



**RESPONSE TO EXPRESSION OF INTEREST:**

*Architectural/Engineering Services  
Blackwater Falls State Park  
Lodge Redecoration and Renovation  
AEOI DNR19\*12*

**SUBMITTED TO:**

**West Virginia Division of Natural Resources  
SOUTH CHARLESTON, WEST VIRGINIA**

**SUBMITTED BY:**

**DESIGN CONCEPTS**

131 South Loudoun Street  
Winchester, Virginia 22601  
Phone: (540) 722-7247  
Fax: (540) 722-7248  
architect@1designconcepts.com

**POINT OF CONTACT:**

**Tim Machado, AIA**  
Owner / Architect

**SUBMITTED:**

**June 14, 2019**



**DESIGN CONCEPTS**



THE AMERICAN INSTITUTE  
OF ARCHITECTS

architecture + interiors  
131 South Loudoun Street Winchester, VA 22601  
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June 14, 2019

**West Virginia Division of Natural Resources  
Property and Procurement Office  
Angela White Negley  
324 4<sup>th</sup> Avenue  
South Charleston, WV 25303**



**RE: ARCHITECTURAL/ENGINEERING SERVICES**

Dear Ms. Negley:

DESIGN CONCEPTS appreciates the opportunity to provide this response to the **West Virginia Division of Natural Resources (WVDNR)**'s *Expression Of Interest for Architectural/Engineering Services for the Blackwater Falls Lodge Renovations & Redecoration Project.*

DESIGN CONCEPTS is a Full-Service, Design-Oriented, Architecture and Interiors practice located in historic, downtown Winchester, Virginia. Founded in 1989, DESIGN CONCEPTS has extensive experience in Public Project, Federal, State, Local Government as well as the design and renovation of **Lodge and Retreat Centers**. DESIGN CONCEPTS has been involved in similar projects throughout our area and would welcome the opportunity to work with you.

*DESIGN CONCEPTS is classified as a Small Business/ Minority Enterprise (Certification # 675178) by the Commonwealth of Virginia Department of Minority Business Enterprise.*

DESIGN CONCEPTS consults with independent civil, structural, mechanical, and electrical engineering as well as landscape architecture firms experienced in working on **Historic Restorations** and sensitive **Renovations**. As unique project concerns arise, specialty designers and consultants are utilized. This team has been assembled to recognize and meet your needs regarding this project. We understand the process from contractual negotiations, to existing condition documentation, to design, to bid negotiation, through construction.

DESIGN CONCEPTS has experience and knowledge in:

- The Design and Renovation of **Lodges and Retreat Centers**
- The Design and Construction of **Public Facilities**
- Additions and Renovations to Existing Structures including **Historic Buildings**
- Knowledgeable in the **Secretary of Interior Guidelines for Historic Buildings**
- Working with **Local Government Entities**
- Experience with the **Historic Rehabilitation Tax Credit Program**
- **Energy Efficiency and Environmental Responsibility**
- **Accessibility for Existing Buildings**



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Thank you for the opportunity to submit this *Proposal*. Together with the rest of our design team, we look forward to the opportunity to work with you.

Sincerely yours,



Tim Machado, AIA  
President, *Architecture Design Concepts, P.C.*  
d.b.a. "DESIGN CONCEPTS"



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## **DESIGN CONCEPTS**

### **ARCHITECTURE AND PROJECT MANAGEMENT**

**TIM MACHADO, AIA** - *Owner / Architect*

**Years Experience:**

25

**Education:**

**Bachelor of Architecture, 1995 Virginia Polytechnic Institute & State University**

*Virginia Polytechnic Institute & State University, 1990-1993*

*Washington-Alexandria Architecture Consortium, 1993-1995*

*Bauhaus University, Weimar, Germany, 1995-1996*

**Registration:**

Virginia, West Virginia, Maryland

AIA National Member

AIA Virginia State Member

AIA Northern Virginia Chapter Member

NCARB certified

**Experience Summary:**

Principal, **DESIGN CONCEPTS**, Winchester, VA 2004-present

Director of Architecture, *Frederick Ward Associates*, Warrenton, VA 2003-2004

Project Architect, *Reader & Swartz Architects, PC*, Winchester, VA 1997-2003

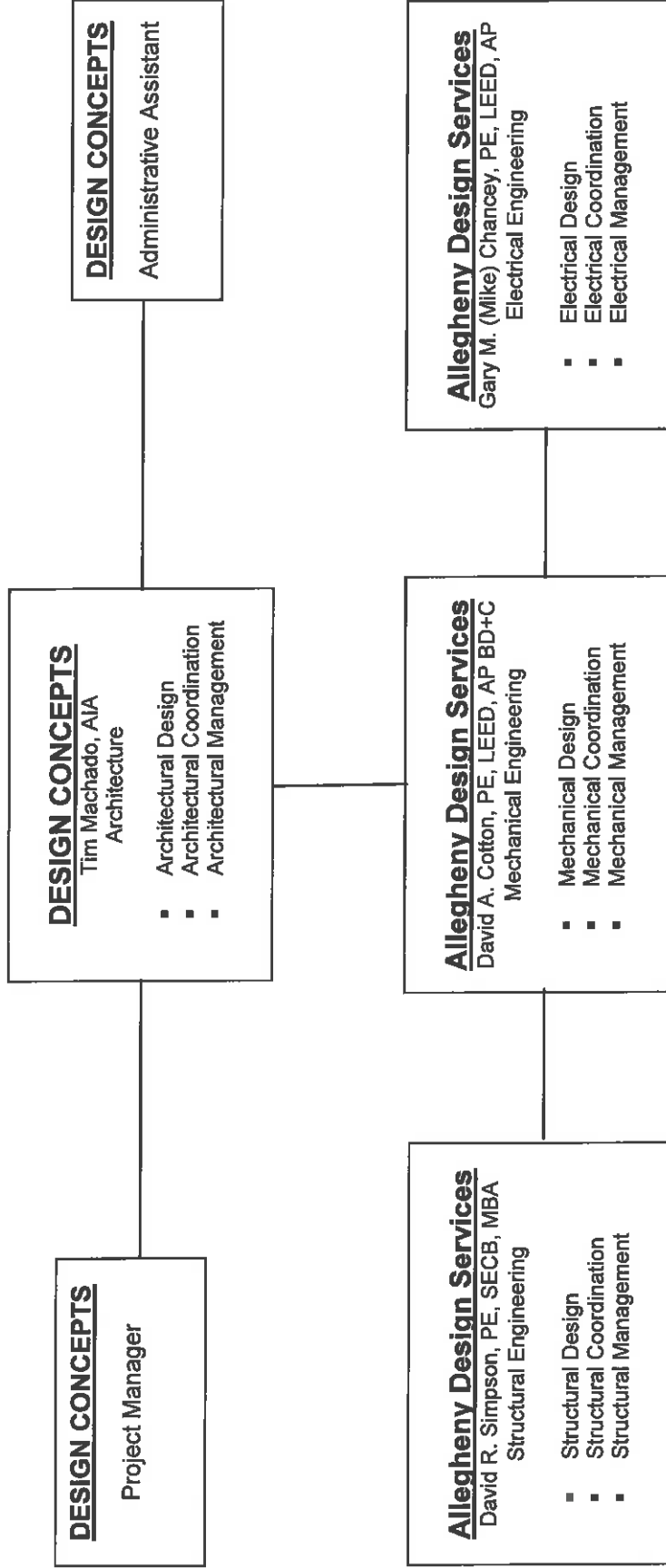
Project Manager, *Lawrence Cook Associates, PC*, Falls Church, VA 1993-1997

Mr. Machado is the Owner of DESIGN CONCEPTS. As a practicing Architect, he is licensed in Virginia, Maryland, and West Virginia. In addition, he is NCARB certified (National Council of Architectural Registration Boards) as well as a long-time member of the AIA (American Institute of Architects). Mr. Machado has over 25 years of experience in the profession and has served as President of DESIGN CONCEPTS for over 14 years. Mr. Machado is responsible for overseeing all project design, communication and project execution. His personal involvement on every project and client contact remains throughout the entire process. This hands-on approach ensures that the same attention to detail is provided at every phase of the project from Programming through to Construction Administration. Mr. Machado will act as Architect of Record should our firm be selected.



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# TEAM ORGANIZATION CHART



131 South Loudoun Street Winchester, VA 22601  
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**Allegheny**  
**Design Services**  
Consulting Engineers

102 Leeway Street, Morgantown, WV 26505  
Phone: 304.599.0771



ENGINEERING FOR  
STRUCTURAL SYSTEMS  
MECHANICAL SYSTEMS  
ELECTRICAL SYSTEMS  
FORENSIC INVESTIGATION

## Overview

Allegheny Design Services (ADS) is a consulting engineering firm specializing in structural and MEP building design and building analysis. Dedicated to serving West Virginia and the surrounding region, ADS recognizes the need for reliable and full-service engineering support. ADS provides all phases necessary for the successful completion of a building project including schematic design studies, design development, construction documents and specifications, and construction administration. Allegheny Design Services was chosen as one of "Building Design and Construction" Magazine's Top 300 Engineering Firms 2015.

ADS' experience in Design and Project Management includes:

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

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

### Value Added Services

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

### Company Recognition/Awards

ADS is proud to have received numerous awards and recognition for our work regionally and across the country, including the following awarded by the West Virginia Chapter of Associated Builders and Contractors, Inc.:

- Nemacolin Woodlands Sundial Lodge Farmington, Pa. (25,000 sf Multi-Purpose Ski Lodge, Restaurant, and Bowling Alley) 2013;
- GSA Building Charleston, WV. (GSA Office /Operations Facility) 2012;
- Jerry Dove Medical Office Building Bridgeport, WV. (Structural Mat Foundation System Steel Framing) 2012;
- Marina Tower Morgantown, WV. (8 Story Office Building) 2010; and
- Mon Power Regional Headquarters Fairmont, WV. (Transmission Control Center, Offices, and Conference Rooms) 2009.



