plans to use the spoil and old stock piles available on site for slopes and regrading enabling seeding of the land as well as improving safety. CTL is also engaged to develop plans for sealing open mines while allowing for water drainage and ensuring bat habitats.

**Fairmont Subsidence – Abandoned Mine Land Reclamation**, Marion County, West Virginia

**Morgantown Anderson Highwalls – Abandoned Mine Land Reclamation Design**, Monongalia County, West Virginia

**Shinns Run Portals – Abandoned Mine Land Reclamation & Portal Closure**, Harrison County, West Virginia

**Hopewell Church Refuse – Abandoned Mine Drainage**, Preston County, West Virginia

**Peninsula Highwalls – Abandoned Mine Land Reclamation**, Monongalia County, West Virginia

**Cheat Neck Landslide**, Monongalia County, West Virginia

#### Energy

CTL Engineering developed plans for grading, clean water ditches, leachate collection, and also calculated volumes for ponds.

**Harrison Power Station**, Harrison County, West Virginia  
**Overland Conveyor Permitting**, Monongalia County, West Virginia

**Harrison Power Station Landfill**, Harrison County, West Virginia

**Longview Power Plant**, Monongalia County, West Virginia

**Pleasant Power Station**, Pleasant County, West Virginia

#### Community and Municipal Development

CTL Engineering was involved in the planning for the current use and future development of these longer term projects. CTL created civil site plans, located utilities, worked on access roads, and also developed stormwater management plans.

**Commercial Development**, Monongalia County, West Virginia

**University Park**, Morgantown, West Virginia  
Student living facilities in conjunction with West Virginia University.

**Hornbeck Road Development**, Morgantown, West Virginia  
Residential planned community.

**University Town Centre**, Morgantown, West Virginia



**Mr. Reuben Haught, E.I.**  
*Staff Engineer*

Mr. Haught is a Staff Engineer and CAD Designer. His Responsibilities include site design, site grading, stormwater design, permitting, retaining pond design, and impoundment stability inspections. He has previous

experience with CTL Engineering in inspecting concrete and soil to ensure proper materials and installation techniques on site. He is proficient in AutoCAD Civil 3D, Hydraflow Hydrographs, Microsoft Word, and Microsoft Excel.

#### Education

B.S. Civil Engineering Technology  
Fairmont State College, Fairmont, West Virginia 2011  
A.S. Civil Engineering Technology  
Fairmont State College, Fairmont, West Virginia 2011

#### Professional Registration / Certification

Engineering Intern, West Virginia, 2011, No. 9925

#### CTL Project Experience

##### Water/Stormwater

###### WVU Track and Aquatic Center Site

Layout and grading, stormwater design, erosion and sediment permitting, and retaining pond design, Morgantown, WV

###### WVU Medicine Clinic

Site grading, stormwater design, erosion and sediment permitting, and retaining pond design, Fairmont, WV

###### Mon General Outpatient Facility

Site layout and grading, stormwater design, erosion and sediment permitting, and retaining pond design, Fairmont, WV

###### Fairmont Federal Credit Union

Site layout and grading, stormwater design, and retaining pond design, Fairmont, WV

#### Mining and Gas

##### CONSOL Energy Impoundment Inspections

Quarterly and Annual Inspections on impoundments, West Virginia and Pennsylvania.

##### Eclipse Fracking Well Pads

Site layout and grading for multiple well pads, Monroe County, Ohio

#### Other Site Design

##### FedEx Distribution Center

Site layout and grading, Morgantown, WV

##### Grapevine Development

Redesigned grading after required site modifications, Westover, WV

#### Construction Site Inspection

##### Gavin Power Plant

Piezometer and visual inspections to ensure stability of fill placement above drained impoundment, Cheshire, OH  
University Place

Inspected compaction, concrete, gypcrete, and insulation.  
Morgantown, WV

##### Morgantown High School Football Stadium Press Box

Tested compaction and concrete, Morgantown, WV

##### Alderson-Broadbudd College

Tested concrete for additions to football field area, Philippi, WV

##### Gateway Triple S Harley

Tested compaction for initial large scale earthwork and also for footings, Westover, WV

