



PROPOSAL FOR:  
STATE OF WEST VIRGINIA



*West Virginia*  
Department of Administration

**WVDNR**

West Virginia Division of Natural Resources

HAWKS NEST LODGE RENOVATIONS & REDECORATING

SOLITICATION #: AE01 0310 DNR19000000008

RFP RESPONSE DATE: JUNE 14, 2019

**Submitted By:**  
**CDI-Infrastructure, LLC dba L.R. Kimball**



# Contacts:

## **DAVID RISPOLI, PE**

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## **WESLEY HEVENER, PE**

### **Project Executive**

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Charleston, WV 25311

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# TABLE OF CONTENTS

COVER LETTER

SECTION I      QUALIFICATIONS / EXPERIENCE  
/ PAST PERFORMANCE

- FIRM INTRODUCTION
- TEAM
- STAFF QUALIFICATIONS
- SIMILAR PROJECTS
- REFERENCES
- COPIES OF STAFF CERTIFICATIONS

SECTION II      GOALS AND OBJECTIVES

- ANTICIPATED CONCEPTS
- METHODS OF APPROACH

SECTION III      FORMS

June 14, 2019

Ms. Angela White Negley  
West Virginia Division of Natural Resources  
Property and Procurement Office  
324 4th Avenue  
South Charleston, WV 25303-1228

RE: A/E Services for Hawks Nest Lodge Renovation & Redecorating  
Solicitation Number AE01 0310 DNR1900000008

Dear Ms. Negley,

On behalf of CDI-Infrastructure, LLC dba L.R. Kimball (L.R. Kimball), we are pleased to submit our qualifications to provide A/E services to the West Virginia Division of Natural Resources for Repairs and Renovations at Hawk's Nest Lodge.

L.R. Kimball distinguishes itself in the industry by having all building engineering and architectural services in-house. As a full-service firm, our integrated design team has the extensive experience and leadership required to successfully complete this project.

We offer the following for your consideration:

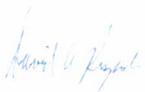
- We bring extensive experience renovating and upgrading highly visible projects that feature innovative design solutions and breathe new life and functionality into existing buildings. Our portfolio includes hotels, college dormitories, pavilions, community recreation facilities, and state-of-the-art office buildings.

- Our team regularly and successfully works with a variety of government agencies such as yours, on projects of all types and sizes. Of special note, our company has been involved in over 1,200 projects across West Virginia over the past 40 years.

- Our team is more than capable of providing services efficiently and cost effectively on projects regardless of scope or scale. We view this type of contract as an extension of our client's team and can provide immediate and nimble staffing to suit your needs. Our highly integrated project team understands the complexity of delivering projects across a vast system while maintaining overall DNR goals.

- We understand the challenges of maintaining your physical assets while preserving the extraordinary beauty of the West Virginia landscape. The L.R. Kimball team will be both partners and stewards in this process.

We invite your thorough review of our qualifications and look forward to future conversations.

Handwritten signature of David Rispoli in blue ink.

David Rispoli, PE  
Director of Architecture and Engineering  
CDI-Infrastructure, LLC dba L.R. Kimball

Handwritten signature of Wesley Hevener in blue ink.

Wesley Hevener, PE  
Project Executive / Transportation Practice Leader & Project Manager  
CDI-Infrastructure, LLC dba L.R. Kimball





**Extraordinary outcomes are  
the result of exceptional people.**



**SECTION I - QUALIFICATIONS / EXPERIENCE /  
PAST PERFORMANCE**

# TEAM INTRODUCTION

## L.R. KIMBALL

### ARCHITECTURE & ENGINEERING DESIGN

Founded in 1953, L.R. Kimball is recognized as one of the nation's leading professional service companies offering architecture and engineering services to a diverse range of public and private-sector clients.

With offices in WV, PA, TX, and LA, we employ over 150 architects, engineers, designers, and support staff. Our clients benefit from our deep bench of talented professionals and effective quality control procedures that result in award winning, timely, cost-efficient projects.

The firm's strong technical expertise coupled with its deep creative vision and architectural and engineering capabilities has cemented L.R. Kimball's position as a leader in corporate / commercial design and project management. Clients rely on L.R. Kimball to design and manage hundreds of projects annually. Embracing a "one team" attitude that facilitates a multi-disciplinary, holistic approach to design and project delivery, the firm's portfolio encompasses an array of project types, from feasibility and condition studies and master plans to minor and major renovations and retrofitting, expansion, adaptive reuse, and new construction.

Our Commercial Building projects include:

- Hotels and Conference Centers
- Office Buildings
- Light Industrial or Manufacturing Facilities
- Laboratories
- Tenant Improvements
- Financial Institutions
- Intermodal and Transit Centers
- Parking Structures
- Religious Facilities/Churches
- Retail

L.R. Kimball is a division of CDI Engineering Solutions, which offers leadership in industries that impact nearly every aspect of our lives. We deliver solutions to Fortune 1000 clients in the infrastructure, energy, and chemical industries.

The following pages include L.R. Kimball's full list of services, and additional information regarding our commercial / industrial / governmental experience.



L.R. Kimball's portfolio includes projects in the following market sectors:

- Commercial / Industrial
- Education
- Government
- Sports and Recreation
- Corrections / Justice / Public Service
- Federal
- Aviation
- Highways Bridges & Tunnels
- Civil / Waste Water

## Architecture & Engineering



### Architecture

- Master Planning
- Urban Design
- Building Design
- Interior Design
- Sustainable Design
- Facility Assessments

### Facilities Engineering

- Mechanical
- Electrical
- Structural
- Fire Protection

## Civil Engineering



- Stormwater Facilities
- Wastewater Engineering
- Brownfield Development
- Dams & Waterways
- Erosion Control

- Solid Waste Consulting
- Demolition Consulting
- Land Development
- Railroad Sidings
- Water Resources

## Highways, Bridges, Environmental & Traffic



- Bridge & Structure Design
- Bridge Safety Inspection
- Highway Design
- Traffic Engineering & Design
- Transportation Planning

- Construction Inspection & Management
- Environmental Compliance & Permitting
- Geoscience Support Services (Drilling & Surveying / Mapping)

## Aviation



- Design
- Management
- Operations
- Master Planning
- Business Planning
- NEPA / Environmental / Wildlife Hazard Assessment

- Airfield Obstruction Analysis
- Airfield & Landside Design
- Navigational Aid Coordination
- Hangar Building Design
- Construction Management / Inspection

## Geosciences



### Geotechnical

- Stockpile
- Drilling
- Material Testing

### Geospatial

- Survey
- Mapping
- Photogrammetry



®

L.R. Kimbal

# COMMERCIAL & INDUSTRIAL

**65** YEARS IN BUSINESS AND  
OVER **40** YEARS OF COMMERCIAL  
FACILITY DESIGN EXPERIENCE:

- HOTELS & CONFERENCE CENTERS
- OFFICE BUILDINGS
- TENANT IMPROVEMENTS
- FINANCIAL INSTITUTIONS
- INTERMODAL TRANSIT CENTERS
- PARKING STRUCTURES
- RELIGIOUS FACILITIES/CHURCHES
- LIGHT INDUSTRIAL/MANUFACTURING FACILITIES
- RETAIL

**600+** PROJECTS DESIGNED

OVER **1.4 BILLION**  
IN CONSTRUCTION VALUE

AND

OVER **3.4 MILLION**  
SQUARE FEET OF SPACE DESIGNED



# EXPERIENCE

**60+** WAREHOUSE / INDUSTRIAL FACILITY PROJECTS

**10** RECENT LABORATORY / MEDICAL RESEARCH PROJECTS:

- PRIVATE COMPANIES
- PUBLIC SAFETY / LAW ENFORCEMENT
- EDUCATIONAL INSTITUTIONS

**1,300+** TOTAL PROJECTS ACROSS WEST VIRGINIA (ALL PROJECT TYPES)

**85+** OFFICE SPACE PROJECTS

OVER **2.9 MILLION** SQUARE FEET OF OFFICE SPACE DESIGNED

**15** RECENT TENANT FIT-OUTS FOR:

- RESEARCH COMPANIES
- GOVERNMENT AGENCIES
- PRIVATE FIRMS
- EDUCATIONAL INSTITUTIONS
- MEDICAL INSTITUTIONS

## Commercial / Industrial

# Proforma Driven Programming

Businesses succeed when they can instantly respond to changing needs of the marketplace. The buildings that house their employees and manufacturing processes impact the bottom line in many ways.

L.R. Kimball's approach views each project as an opportunity to enhance our client's brand and support their business goals. We believe the success of a building is determined not simply by bricks and mortar but rather how it supports the people that work in them.

Our programming process is analytic, insightful and creative. It looks at your needs and project goals from the inside out and outside in to create solutions that provide value at every price point.

The Greater Johnstown Technology Park  
Multi-Tenant Office Building  
Johnstown PA

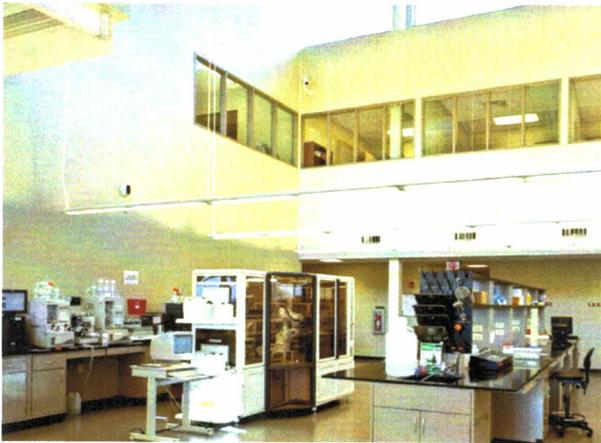




City of Williamsport, PA  
Trade & Transit Intermodal Center II  
Williamsport, PA



Hyatt Hotel at the Pittsburgh International Airport  
Dauphin County General Authority  
Pittsburgh, PA



Windber Research Institute  
Laboratory and Multi-Tenant Office Building  
Windber, PA



ORX Railway Corporation  
Business & Manufacturing Addition  
Tipton, PA



Allegheny County Sanitary Authority  
New Operations & Maintenance Facility  
Pittsburgh, PA

“ The design of the building and its functionality are everything I hoped they would be, and I am a very, very, very particular person. **Everything about its design is just perfect. The architecture itself is a work of art.** It is with the very highest rating that I unconditionally recommend them for any such project. Just one warning though, L.R. Kimball gets things done with lightning speed. ”

**Glenn Brandimarte**

President ORX Railway Corporation, Tipton, PA

## Government

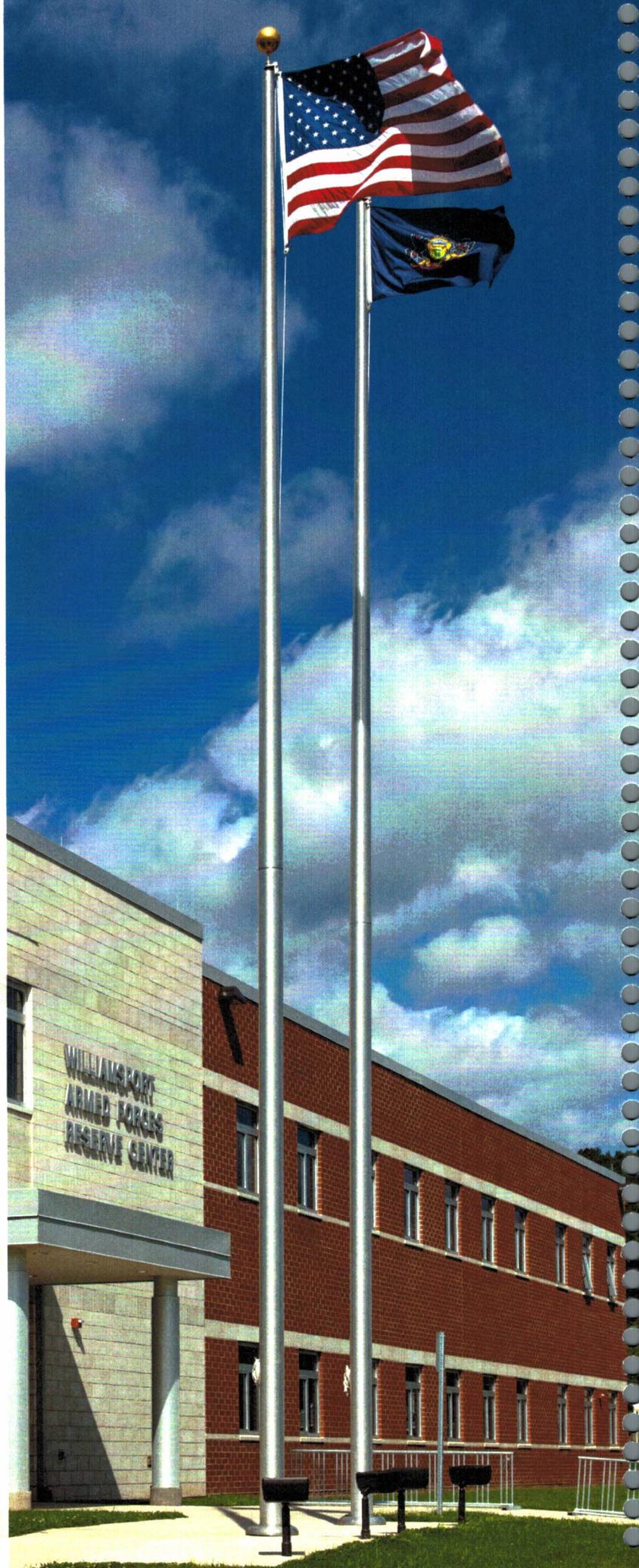
# Proudly Serving Those Who Serve Us

Robert Kennedy once said that even the smallest acts of public service represent a “tiny ripple of hope.”

At L.R. Kimball, we are honored to have provided a range of design, engineering and technical consulting services that have helped government agencies serve their constituents.

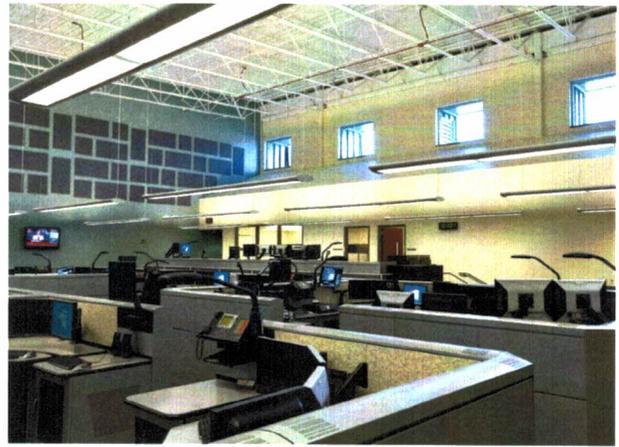
Our professionals carry high security clearances, allowing us to design and support projects for multiple federal, state and local agencies under a range of delivery methods including design/build, public/private partnerships and IDIQ contracts.