**Education:**

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

**Professional Registrations:**

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

**Professional Memberships:**

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

**Professional Experience:**

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

**Experience Record:**

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

**Project Experience Includes:**

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



**Education:**

West Virginia Institute of Technology – B.S. Mechanical Engineering

**Professional Registrations:**

Professional Engineer, West Virginia, Pennsylvania, Ohio, Maryland and Virginia.  
 LEED AP BD+C Professional Accreditation  
 NCEES Record Certificate

**Professional Memberships:**

American Society of Heating, Refrigerating and Air-Conditioning Engineers  
 - Secretary Mountaineer Chapter  
 - Student Activities Chair Mountaineer Chapter  
 U.S Green Building Council  
 National Fire Protection Association  
 - Architects Engineers and Building Officials Chapter Member

**Continuing Education:**

2009 ASME HVAC Systems: Sizing and Design - April 27-29 - Orlando, FL  
 2013 Commercial Buildings Energy Code Workshop - ASHRAE 90.1 - 2007 - West Virginia University  
 2013 Mitsubishi Diamond Designer Seminar 1 - October 31 - Charleston, WV

**Professional Experience:**

Responsible for HVAC & plumbing design at Allegheny Design Services. Experience includes mechanical design and project management for industrial, commercial, institutional, education, and recreational facilities. Building system designs include packaged gas heating / dx cooling, split systems, air distribution systems, boiler & chiller systems, VAV & VVT zone control, indoor air quality ventilation and server room cooling. Plumbing systems include sanitary, domestic water, fuel gas, and storm drainage. Implemented sustainable building design concepts, and provided construction administration to achieve LEED certification for new construction projects.

**Experience Record:**

Allegheny Design Services, LLC, Senior Mechanical Engineer	June 2009 - Present
March-Westin Company, Project Manager	August 2006 - June 2009
Contracting Engineering Consultants, Detailer	May 2006 - August 2006
Special Metals, Corrosion Lab Technician	May 2005 - January 2006
Oasis Landscaping, Landscaper	May 2004 - September 2004
GC Services, Account Representative/Team Leader	May 2002 - October 2003

**Project Experience Includes:**

Experience includes estimating, design, project management, coordination, and project engineering for construction projects:

Beitzel / Pillar Innovations Office Building, Morgantown, WV  
 GSA Charleston LEED Administration, Charleston, WV  
 Jerry Dove Medical Office Building, Bridgeport, WV  
 Percival Hall Chiller & Cooling Tower Replacement, Morgantown, WV  
 Thrasher Engineering Office Building, Bridgeport, WV  
 RL Bland Middle School Field House Renovation, Lewis, WV  
 South Ridge Church, Fairmont, WV  
 Steptoe and Johnson Office Building, Clarksburg, WV  
 Upshur County Communication Center, Buckhannon, WV  
 WVU Alumni Center, Morgantown, WV  
 WVU Biomedical Research Facility, Morgantown, WV  
 WVU Milan Puskar Locker Room Renovations, Morgantown, WV  
 WVU Office Fitout at Marina Tower, Morgantown, WV  
 WVU Creative Arts Center Rehearsal Hall, Morgantown, WV





**Education:**

West Virginia Institute of Technology - B.S. Electrical Engineering

**Professional Registrations:**

Professional Engineer, West Virginia, Ohio, Pennsylvania and Maryland  
LEED Accredited Professional

**Professional Memberships:**

National Society of Professional Engineers  
West Virginia Society of Professional Engineers  
American Institute of Architects – WV Chapter  
U.S. Green Building Council

**Continuing Education:**

2014 Commercial Buildings Energy Code Workshop—ASHRAE 90.1—2007  
2013 Lightfair International, Philadelphia, PA

**Professional Experience:**

Responsible for project management and electrical design at Allegheny Design Services. Experience includes over 20 years in electrical design and project management for industrial, commercial, residential, institutional, educational, and recreational facilities. Building system design includes lighting, site lighting, power distribution, communications, surveillance, access control, and fire protection. Past accomplishments include design and construction administration of health care, schools, municipal, sports, commercial and retail facilities.

**Experience Record:**

Allegheny Design Services, LLC, MEP Project Manager	June 2009 to Present
MSES Consultants, Project Electrical Engineer	August 1990 to June 2009
Triad Engineering Consultants, Staff Electrical Engineer	May 1988 to August 1990
Duke Power, Design Engineer	August 1985 to May 1988

**Project Experience Includes:**

Experience includes estimating, design, project management, coordination, and project engineering for construction projects:

Parish Center for Immaculate Conception Church, Clarksburg, WV  
Mountaineer Medical Office Building, Bridgeport, WV  
WVU Visitor's Resource Center, Morgantown, WV  
Upshur County 911 Center, Buckhannon, WV  
Morgantown Event Center, Morgantown, WV  
WVU Percival Hall Chiller Replacement, Morgantown, WV  
Mylan Pharmaceuticals, Greenbag Road Facility, Morgantown, WV  
Bank of Gassaway, Flatwoods, WV  
Veterans Nursing Facility, Clarksburg, WV  
Harrison Co. 4-H & Recreation Center, Clarksburg, WV  
Robert L. Bland Middle School Renovation, Weston, WV  
Stonewall Jackson Resort Lodge, Stonewall Jackson Lake, WV  
Ripley Municipal Building, Ripley, WV  
Wheeling Jesuit Science and Technology Building, Wheeling, WV  
VAMC Primary Care Renovation, Clarksburg, WV  
National Guard Hangar, Harrison Marion Regional Airport, Bridgeport, WV  
Fairmont State University Athletic Field Lighting, Fairmont, WV  
Harrison Marion Regional Airport Runway Extension, Bridgeport, WV  
Various school renovations and additions  
Streetscape projects in Clarksburg, Bridgeport, Weston, Morgantown, and WVU

**DESIGN CONCEPTS** has extensive experience in Federal, State, and Local Government as well as Public Project work. A few of our projects include:

- *Lodge at Canaan Valley, Davis, WV*
- *Pine Creek Retreat Center, Gore, VA*
- *Salvation Army – Camp Tomahawk, Hedgesville, WV*
- *Westminster-Canterbury Assisted Living Facility Renovations and Additions, Winchester, VA*
- *The Catholic Diocese of Arlington Spirituality/Retreat Center, White Post, VA*
- *Kernstown United Methodist Church, Winchester, VA*
- *Winchester Little Theatre Historic Renovation, Winchester, VA*
- *The Pines' Opportunity Center, Berkeley Springs, WV*
- *Salvation Army – Camp Happyland, Richardsville, VA*
- *Graichen Building Historic Renovation/Rehabilitation, Winchester, VA*
- *Hardy County Public Library Renovation/Addition, Moorefield, WV*
- *Old Stephens City Schoolhouse Renovation, Stephens City, VA*
- *National Institute of Health - Interior Renovations, Bethesda, MD*
- *Harpers Ferry Streetscape Renovation, Harpers Ferry, WV*
- *Abundant Life Church Activities Building Addition, Frederick County, VA*
- *Veterans Administration-Veterans Center Renovation, Martinsburg, WV*
- *Veterans Administration-Tetra Records Storage Facility, Kearneysville, WV*
- *Old Kitzmiller Schoolhouse Building Assessment, Kitzmiller, MD*
- *FBI Office/Records Storage Facility, Frederick County, VA*
- *FBI Generator Addition, Frederick County, VA*
- *Fort Belvoir Indoor Pool Renovation, Fort Belvoir, VA*
- *Fort Belvoir Child Development Centers, Fort Belvoir, VA*
- *Habitat for Humanity West Wynd Development, Stephens City, VA*
- *Salvation Army Building Assessments, various sites throughout VA*
- *Prince George's County Building Assessments, various sites throughout PG County, MD*
- *Washington Navy Yard - Window and Roof Replacement, Washington, D.C.*
- *Frederick County Animal Shelter, Frederick County, VA*
- *Winchester City Yard Sign & Signal Shop, Winchester, VA as part of term contract*
- *Winchester City Yard Salt Storage Building, Winchester, VA as part of term contract*
- *Winchester City Yard Vehicle Reclamation Facility, Winchester, VA as part of term contract*
- *The Shockey Company Headquarters Renovation/Addition, Winchester, VA*
- *The Shockey Precast Group Master Plan / Office Expansion, Winchester, VA*
- *STāSIS Headquarters Master Plan, Summit Point, WV*
- *Valley Health East Parking Structure, Winchester, VA*
- *Our Health Medical Clinic and Office Complex, Winchester, VA*
- *WVU East Medical Office Building, Charles Town, WV*
- *George Washington AutoPark, Winchester, VA*
- *Proposed Fire and Rescue Station #22, Frederick County, VA*



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**Tim Machado, AIA** is the Owner of **DESIGN CONCEPTS**. As a practicing Architect, he is licensed in West Virginia, Virginia, and Maryland. In addition, he is **NCARB** certified (National Council of Architectural Registration Boards) as well as a long-time member of the **AIA** (American Institute of Architects). Mr. Machado has over 25 years of experience in the profession and has served as President of **DESIGN CONCEPTS** for over 14 years.

**DESIGN CONCEPTS** has a comprehensive understanding of state and local codes, governing agencies, and the professional design services required to meet **West Virginia Division of Natural Resources'** needs. We are familiar with local codes and have a good working relationship with local authorities.

