



State of West Virginia  
Expression of Interest

Procurement Folder : 379129

Document Description : Addendum No. 01 A/E Services Berkeley Springs Roman Bathhous

Procurement Type : Agency Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No		Version	Phase
2017-11-03	2017-11-06 13:30:00	AEOI	0310 DNR1800000002	2	

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 Alpha Associates, Inc 209 Prairie Ave. Morgantown WV 26501 304-296-8216

FOR INFORMATION CONTACT THE BUYER

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

Signature X

FEIN # 550516286

DATE 11-6-17

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

Date Printed : Nov 03, 2017 Solicitation Number : DNR1800000002

Page : 1

FORM ID : WV-PRC-AEOI-001

RFQ No. \_\_\_\_\_

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**MANDATE:** 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 exceed 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 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: Alpha Associates, Incorporated

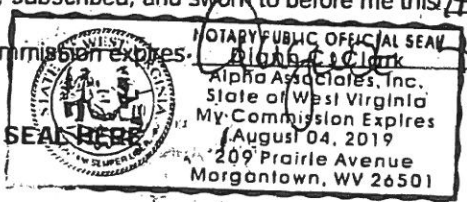
Authorized Signature: [Signature] Date: 11-6-17

State of West Virginia

County of Monongalia, to-wit:

Taken, subscribed, and sworn to before me this 4th day of November, 2017.

My Commission expires: August 04, 2019



NOTARY PUBLIC [Signature]

**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.

*[Signature]*  
 (Name, Title)  
Richard A. Colebank, President & COO  
 (Printed Name and Title)  
209 Prairie Ave Morgantown WV 26501  
 (Address)  
304-296-8216  
 (Phone Number) / (Fax Number)  
rick.colebank@thinkalphainst.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.

Alpha Associates, Inc  
(Company)

*[Signature]*  
(Authorized Signature) (Representative Name, Title)

Richard A. Colebank  
(Printed Name and Title of Authorized Representative)

11/6/17  
(Date)

304-296-8216  
(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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

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

Addendum Numbers Received:

(Check the box next to each addendum received)

- |  |  |
|--|--|
| <input 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 |

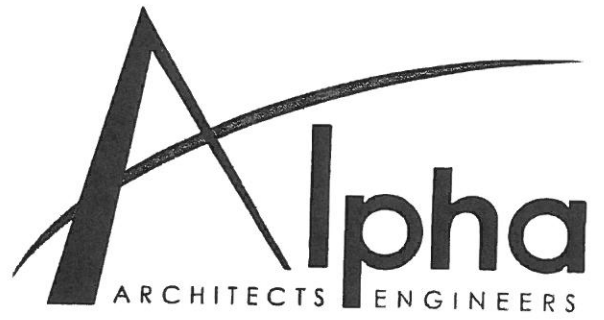
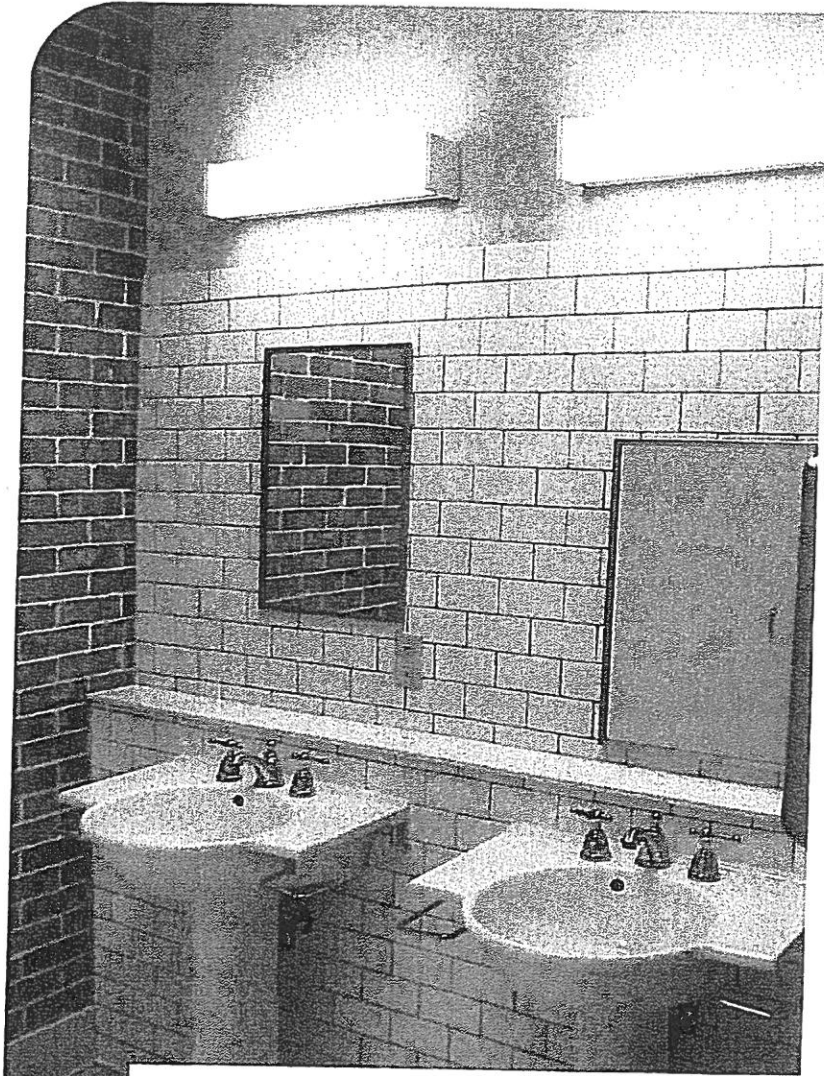
I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information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