*PA Department of General Services  
New Armed Forces Reserve Center & Field Maintenance Shop  
Williamsport, PA*





Borough of State College  
New Municipal Building  
State College, PA



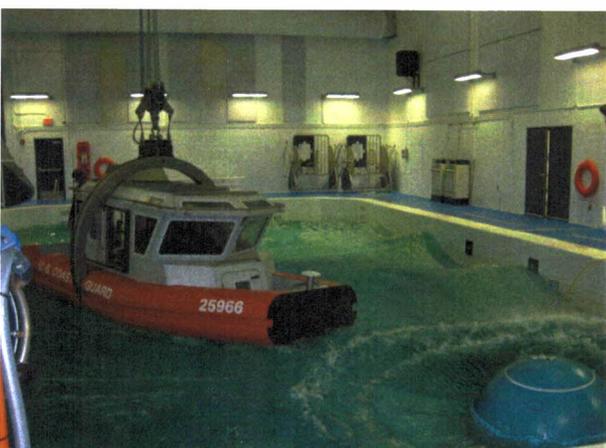
York County, PA  
Emergency Services / 911 Center  
York, PA



Southeast PA Regional Task Force and the  
City of Philadelphia, Delaware Valley Intelligence Center  
Philadelphia, PA



Clayton G. Graham Public Safety Building  
Atlantic City, NJ



United States Coast Guard  
New Rescue Swimmer Training Facility (Design/Build)  
Elizabeth City, NC

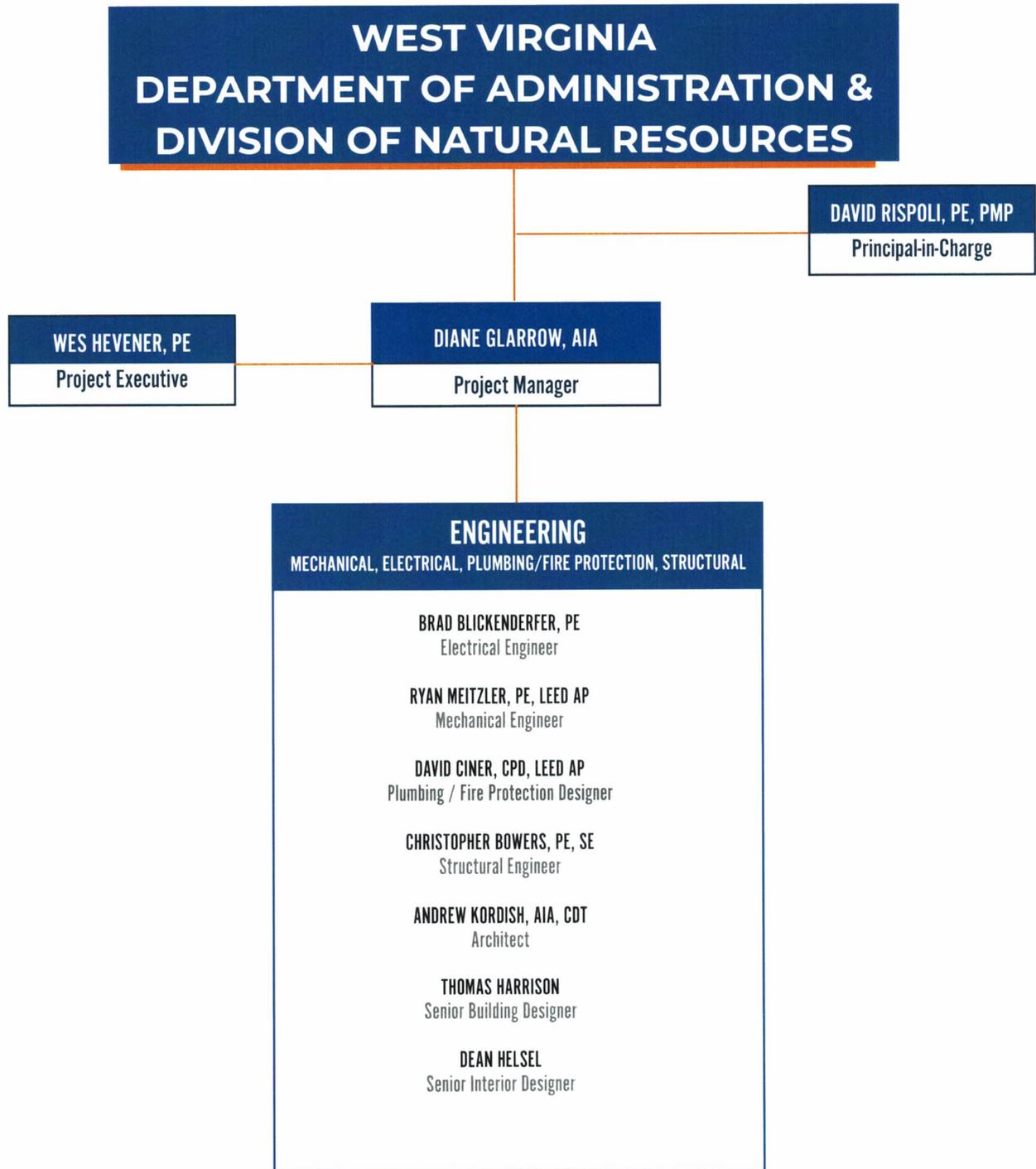
“ The PA Department of General Services and the PADMVA have developed trust and confidence in L.R. Kimball. **Working with this team was truly a beneficial partnership.** We would highly recommend them to any agency considering a building project or restoration.”

**Andrew J DeGregorio,  
EIT LTC (RET), EN, PAARNG**

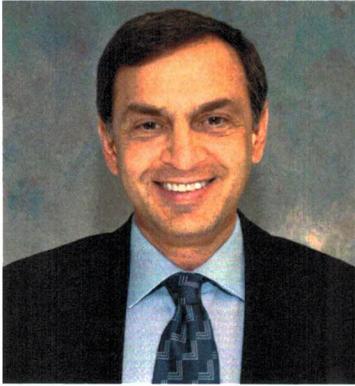
**Former Director  
Bureau of Military Construction & Engineering  
Construction & Facilities Management Officer  
Office of Facilities and Engineering  
PA Department of Military and Veterans' Affairs**

# STAFF QUALIFICATIONS

## Organization Chart & Resumes



L.R. KIMBALL - PRIME



## DAVID RISPOLI, PE, PMP

L.R. KIMBALL | PRINCIPAL-IN-CHARGE

Dave brings 33 years of experience and expertise in all phases of architecture, engineering, and construction management. Specific responsibilities have included operations; staff supervision; business development; coordination among the architectural, structural, civil, mechanical, and electrical disciplines; project management; budget control; direct client contact; and coordination between field and office during construction. Dave has managed and supervised a variety of project types including transportation, correctional, judicial, public safety, healthcare, conference/office, commercial, manufacturing, and educational facilities.

### YEARS OF EXPERIENCE

- 33 Years

### EDUCATION

- B.S., Construction Management and Structural Engineering, The Pennsylvania State University, 1985
- Associate, Architectural Engineering, The Pennsylvania State University, 1983

### REGISTRATIONS/ CERTIFICATION

- WV, Professional Engineer, 1997
- Professional Engineer in Eight Additional States

### AFFILIATIONS

- American Institute of Architects, Associate Member
- American Society of Civil Engineers
- National Society of Professional Engineers
- Project Management Institute

A partial listing of David's project experience includes:

- Rutgers University, Piscataway, NJ
  - Physics and Astronomy Building - Third Floor Renovation
  - Nicholas Music Center - Lobby Renovations
- Rowan College at Burlington County, Renovations to 9 Buildings Across Two campuses Mount Laurel and Mount Holly, NJ
  - **Allegheny County Open-End Contract**
    - Roof Replacement and Viewing Deck Repairs at Ice Rink
    - Hemlock Wedding Pavilion
- Sheetz, Inc., Corporate Headquarters & Training Center, Claysburg, PA
- Pennsylvania Highlands Community College, Johnstown, PA
  - Business Center Improvements/Work Force Education Center
  - Concept Design for a Building Addition to the Galleria Mall
  - Renovation of the Former Richland High School for College Use
  - Structural Investigation Due to Possible Excessive Snow Loading
  - Facilities Master Plan
- California University of Pennsylvania, California, PA
  - Convocation Center
  - Design Services for Locker Room at Roadman Park
  - Design Services for Multisport Facility at Roadman Park
  - Roadman Park Alumni Pavilion
  - Site Work for Sculpture Near Vulcan Hall
  - Soccer Field at Roadman Park
  - Tennis Courts at Roadman Park
- Indiana University of Pennsylvania, Indiana, PA
  - President's Residence
  - Chiller System Installation and Boiler Plant Upgrade
- JPI Student Housing, Jefferson at California – Phase II, California University of Pennsylvania, California, PA
- Juniata College, South Hall Bathroom Renovations, Huntingdon, PA
- The Pennsylvania State University, University Park, PA
  - White Course Bernreuter Hall - Portable Storage Shed
  - Waring Commons Loading Dock Renovation
  - Preliminary Site Diagram for Loading Dock Renovations at Nittany Lion Inn
  - Nittany Lion Softball Park
  - Engineering Research Center
  - West Campus Utility Expansion
- The Pennsylvania State University, Renovations/Improvements to the Central Pedestrian Mall Walkway and Surrounding Core Campus Area of the Hazleton Campus, Hazleton, PA



## DIANE GLARROW, AIA

L.R. KIMBALL | PROJECT MANAGER

Diane brings sure and certain knowledge and over 35 years of experience to every project she is involved with. And, as knowledge + experience = wisdom, Diane's "big-picture" vision keeps projects on track, on time and on-budget. Diane, in her role as project manager with extensive expertise in the design of new and renovated hotels, offices, laboratories, and commercial facilities, will manage all technical aspects of your project and serve as the your primary point-of-contact.

A partial listing of Diane's project experience includes:

### YEARS OF EXPERIENCE

- 36 Years

### EDUCATION

- B.S. Architecture, The Pennsylvania State University, 1980

### HIGHLIGHTED EXPERIENCE

- Diane's relevant experience includes beautiful hotel, student housing, and office design.

### REGISTRATIONS/ CERTIFICATIONS

- WV, Registered Architect, 2012
- Registered Architect in Six Additional States

### AFFILIATION

- American Institute of Architects

#### Sheetz Inc.

- Corporate Headquarters and Training Center, Claysburg, PA
- Renovations to Existing Corporate Offices (Four Buildings), Altoona, PA and Claysburg, PA

#### Hyatt Hotel at the Pittsburgh International Airport, Pittsburgh, PA

#### Hyatt Hotel and Resorts, Pittsburgh, PA

- Restroom Renovations
- Restaurant Renovations (Schematic Design through Construction Documents)

#### McLanahan Corporation, New Office Building Design, Hollidaysburg, PA

#### Mount Aloisius College, Cresson, PA

- McAuley Hall Renovation
- Misciagna Hall Renovation

#### The Greater Johnstown Technology Park, Multi-Tenant Office Building, Johnstown, PA

#### 219 West High Street - Conversion of Existing Two-Story Hardware Store into Leased Space and L.R. Kimball Training Center, Ebensburg, PA

#### California University Technology Park Hotel/WCRA, California, PA

#### Crown-Phynex, LLC, Preparation of Plans and Acquisition of Permits for Future Development at Meadow Crest Estates, Johnstown, PA

#### First Commonwealth Bank, Ebensburg Branch Office, Ebensburg, PA

#### North American Hoganas, Inc., Quality Assurance Lab/Office Renovation, Hollsopple, PA

#### Portage National Bank, Portage Branch Office Renovations, Portage, PA

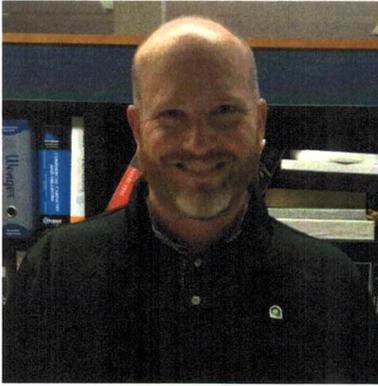
#### Portage National Bank, Conversion of Existing Retail Building into Richland Branch Office, Johnstown, PA

#### Sara Lee Food and Beverage, Warehouse Renovation (Conceptual Layout), Rand, WV

#### Pennsylvania State University, New Engineering Research Building, State College, PA

#### Windber Research Institute, Laboratory and Multi-Tenant Office Building, Windber, PA

#### Rowan College at Burlington County, Renovations to 9 Buildings Across Two campuses: Mount Laurel and Mount Holly, NJ: Project types involved classrooms, large and small group spaces, offices, healthcare labs, student lounge, and a central energy plant addition.



## BRAD BLICKENDERFER, PE

L.R. KIMBALL | SENIOR ELECTRICAL ENGINEER

Brad has 20 years of experience in the design of electrical, lighting, telecommunications, and security systems for various types of projects including office space, tenant fit-outs, and industrial facilities. His responsibilities include site inspections and field surveys, cost estimating, coordination of various building systems with electrical and lighting requirements, preparation of reports and specifications, ensuring compliance with all applicable codes and equipment specifications, shop drawing/submittal processing, review of value engineering and change order requests, and punch-lists.

### YEARS OF EXPERIENCE

- 20 Years

### EDUCATION

- Bachelor of Science, Electrical Engineering, University of Pittsburgh at Johnstown, 1999

### HIGHLIGHTED EXPERIENCE

- Brad's recent experience includes various projects from new commercial office and research buildings to maintenance and storage facilities.

### REGISTRATIONS/ CERTIFICATIONS

- WV, Professional Engineer, 2012
- Professional Engineer in Seven Additional States

### AFFILIATIONS

- Institute of Electrical and Electronics Engineers

A partial listing of Brad's project experience includes:

#### Sheetz Inc.

- Corporate Headquarters and Training Center, Claysburg, PA
- Renovations to Existing Corporate Offices (Four Buildings), Altoona, PA and Claysburg, PA

#### Genomind, Inc., New Office and Laboratory, King of Prussia, PA

#### PA Department of General Services

- New PA State Police Headquarters and Shooting Range, Erie County, PA
- New Armstrong County Maintenance Facility, Salt and Equipment Storage Buildings and Site Development (Schematic Design), Kittanning, PA

#### PA Turnpike Commission, Open-End Contract for A&E Services, Various, PA

- New Kegg Maintenance Facility, Manns Choice, PA
- Bowmansville Maintenance Feasibility Study, Bowmansville, PA

#### Lehigh County Forensic Facility, Lehigh County, PA

#### Lancaster County, PA, New Forensic Center and Laboratory, Lancaster, PA

#### Bimbo Bakeries USA, Rand, WV

- Distribution Center Study

#### Hancock County, New Cumberland, WV

- New Office of Emergency Management/911 Center and Health Department Building

#### Cambria County PMC Building, Ebensburg, PA\*

- New Office Addition and Interior Renovations

#### PA Department of Corrections, New Office Building, Mechanicsburg, PA\*

- Complete Electrical Design of New Department of Corrections Office Headquarters Building

#### PA Department of General Services, PAARNG Readiness Center, Hermitage, PA\*

- Complete Electrical Design of New Army National Guard Readiness Center

#### PA Department of General Services, Stryker Brigade Building – Punxsutawney, Punxsutawney, PA\*

- Complete Renovation to Existing Stryker Building

#### PA Department of General Services, Stryker Brigade Building – Bradford, Bradford, PA\*

- Complete Renovation to Existing Stryker Building

\*Indicates project experience prior to joining L.R. Kimball



# ANDREW KORDISH, AIA, CDT

L.R. KIMBALL | ARCHITECT

Andy brings 30 years of experience in architectural design, production, and construction documentation of buildings for a variety of project types. His recent experience including offices, research and industrial facilities. Andy utilizes AutoCAD and Revit software for the drafting and production of architectural drawings. He is also a Construction Documents Technologist and has extensive experience writing architectural specifications.