**DESIGN CONCEPTS** consults with independent civil, structural, mechanical, and electrical engineering as well as landscape architecture firms experienced with the planning and construction procedures involved in working with local governments. As unique project concerns arise, specialty designers and consultants are utilized.



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## PROJECT METHODOLOGY AND QUALITY CONTROL

While each project is uniquely different, the process is always the same-regardless of the size, type or scope of the project. We ask specific questions, listen to our client's answers, and create a project that reflects our client's needs while meeting their budget.

The following outline is designed to demonstrate our approach to the work. This outline represents the process from programming through construction. Specific details will vary depending on the scope of work and schedule requirements. With a full understanding of the entire process, we are prepared to respond effectively to the work required.

Specifically, the process typically involves the following steps of design through construction:

- **Programming**
- **Site Assessment**
- **Building Assessment**
- **Master Planning**
- **Design**
- **Construction Documents**
- **Bid Negotiation**
- **Construction**

By combining traditional hand-drawn sketches and renderings with computer software programs we are able to maximize our efficiency throughout the design process. Face to face meetings with clients result in hand-drawn sketches that can then be developed into CAD software and used for construction documents. Our office uses *AutoCAD Architecture* software as well as *SketchUp*.

DESIGN CONCEPTS uses a team approach in the management, and execution of projects. Frequent team meetings, accountability, and review enable our project team to manage and execute projects in a creative environment.

Meeting design criteria, budget parameters, quality control, and client satisfaction take priority. Current projects within our office include several projects in construction administration phase with several in schematic and design phase. Because we utilize a team approach to our projects, project loads may be shifted to accommodate new projects with ease. We are used to working on multiple projects with multiple schedules.

DESIGN CONCEPTS has many years of experience in meeting scheduled commitments. Timelines, whenever possible, are established up front and frequent evaluations of the project status ensure the team's commitment and adherence to the schedule.

Our experience and approach in controlling costs stems from past success in closely monitoring budget items beginning with the program phase. Budgets are established and design reviewed frequently to adhere to established budgets. We believe the combined experience of our project team is our most valuable asset in our documented success of controlling project costs.



## **DESIGN INNOVATION AND SUSTAINABILITY**

DESIGN CONCEPTS and its team are committed to energy-efficient, environmentally friendly design without sacrificing on budgetary or maintenance requirements, as well as to the rehabilitation of our historic buildings. Below are some projects that highlight these commitments:

### **Energy Efficient Historic Renovation**

- ***Old Stephens City Schoolhouse Renovation, Stephens City, VA*** - This project is an 11,350 sq. ft., 3-story renovation to an historical schoolhouse. Partially funded through a TEA-21 grant, the renovated facility will include a Transportation Museum, meeting rooms, office space, kitchen, and restrooms. The design includes energy efficient insulated storm windows placed on the inside in order to maintain the historic look. A stair tower/elevator shaft addition in the rear will provide accessibility to all levels while maintaining the historic front entrance. DESIGN CONCEPTS provided a facility assessment as well as design, bid, and construction documents for renovation. Tasks included working with VDOT and DHR for approval as well as being knowledgeable in the Secretary of Interior Guidelines for Historic Buildings.

### **Energy Efficient, Environmentally Friendly Renovation**

- ***Hardy County Public Library, Moorefield, WV*** - DESIGN CONCEPTS worked with Hardy County Public Library on making their existing facility more energy efficient and greener through sustainable design. Features include: energy efficient LED lighting; more natural light through additional windows and solar tubes; new low or zero VOC finishes; new high-efficiency HVAC systems; airlocks at entrances; additional insulation; as well as improved circulation and functionality of space. Future phases were also considered in order to maximize efficiency of renovation work. Improvements include additional stack space; administrative office wing; expanded archive room and archive storage.

### **Energy Efficient Renovation**

- ***Catholic Diocese of Arlington Spirituality Center, White Post, VA*** - This 24,000 sq. ft. structure sits on 150 acres. DESIGN CONCEPTS was selected to renovate this former monastery into a state-of-the-art retreat center. Features include a chapel, cafeteria, conference room, classrooms, and space for more than 50 overnight guests. New guest rooms and meeting rooms were created and furnished while bringing the facility up to current codes and standards. Complete design and construction drawings as well as construction support services were provided. New split-ductless mechanical units were used throughout for ease of installation and energy efficiency. Rooms were insulated and new Low-E glazing was provided. New low or zero VOC finishes were provided throughout.



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### Energy Efficient, Environmentally Friendly New Construction

- **West Virginia University East Medical Office Building, Charles Town, WV** - DESIGN CONCEPTS was selected to design a new 12,000 sq. ft. Medical Office Building for the West Virginia University Healthcare System to meet the medical needs of the flourishing community. An Urgent Care Center is the core of this new facility, along with an Orthopedics and Physical Therapy Office. Each space has access to a common space with shared medical equipment and testing, in addition to the individual suite features. The building design features a central lobby space with clerestory windows for maximum natural light, along with windows in each waiting and exam room. Networked LED lighting was utilized throughout the facility for lighting control and energy efficiency.

### Energy Efficient, Environmentally Friendly New Construction

- **City of Winchester Parking Structure, Winchester, VA** – This seven-story, 547 space, open parking structure is located within the City of Winchester’s Historic District. Its façade emulates the limestone bases and brick masonry of many of the surrounding buildings. The design was required to maximize parking on a limited site while complementing and blending in with the surrounding historical structures. Energy efficient LED lighting was installed throughout. New split-ductless mechanical units were used for occupied spaces. A pedestrian bridge connects the parking structure to the adjacent Frederick County Office Complex. 2012 PCI Design Awards Honorable Mention.

### Energy Efficient Historic Renovation

- **Washington Navy Yard Building 22, Washington, D.C.** – This historic building renovation includes the replacement of over 500 linear feet and 10,000 square feet of windows as well as providing a new roof for moisture protection. The designs were approved by the State Historic Preservation Office (SHPO). Features include: energy efficient, insulated glass, window units/ new membrane/slate roof tie-in to existing buildings.

### Historic Renovation/Tax Credits

- **Winchester Little Theatre, Winchester, VA** - Formerly the old Pennsylvania Railroad Freight Station, this historic property constructed in 1890 found new life as a community theater. DESIGN CONCEPTS was selected to provide design documents consistent with the *SECRETARY OF THE INTERIOR’s Standards for Rehabilitation* in order to qualify for the *COMMONWEALTH OF VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (DHR) State Historic Rehabilitation Tax Credit Program*



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## Historic Renovation/Tax Credits

- **Graichen Building, Winchester, VA** - This project is a 10,000 sq. ft. rehabilitation of an historic building in downtown Winchester that is taking advantage of the *COMMONWEALTH OF VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (DHR) State Historic Rehabilitation Tax Credit Program*. DESIGN CONCEPTS carefully documented the existing structure and presented the *HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 - EVALUATION OF SIGNIFICANCE* documentation to DHR for evaluation. Upon acceptance by DHR, DESIGN CONCEPTS prepared design documents that closely followed the *SECRETARY OF THE INTERIOR's Standards for Rehabilitation* and the *PART 2 - DESCRIPTION OF REHABILITATION* documentation was submitted. Finally, after overseeing construction and ensuring occupancy, DESIGN CONCEPTS prepared and submitted *PART 3 - REQUEST FOR CERTIFICATION OF COMPLETED WORK*.



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## CONSTRUCTION PHASE AND CONSTRUCTION COST

**a. PROJECT NAME AND LOCATION:**

Old Stephens City Schoolhouse Renovation

**b. YEAR COMPLETED:**

2011

**c. SHORT DESCRIPTION OF PROJECT:**

This project is an 11,350 sq. ft., 3-story renovation to an historical schoolhouse. Partially funded through a TEA-21 grant, the renovated facility will include a Transportation Museum, meeting rooms, office space, kitchen, and restrooms. A stair tower / elevator shaft addition in the rear will provide accessibility to all levels while maintaining the historic front entrance.

DESIGN CONCEPTS provided a facility assessment as well as design, bid, and construction documents for renovation. Tasks included working with VDOT and DHR for approval as well as being knowledgeable in the Secretary of Interior Guidelines for Historic Buildings.



**d. CONSTRUCTION COST AND PERCENTAGE OF CHANGE ORDERS:**

\$280,000

Due to significant credits as well as close collaboration with the Owner and Contractor, the final added cost of all change orders was \$250.

**e. CONSTRUCTION COST COMPARED TO PRE-CONSTRUCTION COST ESTIMATES:**

Estimated Construction Costs were at \$275,000.



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**a. PROJECT NAME AND LOCATION:**

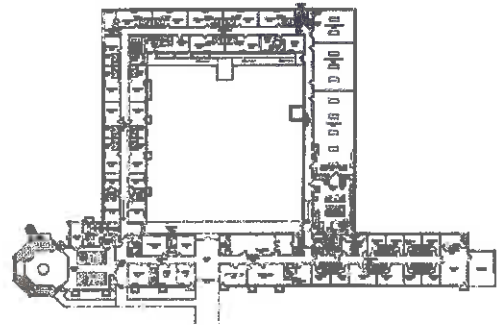
Catholic Diocese of Arlington Spirituality Center

**b. YEAR COMPLETED:**

2010

**c. SHORT DESCRIPTION OF PROJECT:**

This 24,000 sq. ft. historic structure sits on 150 acres. DESIGN CONCEPTS was selected to renovate this former monastery into a state-of-the art retreat center. Features include a chapel, cafeteria, conference room, classrooms, and space for more than 50 overnight guests. New guest rooms and meeting rooms were created and furnished while bringing the facility up to current codes and standards. Complete design and construction drawings as well as construction support services were provided. New split-ductless mechanical units were used throughout for ease of installation and energy efficiency. Rooms were insulated and new glazing was provided as well.