##### Harvest Ridge

Tested compaction for footings on Harvest Ridge lots and several other Dan Ryan Developments, Morgantown, WV

##### Tygart #1 Mine

Tested compaction of refuse, Grafton, WV

##### Fairmont Municipal Airport Airplane Parking Area

Tested compaction for construction of a parking area for small airplanes, Fairmont, WV

##### Concrete Cylinder Testing

Tested strength of concrete through compression of samples taken on site

#### Drafting

##### Yeager Airport Landslide Investigation

Prepared court documents in AutoCAD to illustrate investigation, Charleston, WV

##### Sewickley Guide Piles

Drafted profile and cross section, Sewickley, PA

##### University Town Centre Addition

Drafted up borehole plan, Granville, WV

##### Residential Beam Designs – Multiple Projects

Drafted designs for replacing several small beams with one large one

##### Strip Footing Designs – Multiple Projects

Drafted designs for strip footings.



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

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

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

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

#### **Education**

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

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

#### **Professional Registration / Certification**

##### **Safety**

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

##### **Other**

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

#### **CTL project Experience**

##### **Energy**

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

##### **Energy (continued)**

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

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

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

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

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

##### **Building Development**

**University Place, Morgantown, West Virginia**

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

**Hazelton Federal Correctional Institute, Hazelton, West Virginia**

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

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

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

##### **Education**

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

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

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

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

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

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

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

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

##### **Transportation**

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

**Mileground Roundabout, Morgantown, West Virginia**

**Fairmont Airport, Fairmont, West Virginia**

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

##### **Municipal Infrastructure**

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

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



**Mr. Robert Adams**  
Construction Services  
Supervisor  
Construction Services  
Department

Mr. Adams serves as Lab and Field Manager for the Morgantown, WV office. He is Senior Engineering Technician responsible for

performing AASHTO and ASTM tests on soil and concrete including gradations, proctors, sieve analysis and compressive strength tests. Mr. Adams also serves as our primary mentor on the training of our new technician staff. In addition, Mr. Adams is our primary technician for commercial and WVDOH Projects, performing field nuclear density testing on highways and bridges throughout West Virginia.

#### Education

Course Work – Industrial Technology  
Salem College, Salem, West Virginia 1983  
BridgeValley Community College – Highway Engineering Technology  
Montgomery, West Virginia 2015 - Present

#### Professional Registration / Certification

American Concrete Institute, Certified Concrete Technician, Grade I  
American Concrete Institute, Certified Compressive Strength Technician, Grade 1  
West Virginia Department of Highways  
-Portland Cement Concrete Technician  
-Concrete Inspector  
-Compaction Technician  
-Aggregate Technician  
-Aggregate Inspector  
-Aggregate Sampling Technician  
-Asphalt Technician and Inspector  
-Asphalt Plant Technician  
Nuclear Radiation Safety Training Course  
NICET Level II Highway Materials  
NICET Level I Construction Materials (Asphalt, Concrete, Soils)  
WWTRET Level III

#### CTL project Experience

##### Transportation

Mileground Roundabout, Morgantown, West Virginia  
Airport/Easton Elementary Road Upgrade, Morgantown, West Virginia  
I79 Interchange, Monongalia County West Virginia  
Bridgeport Bypass Project, Bridgeport, West Virginia  
Wheeling County Airport, Wheeling County, West Virginia  
I-81 North Martinsburg to Marlowe Interchange, Martinsburg, West Virginia  
Benedum Airport, Bridgeport, West Virginia  
Fairmont Airport, Marion County, West Virginia

#### Transportation (continued)

Monongahela Avenue, Morgantown, West Virginia  
Bridges, West Virginia  
-Dunkard T-Beam, Monongalia County  
-Mason Run Bridge, Preston County  
-Route 18 Bridge, Tyler County  
-Morgan Run Arch Bridge, Preston County  
-Harrison County Bridges, Harrison County  
-Clarksburg Bridge, Marion County  
-Canyon Road Bridge, Monongalia County  
-Dundon Road Bridge, Clay County  
-Tanner Creek Bridge, Gilmer County  
-Schenk Bridge, Ohio County