A partial listing of Andy's relevant project experience includes:

## YEARS OF EXPERIENCE

- 30 Years

## EDUCATION

- Associate, Architectural Engineering Technology, The Pennsylvania State University, 1988

## MILITARY EXPERIENCE

- Sergeant E5, Marine Corps, 1987-1993

## HIGHLIGHTED EXPERIENCE

- Andy's recent experience includes a variety of project types including a recent office, research, maintenance and industrial facilities and work in West Virginia.

## REGISTRATIONS/ CERTIFICATIONS

- MD, Registered Architect, 2010
- Construction Documents Technologist, 2012

Sheetz, Inc., New Corporate Headquarters & Training Center, Claysburg, PA

PA Turnpike Commission, Open-End Contract for A&E Services, Various, PA

- New Kegg Maintenance Facility, Manns Choice, P
- New Logistics Warehouse/Jefferson Hills, Jefferson Hills Borough, PA

PA Department of General Services, Various, PA

- New State Police Headquarters, Garage, and Shooting Range, Erie County, PA

Essex Street Commons, Retail and Corporate Offices for Century 21 Construction and JMP Holdings, Lodi, NJ

Johnstown-Cambria County Airport Authority, Johnstown, PA

- Expansion and Finish of Equipment Storage Building

West High Street, Ebensburg, PA

- 201 West High Street, Conversion of Existing Two-Story Retail/Office Building into Office Space for Boy Scouts of America and Apartments
- 219 West High Street - Conversion of Existing Two-Story Hardware Store into Leased Space and Kimball Training Center

NPC, Inc., Feasibility Study for Passport Production Facility, Claysburg, PA

Logan Township Board of Supervisors, Altoona, PA

- Logan Township Municipal Building

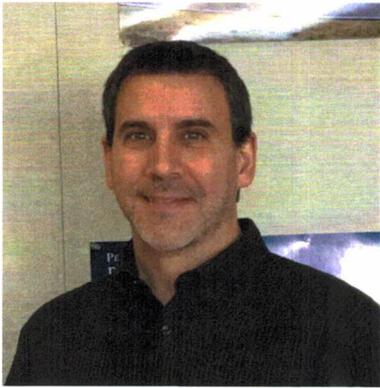
West Virginia University, Health Sciences Center Renovation/ Addition, Morgantown, WV\*

Department of Veterans Affairs, Various Projects across PA, MD, and WV, including Electrical Upgrades at the Louis A Johnson VA Medical Center in Clarksburg, WV\*

State College Water Authority, Nixon-Kocher New Treatment Plant, Gwin Dobson & Foreman, State College, PA

Somerset County, NJ, Senator Walter J. Kavanaugh Social Services Building, Somerville, NJ

\*Indicates project experience prior to joining L.R. Kimball



# THOMAS HARRISON

L.R. KIMBALL | SENIOR BUILDING DESIGNER

Tom brings over 30 years experience in architectural design, production, and construction documentation, and construction administration of buildings for a variety of project types. Tom also utilizes AutoCAD and Revit Software in the drafting and production of architectural drawings from the schematic design phase through construction documents. Tom has experience in the design of public safety, commercial, correctional, judicial, municipal, educational, residential, and recreational facilities. These project types encompass both new construction and renovations.

## YEARS OF EXPERIENCE

· 31 Years

## EDUCATION

· Associate, Architectural Engineering,  
The Pennsylvania State University,  
1987

## HIGHLIGHTED EXPERIENCE

· Tom's recent experience includes college dormitories, offices, laboratories, and industrial facilities. He also has experience working with WV government agencies.

A partial listing of Tom's project experience includes:

201 West High Street - Conversion of Existing Two-Story Retail/Office Building into Office Space for Boy Scouts of America and Apartments, Ebensburg, PA

219 West High Street - Conversion of Existing Two-Story Hardware Store into Leased Space and L.R. Kimball Training Center, Ebensburg, PA

Blair County Convention Center, Altoona, PA

Chamber of Business and Industry of Centre County, Technology Center Expansion at Innovation Park, State College, PA

Indiana University of Pennsylvania, President's Residence, Indiana, PA

Mount Aloysius College, Cresson, PA

- Misciagna Residence Hall
- Cosgrave Center Expansion/Renovation

Pennsylvania Highlands Community College, Renovation of the Old Richland High School for College Use, Johnstown, PA

PA Turnpike Commission, Open-End Contract for A&E Services, Various, PA

- Bowmansville Maintenance Feasibility Study, Bowmansville, PA
- Mon-Fayette Expressway, New Jefferson Hills Warehouse, Canonsburg, PA
- Central Archive Facility Work, Middletown, PA
- Mezzanine Load Capacity Structural Analysis at Three Maintenance Facilities in District 3 Various Locations, PA
- Harrisburg West Interchange, Back Up Traffic Operations Facility, Interior renovations to existing 1,000 square feet garage building, Harrisburg, PA
- Design services for the staff memorial at the entrance plaza of the Central Administration Building, Harrisburg, PA

Genomind, Inc., New Office and Laboratory, King of Prussia, PA

Hancock County, New Office of Emergency Management/9-1-1 Center and Health Department Building Complex, New Cumberland, WV

Allegheny County Department of Public Works, South Park District 5 Warehouse, Pittsburgh, PA

Edgar Snyder Law Offices (Renovations to Existing Retail Space), Ebensburg, PA

Mid-State Bank, New Banking Facility (Now M&T Bank), Altoona, PA



## DEAN HELSEL

L.R. KIMBALL | SENIOR INTERIOR DESIGNER

With over 30 years of experience in the architectural field, Dean has experienced first-hand the “technological evolution” of CADD. Dean uses his depth of experience in BIM systems as a tool for producing architectural/interior design details. Using Revit and Lumion technology, Dean creates 3D finish schedules and digital color boards to bring our clients’ projects to life.

Dean has worked on various building types throughout his career including commercial, industrial, educational, sports, healthcare, public safety, judicial, governmental, correctional, and residential facilities.

### YEARS OF EXPERIENCE

- 31 Years

### EDUCATION

- Associate, Interior Design, The Art Institute of Pittsburgh, 1987

### HIGHLIGHTED EXPERIENCE

- Wide range of design experience with renovation and new building design including hotel, office, commercial, research, maintenance, and storage facilities
- Experience working with WV government agencies.
- Expert in BIM systems

A partial listing of Dean’s project experience includes:

#### Sheetz Inc.

- Corporate Headquarters and Training Center, Claysburg, PA
- Renovations to Existing Corporate Offices, Altoona, PA and Claysburg, PA

Hyatt Hotel at the Pittsburgh International Airport, Pittsburgh, PA

#### Blair County Convention Center Construction, Altoona, PA

#### PA Department of General Services, Various, PA

- New State Police Headquarters, Garage, & Shooting Range, Erie County, PA

Delaware Valley Intelligence Center and Emergency Operations Center, Philadelphia, PA

Cabell County Emergency Services Center, Huntington, WV

State College Municipal Building, State College, PA

New Jersey Air National Guard, Communications/Security Forces Facility, Pomona, NJ

New Jersey State Police, Emergency Operations Center, West Trenton, NJ

#### Lockheed Martin, Owego, NY

- VH-71 Program Facility
- Phase IIA Conceptual Development of CSAR-X Building and Site

New Office of Emergency Management/911 Center and Health Department Building Complex, Hancock County, WV

Conversion of Existing Two-Story Hardware Store into Leased Office Space/Training Center, Ebensburg, PA

Allegheny County Sanitary Authority, Operations and Maintenance Facility, Pittsburgh, PA

Concurrent Technologies Corporation, High Bay Manufacturing Technology Facility, Johnstown, PA

McLanahan Corporation, New Office Building, Hollidaysburg, PA

National Telerehabilitation Service System Facility (NTSS), Johnstown, PA

Windber Research Institute, Laboratory and Multi-Tenant Office Building, Windber, PA



# CHRISTOPHER BOWERS, PE, SE\*

## L.R. KIMBALL | SENIOR STRUCTURAL ENGINEER

Chris has over 18 years of experience as a Structural Engineer on a variety of projects including offices, and industrial / commercial facilities. He utilizes structural analysis and design software as well as AutoCAD and Revit in the drafting and production of drawings for structural systems.

Chris is a member of American Institute of Steel Construction; American Society of Civil Engineers; American Concrete Institute; Structural Engineers Association of Pennsylvania - Structural Engineering Emergency Response Committee Member; and PEMA Task Force 2, Company 5, Urban Search and Rescue, Structural Engineer.

### YEARS OF EXPERIENCE

- 18 Years

### EDUCATION

- BS, Civil Engineering, The Pennsylvania State University, 2000

### HIGHLIGHTED EXPERIENCE

- Recent office/industrial/maintenance/storage facility design experience
- Experience working with Government agencies

### REGISTRATIONS / CERTIFICATIONS

- WV, Professional Engineer, 2006
- Registered Engineer in 13 Additional States
- Illinois, Licensed Structural Engineer, 2010 (\*Licensed Structural Engineer [SE] in IL and NE Only)
- Nebraska, Licensed Structural Engineer, 2014 (\*Licensed Structural Engineer [SE] in IL and NE Only)
- California, Safety Assessment Program Evaluator, 2014

### PROFESSIONAL AFFILIATIONS

- American Institute of Steel Construction
- American Society of Civil Engineers
- Structural Engineers Association of Pennsylvania - Structural Engineering Emergency Response Committee Member
- PEMA Task Force 2, Company 5, Urban Search & Rescue, Structural Engineer

A partial listing of Chris' project experience includes:

**Sheetz Inc.**, Corporate Headquarters and Training Center, Claysburg, PA

California University of Pennsylvania, Convocation Center, California, PA

Mount Aloysius College, Cresson, PA

- Convocation Center
- Feasibility Study for Proposed Convocation Center
- Misciagna Residence Hall

**PA Department of General Services**

- New Armstrong County Maintenance Facility, Salt & Equipment Storage

Buildings, and Site Development (Schematic Design), Kittanning, PA

- New Armed Forces Reserve Center & Field Maintenance Shop, Williamsport, PA

**PA Turnpike Commission, Open-End Contract for A&E Services, Various, PA**

- Bowmansville Maintenance Facility, Bowmansville, PA
- Central Archive Facility Work, Middletown, PA

**Allegheny County Open-End Contract**

- Roof Replacement and Viewing Deck Repairs at Ice Rink
- Hemlock Wedding Pavilion

**Hancock County, WV, New Office of Emergency Management/911 Center and Health Department Building Complex, New Cumberland, WV**

328, 329, and 330 Innovation Boulevard, Multi-Tenant Office Buildings, State College, PA

**Bimbo Bakeries USA, Distribution Center Study, Rand, WV**

**Concurrent Technologies Corporation, Structural Analysis of Mezzanine Floor Loading, Johnstown, PA**

**The Greater Johnstown Technology Park, Johnstown, PA**

- Multi-Tenant Office Building
- Tenant Fit-Out for General Services Administration

**PA Department of General Services, Armed Forces Reserve Center and Field Maintenance Shop, Williamsport, PA**



## RYAN MEITZLER, PE, LEED AP ID+C

### L.R. KIMBALL | SENIOR MECHANICAL ENGINEER

Ryan has over 13 years of experience in the design of complex mechanical and plumbing systems for various types of projects including offices, and industrial facilities, involving both new construction and renovations. Ryan's responsibilities and experience have included serving as the primary point of contact for clients; survey and documentation of existing building systems and conditions; development of construction documents and coordination with architectural and structural elements; and ensuring compliance with ICC codes, ASHRAE standards, and other applicable requirements. Ryan's experience also includes the management and documentation of LEED credits as well as the maintenance and improvement of CAD, Revit, and mechanical department standards. He is proficient in AutoCAD MEP, Revit, MasterSpec, HAP, Trane Trace 700, and the Microsoft Office Suite.

#### YEARS OF EXPERIENCE

- 13 Years

#### EDUCATION

- B.S., Mechanical Engineering, The Pennsylvania State University, 2004

#### HIGHLIGHTED EXPERIENCE

- Ryan's experience involves a variety of project types including complex data centers, offices, and maintenance facilities

#### REGISTRATIONS/ CERTIFICATIONS

- WV, Professional Engineer, 2017
- Registered Engineer in 8 Additional States
- LEED Accredited Professional Interior Design + Construction (LEED AP ID+C), 2013

#### AFFILIATIONS

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

A partial listing of Ryan's project experience includes:

#### PA Turnpike Commission, Open-End Contract for A&E Services, Various, PA

- Bowmansville Maintenance Feasibility Study and Design Services, Bowmansville, PA
- Central Archive Facility Work, Middletown, PA
- Harrisburg West Interchange, Back Up Traffic Operations Facility, Interior renovations to existing 1,000 square feet garage building, Harrisburg, PA
- Mon-Fayette Expressway, New Jefferson Hills Warehouse, Canonsburg, PA

PA Department of General Services, New PA State Police Headquarters and Shooting Range, Erie County, PA

Allegheny County Department of Public Works, South Park District 5 Warehouse Site Analysis, Pittsburgh, PA

State College Water Authority, New Treatment Facility, State College, PA, Gwin Dobson & Foreman

Toms River Regional Schools, Energy Savings Improvement Projects, Maser Consulting, Toms River, NJ

#### Amazon Web Services, Approximately 125,000 SF across 5-1/2 floors\*

- Spaces consisted of open and closed offices, pantries, conference rooms, conferencing center & SCIF space. Multiple glycol-cooled supplemental AC units for various IT spaces.

#### Scitor HQ – Cyber Lab, Approximately 8,000 SF\*

- Spaces consisted of closed offices, pantry, IT lab conference rooms and showcase server room. Coordinated design with vendor and tenant for incorporation of tenant provided IT equipment (IT racks with front and rear containment, in-row cooling, UPS, etc).

#### New 3-story building, approximately 137,000 SF, Built to Suit for a Government Agency, Sterling, VA\*

- Designed as two separate projects, core & shell and tenant interiors, with two different architects. Mechanical design included six 75-Ton VAV RTUs for the typical floors as well as two small RTUs for the entry and loading dock areas.

\*Indicates project experience prior to joining L.R. Kimball



## DAVID CINER, CPD, LEED AP

L.R. KIMBALL | SENIOR PLUMBING / FIRE PROTECTION DESIGNER

With 40 years of experience in plumbing and fire protection design, Dave has been involved in a large variety of project types including offices, laboratories, and industrial facilities. He is involved in the design and preparation of working drawings for all types of plumbing/fire protection systems. His experience includes the preparation of plumbing and fire protection specifications, field surveys, and cost estimating of various building types.