**d. CONSTRUCTION COST AND PERCENTAGE OF CHANGE ORDERS:**

\$2.5 Million

Since bids came in below the Owner's budget and there was a \$350,000 difference between the Owner-selected low bidder and the 2<sup>nd</sup> lowest bidder, the Owner decided to add \$200,000 in additional cost to the project resulting in 8% change orders.

**e. CONSTRUCTION COST COMPARED TO PRE-CONSTRUCTION COST ESTIMATES:**

Preconstruction Estimates were at \$2.8 Million.



**DESIGN CONCEPTS**



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architect@1designconcepts.com

**a. PROJECT NAME AND LOCATION:**

West Virginia University East Medical Office Building

**b. YEAR COMPLETED:**

2013

**c. SHORT DESCRIPTION OF PROJECT:**

DESIGN CONCEPTS was selected to design a new 12,000 sq. ft. Medical Office Building for the West Virginia University Healthcare System to meet the medical needs of the flourishing community. An Urgent Care Center is the core of this new facility, along with an Orthopedics and Physical Therapy Office. Each space has access to a common space with shared medical equipment and testing, in addition to the individual suite features. The building design features a central lobby space with clerestory windows for maximum natural light, along with windows in each waiting and exam room. LED lighting is utilized throughout the facility for improved lighting quality and energy efficiency.



**d. CONSTRUCTION COST AND PERCENTAGE OF CHANGE ORDERS:**

\$2.8 Million

The project was Design/Build project where the architect was not involved in change order negotiations with the Owner.

**e. CONSTRUCTION COST COMPARED TO PRE-CONSTRUCTION COST ESTIMATES:**

This was a Design/Build project where the architect was not involved in pre-construction estimates.



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**a. PROJECT NAME AND LOCATION:**

Our Health Office / Medical Office Building Renovation / Addition

**b. YEAR COMPLETED:**

2008

**c. SHORT DESCRIPTION OF PROJECT:**

Our Health is a non-profit organization committed to providing affordable health care for low-income families.

DESIGN CONCEPTS was involved in this 9,000 sq. ft. 2-story addition as well as 10,000 sq. ft. renovation of the former Union Rescue Mission building in Winchester, Virginia. The new facility houses the Free Medical Clinic, Healthy Families, the Child/Parent Center, Literacy Volunteers, and the Concern Hotline. This project also involved a major 6,150 sq. ft. 2-story renovation of the former Lineburg Office Building. This project required special care to maintain the scale and form of adjoining buildings along Cameron Street while still successfully blending the exterior aesthetically with the existing building.

DESIGN CONCEPTS was also involved in the planning of a 4-story, 56,000 sq. ft. office expansion as part of the existing "Our Health" campus. The Phase II Office Expansion was proposed on the site of the old Owen & Trenary Glove Factory and currently the site of the Lord Fairfax Apartments. Elements of the old factory were incorporated into the design in order to create a scale and rhythm that complements the surrounding structures.



**d. CONSTRUCTION COST AND PERCENTAGE OF CHANGE ORDERS:**

Renovation and Addition Costs were at \$2.6 Million. The project was a Design/Build project where the architect was not involved in change order negotiations with the Owner.

**e. CONSTRUCTION COST COMPARED TO PRE-CONSTRUCTION COST ESTIMATES:**

Renovation project was a Design/Build project where the architect was not involved in pre-construction estimates.



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# REPRESENTATIVE PROJECTS

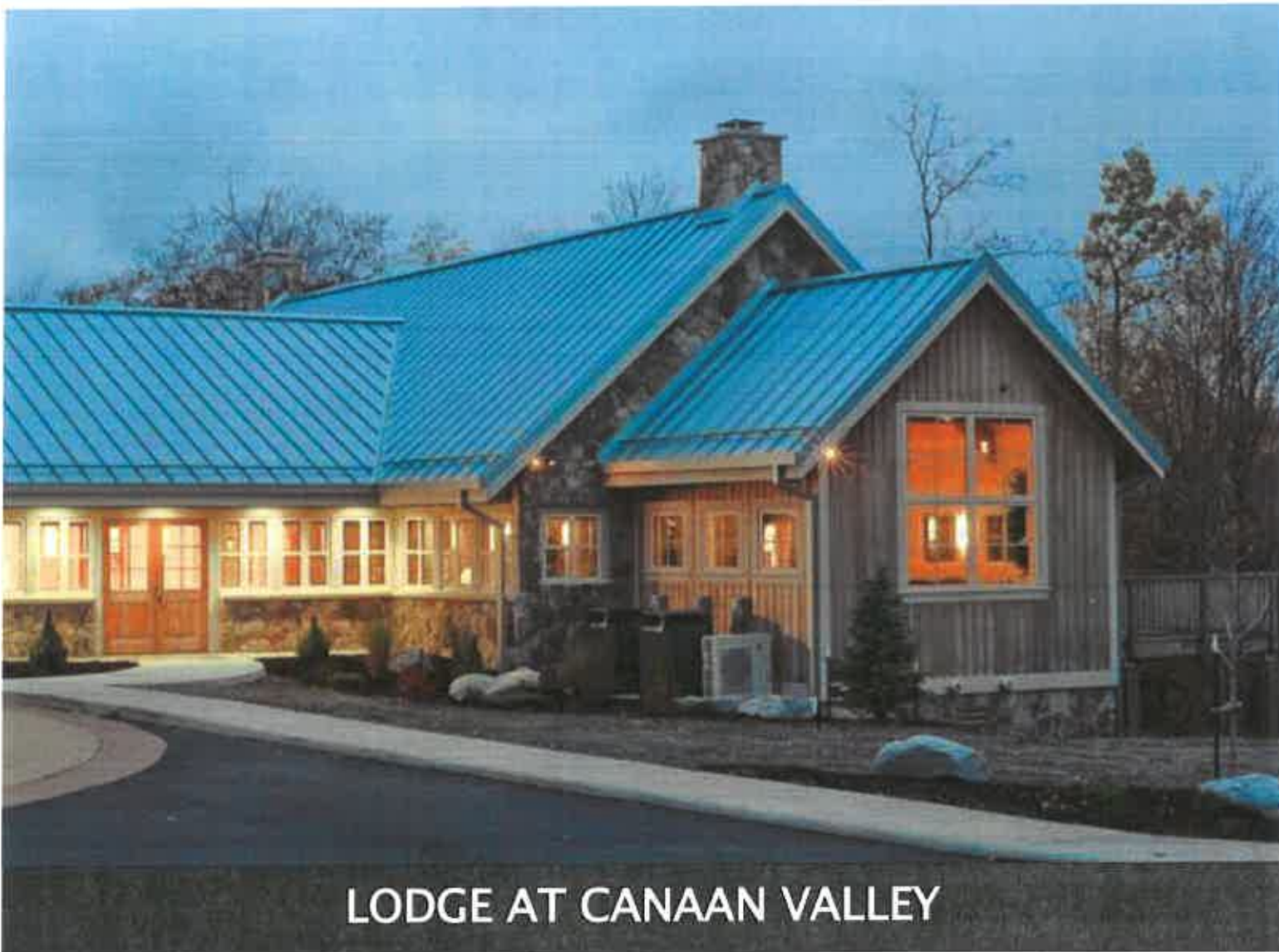


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## LODGE AT CANAAN VALLEY

**Location:**  
Davis, WV

**Size:**  
1 Story

**Total Square  
Footage:**  
8,500 sq ft

**Total Construction  
Cost:**  
\$2.3 million

**Completed:**  
2006

This project is a new 8,500 SF lodge which includes a large dining room, kitchen and meeting area for a residential community in *Davis, West Virginia*. The walls are natural stone, with cedar siding, exposed trusses and reclaimed wood floors. Special consideration was given to the location and climate as Davis is the highest incorporated town in *West Virginia* and therefore subject to harsh winters.

**SWA** Small, Women and Minority-Owned Superior Quality Architecture For Communities



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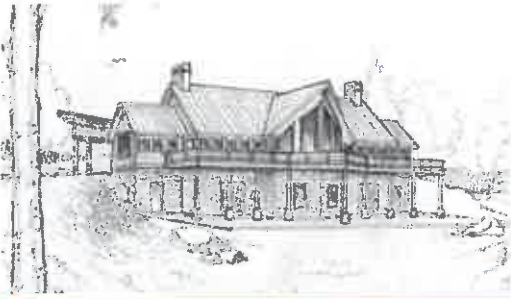
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# LODGE AT CANAAN VALLEY