#### Education

Alderson-Broadbush College Football Field Survey, Barbour County, West Virginia  
West Virginia University, Monongalia County, West Virginia  
-HSC Animal Facility Annex  
Lumberport Middle School, Harrison County, West Virginia  
Preston County Schools, Preston County, West Virginia  
-Central Preston Middle School  
-East Preston School Addition  
-Bruceeton Elementary  
-West Preston Middle School/Valley Elementary  
University High School, Monongalia County, West Virginia

#### Building Development

Lowe's Retail Store, Monaca, Pennsylvania  
Bruceeton Bank Project, Morgantown, West Virginia  
Mylan Park Aquatic Center, Monongalia County, West Virginia  
FedEx Distribution Center, Monongalia County, West Virginia  
BFS Office, Monongalia County, West Virginia  
North Central West Virginia Advanced Technology Center, Marion County, West Virginia

#### Energy

Harrison Power Station, Harrison County, West Virginia  
-Phase V Step 1  
-Phase V Step 3 and 4  
-Harrison Step II Construction Monitoring  
Mountaineer Wind Energy Center, Tucker County, West Virginia

#### Healthcare

Preston Memorial Hospital, Preston County, West Virginia  
West Virginia University Hospital, Morgantown, West Virginia  
-Ruby Memorial Canopy  
-Morgue  
Mon General Hospital – Maple Drive, Morgantown, West Virginia

#### Other

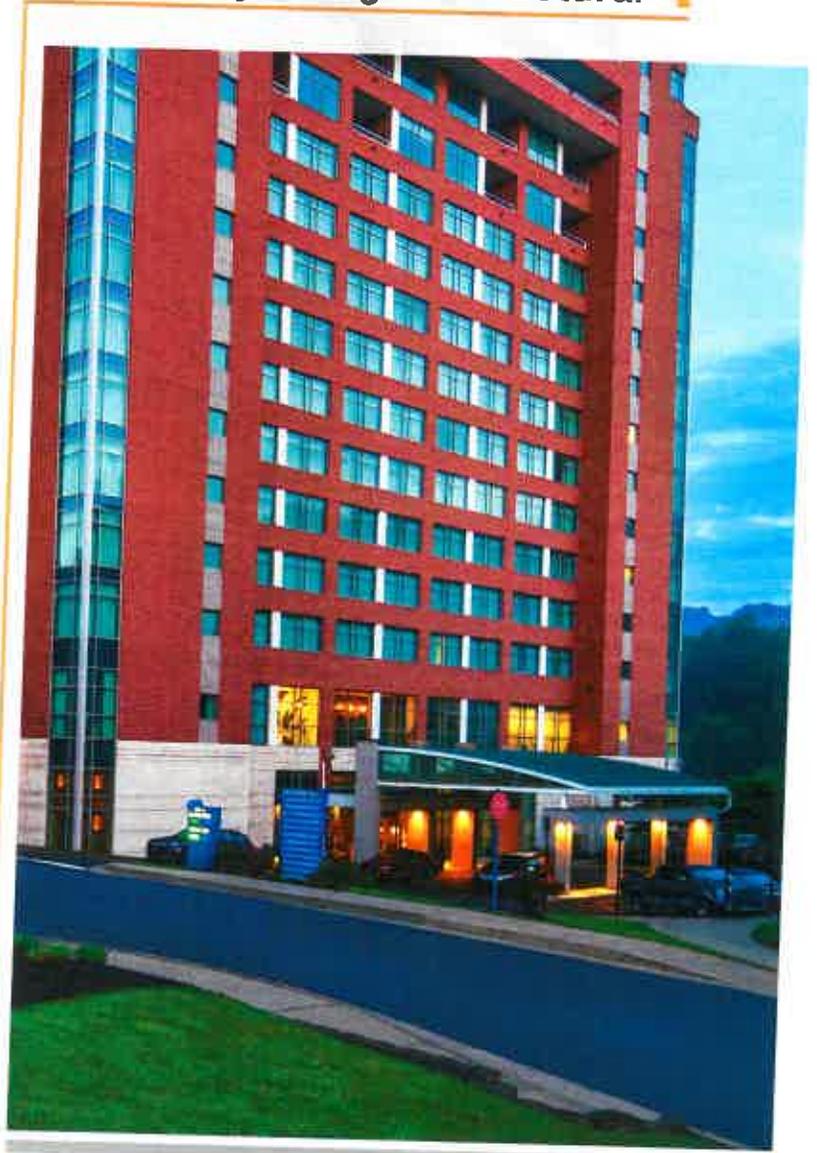
Concrete Lab Testing (2012 - Present)  
ICG Tygart #1, Grafton, West Virginia  
Esther Clark Landslide, Wetzel County, West Virginia  
Pond Slope Stabilization, Various Locations in West Virginia  
Point Marion Lock & Dam Project, Pt. Marion, Pennsylvania