A partial listing of Dave's project experience includes:

### YEARS OF EXPERIENCE

- 40 Years

### EDUCATION

- Associate, Drafting/Design Technology, Electronics Institute of Pittsburgh, 1972

### HIGHLIGHTED EXPERIENCE

- Dave has worked on a variety of projects for government agencies, and industrial and manufacturing clients

### CERTIFICATIONS

- Certified Plumbing Designer (CPD)
- LEED Accredited Professional

### AFFILIATIONS

- American Society of Plumbing Engineers (ASPE)

328 Innovation Boulevard Shell Office Building, State College, PA

Sheetz, Inc., New Corporate Headquarters & Training Center, Claysburg, PA

Chamber of Business & Industry of Centre County, Technology Center Expansion at Innovation Park, State College, PA

Blair County Convention Center Construction, Altoona, PA

Chestnut Ridge Inn, A/E Design Services

Mount Aloysius College, Cresson, PA  
· McAuley Hall Renovation  
· Misciagna Hall Renovation

Department of Environmental Protection  
· California District Office Building, California, PA  
· Southeast Regional Office Building, Norristown, PA

Yeager Airport, Charleston, WV  
· Terminal Building Renovations/Expansion  
· Rental Car Facility and Fueling Terminal

S & A Homes, Corporate Headquarters Facility, State College, PA

Windber Research Institute, Laboratory and Multi-Tenant Office Building, Windber, PA

Concurrent Technologies Corporation, High Bay Manufacturing Technology Facility, Johnstown, PA

Laurel Technologies, Schematic Design Services for Manufacturing/Office Facility, Johnstown, PA

MeadWestvaco, Expansion of Envelope Manufacturing Facility, Williamsburg, PA

PA Turnpike Commission, Open-End Contract for A&E Services, Various, PA  
· New Keggs Maintenance Facility, Manns Choice, PA  
· Bowmansville Maintenance Feasibility Study, Bowmansville, PA

PA Department of General Services  
· New Armstrong County Maintenance Facility, Salt and Equipment Storage Buildings and Site Development (Schematic Design), Kittanning, PA  
· New PA State Police Headquarters, Garage, and Shooting Range, Erie County, PA

New Logan Township Municipal Building, with Salt Storage and Vehicle Maintenance Garage, Altoona, PA



# WESLEY HEVENER, PE

## L.R. KIMBALL | PROJECT EXECUTIVE AND ENGINEER

Wesley is a Project Manager and Design Engineer with 18 years of experience in the design and development of various projects. Those projects have ranged from simple to complex in nature with project delivery methods varying from traditional Design-Bid-Build to Design-Build/P3.

Wesley's areas of expertise and project experience include:

- Project Management
- Construction Management
- Bridge Design and Rating
- Structure Design
- Bridge Inspection
- Tunnel Inspection
- Structural Analysis
- Transportation Design

### YEARS OF EXPERIENCE

- 18 Years

### EDUCATION

- MBA, West Virginia University, 2006
- MS, Civil Engineering, West Virginia University, 2003
- BS, Civil Engineering, West Virginia University, 2001

### HIGHLIGHTED EXPERIENCE

- Experience with a variety of projects for various WV government agencies

### REGISTRATIONS/ CERTIFICATIONS

- WV, Professional Engineer, 2008
- Registered Professional Engineer in 13 Other States
- eRailsafe System Badge
- SPRAT Level I Certification
- FHWA/NHI LRFD for Highway Bridge Superstructures – Steel, 2009, (#130081C)
- FHWA/NHI Bridge Safety Inspection of In-Service Bridges, 2010 (#130055)
- FHWA/NHI Project No. DTFH61-06-D-00037 Integrated Bridge Project Delivery and Life Cycle Management, 2010
- FHWA/NHI Inspection and Maintenance of Ancillary Highway Structures, 2012 (#130087)
- FHWA/NHI Fracture Critical Techniques for Steel Bridges, 2013 (#130078)
- FHWA/NHI Bridge Safety Inspection Refresher, 2015 (#130053)
- ODOT AASHTOWare BrDR Seminar and Training, 2015
- FHWA/NHI Tunnel Safety Inspection, 2016 (#130110)
- FHWA/NHI Fundamentals of LRFR and Applications of LRFR for Bridge Superstructures, 2016 (#130092)

### AFFILIATIONS

- American Council of Engineering Consultants (ACEC) - Director for Joint Transportation Committee
- West Virginia Chamber of Commerce
- West Virginians for Better Transportation

Wesley assists our team in the growth of our multi-discipline operations throughout West Virginia. His relevant project experience includes:

#### West Virginia Division of Highways, Marion County Visitor's Center - Marion County, WV\*

- Design Engineer responsible for the shop drawing review of all structural components related to the project in addition to coordination of the other review for architectural, electrical, and ventilation drawings with responsible design personnel.

#### Charleston Riverfront Park Design - City of Charleston, Kanawha County, WV\*

- Design Engineer to perform the coordination of the design of the retractable canopy foundations and design specifications. In addition, he served as the Engineer of Record for the conceptual structural drawing plans for the Design-Build contract. He also worked on the layout of the two retaining walls for the Overlook structure, including design and detailing, and performed the anchor bolt calculations to verify the design loads met defined bolt dimensions and configurations. Additionally, responsible for the design of the foundations and anchor bolts for the 18" diameter sign poles along the project and the coordination and completion of the US Army Corp of Engineers permit application for a proposed boat dock structure to be located within the Kanawha River.

#### West Virginia Turnpike Authority - Raleigh County, WV\*

- Design Engineer responsible for the final design and plan layouts for two salt storage facility using reinforced concrete. Foundation, slab, and walls were analyzed and designed using ACI 318-02 and ASCE 7-02 Design principles for the design and analysis.

#### West Virginia Division of Highways, District 1 ID/IQ – Kanawha, Boone, and Mason Counties, WV

- Project Manager and Bridge Engineer responsible for the management of 5 bridge designs involving the initial layout, preliminary and final design and quality assurance of calculations for the Final Plans. He oversaw the environmental, bridge and roadway phases of the project to ensure the designs were in accordance with AASHTO and the WV Bridge Design Manual. The new single span bridges ranged from 50' to 78' in length with adjacent prestressed box beams and stub abutments. The project is currently in the final review stages and awaiting comments back from the WVDOH.

\*Indicates project experience prior to joining L.R. Kimball

## SIMILAR PROJECTS

As you will see in the following pages, our team has recent and relevant experience to address all potential aspects of your project. L.R. Kimball has extensive experience in the renovation and rejuvenation of a variety of spaces including:

- Hotels
- Colleges and Universities
- Residence and Housing Facilities
- Convention Centers
- Office Buildings

We are ready to provide the West Virginia Division of Natural Resources with full-service architecture and engineering design, interior design, and construction administration services.



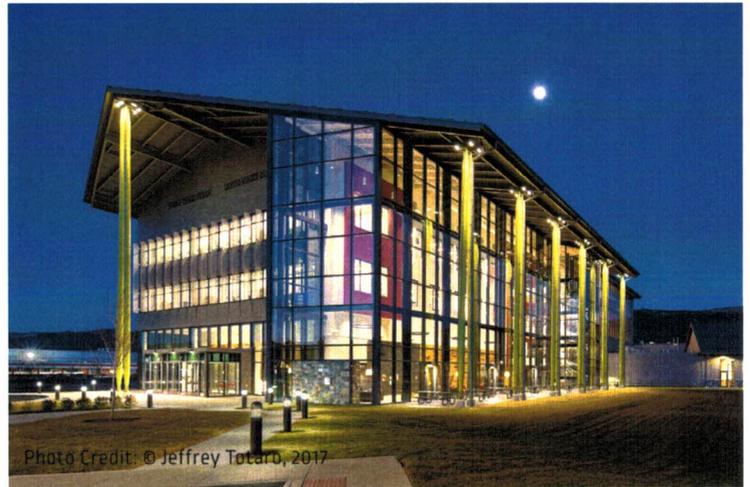
## SHEETZ CORPORATION

# NEW OPERATIONS & TRAINING FACILITY CLAYSBURG, PA

The new Operations & Training Center, approximately 115,000 square feet in area, is located in the Sheetz Office Complex across Sheetz Way from the existing Sheetz Distribution Center in Greenfield Township, Blair County, PA. The building is a four-story, steel frame office building which will house offices, large meeting rooms, conference rooms, a learning center, training kitchen, main kitchen, and dining room.

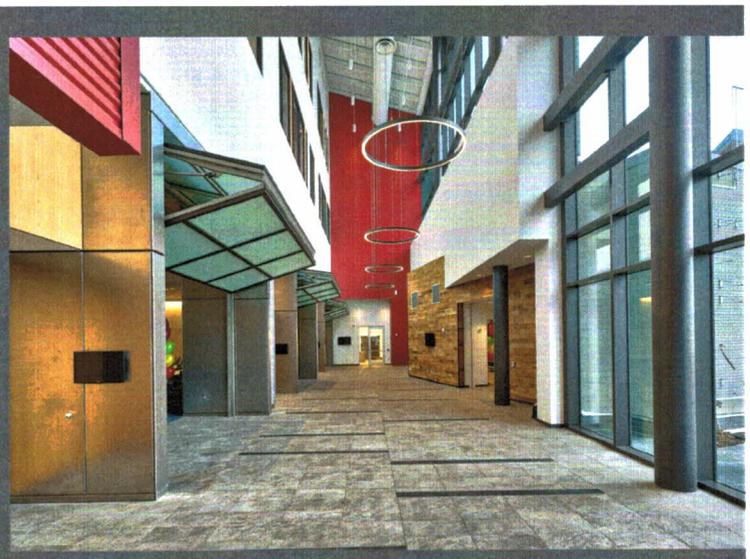
The building design incorporates sustainable design elements throughout. The exterior wall is constructed of metal stud framing over which an exterior insulation system is installed to eliminate thermal bridging. The skin of the building consists of fiber cement architectural wall panels, natural stone veneer, and aluminum curtain wall. The main roof is a standing seam metal roof with large overhangs and gutters and downspouts.

The building is organized so that the first floor contains the "public" areas- meeting rooms, a learning center, kitchens, and a dining room. A data center and mechanical and electrical rooms are also located on this floor along with a loading dock and receiving area at one end of the building. A partial floor, called the "Mezzanine", contains offices and unfinished space for future expansion. This floor is also designed to allow for expansion into a future addition which would be constructed above the first floor kitchen. The second and third floors contain offices generally



"This building is phenomenal; we are so happy to add it to what we can now call a campus," said President and CEO Joe Sheetz at the ribbon-cutting event. "We wanted a building that was modern and has longevity to it, and we wanted something more collaborative and open. The idea of what a workplace should look like has changed. You need a lot of energy and light. That is what members of today's workforce want and demand."

Source: <https://www.cspdailynews.com/company-news/sheetz-opens-new-operations-support-center>



constructed of glazed and solid architectural wall panels which can be easily reconfigured, allowing for flexibility and future modification. Common rooms such as conference rooms, print rooms, and break rooms are conveniently located on each floor.

A dramatic four-story atrium connects all four floors on the South-facing side of the building by way of a monumental stair which bridges above the atrium floor to connect with lounge/meeting spaces on each floor. A large covered patio extending the length of the atrium can be accessed through several doors in the glass curtainwall.

The dining room is a one-story element connected to the first floor by the atrium. It is designed with exposed heavy timber columns and trusses with a natural stone gas-burning fireplace at one end. A partially covered patio extends the dining space to the outdoors where a stone-faced wood burning fireplace shares the stone chimney structure of the dining room.



Photo Credit: © Jeffrey Totaro, 2017



Photo Credit: © Jeffrey Totaro, 2017

# ALLEGHENY COUNTY DEPARTMENT OF PUBLIC WORKS

## OPEN-END A/E CONTRACT

### PITTSBURGH, PA

L.R. Kimball has been providing architectural and engineering services under an open-end contract with the Allegheny County Department of Public Works since 2015 to improve various parks and infrastructure across the County. Projects under the A/E Open End Contract include the following:

#### South Park Master Plan

The Allegheny County Department of Public Works requested a master plan study of the existing VIP Center and adjacent area along Corrigan Drive [approximately seven acres] at South Park located in the municipality of Bethel Park, PA. The Master Plan included recommendations for repurposing and/or replacing the VIP Center and the adjacent site.

#### New District 5 Vehicle Warehouse/Garage with Offices

L.R. Kimball is currently providing A/E design services for the new 11,000 SF Vehicle Warehouse/Garage/Office and salt storage supporting infrastructure to be located in District 5 at South Park. Standard design services included civil, architecture, mechanical, electrical, and fire protection engineering services related to the new building design.

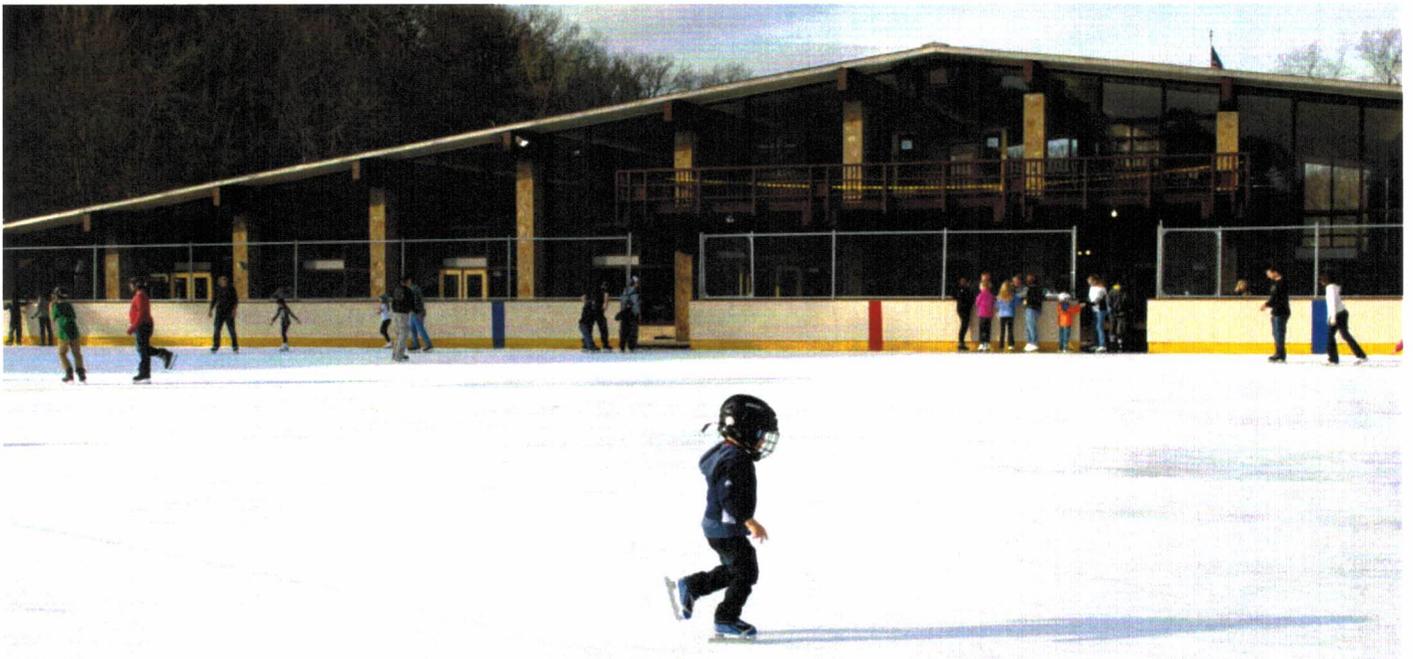
While it is not intended to be LEED certified, the building, site and civil designs were prepared with sustainable design principals. Special design attention was provided to integrate site elements, storm water management, renewable energy sources etc. into site planning considering site location adjacent to public parks, requiring documentation for design and construction phases.