Alpha Associates, Inc  
Company

  
Authorized Signature

11/6/17  
Date

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



## WV DNR

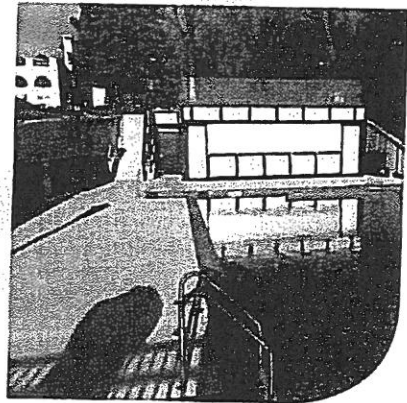
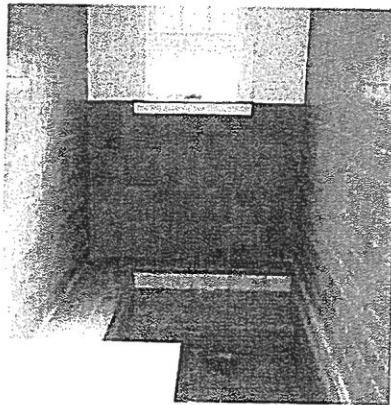
### Berkeley Springs Roman Bathhouse Renovations

November 6, 2017

1:30PM

AEOI 0310 DNR1800000002

**EXPRESSION OF INTEREST**





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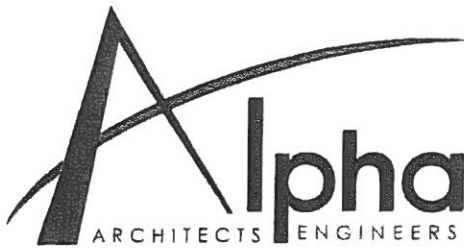
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November 6, 2017

Division of Natural Resources  
Property & Procurement Office  
324 4<sup>th</sup> Ave.  
South Charleston, WV 25303

ATTN: Angela W. Negley, Buyer

**RE: AEOI 0310 DNR180000002**  
**A/E Services for Berkeley Springs Roman Bathhouse Renovations**

Dear Ms. Negley,

Alpha Associates, Incorporated is pleased to submit this Expression of Interest to provide architectural and engineering services for renovations of the Old Roman Bathhouse at Berkeley Springs State. Alpha's experience in the area and previous work performed on the bathhouse combined with our unparalleled level of expertise makes us the perfect partnering firm for the State and WV DNR on this project.