**CTL Engineering of West Virginia, Inc.  
Recent Hospitality and Land Development Projects**

Project	Type	Civil Site Engineering & Survey	Construction Inspection & Material Testing	Geotechnical	Environmental Phase 1 ESA	Environmental Permitting
<b>University Park</b> Morgantown, WV	Mixed Use	●		●	●	●
<b>University Place</b> Morgantown, WV	Mixed Use	●	●	●	●	
<b>Candlewood Suites</b> North Strabane Township, PA	Hotel	●		●	●	
<b>Candlewood Suites</b> Morgantown, WV	Hotel	●		●		●
<b>Extended Stay America</b> Morgantown, WV	Hotel	●		●		
<b>New Hotel Site</b> Belmont County, OH	Hotel	●				
<b>North Strabane Lodging</b> North Strabane Township, PA	Hotel	●	●	●	●	
<b>Wisp Resort</b> Garrett County, MD	Hotel			●		
<b>Holiday Inn Express - Glenmark Ctr</b> Morgantown, WV	Hotel	●	●	●		
<b>Holiday Inn Express - Pineview</b> Morgantown, WV	Hotel	●		●		
<b>Suburban Extended Stay- Sabraton</b> Morgantown, WV	Hotel	●		●		
<b>Suburban Extended Stay</b> Ohio County, WV	Hotel	●		●		
<b>Suburban Extended Stay</b> Washington, PA	Hotel	●		●		
<b>LaQuinta Inn</b> Morgantown, WV	Hotel	●				
<b>Hampton Inn</b> Fairmont, WV	Hotel	●				
<b>Jessop Street Hotel</b> Washington County, PA	Hotel	●		●		
<b>Holiday Inn Express</b> Washington County, PA	Hotel	●		●		
<b>Homewood Suites</b> Bridgeport, WV	Hotel	●		●		
<b>Best Western Mountaineer</b> Morgantown, WV	Hotel	●				
<b>Holiday Inn</b> Charleston, WV	Hotel			●		
<b>Imperial Towers</b> Charleston, WV	Hotel		●			
<b>Travelodge Hotel</b> Morgantown, WV	Hotel			●		●
<b>Staybridge Suites</b> Morgantown, WV	Hotel	●				
<b>Mylan Park</b> Morgantown, WV	Recreational Complex	●	●	●	●	
<b>Harvest Ridge</b> Morgantown, WV	Residential	●	●		●	●
<b>The Reserve at Berkeley</b> Martinsburg, WV	Apartment Complex	●		●		



## Allegheny Design - Structural



3.1 d.



**Allegheny**  
**Design Services**

CONSULTING ENGINEERS

# COMPANY HISTORY

ENGINEERING FOR  
STRUCTURAL SYSTEMS  
MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FORENSIC INVESTIGATION

## Overview

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

ADS' experience in Design and Project Management includes:

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

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

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

## Value Added Services

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

**Allegheny Design Services**  
**102 Leeway Street**  
**Morgantown, WV 26505**

**P 304.599.0771**

**F 304.212.2396**

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



**Education:**

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

**Professional Registrations:**

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

**Professional Memberships:**

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

**Professional Experience:**

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

**Experience Record:**

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

**Project Experience Includes:**

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



**Education:**

West Virginia University - B.S. Civil Engineering

**Professional Registrations:**

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

**Professional Memberships:**

Member of AISC

Associate Member of ASCE

**Continuing Education:**

WVU Steel Design—Fall 2007

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

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

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

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

Steel Camp – November 4-5, 2010

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

ASCE-Design and Renovation of Wood Structures - October 2012

SE University multiple structural technical training webinars.