Design features include:

- Roof solar panels system on building roofing
- Natural lighting to the building through skylight/dormer or clerestory window systems
- Rain garden for site/ civil design

#### Deer Lakes Park, Restrooms and Administration Building Evaluation

L.R. Kimball performed an evaluation of the existing restrooms and Administration Building at Deer Lakes Park located in West Deer and Frazer Townships, Allegheny County, PA. The evaluation included recommendations for repair and/or replacement of restrooms, repair and/or replacement of portions of the Administration Building, and a plan to add new shelters. This evaluation was the first stage of the design process.



Hemlock Wedding Pavilion at Hartwood Acres, Pittsburgh, PA  
Photo Credit: BurghBrides.com / Dawn Derbyshire Photography



#### Hemlock Court Wedding Pavilion

The Allegheny County Department of Facilities Management requested design services for the Hemlock Court Wedding Pavilion project located behind the mansion at Hartwood Acres. This project involved the construction of a pre-engineered metal/steel pavilion structure with an accessible parking area and route to the new structure.

#### North Park Ice Skating Rink,, Concessions Building, Evaluation/Roof Replacement and Repairs to Viewing Deck

This project involved design services for roof replacement and repairs to the existing viewing deck at the North Park Ice Skating Rink Concessions Building as required to produce bidding documents (drawings and specifications). Standard design services included architectural and structural services, with limited mechanical, electrical, plumbing, and fire protection engineering services, as applicable. Design phases included Schematic Design, Design Development, Construction Documents, Bidding, and Construction Administration. This scope of work was the second stage of our design process and was based on the final Assessment Report completed in the first stage.

Every project has it's own challenges but our team's strength is our ability to diligently manage multi-discipline teams to deliver a variety of projects simultaneously, on time and within budget.

# PITTSBURGH INTERNATIONAL AIRPORT HYATT HOTEL/CONFERENCE CENTER PITTSBURGH, PA

The Hyatt Hotel/Conference Center is situated in perhaps the most convenient and accessible location possible for both vehicular and pedestrian approach. The site is located at the East end of the long-term parking lot closest to the Terminal Complex. The 330-room, 11-story hotel guest room wing is adjacent to the existing moving walkway. Aesthetically, the Hotel/Conference Center relates well to the Midfield Terminal Complex. Through the use of similar materials and related design elements and motifs, the hotel is both a complement and an enhancement to the composition of the terminal complex.

In addition to the 330 guest rooms, the 11-story hotel includes a 9,000 square foot ballroom with a full complement of related meeting, banquet, and board rooms, a full-service restaurant, cocktail lounge, business center, and gift shop. On the second floor is a health club with an indoor swimming pool, whirlpool, steam room, saunas, and exercise equipment room

As a part of the Hotel project, L.R. Kimball provided numerous civil engineering tasks leading to the construction of the Hotel. First, the area in which the Hotel is located was zoned for an industrial use. Kimball also worked through Findlay Township to obtain Land Development Approval for the project. Additional approvals were obtained from the Allegheny County Conservation District for erosion and sedimentation control plan approval and from the FAA for air spacing and environmental approval of the project. In addition, substantial design was provided for the extension of gas, electric, and telephone services to the Hotel. L.R. Kimball also provided design through construction administration services for Hyatt Hotel restaurant renovations.



# BLAIR COUNTY CONVENTION CENTER NEW CONVENTION CENTER ALTOONA, PA



The Blair County Convention Center and Sports Facility Authority unanimously voted to retain L.R. Kimball in association with the former Pellegrini Engineers of Altoona, PA to provide all design services and engineering services for a new convention center.

Major surface parking and a garage were combined with a Marriott Host Hotel to serve as supporting amenities. Additionally, \$30,000,000 in transportation infrastructure was also designed, providing major access to this Convention Center.

The construction included a four-lane limited access highway, bikeways, green space, wetlands, and the grand entryway into the Center property. This project is a major impetus to local economic development in Allegheny Township, Blair County and serves general conference needs between Pittsburgh and State College, PA.

The Center consists of several different types of spaces which afforded all visitors and attendees with a multitude of options designed to fit their specific requirements. These optional spaces range from a two-story, 24,000 square foot exhibit space to large, medium, and small-size meeting/classroom spaces. The facility also includes a 15,000 square foot banquet hall, which can be subdivided into additional meeting spaces.

The 125,000 square foot Convention Center also provides for a large lobby/reception area, wide corridors for additional break-out spaces as well as a service corridor allowing the full-service kitchen facility access to both the banquet hall space as well as the meeting rooms. The main lobby serves a second purpose other than tying all interior spaces together. The continuous two-story curtainwall provides a panoramic view of the adjacent golf course and valley in which the Center is located, tying the visitor to the Allegheny Mountains and Blair County as well.

Connected to the Convention Center is a five-level parking garage combined with on-grade parking to accommodate 650 vehicles. Adjacent, and also physically connected via a fully enclosed pedestrian walkway, is a Courtyard Marriott.



# PENNSYLVANIA HIGHLANDS COMMUNITY COLLEGE COLLEGE BUILDING RENOVATIONS JOHNSTOWN, PA



L.R. Kimball assisted the Pennsylvania Highlands Community College (PHCC) in the development and evaluation of space/program needs to support their growing institution. Following several studies and the evaluation of various facilities, L.R. Kimball was hired to provide complete architectural and engineering services to transform an existing high school into a new, state-of-the-art higher education facility.

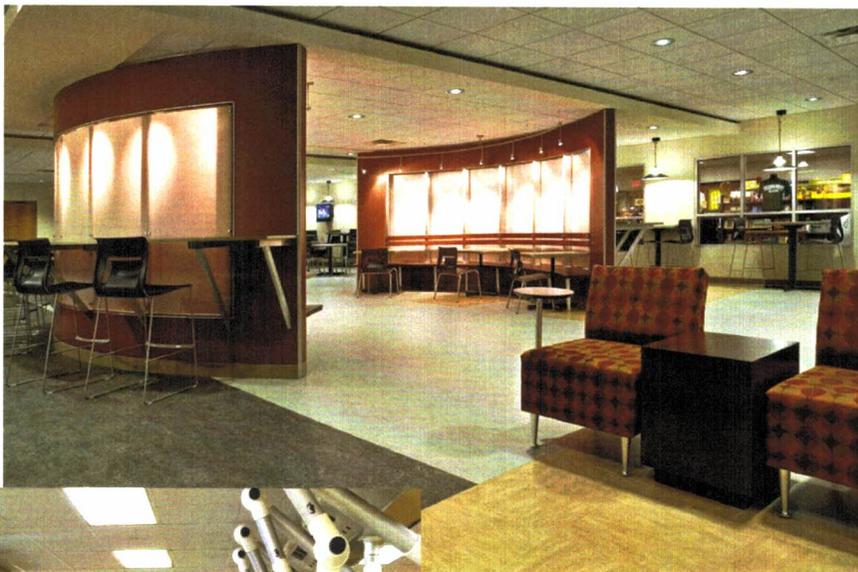
Phase I involved all site/civil services including stormwater and parking lots and access to prepare for the project's subsequent building renovation phase. There were post construction issues for the adjacent new Richland High School that required coordination and resolution. These issues included access, potential joint fields, parking, deposits of fill on the site, etc. These construction sequence issues that were present at the end of the new Richland High School project and the beginning of the PHCC project and the need to lock into specific funding time lines predicated the establishment of the Phase I site work.

Phase II - This project involved upgrades to all building systems, modifications to the interior building layout to accommodate programmatic needs, and code compliance updates along with cosmetic upgrades to create a facility identity specific to PHCC. A Cyber Lounge, Book Store, and Food Court/Café were some of the components. Improvements to the existing site to create additional parking were also designed by L.R. Kimball.



Phase III encompassed an area that was previously the Industrial Arts shop area of the former Richland High School. This area is known as the "Work Force Education Complex". This area was essentially executed the way that it was master planned in 2006, with a 70-seat, large group instruction area and additional classroom and office spaces. This area is being used by the College as well as for partnership with other colleges and universities to brainstorm opportunities between local businesses and communities primarily for technology-driven efforts, i.e. business/technology incubator.

Phase III was also intended to have a strong association with the existing auditorium in the PHCC building which was not upgraded during Phase II. L.R. Kimball completed a master plan and study for that space and renovations were completed in August, 2011. Concurrent with renovation plans for the Work Force Education Complex and auditorium, a smaller project in the same general area of the building that was not included during the Phase II upgrades of the building's interior was also constructed. A former conference room of approximately 1,000 square feet was converted to a Student Activities Center which includes several small offices and a larger, open meeting area. This meeting area contains a new, large glazed area which provides visibility of functions from the corridor as was typically incorporated into other public areas during Phase II. Finishes and lighting were also upgraded to reflect a similar quality of space as the projects completed under Phase II.



## ROWAN COLLEGE AT BURLINGTON

# MOUNT LAUREL & MOUNT HOLLY RENOVATIONS LAUREL, NJ

L.R. Kimball provided full service A/E design for a variety of renovations to eight buildings on the Mount Laurel campus and one building on the Mount Holly campus of Rowan College.

The project was executed in multiple phases to accommodate class schedule and relocation of the Pemberton campus, which will be closing in the future.

This project involved over 182,000 SF of improvements and modifications to the following: Briggs Road Center, the Science and Enterprise Centers, Laurel Hall, Evans Hall, and the Technology Building at the Mount Laurel campus and the Mount Holly satellite location as well as an addition to the Central Energy Plant building.

The Briggs Road Center renovation created a new identity for a former office tenant building by converting it to the new campus Health Sciences Center. A new student entrance ties the building to the rest of the campus. The building includes state-of-the-art dental labs, a radiology suite, a sonography suite, nursing labs, and an EMT training lab with a custom designed ambulance simulator.

In the Enterprise Center, a large banquet space and lecture room were converted into several classrooms and small group rooms giving the College more flexibility in scheduling classes. Changes in curriculum resulted in renovating a TV studio with control rooms into several flexible classrooms, faculty offices and computer labs. Administration office expansion was also part of this building renovation.

In Laurel Hall, the focus was to increase the number of faculty offices by reconfiguring existing offices and converting classrooms on each floor into faculty suites.

The relocation of the College library from the Technology Building to a new building allowed for the area to be renovated into classrooms, small group rooms and a large student lounge.

A two-story addition to the Central Energy Plant was designed to provide offices, a conference room, lockers, a workshop and receiving area for the facility's maintenance and physical plant staff. The construction of the addition

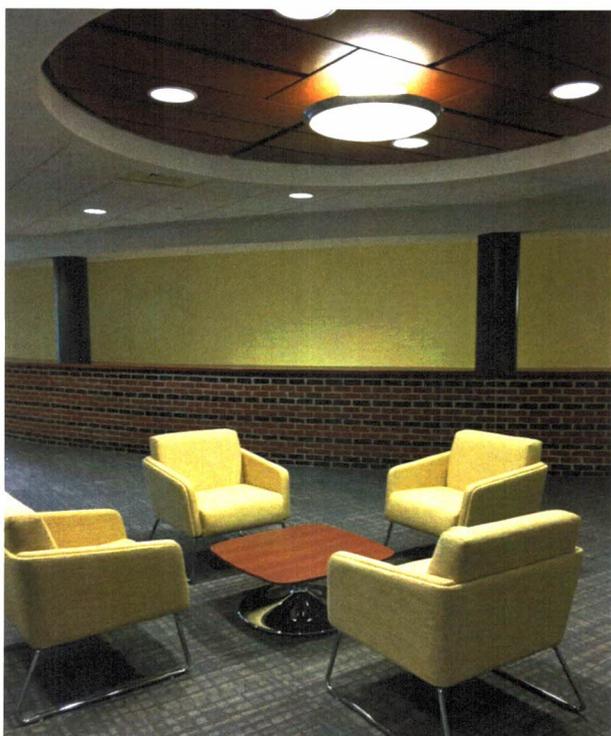
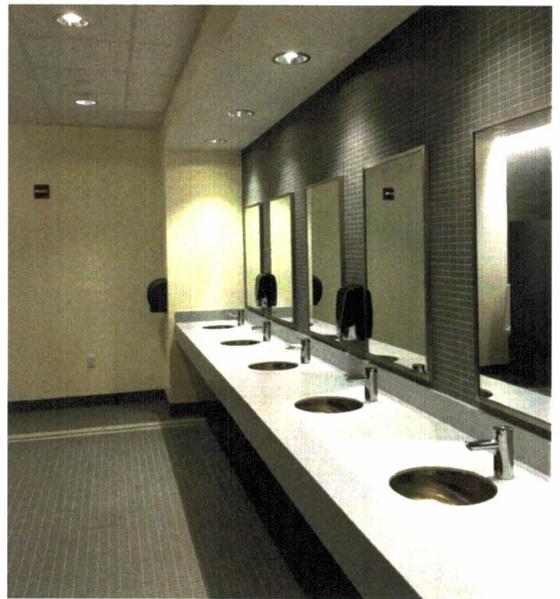
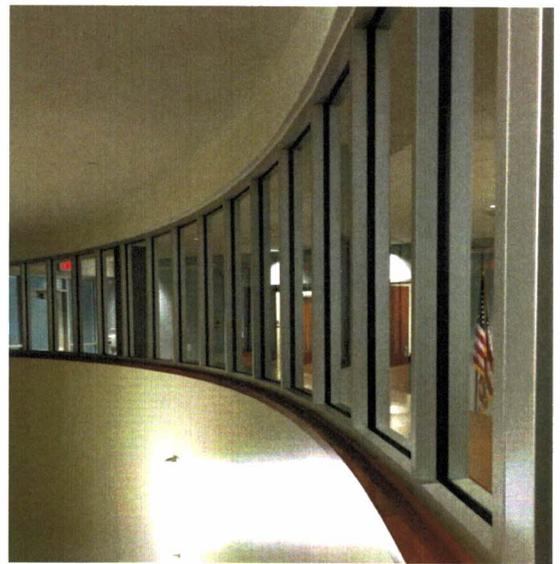


was deferred until the college chooses to move forward with the project.