**SWA** Group,  
Winchester and  
Hillsborough Counties  
Specialty Services Design/Build/CM/Construction



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# LODGE AT CANAAN VALLEY



**SWA** Small, Town and Community-Centric  
Register Every Daylight in Commerce

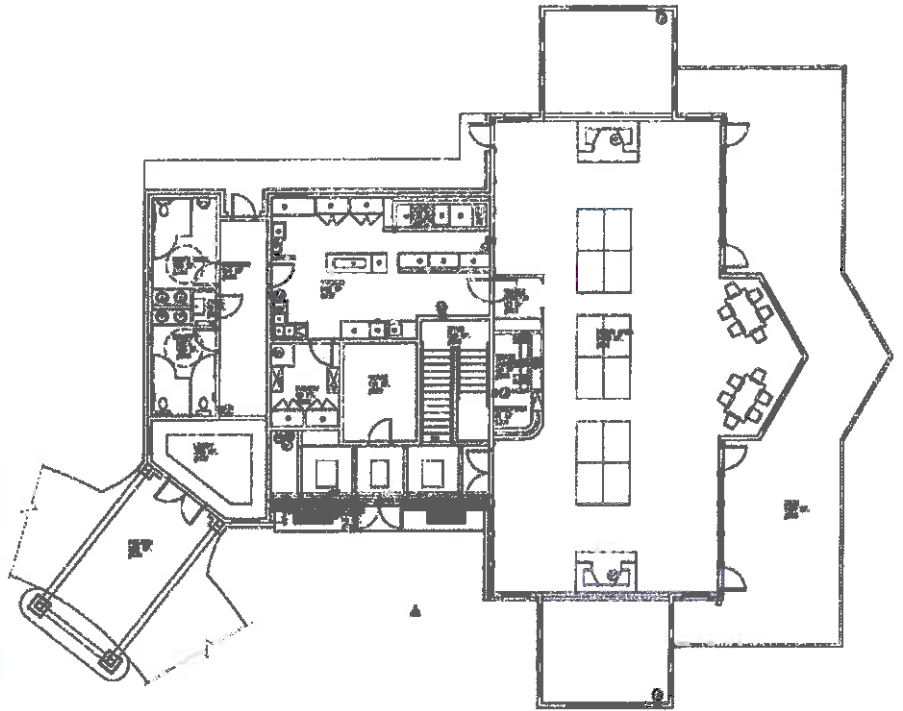
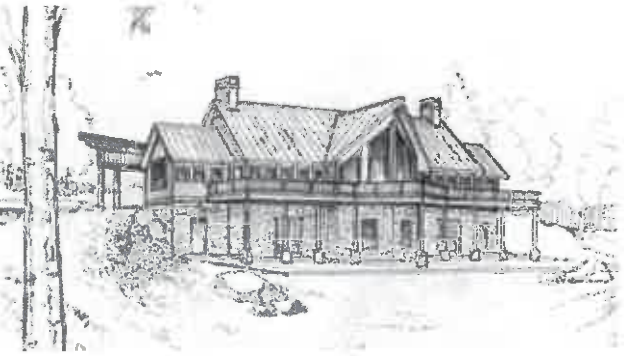
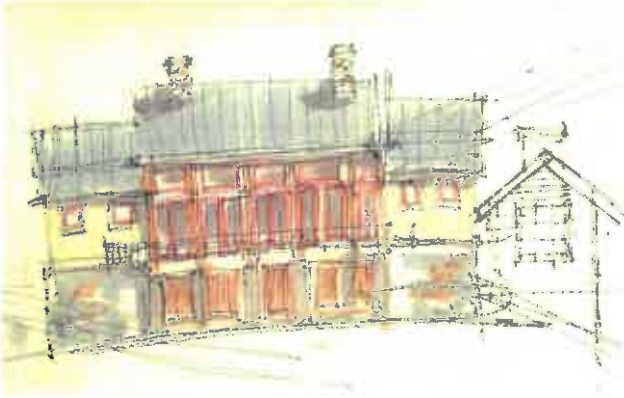


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# LODGE AT CANAAN VALLEY



**SWAM** Small, Women and Minority-Owned  
Supplier Diversity Shareware Plus Consortium



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## PINE CREEK CAMP

**Location:**  
Gore, VA

**Size:**  
1 Story

**Total Square  
Footage:**  
2,050 sq ft

**Total Construction  
Cost:**  
\$400,000

**Completed:**  
2018

Pine Creek Retreat Center is an Appalachian mountain retreat center for the Christian Retreats Network which spans 85 acres of gorgeous mountain vistas. Pine Creek has the facilities to accommodate 330 overnight guests. **DESIGN CONCEPTS** designed this expansion to enlarge their existing dining hall for accommodating more guests as well as added accessibility upgrades to their existing restrooms. An outdoor pergola was also added for outdoor dining and gathering.



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# PINE CREEK CAMP



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## SAN DAMIANO SPIRITUAL LIFE CENTER

**Location:**  
White Post, VA

**Size:**  
1 Story with Partial  
Basement

**Total Square  
Footage:**  
39,000 sq ft

**Total Construction  
Cost:**  
\$2.8 Million

**Completed:**  
2009

This 24,000 sq. ft. historic structure sits on 150 acres. **DESIGN CONCEPTS** was selected to renovate this former monastery into a state-of-the art retreat center. Features include a chapel, cafeteria, conference room, classrooms, and space for more than 50 overnight guests. New guest rooms and meeting rooms were created and furnished while bringing the facility up to current codes and standards. Complete design and construction drawings as well as construction support services were provided. New split-ductless mechanical units were used throughout for ease of installation and energy efficiency. Rooms were insulated and new glazing was provided as well.



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# SAN DAMIANO SPIRITUAL LIFE CENTER



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## SHENANDOAH VALLEY WESTMINSTER-CANTERBURY ASSISTED LIVING ADDITION

**Location:**  
Winchester, VA

**Size:**  
3 Story

**Total Square  
Footage:**  
47,000 sq ft

**Total Construction  
Cost:**  
\$4.9 Million

**Completed:**  
2000

This project was a major 47,000 sq. ft., 3-story addition to the health care wing of the existing building. This addition houses 48 private, 1-bedroom units and associated social program spaces. The lower level also contains a small Adult Daycare Program for on and off campus persons. The project also included a complete renovation of the existing health care facility, which converted semi-private rooms to all private rooms and added social program spaces, as well as a Memory Care Wing. Because this facility is located in both the City of Winchester and Frederick County, the site planning involved coordination with both entities in order to ensure a smooth approval process. The interior and exterior of this project successfully blend with the aesthetics of the existing building.



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SHENANDOAH VALLEY WESTMINSTER-CANTERBURY  
ASSISTED LIVING ADDITION



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Supplier Diversity Strengthens the Commonwealth



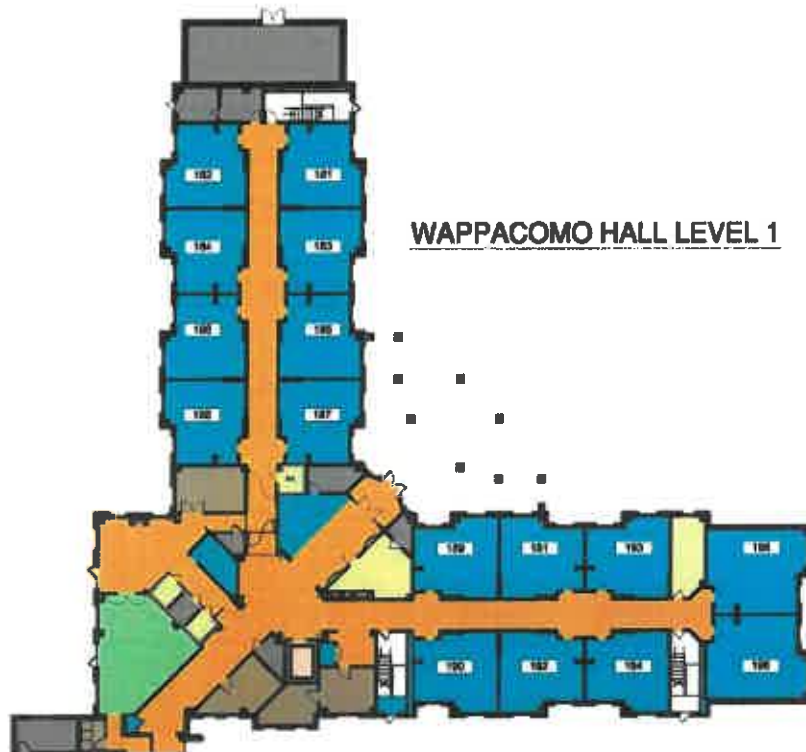
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SHENANDOAH VALLEY WESTMINSTER-CANTERBURY  
ASSISTED LIVING ADDITION



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## KERNSTOWN UNITED METHODIST CHURCH

**Location:**  
Winchester, VA

**Size:**  
2 Story

**Total Square Footage:**  
12,500 sq ft

**Total Construction Cost:**  
\$430,000

**Completed:**  
2015

This project is a Master Plan Study to provide for expanded educational, administrative and music program support. Another important feature is the improvement of the fellowship kitchen area. The existing facility is a two-story building of approximately 12,500 SF. The Master Plan also accommodates playground features, a picnic shelter, and improved parking. This project required special care to successfully blend the exterior aesthetically with the existing Worship Building.

**DESIGN CONCEPTS** provided designs for a new entrance addition and interior renovations. The entrance addition solved the accessibility problems of a split-level facility, while providing a warm, welcoming entrance as well as presence from the street.



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# KERNSTOWN UNITED METHODIST CHURCH



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## WINCHESTER LITTLE THEATRE

**Location:**

Winchester, VA

**Size:**

1 Story with  
Mezzanine

**Total Square****Footage:**

6,000 sq ft

**Total Construction****Cost:**

\$650,000

**Completed:**

2016

Formerly the old Pennsylvania Railroad Freight Station, this historic property constructed in 1890 found new life as a community theater. **DESIGN CONCEPTS** was selected to provide design documents consistent with the *SECRETARY OF THE INTERIOR's Standards for Rehabilitation* in order to qualify for the *COMMONWEALTH OF VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (DHR) State Historic Rehabilitation Tax Credit Program*. Improvements to the original structure are planned in order to stabilize the roof and carry the weight of a new slate roof. The crumbling mortar joints and cracked brick will be repointed and repaired. The exterior decorative woodwork will receive a fresh coat of paint. New doors will be provided to match the old sliding doors of the freight station. Interior improvements include additional seating and balcony repair.