The MGI Management Institute—Successful Marketing of Engineering Services 2015

Steel Camp—March 25-28, 2015

**Professional Experience:**

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

**Experience Record:**

Allegheny Design Services, LLC, Senior Structural Engineer

June 2007 to Present

**Project Experience Includes:**

University Park Mixed Use Building, Morgantown, WV

White Oaks Hawthorn Suites, Bridgeport, WV

BFS Suncrest, Morgantown, WV

Pikewood Creative Addition and Renovation, Morgantown, WV

GSD Fairmont, Fairmont, WV

Bridgeport Public Safety Substation, Bridgeport, WV

Canaan Valley Institute, Davis, WV

Charles Pointe BFS, Bridgeport, WV

Fairmont AFRC, Fairmont, WV

Gabriel Brothers Renovation, Clarksburg, WV

Genesis Youth Crisis Center, Clarksburg, WV

Goshen Baptist Church, Morgantown, WV

GSA DOE, Morgantown, WV

ICC Parish Center, Clarksburg, WV

Mason Dixon, Bridgeport, WV

GSA, Charleston, WV

Progress Centre 2, Bridgeport, WV

WVU Child Development, Morgantown, WV

White Oaks Progress Center, Bridgeport, WV

Thrasher Office Building, Bridgeport, WV

WVU Greenhouse Building, Morgantown, WV

Courtyard Marriott– University Towne Center, Morgantown, WV

University Place Parking Garage, Morgantown, WV



**Education:**

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

**Professional Registrations:**

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

**Professional Memberships:**

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

**Continuing Education:**

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

**Professional Experience:**

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

**Experience Record:**

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

**Project Experience Includes:**

Project experience (past and present) includes:

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



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

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



**Allegheny**  
Design Services  
*CONSULTING ENGINEERS*

## PROJECT PROFILE

### Nemacolin Woodlands Sundial Lodge Farmington, PA



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

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

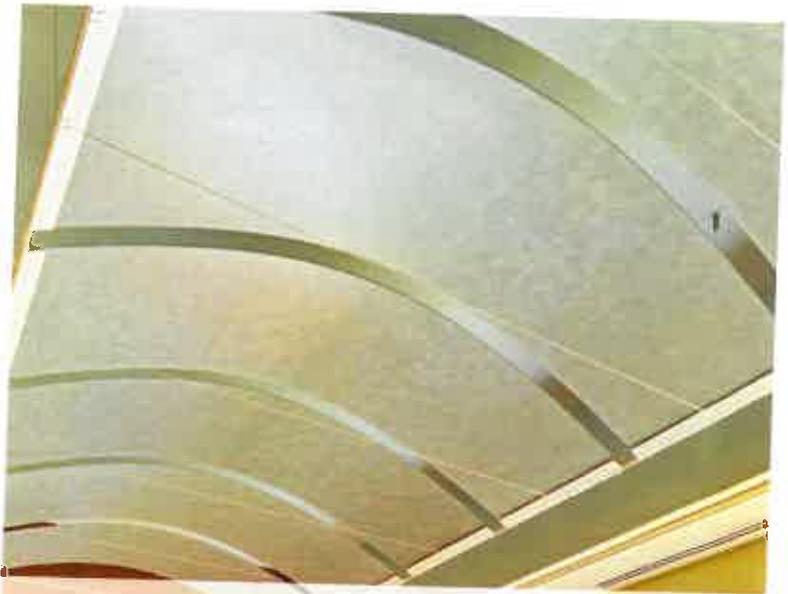
**PROJECT SCOPE:**

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

**PROJECT VALUE:** \$3 Million

**PROJECT COMPLETION:** 2013





Miller Engineering - MEP



3.1 d.