The Mount Holly location is the center for Rowan's arts education. The facility consists of four historic buildings which are connected to each other. This project included the renovation of a former bank lobby into a student Art Gallery, demolishing offices to create a Graphics Lab, Painting and Design Studios, a Sewing Lab and supporting classrooms. The wood structure which had been compromised over its long history of renovations, required challenging structural enhancements during construction.

This project transformed the campus building infrastructure into a vibrant learning and student-centric environment. It also added much needed faculty offices and conference rooms to provide quality education. The recently completed Mount Laurel Campus provides the academic and student support space required to serve as the Main Campus of the College.

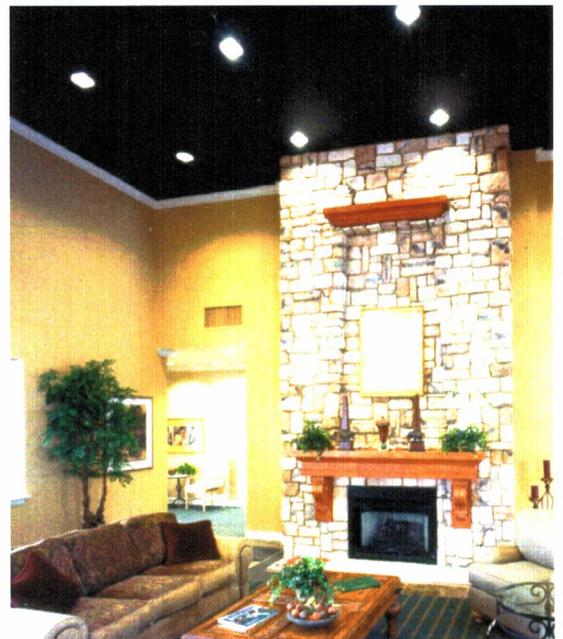
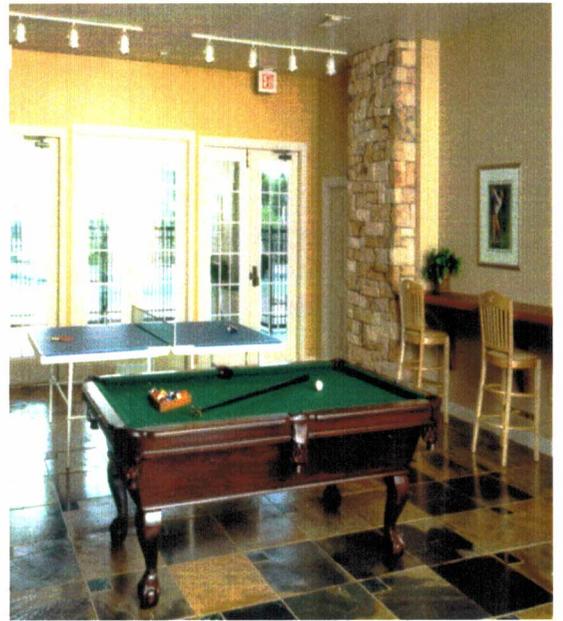
The College phased this project to align with their plans to relocate faculty and curricula from another campus and to coordinate with the College academic schedule. Phase I was completed under a very tight schedule. The College used the County workforce to construct much of the project. The Briggs Road Center was the only project which was bid and constructed by an outside General Contractor. All deadlines were met over the two-year schedule.



JPI

# STUDENT HOUSING, CALIFORNIA UNIVERSITY OF PA CALIFORNIA, PA

L.R. Kimball provided complete architecture, mechanical, electrical, plumbing, structural, and civil engineering services to JPI of Irving, TX for this off-campus student housing complex near the California University of Pennsylvania. This project consists of 336 beds of apartment-style units configured in garden-style, walk-up buildings. The unit mix is 78 four-bedroom/two-bath units and 12 two-bedroom/two-bath units totaling 90 units in four buildings. This complex also includes a common area facility of approximately 2,500 square feet that includes a manager's apartment, maintenance shop, and a computer lab and fitness area.



# CALIFORNIA UNIVERSITY OF PENNSYLVANIA CONVOCATION CENTER CALIFORNIA, PA



L.R. Kimball was chosen by California University of Pennsylvania to provide a range of services including master planning, programming, and architectural/engineering for a new 182,000 square foot Convocation Center. The planning involved identifying the overall vision for the project, macro programming, needs assessment, site options, project planning options, cost estimating, a traffic and pedestrian study, a market study, financial and operations study, utility and operational cost study, and a maglev utilization study.

The convocation center serves as a new campus center of activity for sporting, graduation, conference, and academic events. Features include: 6,000-seat arena, athletic wood floor basketball court which is also used for volleyball, four concession stands, team locker rooms, physical therapy facility, training room, strength training room, state-of-the-art conference center, recruiting/learning center, offices, full-service kitchen to service banquet and conference facilities, and equipment storage facilities.

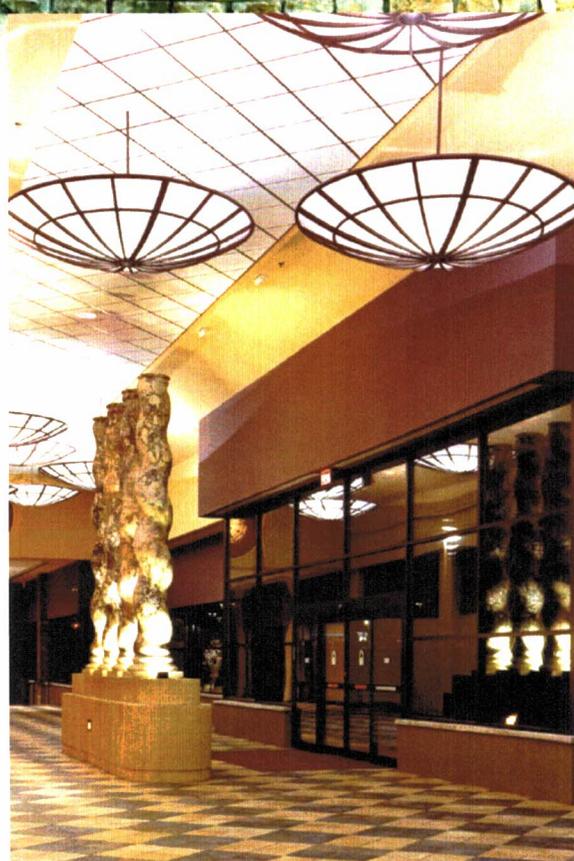


# CHESTNUT RIDGE INN TOWNHOUSE CONDOMINIUM COMMUNITY BLAIRSVILLE, PA



Chestnut Ridge Inn, located in the Laurel Highlands of Pennsylvania, is a public country club facility for which L.R. Kimball provided total architecture, interior design, and engineering for a townhouse condominium community, luxury hotel/conference center, and an addition.

Five model condominium units were designed for a total planned build-out of 300 residences. These luxury units were planned around a new 18-hole championship golf course, also designed by Kimball. The hotel and conference center was designed to contain a seven-story atrium with facing glass elevators, a skylight-domed lobby, indoor and outdoor pools, sun decks, jacuzzi, health spa, and recreational facilities. The addition to the existing Chestnut Ridge Inn contains a new pro shop, locker facilities, and a banquet hall. Total services included land development, golf course design, geotechnical and civil engineering, highway design, and architectural and interior design as well as mechanical, electrical, and structural engineering services and environmental permitting.



MOUNT ALOYSIUS COLLEGE

# MCAULEY AND MISCIAGNA HALL RENOVATIONS CRESSON, PA



L.R. Kimball was hired by Mount Aloysius College to provide architectural and engineering services for the design of a new 100-bed dormitory. Typical room configuration will be two double bedrooms joined by a bathroom. Three rooms will be Resident Assistant rooms and one room will be a Resident Director apartment. Additional study space and a separate television lounge will be provided on each floor for the students. A large multipurpose room with an adjacent kitchen will be located on the first floor and can be accessed from a separate entrance for campus functions. Additionally, L.R. Kimball was hired to also provide A/E services to Mount Aloysius for Misciagna Residence Hall.

This housing unit is made up of 25 four-person suites which include two bedrooms, a bathroom with shower and two lavatories, and a living room with a small kitchenette.

The building also includes a study lounge, Resident Life office, and a Resident Director's apartment on the first floor and a laundry room and trash room on each floor. The three-story brick veneer building is designed to reflect the traditional feeling of the buildings on campus. An intercommunicating stair near the center of the building is expressed on the outside as a tower. Large windows provide daylight into the suites. The building complies with ADA and Fair Housing Act requirements.



# CITY OF WILLIAMSPORT CHURCH STREET TRANSPORTATION CENTER WILLIAMSPORT, PA



L.R. Kimball provided architectural and engineering services for a combined automobile parking facility and bus transit facility in Williamsport, PA. This facility acts as the visual gateway to the City with its use of pre-cast concrete panels, brick veneer, and curved archways, accentuating the City's cultural feel and history. At the same time, it incorporates glazed stair and elevator towers, maximizing scenic views of the city, river and mountains, while maintaining safety and security.

This is a four-level, multi-use facility with parking for an adjacent hotel and bank patrons as well as public city parking. It contains 344 total parking spaces, plus three motorcycle parking spaces. Flexible parking control systems were incorporated to handle a wide variety of users and parking scenarios. The commercial bus terminal can accommodate up to five buses at a time and includes a waiting room, restrooms, ticket desk, work and break areas, offices, conference room, baggage room, and driver room. Integral art murals were selected for display from local artists depicting the history and vitality of the City including a mural dedicated to the Little League World Series.

Site design features include a pedestrian bicycle rental station to enhance the downtown experience and facilitate the use of the City's riverwalk trail, as well as site streetscaping being integrated into the City's ongoing streetscape improvement projects.

The compact plan organization maximizes functionality of multiple functions on one site and minimizes impact on traffic flow on busy downtown streets.



## CITY OF WILLIAMSPORT

# TRADE & TRANSIT INTERMODAL CENTRE WILLIAMSPORT, PA

The City of Williamsport conceived the notion of using its Transit Authority as the impetus for economic development of the Downtown by providing a new intermodal transit facility in the heart of the Downtown adjacent to the City's municipal building and the County Courthouse. L.R. Kimball assisted the City by master planning the four-block area to include roadway redesign, landscaping, a transit plaza, parking structures, and the new transit facility. What is unique about this project is that the transit facility is, in fact, a visitors' center to Downtown Williamsport and it serves as a destination point for the City by providing amenities that support transit ridership while cleaning up the deteriorated Downtown. This project was designated by the Mayor as the economic catalyst for the Downtown redevelopment by expanding the project from its inception as a transit facility to include other public/private uses. L.R. Kimball, as the prime consultant, designed the facility to include a public restaurant, a 200-seat performing arts center, a community policing component, business incubator space, and the new home of the Lycoming County Chamber of Commerce.



The concept for the multi-story Trade and Transit Centre incorporates historical implications of a strong lumber and rail industry with extensive local economic growth. It captures the Victorian architecture of the Downtown to serve as the central destination point for visitors to Williamsport. The first floor houses the Transit Bus operations to serve pedestrians and vehicle and bus traffic. The second floor houses the offices of the Chamber of Commerce to include professional business incubator space.

Additional floor space includes a combination of retail space in the approximately 11,000 square foot facility which is located on the site of the former Sterns Building in Downtown Williamsport adjacent to the County Courthouse. A parking garage and surface lot parking located in Downtown Williamsport were also planned.

The Third Street Parking Garage is located south of Third Street between Laurel and Pine Streets. This structure serves the adjacent McDade Trade and Transit Intermodal Centre, as well as other downtown patrons. L.R. Kimball in association with Wilbur Smith Associates (now CDM, world leader in traffic studies) provided all design and construction administration services for this new building. The garage contains 495 parking spaces on seven levels including one roof level. The first 100 stalls within the structure are set aside for short-term parking. The remaining spaces are monthly lease spaces available for commuters. The garage has entry driveways from both Third and Church Streets. The primary exit from the garage is on Church Street with a potential secondary (off-peak) exit on Third Street. Pedestrian access to the parking garage is via one of the two stair towers or via the elevator located at the northeast corner of the building.

CITY OF WILLIAMSPORT  
TRADE & TRANSIT CENTRE II  
WILLIAMSPORT, PA



L.R. Kimball provided architectural and engineering services for an extension of the first Trade & Transit Centre located in Downtown Williamsport. Located on the site of the recently demolished Midtown Parking Deck, the Trade & Transit Centre – Phase II building is a multi-modal and community center facility with a regional transit center including a bus terminal and office space, bus driver lounge, convenience store/restaurant, tenant office space, community room, and a City training center and EOC space. This new facility meets the changing and expanding needs of the City's transit system and serves as a multi-purpose, community-use venue.



# ADDITIONAL HOTEL PROJECTS

Bedford Springs Hotel, Bedford, PA

Resorts International, Atlantic City, NJ

Trump Taj Mahal, Atlantic City, NJ

Bally's Hotel and Casino, Atlantic City, NJ

Claridge Hotel and Casino, Atlantic City, NJ

Sands Hotel and Casino, Atlantic City, NJ

Showboat Hotel and Casino, Atlantic City, NJ

Trop World Hotel and Casino, Atlantic City, NJ

Trumpet Castle Hotel and Casino, Atlantic City, NJ

Trump Plaza Hotel and Casino, Atlantic City, NJ



# L.R. KIMBALL REFERENCES

## SHEETZ INC.

Ken Gardner, Sr. Project Manager  
Phone: 814.239.1403  
Projects: Long-term Client, New Headquarters & Training Center, Master Plan, Warehouse & Office, Renovations, 100+ stores

## CITY OF WILLIAMSPORT, PA

William Nichols, Jr., Parking Authority,  
Director of Administration  
570-326-2500  
bnichols@ridervt.com

## BLAIR COUNTY CONVENTION CENTER

Joe Harteis  
jharteis@blaircc.net  
Phone: 814.943.5392

## PENNSYLVANIA HIGHLANDS COMMUNITY COLLEGE

Lorraine Donahue, VP Finance & Administration  
Pennsylvania Highlands Community College  
101 Community College Way, Johnstown, PA 15904  
Phone: 814-262-3822  
Email: ldonahue@pennhighlands.edu

## ROWAN COLLEGE AT BURLINGTON COUNTY

Joe Brickley, PE, County Engineer  
Burlington County Public Works  
1900 Briggs Rd, Mt Laurel, NJ 08054  
Phone: 856-642-3700  
Email: jbrickley@co.burlington.nj.us

## MOUNT ALOYSIUS COLLEGE

Shelley Campbell, Director of Administrative Support  
7373 Admiral Peary Hwy  
Cresson, PA 16630  
(814) 886-6335  
scampbell@mtaloy.edu



# STAFF CERTIFICATIONS



West Virginia State Board of Registration  
for Professional Engineers

**WESLEY D. HEVENER**  
WV PE #017725

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2020

## The West Virginia Board of Architects

certifies that

DIANE C. GLARROW

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 4454

*The registration is in good standing until June 30, 2019.*



West Virginia State Board of Registration  
for Professional Engineers

**CHRISTOPHER M. BOWERS**  
WV PE #017076

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2020



*Emily Grogan*  
Board Administrator



West Virginia State Board of Registration  
for Professional Engineers

**DAVID A. RISPOLI**  
WV PE #013582

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2020

**BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS**  
P. O. Box 2649  
Harrisburg, PA 17105-2649  
07/02/2018

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**License Information**

BRAD STEVEN BLICKENDERFER  
Nicktown, Pennsylvania 15762

Board/Commission: State Registration Board for Professional Engineers, Land Surveyors and Geologists      Status Effective Date: 01/05/2016

License Type: Professional Engineer      Issue Date: 07/28/2006

Specialty Type:      Expiration Date: 09/30/2019

License Number: PE073716      Last Renewal: 09/25/2017

Status: Active

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**Disciplinary Action Details**

No disciplinary actions were found for this license.