Throughout our more than 48 years of providing architectural and engineering services, Alpha has partnered with the State and WV DNR on numerous projects, including our ongoing projects at Tygart Lake State Park and the Spring Run Fish Hatchery. Included in this response, you will find other projects Alpha has completed with the WV DNR and other similar projects. These projects include new construction and renovations/additions of similar size and purpose facilities.

Alpha is a West Virginia owned and operated architectural and engineering design firm with a unique combination of in-house design services that allow us to complete all aspects of design. Alpha offers design services from two convenient locations with our corporate headquarters located in Downtown Morgantown and our Eastern Regional Office located in Martinsburg.

For this project we have partnered with Miller Engineering to provide MEP design services. Alpha and Miller have partnered on many projects over the years. Miller is conveniently located minutes away from Alpha's Morgantown office, allowing us to provide the WV DNR with a communicative, cohesive design team.

Thank you again for the opportunity to submit this Letter of Qualification. We appreciate your consideration and look forward to working with you on this upcoming project at Berkeley Springs State Park. We are committed to providing the State and WV DNR with a team that surpasses every expectation. If you have any questions or wish to further discuss our qualifications, please contact me at (304)296-8216 extension 102.

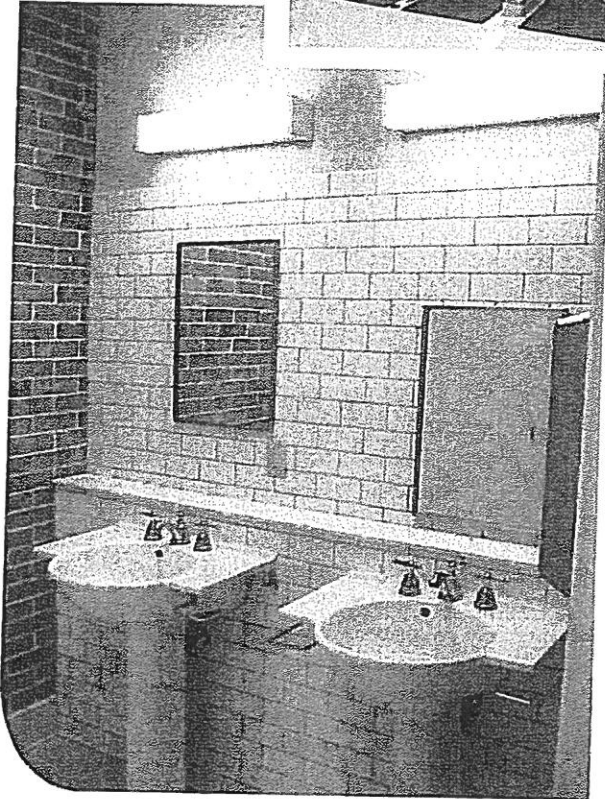
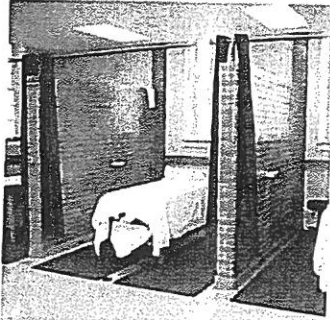
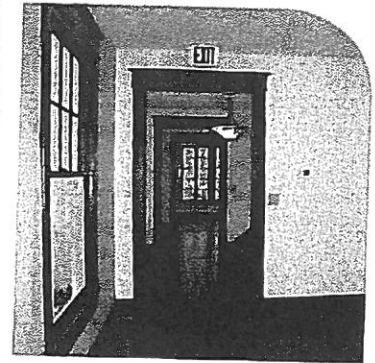
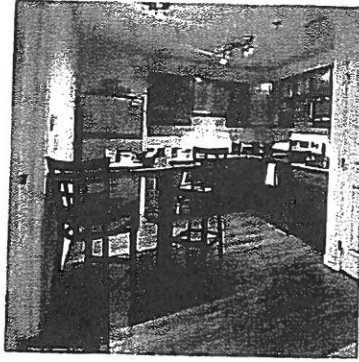
Sincerely,

**ALPHA ASSOCIATES, INCORPORATED**



Richard A. Colebank, PE, PS  
President and COO  
[rick.colebank@thinkalphafirst.com](mailto:rick.colebank@thinkalphafirst.com)