## Firm Profile

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

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

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

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

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

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



## Engineering Design and Consultation

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

### Aquatic Facility Design

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

### Construction Administration

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

### Communication System

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

### Energy

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

### Facility Utilization

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

### Life Safety Inspection/Design

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

### Industry Experience

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



**B. Craig Miller, PE**

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

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

**Project Role: Relationship Manager - Primary Point of Contact**

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

**Professional Project Highlights**

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

**Professional History**

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

**Education**

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

**Licenses and Certifications**

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



### **Joseph Machnik**

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

#### **Project Role: MEP Designer**

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

#### **Professional Project Highlights**

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

#### **Professional History**

2010 – Present Miller Engineering, Inc. MEP Designer

#### **Education**

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

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



**Robert Angus**

20 Years of maintenance, operations, and construction management precede Rob's engagement with Miller Engineering. Professional expertise of construction project management was gained as an owner of his own contracting company specializing in residential and commercial construction, electrical, plumbing, and HVAC projects. Rob's hands-on approach, common sense and valuable work history knowledge enables him to interface with construction personnel seamlessly alongside engineers and architects. He is adept at preventing and handling issues. Rob is involved at the estimation phase

to allow for continuity within the project's design and construction.

**Project Role: Construction Representative**

- Construction Project Representation and Management
- Construction Administration
- Project Cost Estimation
- Submittal Review
- RFI, RFPCO Review and Response

**Professional Project Highlights**

- 3<sup>RD</sup> Party Construction Observation – Canaan Valley Resort
- Hawks Nest/Twin Falls HVAC
- Cacapon Old inn
- Suncrest Middle School Gym HVAC Upgrade
- Freedom Dealerships (Ford, Kia, Volkswagen)
- Mapletown Jr./Sr. High School HVAC/Boiler Upgrade
- Blackwater Falls Lodge (Dining, 2nd Fl, Spa, Boiler)

**Professional History**

2009- Present	Miller Engineering, Inc.	Aquatic Construction Representative
2000-2009	Angus Contracting, LLC	Owner/Operator
1991-2000	BOPARC	Director of Maintenance

**Education**

2000	Monongalia County Technical Education Center	Heating, Cooling, and Refrigeration Certification
1996	West Virginia University	Recreation and Parks Administration

**Licenses and Certifications**

- Licensed West Virginia General Contractor
- Licensed West Virginia HVAC Contractor
- Certified HVAC Mechanical Contractor
- Licensed West Virginia Journeyman Electrician
- Licensed West Virginia Master Plumber
- OSHA 10-Hour Construction Safety & Health



## **Travis Taylor, PE**

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

### **Project Role: Lead MEP Engineer**

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

### **Professional Project Highlights**

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

### **Professional History**

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

### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

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

## Descriptions of Past Projects Completed – Misc. Upgrades

### **Blackwater Falls State Park Lodge Upgrades**

**Davis, WV**

#### **Services Provided:**

- **General Trades**
- **Plumbing**
- **Electrical**
- **Mechanical**
- **Pool**

**Estimated Budget: \$1.1 Mil**

**Facility Area: 46,000 ft<sup>2</sup>**

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



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

#### **Project Contact:**

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

## Descriptions of Past Projects Completed – MEP

### **Cacapon Old Inn**

Berkeley Springs, WV

#### **Services Provided:**

- HVAC
- Plumbing
- Electrical

**MEP Budget: \$98k**

**Facility Area: 5,500 ft<sup>2</sup>**

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



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

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

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

#### **Project Contact:**

**Debbie Demyan**, Project Engineer

State Parks Section

(304) 550-4892

## Descriptions of Past Projects Completed – HVAC Piping

### Pipestem McKeever Lodge

Pipestem, WV

#### Services Provided:

- HVAC
- Plumbing
- Electrical
- Accommodation of Existing Systems

**Estimated Budget: \$1.7M**

**Facility Area: 63,000 ft<sup>2</sup>**

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



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

Project Contact:

*Carolyn Mansberger, Project Manager*

*State Parks Section*

*(304) 558-2764*

## Descriptions of Past Projects Completed – Fire Alarm

### Pipestem McKeever Lodge

Pipestem, WV

#### Services Provided:

- Electrical
- Fire Alarm

**Construction Amount: \$225k**

**Facility Area: 63,000 ft<sup>2</sup>**

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

**Status: Complete**

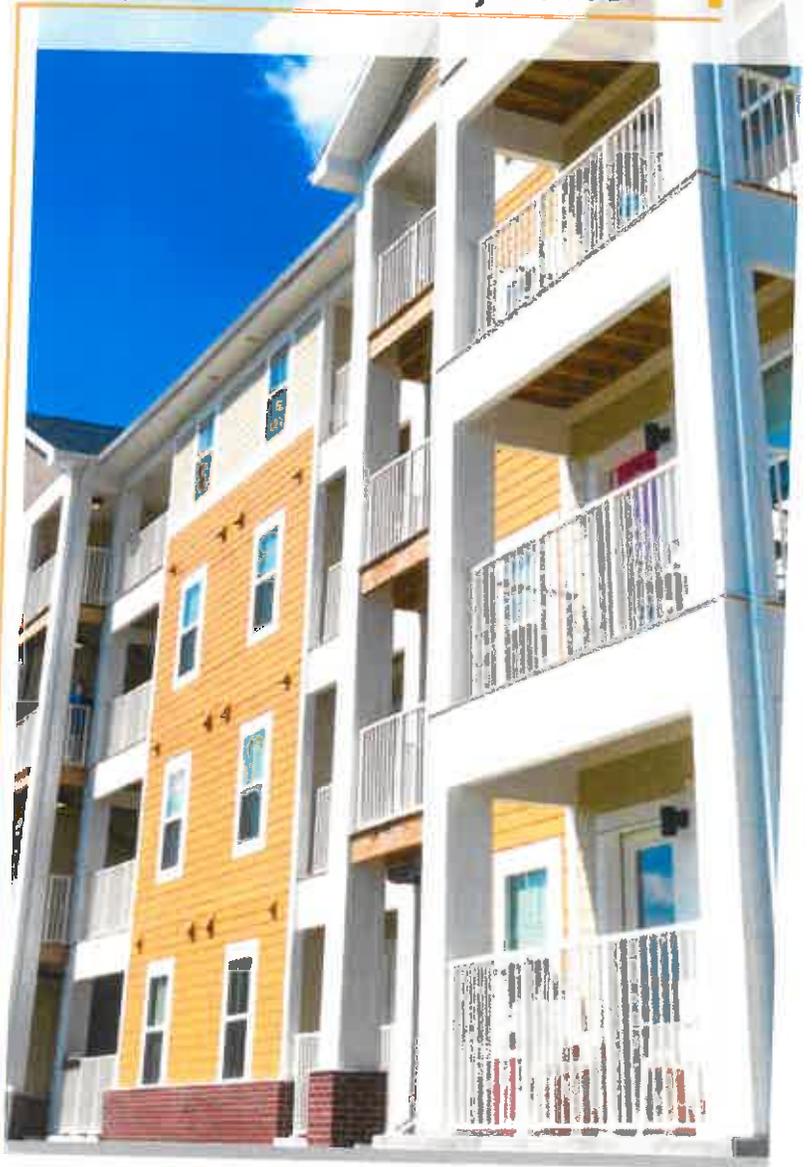


The fire alarm at McKeever Lodge at Pipestem State Park was obsolete and having operational issues, particularly in the original lodge portion. Miller Engineering designed a complete fire alarm replacement of the lodge side, while interfacing with the conference center portion of the lodge, which had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

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



## Project Goals and Objectives



4.



West Virginia University Greenhouse

## West Virginia Division of Natural Resources Project Goals and Objectives

- 4.1 Goal/Objective 1: Review existing plans and conditions as well as the operation of the park and evaluate while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption to concurrent operation of the facility and meet all objectives.

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

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

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

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

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



## Executed Documents





State of West Virginia  
Expression of Interest

Procurement Folder : 379129

Document Description : A/E Services-Berkeley Springs Roman Bathhouse Renovations

Procurement Type : Agency Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version	Phase
2017-10-03	2017-11-06 13:30:00	AEOI 0310 DNR1800000002	1	

**SUBMIT RESPONSES TO:**

BID RESPONSE

DIVISION OF NATURAL RESOURCES  
PROPERTY & PROCUREMENT OFFICE  
324 4TH AVE  
SOUTH CHARLESTON  
US

WV 25303-1228

**VENDOR**

Vendor Name, Address and Telephone  
Paradigm Architecture, Inc.  
2223 Cheat Road, Suite 300  
Morgantown, WV 26508