### DESIGN CONCEPTS



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# WINCHESTER LITTLE THEATRE



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## 'THE PINES' OPPORTUNITY CENTER

**Location:**

Berkeley Springs, WV

**Size:**

2 Stories

**Total Square**

**Footage:**

50,000 sq ft

**Total Construction**

**Cost:**

\$2,000,000

**Completed:**

2017

At the historic center of this building lies a residence from the late 1800's which served as a home for crippled children. Purchased by the War Memorial Hospital, several additions over the course of decades have enveloped the original gabled house. **DESIGN CONCEPTS** worked closely with Morgan County to create a unifying identity for "The Pines", while recalling elements of the historic home. The Facility now houses Blue Ridge Community College together with Procter & Gamble who have partnered to provide education and training of their new lab facilities on site.

Services include an architectural and structural assessment of existing conditions, creating as-built drawings, designs for exterior improvements, plans for the adaptive reuse of interior spaces for community programs, bid packages, and construction support. Projects include roof replacement, window replacement, exterior façade improvements, and fit-out of tenant spaces.



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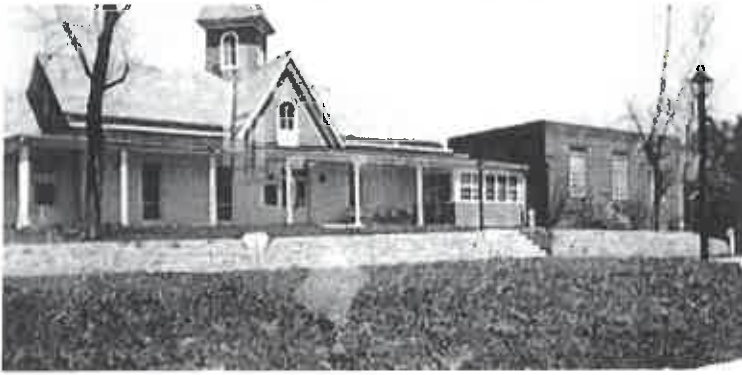
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**SWM** Specialty Women and Minority-Owned  
Specialty Diversity Organizations For Contractors

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**SWA** Arch, Women and Minority-Owned  
Support Diversity Strengthen the Community



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**SW&M** Small, Women and Minority-Owned  
Superior Diversity Strengthens The Communities



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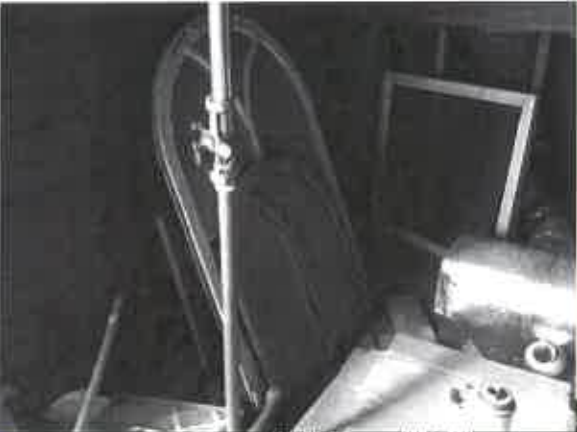
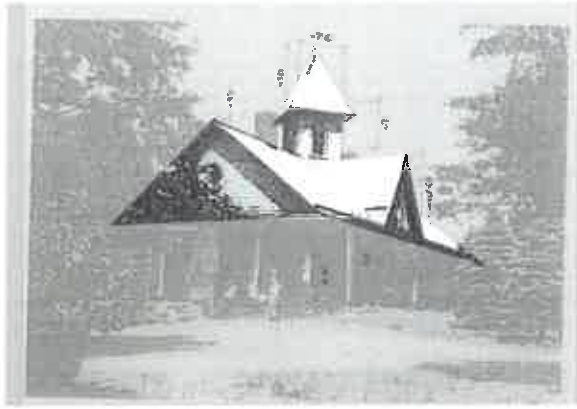
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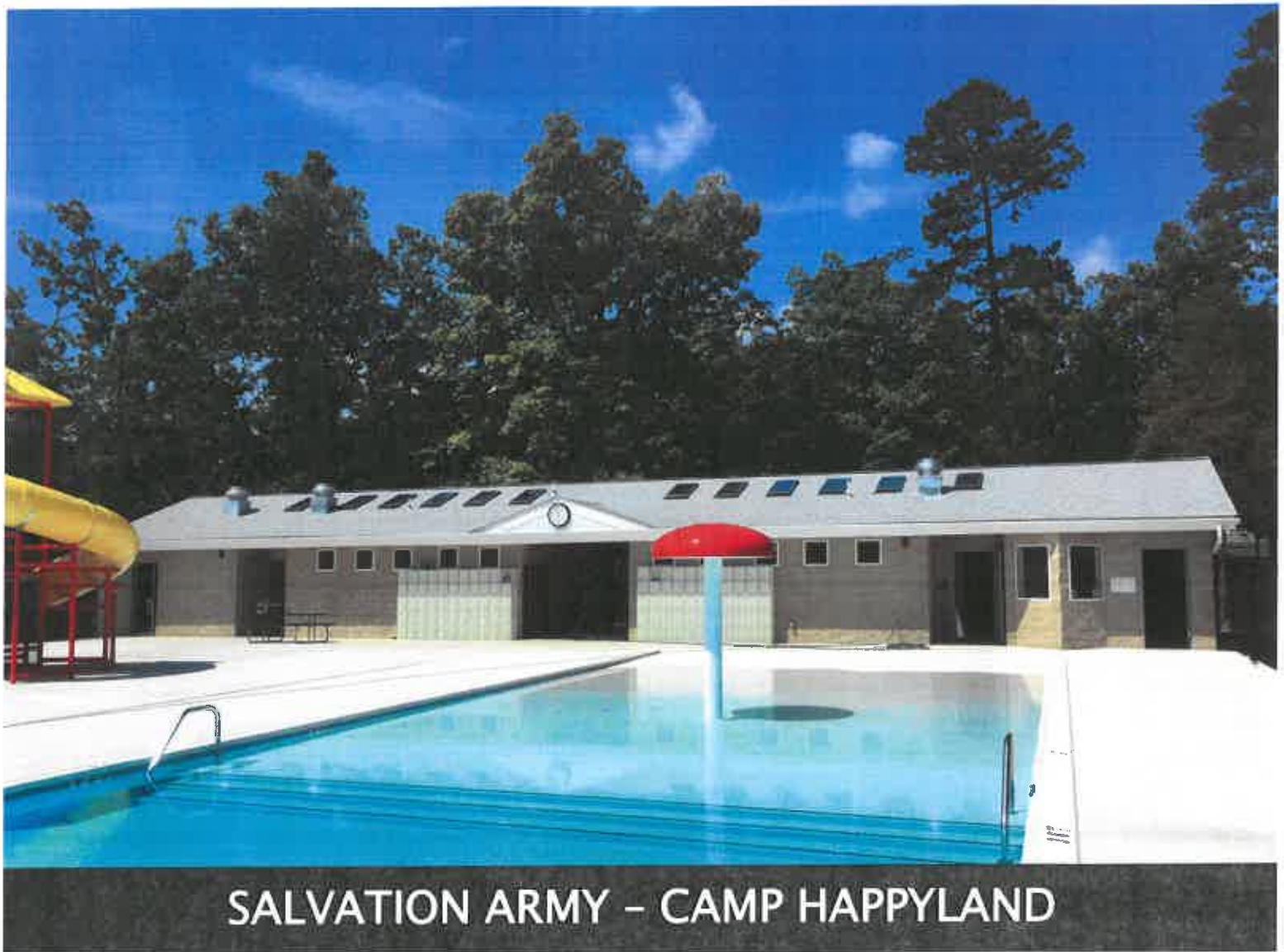
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## SALVATION ARMY – CAMP HAPPYLAND

**Location:**  
Richardsville, VA

**Size:**  
1 Story

**Total Square Footage:**  
2,060 sq ft

**Total Construction Cost:**  
1.4 million

**Completed:**  
2018

Located about two hours south of Washington, D.C., **Camp Happyland** is a summer destination for over 1,000 school-age youth from communities that **The Salvation Army** serves in the Washington, D. C. Metro area and Virginia. The ministry they provide includes music, performing arts, spiritual formations, and recreational and outdoor experiences. Their old, outdated pool house was in need of replacement, and **DESIGN CONCEPTS** designed a new, larger, well-lit building in a better location. Expanded facilities include additional toilets, sinks, showers and lockers. Safety upgrades include expanded lifeguard stations with better visibility of pool and deck, and storage room for pool accessories was increased.