This site is considered a primary source for verification of license credentials provided by the Pennsylvania Department of State



West Virginia State Board of Registration  
for Professional Engineers

**RYAN BRETT MEITZLER**  
WV PE #022580

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2020

**DLR** LICENSE • REGISTRATION • CERTIFICATION • PERMIT  
STATE OF MARYLAND  
DEPARTMENT OF LABOR, LICENSING AND REGULATION  
STATE BOARD OF ARCHITECTS  
CERTIFIES THAT:  
ANDREW T. KORDICH

---

IS AN AUTHORIZED: **04 - ARCHITECT**

LIC./REG./CERT: 16177      EXPIRATION: 06-07-2026      EFFECTIVE: N/A      CONTROL NO: 5161580

*Andrew T. Kordich*      *Kelley M. Schulz*  
Signature of Board      Secretary D.L.R.

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

WEST VIRGINIA BOARD OF PROFESSIONAL SURVEYORS



Certificate of Authorization

CDI-Infrastructure, LLC dba L.R. Kimball  
Ebensburg, Pennsylvania



CERTIFICATE OF AUTHORIZATION # 19-5818

This certificate is issued by the West Virginia Board of Professional Surveyors in accordance with W.Va. Code §30-13A-20  
The person or organization identified on this certificate is licensed to conduct professional surveying and mapping services  
in the State of West Virginia for the period

January 1, 2019 through December 31, 2019

*This certificate is not transferrable and must be displayed at the office location for which issued.*

In witness whereof, I have put my hand, this 31<sup>st</sup> day of December 2018

R. Michael Shepp, P.S., Chairman  
James T. Rayburn, P.S., Member

2019



Sefton R. Stewart, P.S., Secretary  
Gary D. Facemyer, P.E, P.S., Member

Douglas C. McElwee, Esq., Public Member

CERTIFICATE OF  
*Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers  
having verified the person in responsible charge is registered in  
West Virginia as a professional engineer for the noted firm, hereby certifies:*

CDI-INFRASTRUCTURE, LLC DBA L. R. KIMBALL  
C03828-00

*Engineer in Responsible Charge: RICHARD E GENDAY - WV PE 013348  
has complied with section §50-13-17 of the West Virginia Code governing  
the issuance of a Certificate of Authorization. The Board hereby notifies you of its  
certification with issuance of this Certificate of Authorization for the period of:*

January 1, 2018 - December 31, 2019

*providing for the practice of engineering services in the State of West Virginia.*

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATES OFFICE,  
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA  
UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

BOARD PRESIDENT



New Shepley Headquarters & Training Center, Claysburg, PA  
Photo Credits: RDB Imaging

# SECTION II - APPROACH AND METHODOLOGY

# Project Approach

We believe that face-to-face discussions and reviews are an effective method of resolving issues related to the interface of a proposed design solution with applicable standards that can, in some instances, be open to interpretation. This approach is also a benefit to a client's understanding of the rationale that drives the design.

In addition to experience and capabilities, successful projects depend on solid project management. L.R. Kimball has adopted the Project Management Institutes (PMI's) methodology as our own. L.R. Kimball project managers are trained in the PMI processes and knowledge areas and many of our project managers are certified Project Management Professionals (PMPs). Project success is our goal from initiation to closeout.

Our comprehensive project management approach addresses the key project components of scope, time, cost, quality, communications, and risk. The Project Manager integrates these components as well as all of the project stakeholders and provides the Client with a single point of contact for all team resources. The client and Project Manager work closely to solidify the project requirements. Our team is committed to working with the Client to address any issue impacting the project.

Our team first seeks to clearly understand and define the mission and priorities of the client relative to the project. We take the time to understand the environment, the culture, the constraints, the operational implications, and the client's historical information that have bearing on the project.

From start to finish, our process assures that these items are integrated into the project requirements. Our understanding of your specific needs and objectives enables us to deliver on your unique objectives while providing an effective, cost-saving, and value-creating solution.

Planning plays a major role in the project's success. The Plan, Do, Check, Act cycle is formed by the planning, execution, monitoring, and controlling processes. Project success is assured when the PMI process is combined with our commercial facility experience. The following provides a brief overview of our project management approach to the key project components of scope, time, cost, quality, communications, and risk.

## Scope Management

The project scope is based on the understanding of the needs of the stakeholders that we include from the start of every project. We manage scope by thoroughly delineating what is and what is not included in the project. The Work Breakdown Structure (WBS) is our fundamental planning tool that defines



scheduled activities and deliverables. All aspects of the project are thought through. The WBS provides a way to monitor and control the project including scope changes.

Change requests can be the single biggest threat to completing a project successfully on time and on budget. Therefore, all requested changes must be evaluated to determine their impact on the project's scope, budget, and schedule. Requested changes are sometimes straightforward, such as adding a new task, but, more commonly, the change is less obvious, such as completing one task before starting another. L.R. Kimball analyzes the impact of each requested change, communicates the impact, and makes our recommendation to the client. If the requested change is approved through the change management process, L.R. Kimball updates the Project Plan and coordinates required contractual updates.

## Time Management

Having identified project scope, our team is able to anticipate the time line and activity durations. The project schedule is developed with project milestone requirements and other time-sensitive constraints. The project schedule provides L.R. Kimball and the client with a road

map to track and coordinate the activities associated with the overall project. In addition, the project schedule will include major client-related tasks and activities that need to be completed to achieve the project milestones. In short, the project schedule enables progress reporting and supports monitoring activity to completion.

Throughout our projects, progress is monitored and reported through regular project team meetings. Actual progress is measured against the baseline schedule, resource needs are discussed, and roadblocks are resolved. Significant variances from the Project Plan are assessed and acted upon to keep the project in alignment with the Project Plan. If necessary, changes and options are discussed with the client.

## Quality Management

L.R. Kimball maintains an in-house team of architects, engineers, and project managers who are experienced with commercial government facility design and are responsible for rigorous quality assurance and quality control (QA/QC) of construction documents. These reviewers are typically not assigned to the project that they are reviewing, but they are familiar with the building type, thereby facilitating reviews through a "fresh set of eyes".

Our QA/QC team follows an established policy for drawing review and coordination. These reviews are in addition to the continual reviews undertaken by the Project Manager, Project Architect, and Senior Technical Leaders within each discipline. These formalized QA/QC reviews take place at the 30%, 60%, and 90% stages of the production of construction documents. Our Project Manager works closely with the QA/QC team during this review process for each project.

L.R. Kimball's QA/QC reviews also include coordination of the architectural drawings with the documents produced by the mechanical, electrical, plumbing, and structural disciplines. In this regard, we are currently utilizing an interdisciplinary coordination process and construction document review system specifically designed to address points of interface, enabling both production personnel and our QA/QC team to locate discrepancies between disciplines.

## Project Management Software

L.R. Kimball utilizes industry-leading software to assist in our project management approach and methodology. We have a comprehensive understanding of the project's needs and objectives by clarifying this information in both graphic and database forms.

We are able to coordinate the project-specific requirements with staff resources on a global enterprise system. The L.R. Kimball team meets weekly with resource staff to review project milestones, deliverables, and to coordinate with project managers the delivery of a successful project at every level of the project's

duration.

The following information is a high-level overview of the software that we utilize and the benefits of these tools in our planning, execution, monitoring, and control over the life of a project.

### Microsoft Project Scheduling Software:

We will establish a work breakdown structure for the project, assigning specific tasks and due dates to designated project team members to develop a baseline for the project schedule. This allows us to anticipate potential schedule slippage and develop schedule recovery options to ensure the project is kept on track.

### Newforma Virtual Project Office Software:

Our team will utilize Newforma software to provide the entire project team, including the owner, with the following benefits:

- Repository and access to all project documents (meeting minutes, design documents, submittal schedules, RFI logs, etc.).
- Ability to review, redline, and comment on design documents without the need for AutoCAD software.
- Ability to track project issues by responsible party and due date.
- Ability to track all construction phase activities, submittals, RFIs, change order logs, and more.

### Project Resource Management Software:

Our project manager will update manpower requirements and review work assignments on a weekly basis to ensure the project is appropriately staffed. This software provides each staff member with their assignments for a two-week, look-ahead period. This benefits our Client by letting them know in advance when critical design decisions need to be made.

## Cost Control

L.R. Kimball's procedures for cost control ensure that sufficient opportunity is provided to accommodate changes in scope prior to the final Design/Construction Documents Phase to avoid cost overruns. Construction cost estimates will be provided by L.R. Kimball personnel throughout the project. By continually addressing the cost implications throughout the early phases of design, the team is able to identify cost issues before unrealistic expectations are created. These estimates will be developed on a square foot basis initially and will be prepared at increasing levels of detail as the project documentation is developed. In addition, we will utilize an independent professional cost estimating firm to develop its own estimate. Any significant variances will be discussed and reconciled.

The key to successful estimating is the early identification of all components that carry a project cost, the establishment of an adequate project contingency, and confirmation of the workload

in the marketplace with the local construction industry. Life cycle costs must also be taken into consideration in the selection of final finishes, equipment, and energy conservation measures as well.

In order to maintain the project budget, it is critical to evaluate the budget at each phase of the project. In the budget development process, we will work closely with your representatives and/or any of your other consulting professionals to understand the cost ramifications of various design decisions.

Additionally, we understand the need to select systems that are economical from the day they are purchased throughout the life of the facility. Every major system is evaluated in terms of initial purchase, availability, operating/life cycle costs, and maintenance and replacement costs. Availability of long lead items is also taken into consideration, especially as it relates to project schedule and construction phasing.

## Design Development Phase

In the Design Development Phase, the emphasis moves from contextual to more detailed concerns. It should be emphasized that while a great number of decisions are made in the Design Development Phase, they should be within the context of conceptual decisions made in the Schematic Design Phase.

The Design Development Phase is best characterized by the work product at the completion of the phase. It must be developed to

the point that the construction drawings and specifications can be started. In many firms, Design Development plans become the base sheets for working drawings.

Accordingly:

- Site drawings are developed to show building location and access, circulation, site grading, and planting.
- The architectural solution is developed to the point where all spaces are delineated and dimensioned.
- Sections and elevations are developed to identify materials and clearances for building structural, mechanical, and electrical systems.
- A complete outline specification is developed.
- The probable construction cost is updated to assure consistency with budgetary goals.
- Tentative bid packaging must be confirmed with the owner and construction manager (if applicable).
- Phasing plan may be modified.

Before commencing the Construction Documents Phase, documents must be checked against regulations of all agencies having jurisdiction over the project. Where possible, this should also be done at the end of each phase prior to starting the

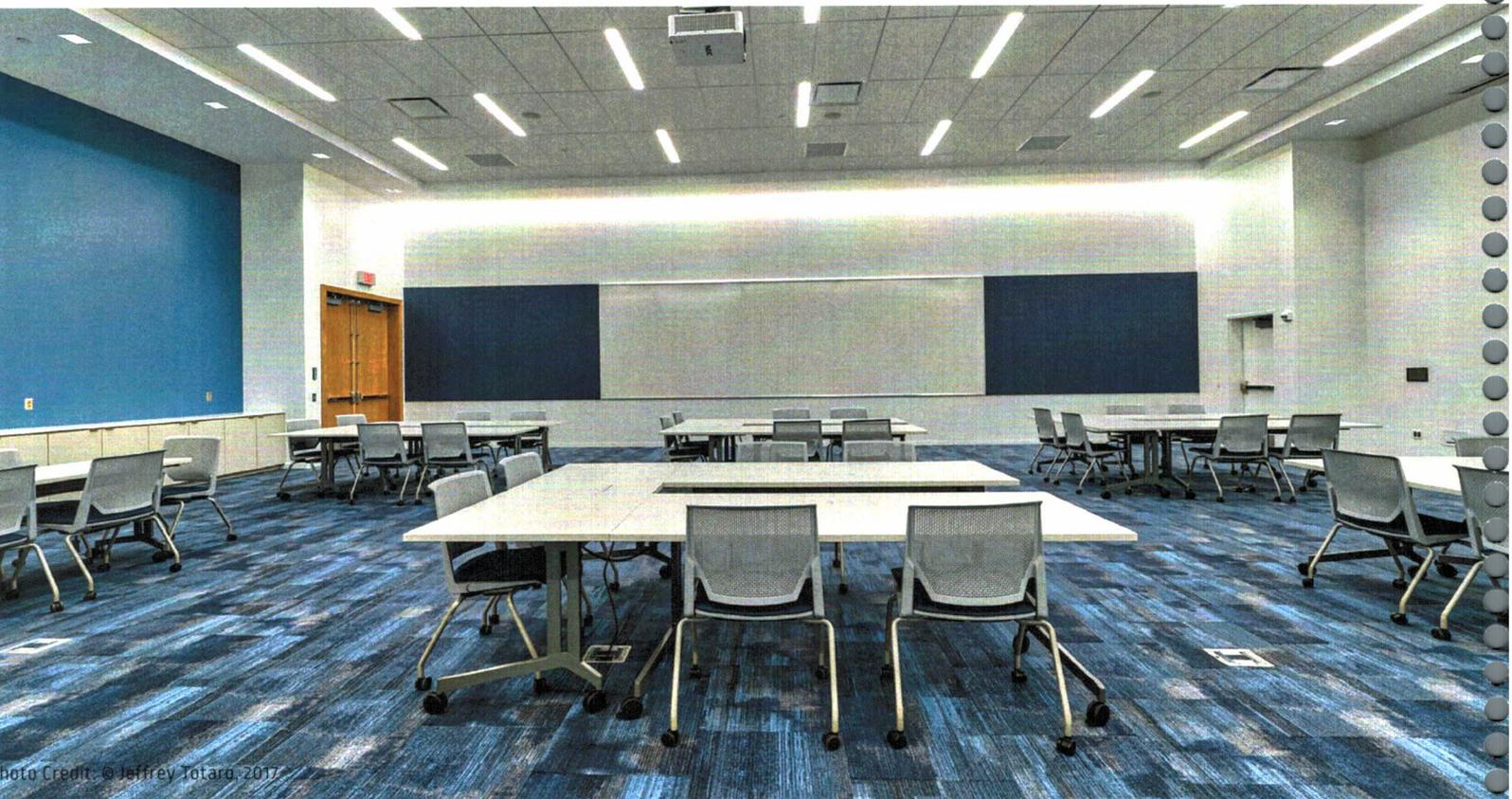


Photo Credit: © Jeffrey Totaro, 2017



New Sheetz Headquarters & Training Center, Claysburg, PA  
Photo Credit: RDB Imaging

subsequent phase.