**FOR INFORMATION CONTACT THE BUYER**

Angela W Negley  
(304) 558-3397  
angela.w.negley@wv.gov

Signature

FEIN # 63-1263568

DATE 11/2/17

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

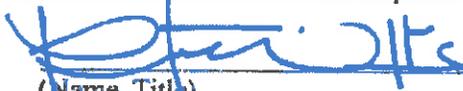
Date Printed : Oct 03, 2017 Solicitation Number : DNR1800000002

Page : 1

FORM ID : WV-PRC-AEOI-001

**GENERAL TERMS AND CONDITIONS:  
West Virginia Division of Natural Resources  
Agency Delegated Procurements Over \$25,000**

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



**Paul A. Walker, AIA, President**

(Name, Title)

**Paul A. Walker, AIA, President**

(Printed Name and Title)

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

(Address)

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

(Phone Number) / (Fax Number)

**pwalker@paradigm-arch.com**

(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

**Paradigm Architecture, Inc.**

(Company)



**Paul A. Walker, AIA, President**

(Authorized Signature) (Representative Name, Title)

**Paul A. Walker, AIA, President**

(Printed Name and Title of Authorized Representative)

**11/2/17**

(Date)

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

(Phone Number) (Fax Number)

**GENERAL TERMS AND CONDITIONS:  
West Virginia Division of Natural Resources  
Agency Delegated Procurements Over \$25,000**

**ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: AEOI 0310 DNR180000002**

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 any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Paradigm Architecture, Inc.

Company



Authorized Signature

11/2/17

Date

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

## West Virginia Ethics Commission



### Disclosure of Interested Parties to Contracts

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

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

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

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

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

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

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

*This form was created by the State of West Virginia Ethics Commission, 210 Brooks Street, Suite 300, Charleston, WV 26301-1804. Telephone: (304)558-0664; fax: (304)558-2169; e-mail: [ethics@wv.gov](mailto:ethics@wv.gov); website: [www.ethics.wv.gov](http://www.ethics.wv.gov).*

West Virginia Ethics Commission

Disclosure of Interested Parties to Contracts

Contracting business entity: Paradigm Architecture, Inc.

Address: 2223 Cheat Road, Suite 300, Morgantown, WV 26508

Contracting business entity's authorized agent: Paul A. Walker, AIA, President

Address: 2223 Cheat Road, Suite 300, Morgantown, WV 26508

Number or title of contract: CEOI 0310 DNR1800000002

Type or description of contract: A/E Services for Tomlinson Run Bathhouse

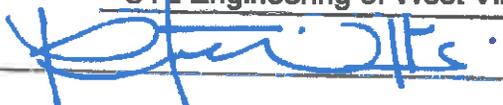
Governmental agency awarding contract: Division of Natural Resources

Names of each Interested Party to the contract known or reasonably anticipated by the contracting business entity (attach additional pages if necessary):

Miller Engineering, Inc.

Allegheny Design Services, LLC

CTL Engineering of West Virginia, Inc.

Signature:  Date Signed: 11/2/17

Check here if this is a Supplemental Disclosure.

Verification

State of West Virginia, County of Monongalia

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

Taken, sworn to and subscribed before me this 2nd day of November, 2017

  
Notary Public's Signature

To be completed by State Agency:

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

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

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

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

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

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

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

**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Paradigm Architecture, Inc.

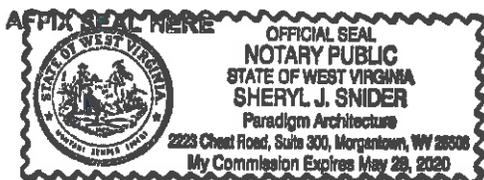
Authorized Signature: [Signature] Date: 11/2/17

State of West Virginia

County of Monongalia, to-wit:

Taken, subscribed, and sworn to before me this 2nd day of November, 2017.

My Commission expires May 28, 2020.



NOTARY PUBLIC [Signature]  
Purchasing Affidavit (Revised 07/07/2017)

**PARADIGM**   
**ARCHITECTURE**



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