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# SALVATION ARMY - CAMP HAPPYLAND

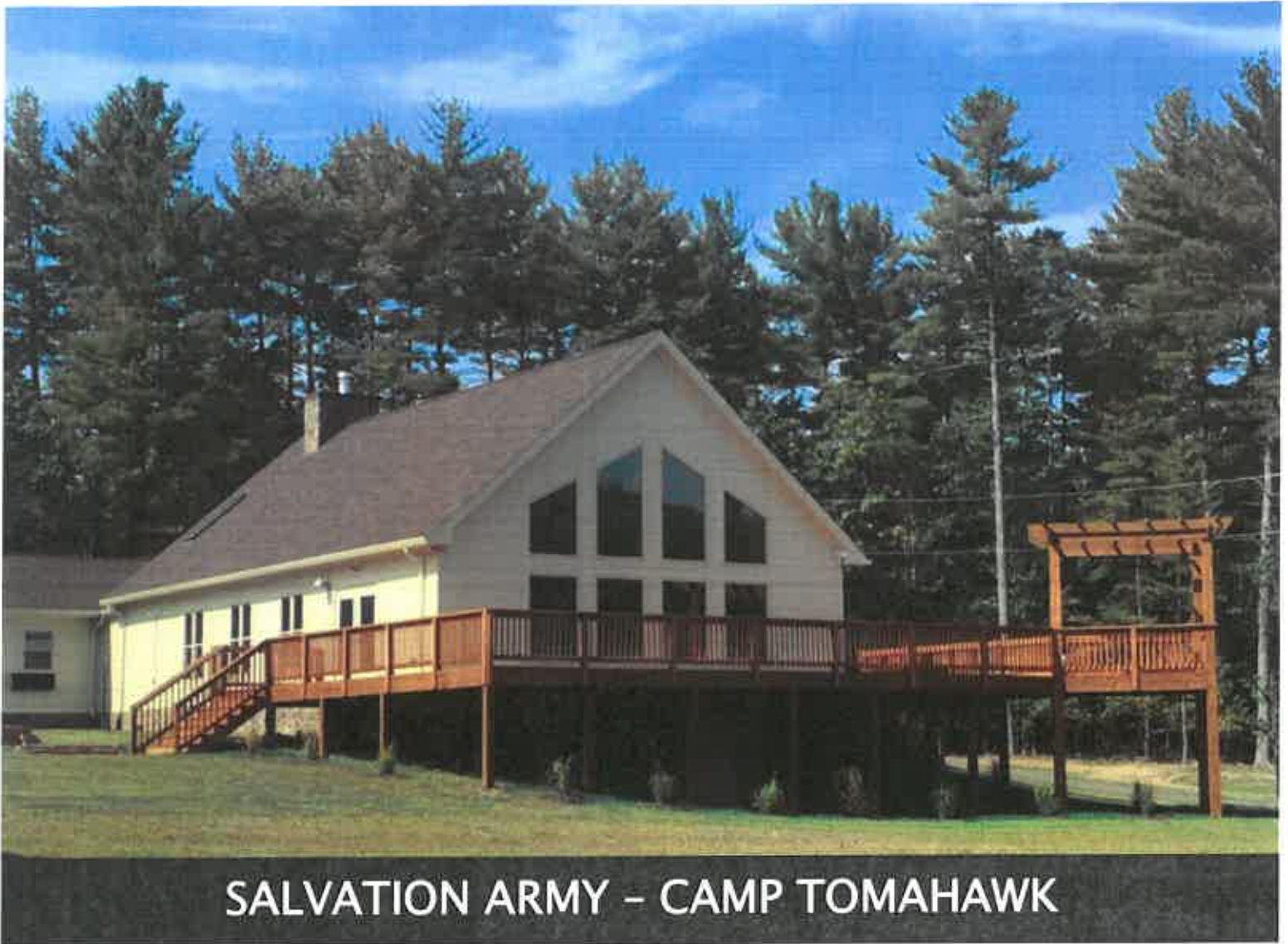


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## SALVATION ARMY – CAMP TOMAHAWK

**Location:**  
Hedgesville, WV

**Size:**  
1 Story

**Total Square  
Footage:**  
3,500 sq ft

**Total Construction  
Cost:**  
\$620,000

**Completed:**  
2017

Located in Hedgesville, WV, **Camp Tomahawk** is an extension of the ongoing religious and social programs offered by **The Salvation Army**. The camp offers summer programs for youth in the areas of Maryland and West Virginia. This project was an expansion of an existing building which included a 3,500 sq ft addition to be used for a meeting space and retreat center. Along with improvements to restrooms; a kitchenette, stone fireplace, and hard wood flooring were added, and the building was made accessible. Large windows were incorporated to appreciate the beautiful view of the mountains of West Virginia. The renovation of a 1700 sq ft space for existing sleeping rooms was also included as part of the project.



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## SALVATION ARMY – CAMP TOMAHAWK



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**Allegheny**  
Design Services  
Consulting Engineers

## PROJECT

### Canaan Valley Institute Headquarters/Educational Facility Davis, WV



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

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

#### PROJECT SCOPE:

- Research Facilities
- Offices
- Public Service Facilities

**PROJECT VALUE:** \$6.5 Million

**ESTIMATED PROJECT COMPLETION:** 2009





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

## **PROJECT PROFILE**

### **Canaan Valley Resort State Park Davis, WV**



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

Allegheny Design Services, LLC, Morgantown, WV  
Harbel, Inc., Cumberland, MD

**PROJECT SCOPE:**

- Construction of Two Brand New Guest Wings (162 Rooms)
- Extensive Renovations of the Main Lodge
- 102,534 SF (Addition); 64,993 SF (Renovation); Design-Bid-Build

**PROJECT VALUE:** \$25 Million

**PROJECT COMPLETION:** Fall 2013



**Allegheny**  
Design Services  
*Consulting Engineers*

## **PROJECT PROFILE**

### **Glade Springs Resort Clubhouse Expansion Daniels, WV**



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

Allegheny Design Services, LLC, Morgantown, WV  
Alliance Construction Management, Princeton, WV

**PROJECT SCOPE:**

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

**PROJECT VALUE:** \$1.1 Million

**PROJECT COMPLETION:** Summer 2006



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

**PROJECT PROFILE**

**Cacapon Resort State Park Lodge Addition and Renovations  
 Berkeley Springs, WV**



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

Allegheny Design Services, LLC, Morgantown, WV  
 Paramount Builders, LLC, St. Albans, WV 25177

**PROJECT SCOPE:**

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

**PROJECT VALUE:**

\$22 Million

**ESTIMATED PROJECT COMPLETION:**

TBD





**Allegheny**  
Design Services  
*Consulting Engineers*

## PROJECT PROFILE

### Nemacolin Woodlands Sundial Lodge Farmington, PA



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

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

**PROJECT SCOPE:**

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

**PROJECT VALUE:**

\$3 Million

**PROJECT COMPLETION:**

2013





## PROJECT PROFILE

### Boy Scout Welcome Center Mt. Hope, WV



**Scouting**  
LEAD • INSPIRE • EXPLORE

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

Allegheny Design Services, LLC, Morgantown, WV  
DCI / Shires, Inc., Bluefield, WV

#### PROJECT SCOPE:

- 11,000 Sq. Ft. Timber Frame / Stone Steel Frame Welcome Center
- 4 Stand Alone Rest Room Buildings
- Inside the building there will be seating areas, retail and exhibit space, a climbing wall and restroom facilities accessible from both inside and outside. Upon completion, the site will provide parking for more than 12,000 vehicles.

**PROJECT VALUE:**  
**PROJECT COMPLETION:**

\$ 17 Million  
2017





## PROJECT PROFILE

### Blue Sulphur Springs Pavilion Blue Sulphur Springs, WV



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

#### PROJECT SCOPE:

- Allegheny Design Services was awarded the honor of Designing the Stabilization for these Historical Brick Columns. The pavilion was originally built around 1836 by Dr. Alexis Martin in the Greek Revival style. Made of marble slabs five-feet wide, the sides enclosing the mineral spring are covered with brilliant pink sandstone. The pavilion was the heart of a nineteenth century resort complex, Blue Sulphur Springs, where Dr. Martin was the resident physician and administered the first mud baths in the United States. During the Civil War, the resort served as a bivouac and hospital for both armies until finally torched by Union soldiers in 1864. All that remains are the pavilion and the rich archaeological potential of the resort and Civil War encampment.

**PROJECT VAULE:** \$1 Million

**PROJECT COMPLETION:** 2016





**ADS** has accumulated a varied portfolio of **restorations projects** on the historic record, as well as those eligible for nomination. These projects have included theaters, schools, university buildings, and commercial buildings.

First Ward School Apartments  
FSU Folklife Center  
FSU Hardway Hall Entrance Renovation  
Martin Hall  
MET Theatre  
Palace Theatre  
Pocahontas County Courthouse  
Purinton House  
Urlings General Store Renovation  
Woodburn Hall

We understand the function of antiquated functional systems. Our experience has exposed our staff to many 19th and 20th century systems, and our scope of work has included existing system analysis, retrofit, reinforcement, and enhancement in order to maintain the historic significance and the architects' vision.





## REFERENCES

**Organization:** *Morgan County Commission*  
**Contact:** Vince Cichocki  
*Director of Facilities and Engineering, Retired*  
**Mailing Address:** 2649 Segrest Road  
Pace, FL 32571  
**Phone:** (850) 221-3699  
**Email:** [vinceci55@gmail.com](mailto:vinceci55@gmail.com)

**DESIGN CONCEPTS** has completed several projects for the **Morgan County Commission** including master planning, condition assessments, addition and renovations, roof replacement, window replacement, office renovation and new office fit-out. Recently, **DESIGN CONCEPTS** was selected to provide services to renovate the Pines Community Center.

**Organization:** *Winchester Little Theatre*  
**Contact:** Dolly Vachon  
*Development Chair*  
**Mailing Address:** 315 West Boscawen Street  
Winchester, Virginia 22601  
**Phone:** (540) 662-3331  
**Email:** [djv-rev@comcast.net](mailto:djv-rev@comcast.net)

**DESIGN CONCEPTS** is currently working with **Winchester Little Theatre** on renovating its historic freight station through the benefit of *State Historic Tax Credits*. Mr. Machado has donated countless hours towards planning and design. In addition, he is actively involved in the theater, volunteering his time.