## FIRM PROFILE

### Firm Profile

#### FIRM NAME

Alpha Associates, Incorporated

#### OFFICE LOCATIONS

209 Prairie Avenue  
Morgantown, West Virginia 26501

535 West King Street  
Martinsburg, West Virginia 25401

#### INCORPORATED

1969; Morgantown, WV

#### FIRM PRINCIPALS

Richard A. Colebank, PE, PS; President & COO  
Richard W. Klein, PE, PS; Chairman & CEO  
Charles B. Luttrell, PE; Principal  
Charles B. Branch, PE; Principal

#### NUMBER OF EMPLOYEES

22 Employees

#### SERVICES

Architectural Design  
Civil Engineering  
Structural Engineering  
Surveying  
Interior Design  
Landscape Architecture  
Construction Administration

Alpha Associates, Incorporated was established in 1969 and since that time has completed hundreds of projects throughout Morgantown and the state of West Virginia. Alpha's Corporate Office is located in Morgantown with our Eastern Regional Office located in Martinsburg.

think **Alpha** first.com



### Firm Profile

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

*Over the past 13 years Miller Engineering, Inc. (MEI) has engineered solutions for over \$17.2M in mechanical system upgrades, repairs and renovations for projects of all scopes and sizes, with clients ranging from private owners to local and state governments.*



*With a strict attention to detail and commitment to delivering a job done well and done right the first time, every time, MEI has accumulated a change order percentage of less than 0.1% over the past 8 years.*

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



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

### Additional Benefits

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



### Engineering Design and Consultation

- Mechanical
- Electrical
- Plumbing
- HVAC Design
- Renovation
- New Construction

#### Aquatic Facility Design

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

#### Construction Administration

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

#### Communication System

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

#### Energy

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

#### Facility Utilization

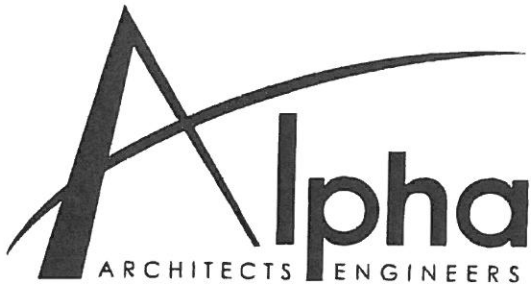
- Systems Assessment & Solutions
- Adaptive Re-use
- Planning/Life-Cycle Control
- Engineered Replacement

#### Life Safety Inspection/Design

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

#### Industry Experience

- Education
- Local & State Government
- Commercial Development
- Healthcare
- Public Pools (indoor & outdoor)
- Department of Parks & Recreation



## STATEMENT OF QUALIFICATIONS

Alpha Associates, Incorporated is a West Virginia-based architectural and engineering design firm that provides services in the areas of architectural design, interior design, construction administration, civil engineering, structural engineering, landscape design, project management, and surveying. Our clients benefit from our unique combination of extensive design and construction experience, advanced technical tools, dedicated principals and highly skilled staff members.

Alpha's philosophy has always been to provide exemplary services for fair fees. We have always believed that the best way to succeed as a business is to go above and beyond the basic requirements of our contracts and do whatever is necessary to successfully complete the given project. What is best for the client is inevitably best for us too.

Everyone at Alpha, from the president to the administrative staff, works towards the goal of completing successful projects. Our principals are involved with projects from the earliest stages right through final completion and beyond. They will provide frequent updates on the project by using effective communication tools to manage the projects and all the involved parties. Our skilled staff of 22 architects, engineers, surveyors and administrative personnel all work diligently towards producing the drawings and specifications that will deliver our clients successful projects, completed on time and within budget.

Alpha has thrived for 48 years because we are a professional organization dedicated to providing superior architectural and engineering design services to our clients. While our staff is large enough to handle any size project, we are also small enough to give each and every one of our projects the individual attention to detail that will make them successful projects for our clients.