#### Design Development Phase Deliverables

- Drawings and outline specifications and other documents to fix and describe the size and character of the project for all related disciplines.
- A detailed Statement of Probable Construction Cost.
- A project schedule indicating milestone completion dates.
- Reconciliation of differences between the construction budget and the detailed Statement of Probable Construction Cost.
- Provide paper copies of the Design Development documents and an electronic PDF of all Design Development documentation.

## Construction Documents Phase

During this phase, the Architect prepares final drawings and a project manual that includes complete specifications. All drawings and documents are checked for coordination with associated disciplines and consistency with programmatic goals and

objectives. Each consultant will develop an updated Statement of Probable Construction Cost.

In more simple terms, this phase of the project includes the following basic activities:

- Completion of the Contract Documents
- Preparation for Bidding of the Construction Contracts
- Preparation for Construction

Coordination and integration of the three activities in the Construction Documents Phase is essential.

The purpose of phased developments of architectural projects is to establish an ordered sequence of decision making prior to the start of the final construction documents. If the process proceeds in the proper sequence, the Construction Documents Phase should be largely dedicated to production.

The bidding and construction sequencing or phasing of work and scheduling must be finalized within this phase. Impacts of scheduling become more acute and must be thoroughly discussed relative to their implications with regard to cost and market conditions.

Throughout all phases of the design process, L.R. Kimball considers

value engineering a technique that focuses on eliminating items that create added cost to a building program without added value. Each expenditure that relates to the function of the facility is evaluated as to its life cycle cost.

#### Construction Documents Phase Deliverables

- Adjust the design, systems, and/or materials as necessary to conform with required agency review comments and the schematic cost estimate.
- Provide paper copies of the 95% construction documents and an electronic PDF of all Construction Documents documentation.
- Incorporate any additional review comments by the Client into the final bid documents.

## Value Engineering

Having worked with this project type for over 40 years, we have had the opportunity to be involved in the value engineering process on virtually all of those projects. Many projects involved construction managers whose primary role in design was cost estimating and value engineering. In working with construction managers and projects without, we have had a varied and vast exposure to alternatives in systems, finishes, and materials and their impact on first and long-term costs.

Alternatives are available to the Client. The key to choosing the appropriate alternative is identifying and prioritizing the factors of the decision. Typically, there are three drivers in any project. They are cost, quality, and time.

Cost is the total cost of materials, finishes, systems, equipment,

labor, and the contractors' overhead and profit.

Quality is the measure of a material, finish, system, or equipment's attributes and life value.

Time is the period that is required to bring the project to completion and occupancy.

It is important to understand that any one of these factors can be the basis for a decision, but not all three. Frequently, value engineering is used to simply cut cost. Used as intended, this approach has the ability to bring considerable benefit to projects. Value engineering in the early stages of design is often delivered in a workshop involving the owner, architect, engineer, and cost estimator. The value engineering plan involves:

- **Information:** All information about the project is assembled and reviewed.
- **Function:** The intended functions of the proposed facility are analyzed with associated costs. Value criteria are defined.
- **Creative Phase:** Ideas for alternatives that would improve value or save cost are identified in a brainstorming session.
- **Evaluation:** The ideas are evaluated against value criteria identified earlier. Those ideas that have merit are carried forward.
- **Development:** The ideas deemed to have merit are then further developed and estimates for both first capital cost and long-term life cycle costs are prepared.



At the conclusion of this process, a report is prepared and decisions are made about implementation. In some cases, value engineering can happen later in the process when a contractor is on board. Contractors often propose more economical approaches to achieving the specified performance. These must be carefully evaluated and, if the suggested alternative meets or exceeds specified criteria, cost savings are typically shared. Since cost savings in one area may increase costs in another, factors other than the specified performance must also be carefully considered.

In summary, having been in business for over 65 years, many of these value engineering options have been explored and tested in practice. Ideas came from owners, contractors, construction managers, and cost estimators as well as our architects and engineers.

## Bidding and Award Phase

The Architect's role in the Bidding Phase is to advise the Owner on the best course of action and to recommend methods of sequencing and packaging of bids for the project. The Architect will be involved in a pre-bid conference to assure the understanding of the project and scope of individual bid packages by prospective bidders. Certain clarification or changes may be required as a result of questions posed by prospective bidders, necessitating the issue of addenda.

### Bidding and Award Phase Deliverables

- Assist the Client in the preparation of documents necessary for bidding.
- Provide approved drawings and specifications as required for government approvals, filings, or as requested by the Client.

## Construction Documents Phase

Careful administration of the construction contracts is invaluable to a quality product delivered on time. Effective communication among the owner, contractor, construction manager (if applicable), and Architect is imperative. To that end, communication procedures must be formalized for job conferences, correspondence, schedules, notices, requisitions, etc. and must be channeled along specific routes.

During the Construction Phase, the Architect visits the site at intervals appropriate to the stage of construction. The Architect reviews the contractor's proposals for changes and prepares change orders for the owner's approval. The Architect is the agent of the owner and, as such, transmits directives and instructions to the contractor.

Shop drawings and material submissions are reviewed. The Architect assists in obtaining a certificate of occupancy when the

contractor issues written notice that all work has been completed. The Architect develops a punch list of non-conforming work that must be completed or corrected.

### Construction Administration Phase Deliverables

- Conduct construction progress meetings and provide minutes.
- Conduct site visits at appropriate intervals to evaluate construction as to conformance with the intent of the construction documents.
- Advise on tests and/or inspections.
- Review and prepare bulletins and change orders.
- Monitor project costs.
- Prepare construction punch-list.
- Compile all closeout documentation for the Client.

## Building Information Modeling / Virtual Reality

The BIM model is a tool that is meant for the entire life cycle of the building. It is the process of generating and managing building data. Typically, it uses three dimensional, real-time, dynamic building software to improve the quality and visualization in the building design process. Architects and engineers work together on one three-dimensional model, integrating building architecture, site, structure, building systems, and building component attributes into one database. The model encompasses building geometry, spatial relationships, geographic information, and quantities and properties of building components. The BIM model allows real-time tracking of building materials and systems, ensuring a more comprehensive and accurate estimate throughout the various project phases. The BIM model can also be an effective tool for maintaining and operating buildings after they are complete.

L.R. Kimball is also using Revit to create a 3D experience for our clients. L.R. Kimball has worked for the past several years to integrate visualization into both the design and documentation phases of BIM work on projects. Recent advances in hardware & software allow for real-time visualization in working Revit BIM models. Output options range from still images and animations to stand alone executables that allow for virtual experiences, including immersive use of the latest VR headsets from Oculus & HTC, allowing the client to experience their project before construction.

# Communication Management

Communication and coordination among all parties is critical to assure successful execution of the Project Plan. During the project "kick-off" meeting with our team and client staff, we review the Project Plan, procedures for change control, project specifications, and production methodology to eliminate any misunderstandings and align with expectations. A vital part of this meeting is the discussion of project communications--specifically, what needs to be communicated, by whom, to whom, how often, and by what method. The result of this discussion is a communication plan that will frame the communication requirements for the project. At the center of all successful projects is clear, concise communication.

# Additional Information

CDI-Infrastructure, LLC dba L.R. Kimball representatives have reviewed the Expression of Interest thoroughly. Upon selection, L.R. Kimball requests the opportunity to negotiate mutually beneficial terms and conditions.

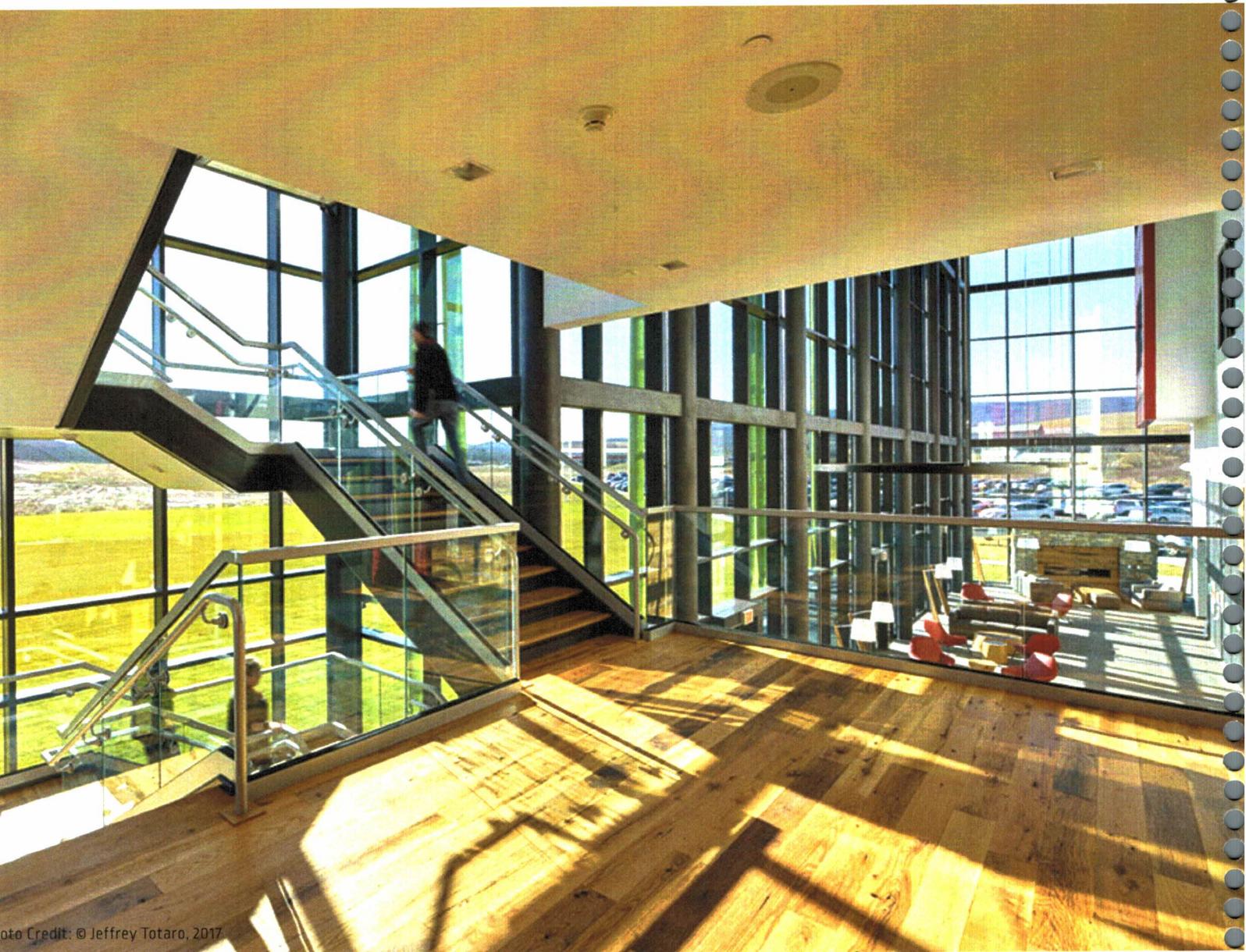


Photo Credit: © Jeffrey Totaro, 2017



The Greater Johnstown Technology Park & Riverwalk  
Johnstown, PA

# SECTION III - FORMS / ADDITIONAL INFORMATION



State of West Virginia  
 Expression of Interest  
 Architect/Engr

Procurement Folder : 579313

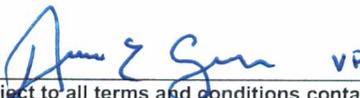
Document Description : A/E Services for Hawks Nest Lodge Renovations & Redecorating

Procurement Type : Agency Contract - Fixed Amt

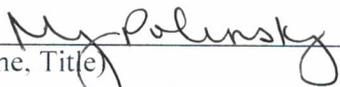
Date Issued	Solicitation Closes	Solicitation No	Version	Phase
2019-05-14	2019-06-14 13:30:00	AEOI 0310 DNR1900000008	1	Draft

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	Vendor Name, Address and Telephone CDI-Infrastructure, LLC dba L.R. Kimball 615 West Highland Avenue Ebensburg, PA 15931 814-419-7897

**FOR INFORMATION CONTACT THE BUYER**  
 Angela W Negley  
 (304) 558-3397  
 angela.w.negley@wv.gov

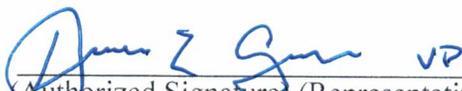
Signature X  VP FEIN # 27-2620523 DATE June 11, 2019

**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.

  
\_\_\_\_\_  
(Name, Title)  
Megan Polinsky, Contract Administrator  
\_\_\_\_\_  
(Printed Name and Title)  
615 West Highland Avenue, Ebensburg, PA 15931  
\_\_\_\_\_  
(Address)  
814-419-7891 814-472-7712  
\_\_\_\_\_  
(Phone Number) / (Fax Number)  
megan.polinsky@lrkimball.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.

CDI-Infrastructure, LLC dba L.R. Kimball  
\_\_\_\_\_  
(Company)

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

Richard E. Genday, PE, Vice President  
\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

June 11, 2019  
\_\_\_\_\_  
(Date)

814-419-7873 814-4 72-7712  
\_\_\_\_\_  
(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

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

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

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

**DEFINITIONS:**

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

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

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

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

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: CDI-Infrastructure, LLC dba L.R. Kimball

Authorized Signature:  Date: 6.11.19

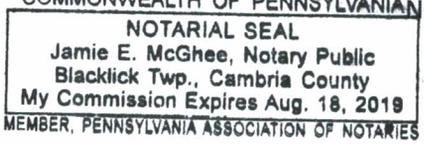
State of Pennsylvania

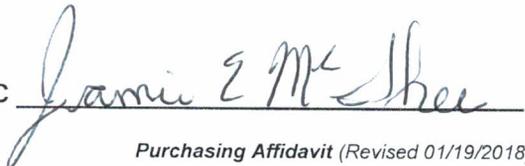
County of Cambria, to-wit:

Taken, subscribed, and sworn to before me this 11 day of June, 2019.

My Commission expires August 18, 2019.

AFFIX SEAL HERE COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC







**State of West Virginia  
Expression of Interest  
Architect/Engr**

**Procurement Folder :** 579313

**Document Description :** Addendum No. 01-A/E Services for Hawks Nest Lodge Renovation

**Procurement Type :** Agency Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version	Phase
2019-06-04	2019-06-14 13:30:00	AEOI 0310 DNR1900000008	2	Draft

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	<b>Vendor Name, Address and Telephone</b> CDI-Infrastructure, LLC dba L.R. Kimball 615 West Highland Avenue Ebensburg, PA 15931 814-419-7897

**FOR INFORMATION CONTACT THE BUYER**

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

Signature X

VP FEIN # 27-2620523

DATE June 11, 2019

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

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: AEOI DNR19\*8

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.

CDI-Infrastructure, LLC dba L.R. Kimball

Company

 VP

Authorized Signature

June 11, 2019

Date

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



®

# L.R. Kimball

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