**Organization:** *Howard Shockey and Sons, Inc.*  
**Contact:** Jeff Boehm  
*President*  
**Mailing Address:** P.O. Box 2530  
Winchester, Virginia 22603  
**Phone:** (540) 665-3246  
**Email:** [jboehm@howardshockey.com](mailto:jboehm@howardshockey.com)

Mr. Machado and **DESIGN CONCEPTS** have had a long-lasting successful relationship with regional contractor **Howard Shockey & Sons, Inc.** culminating in the renovation of the Shockey Companies Office Headquarters. This 28,000 square foot Office Renovation includes a new 2-story, glass entrance tower that serves as a focal point while tying the original, precast, 1-story office building to a later 2-story addition. The interior consists of renovated office space, along with a new bid room, conference rooms, and a training room. Additional projects together include work for Valley Health, National



Conference Center, WVU East Healthcare, HP Hood, Melnor, Westminster-Canterbury, City of Winchester, the Winchester Star, and the Red Cross.

**Organization:** ***County of Frederick***  
**Contact:** Harvey E. Strawsnyder, Jr., PE  
*Director of Public Works, Retired*  
**Mailing Address:** 107 North Kent Street  
Winchester, Virginia 22601  
**Phone:** (540) 722-8214  
**Email:** [estrawsn@co.frederick.va.us](mailto:estrawsn@co.frederick.va.us)

Mr. Machado has had a long successful relationship working with **Frederick County**. Previously, he had worked on renovations to the Old Frederick County Courthouse and now serves on its Board. With **DESIGN CONCEPTS**, he was Architect of Record for the new 14,000 square foot, state-of-the-art Animal Shelter, designed to house over 100 dogs and cats. In addition, **DESIGN CONCEPTS** has designed several utilitarian projects for the County as well as provided preliminary designs for a new Fire and Rescue Facility.

**Organization:** ***St. James the Greater Catholic Church***  
**Contact:** Rev. Mr. David Galvin  
*Deacon / Parish Administrator*  
**Mailing Address:** 49 Crosswinds Drive  
Charles Town, WV 25414  
**Phone:** (304) 725-5558  
**Email:** [deacon@stjameswv.org](mailto:deacon@stjameswv.org)

Mr. Machado has been a member of **St. James the Greater Catholic Church** for over 16 years. Through **DESIGN CONCEPTS**, he has worked on several projects throughout the **Diocese of Wheeling-Charleston** and often donates his time, talents, and treasures towards helping others.

**Organization:** ***Salvation Army***  
**Contact:** Shelton Fowler, III – Assoc. AIA  
*Assistant Director of Design & Construction*  
*The Salvation Army Southern Territory*  
**Mailing Address:** 1424 Northeast Expressway  
Atlanta, GA 30329  
**Phone:** (678) 409-5875  
**Email:** [Shelton.Fowler@uss.salvationarmy.org](mailto:Shelton.Fowler@uss.salvationarmy.org)

**DESIGN CONCEPTS** has a long history of working with the **Salvation Army** on many successful projects over the years, including work at retreat centers Camp Tomahawk and Camp Happyland. Projects include: a kitchen expansion in Winchester, VA; a retreat center meeting room in Hedgesville, WV; dormitory renovations in Hedgesville, WV; a new pool and bath house in Culpeper, VA; retail store renovation in Warrenton, VA.



## AWARDS

### *Professional Accolades:*

2018 Faith & Form Liturgical/Interior Design Award – Holy Cross Abbey  
Winning Entry – *Westgate Circle Design Competition* - Annapolis, Maryland  
2016 PHW Award - Winchester Little Theatre  
2015 PHW Award - Chopstick Café  
2014 PHW Award - Old Winchester Mill  
2012 PCI Design Awards Honorable Mention - George Washington AutoPark  
2009 PHW Award - Union Bank Building/Union Jack Pub  
2002 & 2006 PHW Award: Old Courthouse Civil War Museum

### *Community Service:*

Member - *Preservation Historic Winchester (PHW) Board*, Winchester, Virginia  
Former Member and President - *Old Court House Civil War Museum Board*, Winchester, Virginia  
Appointed Member - *Community Development Committee (CDC)* Winchester, Virginia  
Crew Leader - *St. James' Webster Springs Outreach Program*  
Coach - *Blue Ridge Youth Soccer Association (BRYSA)*  
Mentor - *Gifted Independent Study (GIS) Program*

## CLIENT RELATIONSHIPS

***“Tim Machado and DESIGN CONCEPTS were a delight to work with on the Bright Box Theater. Their understanding of city codes helped make the construction process move along smoothly, and their clear understanding of the project and mission made the final outcome a place the art community really wants to be. What I particularly appreciate about Tim was his ability to listen deeply and come up with solutions that truly captured the essence of what we were trying to achieve. I recommend him and DESIGN CONCEPTS unconditionally.”***

Dr. Marilyn Finnemore, CEO/President of *Mind & Media*

***“Many of you may not be aware that not only is St. Peter’s our responsibility, but it has also just undergone some very needed renovations in the social hall. Tim Machado is an architect and a member of our parish. His firm is called DESIGN CONCEPTS and is located in Winchester. Tim donated countless hours in redesigning the social hall portion of the building by moving and expanding the kitchen into the back area of the hall for more privacy, relocating and upgrading the bathrooms with easier access from the public areas, and opening up the entire public access area so we could have larger functions...These men never asked for it but I would like to thank each of them for the***



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131 South Loudoun Street Winchester, VA 22801  
Phone: (540) 722-7247; Fax: (540) 722-7248  
architect@1designconcepts.com

***extraordinary job they did on the project. The Bishop had a chance to tour the project and was amazed at all the design work and improvements on the space."***

Rev. Fr. Brian Owens

Pastor, **St. James the Greater Catholic Church** in Charles Town, WV

***"Tim is a knowledgeable, user-friendly architect who is both responsive and responsible. When questions do arise, Tim is quick to work towards resolution in team fashion. Tim possesses a very calm demeanor and this carries through to his business dealings and interactions. (I would) absolutely (use him again), without a moment's hesitation."***

Jeff Boehm, President of **Howard Shockey & Sons, Inc.**

***"Over fifteen plus years I've interviewed hundreds of architects. (Tim and his team) impressed the daylights out of me. Thanks for the good job you are doing for us."***

Vince Cichocki, Director of Facilities and Engineering for the **Morgan County Commission**

***"...I'm so excited about David and Tim (new regular patrons, btw!!) - and the generosity of their time. They have come up with such a logical plan - that saves us the dangerous, ever-dreaded "relocation" worry! WOW....These two are an amazing, formidable pair; and helping us for the right reasons..."***

Sara Gomez, Director at **Winchester Little Theatre**

***"All of the volunteers and members of WLT are thrilled and amazed at the quality, expertise, and professionalism of Tim Machado our Architect..."***

Dolly Vachon, Development Chair at **Winchester Little Theatre**

***"Thank you for all your hard work and diligence on this project."***

John Willingham, President of **Winchester City Council**

***"Thanks again for your hard work and perseverance...Thanks for everything!"***

Craig Rogers, Management and Program Analyst, **FBI**

***"Thanks so much for the wonderful images and your great ideas!"***

Betsy Bainbridge, **Harpers Ferry Town Council** and Executive Director of **Historic Town Foundation**

***"Thank you for the superb job you did designing the lodge at Tuscan Ridge Community. It looks terrific and really sets a world class tone. Your attention to detail over the past year was really invaluable to our company and really shows in the finished product. I would gladly use your services again on any future jobs."***

Justin Folds, Vice President of **North American Land**



**DESIGN CONCEPTS**

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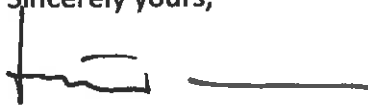


*"This is yet another thank you for your plans that made our addition so pleasant for us. I have sent you mental thanks, so many times I've lost track, but here's one more..the whole sense of contentment with the new addition, that we love, has made such a monumental contribution to John's willingness to fight back to good health. Your ideas have proved to be the correct ones. I just had to write to say, "Thank You" one more time. I must say it three or four times a day to myself."*

John and Jean Daniels, Homeowners

Together with the rest of our design team, we look forward to the opportunity to work with you.

Sincerely yours,



Tim Machado, AIA  
President, *Architecture Design Concepts, P.C.*  
d.b.a. **"DESIGN CONCEPTS"**



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architecture + interiors

131 South Loudoun Street Winchester, VA 22601

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architect@1designconcepts.com



**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.

Timothy J. Machado, President  
(Name, Title)

\_\_\_\_\_  
(Printed Name and Title)

131 South Loudoun Street, Winchester, VA 22601  
(Address)

(540) 722-7247/(540) 722-7248  
(Phone Number) / (Fax Number)

architect@1designconcepts.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.

Architecture Design Concepts PC d.b.a. "DESIGN CONCEPTS"  
(Company)

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

Timothy J. Machado, President  
(Printed Name and Title of Authorized Representative)

June 4, 2019  
(Date)

(540) 722-7247/(540) 722-7248  
(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: AEOI DNR19\*12**

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:

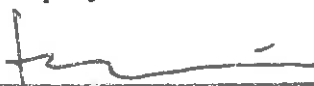
*(Check the box next to each addendum received)*

- |  |  |
|--|--|
| <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.

Architecture Design Concepts d.b.a. "DESIGN CONCEPTS"

Company



Authorized Signature

June 4, 2019

Date

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

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: ARCHITECTURE DESIGN CONCEPTS, P.C. d.b.a. "DESIGN CONCEPTS"

Authorized Signature: [Signature] Date: 6.10.19

State of Virginia

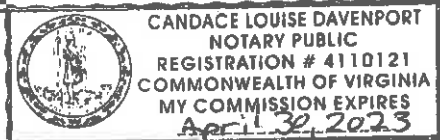
County of Frederick, to-wit:

Taken, subscribed, and sworn to before me this 10 day of June, 2019.

My Commission expires April 30, 2023.

AFFIX SEAL HERE

NOTARY PUBLIC



[Signature]