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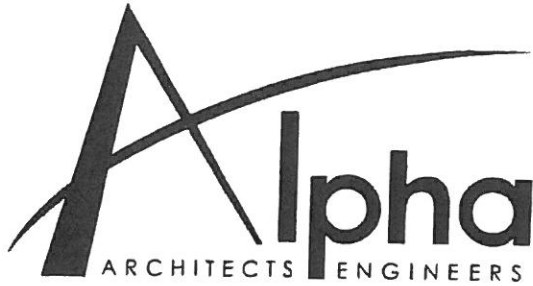
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## SCHEDULE CONTROL

Alpha Associates, Incorporated has an excellent track record of producing projects on time and within the Owner's budget. Many A/E firms can claim the same successes, but the determining factor is the tools the firms utilize to achieve the budgets, both in regard to funds and time. Alpha utilizes a number of tools, both traditional and modern to exceed our clients' expectations.

A project schedule is a dynamic, ever changing entity. Your project schedule depends on many factors including:

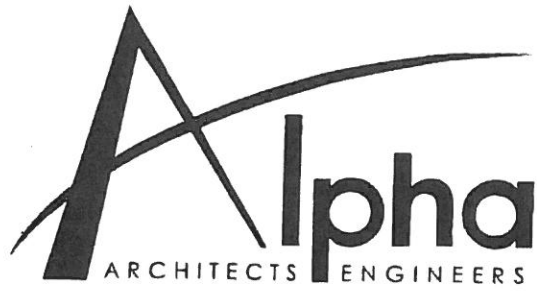
- Preferred construction method
- Changes to project scope
- Unique construction elements

The Alpha Team has an excellent track record of meeting project design deadlines. Most recently, Alpha completed construction on a project in Morgantown that went from design to completion in just over 12 months. This project was completed for a private developer and had a construction cost in excess of \$20 million.

Successful project management depends upon consensus regarding work efforts, milestones and goals. The team has found that the development of detailed work plans, which delineate tasks and deliverables for each project phase, in concert with the client and full project team, is the most effective means of establishing expectations about efforts required by the respective disciplines. In addition to guiding the efforts of the design team, the work plan sets forth specific time frames and decision points for Owner and user reviews, comments and approvals.

Developing an overall project schedule is a critical task that must take into account many factors: building type, owner's desire for occupancy, scope of work and level of documentation, whether contract(s) is bid or negotiated, available fee, and prior experiences on similar projects. Characteristic of the client, its organization, or the involvement of a construction manager and his responsibility for document review must also be considered.

This starts with a kick-off meeting which establishes ground rules, responsibilities,



and line of communication. We have found that a team visioning session is a great way to get everyone started off on the right track.

Determining a project schedule is a task that must be done with all parties involved in the process. Once the design process begins, a very detailed, realistic project schedule can be developed and communicated to all involved.



## RESOURCES AND SOFTWARE

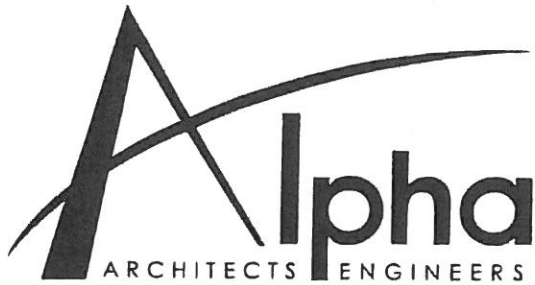
### Resources

Alpha Associates, Incorporated is prepared to commit staff resources to the West Virginia Division of Natural Resources and Berkeley Springs State Park. Alpha has the qualified and experienced personnel, administrative support, along with the production equipment and resources to ensure the successful completion of the Berkeley Springs State Park Old Roman Bathhouse Renovation Project. We are confident in our ability to provide you with a committed, dependable, and cohesive team.

### Software

The project team incorporates the latest computer and software capabilities required to complete the working drawings and specifications for this project. Our cost accounting system is top-of-the-line and we have the ability to differentiate fees according to task. We have secure e-mail and internet capability to allow efficient transfer of information between Alpha and the client. We currently have the latest editions of the following software:

- AutoCAD 17
- REVIT (Editions up to 2018)
- Civil 3D
- RISA 3D
- RISA Floor
- RISA Foundation
- MathCAD
- Autodesk Suite
- Enercalc
- AutoTURN



## COST AND BUDGET

Alpha Associate, Incorporated has an excellent record of budget control. Our in-house cost estimators, combined with an excellent relationship with contractors throughout the area allow us to develop accurate estimates early in the design process. The Alpha estimators begin at the schematic design phase of the project and develop a line item estimate of probable construction costs that can be carried through each of the project phases. At each phase the project estimate is updated to include a more detailed estimate in order that the accuracy can be enhanced. During these updated estimates, specific increases or decreasing can be identified allowing the owner to make informed decisions moving forward on the important budget issues for the project.

Many projects employ the use of alternatives' to control the budget through obtaining actual contractor pricing during the bid process. This allows flexibility for the owner in determining the costs of portions of the project that may be optional and critical for budget control.

Below you find several examples where Alpha was able to execute projects successfully within a reasonable budget.

### **Jefferson County Emergency Services Agency**

Estimate: \$1,230,651.26  
Bid Amount: \$1,219,000.00  
Change Order: \$4,354.52  
Final Budget: \$1,223,354.52

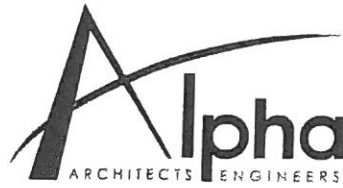
### **Berkeley County Emergency Ambulance Authority**

Estimate: \$345,463.30  
Bid Amount: \$399,400.00  
Change Order: \$23,859.91  
Final Budget: \$423,259.91

### **Clear Mountain Bank – Oakland**

Estimate: \$1,922,615.80  
Bid Amount: \$1,925,948.00  
Change Order: -\$37,405.00  
Final Budget: \$1,888,543.00





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## ALPHA RESUMES

### SUMMARY

Mr. Colebank is President and Chief Operating Officer of Alpha. He has been with Alpha Associates, Incorporated since 1985. He began his career with Alpha as a staff engineer and progressed through the ranks from Project Manager to his current position. Mr. Colebank has worked with diverse clients such as WVU, City of Morgantown, WVDOH, WVU Foundation, and the Morgantown Municipal Airport, as well as numerous other public and private clients. Since 1988, Mr. Colebank has been the Principal-In-Charge of the Civil Engineering projects developed at Alpha. In his current capacity, Mr. Colebank provides financial and administrative guidance for the day to day operations of the company while continuing to manage projects.

**Richard A. Colebank, PE, PS**

President and COO

### PROFILE

Broad-based responsibilities in the following areas:

- Project Management
- Business Operations and Financial Management
- Quality Assurance/Quality Control
- Civil Engineering Project Management and Design
- New Business Development
- Expert Testimony and Investigation

### PROFESSIONAL HIGHLIGHTS

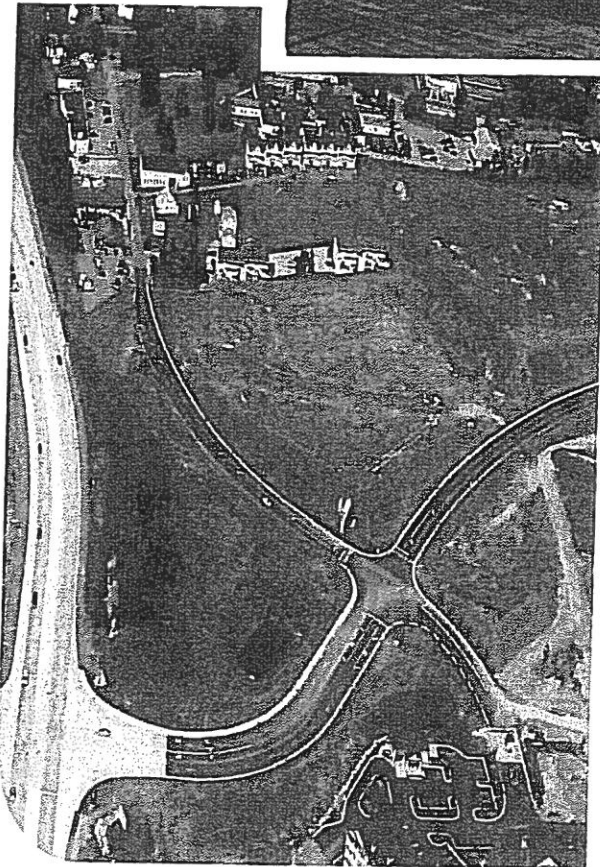
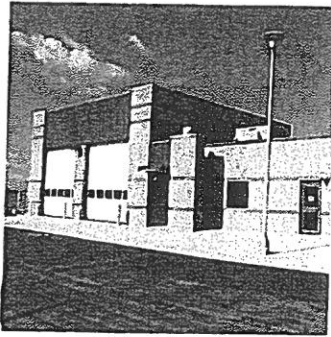
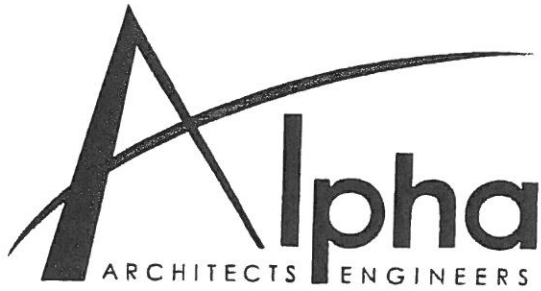
#### Project Manager:

- WVU Research Park; Morgantown, WV
- Federal Bureau of Prisons Hazelton Medium Security Prison
- WV Medal of Honor Recipients Plaza; Hazelton, WV
- North Fork Hughes River Recreation Facilities; Ritchie County, WV
- WVDOH I-77 Welcome Center; Williamstown, WV
- Ices Ferry Bridge; Morgantown, WV
- Monongalia General Hospital Expansion; Morgantown, WV
- Monongalia General Hospital Access Road; Morgantown, WV
- Morgantown Municipal Airport Access Road; Morgantown, WV
- West Virginia State Office Building; Clarksburg, WV
- WVU College of Physical Education and Sports Science/Student Health Center; Morgantown, WV

#### Indefinite Delivery/Indefinite Quantity Contracts:

- Morgantown Municipal Airport Open End Contract
- West Virginia Division of Highways Open End Contract
- National Energy Technology Laboratories Open End Contract
- West Virginia University Open End Contract
- United States Postal Service Open End Contract





## ALPHA RESUMES

**Richard A. Colebank, PE, PS** | President and COO

### EMPLOYMENT HISTORY

1985 – Current Alpha Associates, Incorporated  
 1983-1985 Charles Townes and Associates, P.C.  
 1983 US Army Corps of Engineers

### EDUCATION

West Virginia University  
 Masters of Business Administration; 1999  
 Bachelor - Civil Engineering; 1982

### QUALIFICATIONS

- **License:** Professional Engineer. West Virginia, Maryland, Pennsylvania, Virginia

Professional Surveyor: West Virginia  
 Certified Private Pilot

### AFFILIATIONS

- Former NSPE/PEPP Governor of WV
- American Red Cross - Regional Chairman
- University High School Foundation; Charter Member; President
- Morgantown Area Chamber of Commerce; Past Chairman
- WVU College of Civil and Environmental Engineering Visiting Committee
- WVU College of Business and Economics MBA Advisory Committee

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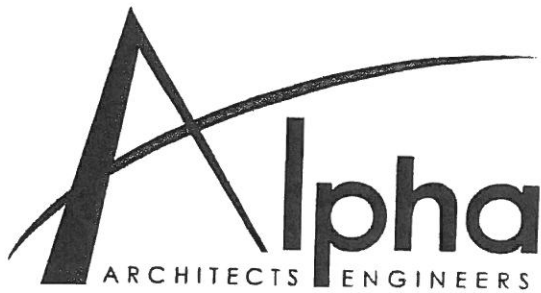
Contact

Richard A. Colebank

304.296.8216

800.640.8216

rick.colebank@thinkalphafirst.com



## ALPHA RESUMES

**Charles Branch, PE** | Principal, Civil Engineer

### SUMMARY

As Chief Engineer for site development and planning projects, Mr. Branch is a vital part of the design process at Alpha. His involvement spans from strictly civil engineering projects, to the design of large scale educational projects and medical facilities. Mr. Branch acts as peer review for young engineers in the firm on issues ranging from storm water management to site design. Mr. Branch is also involved in commercial and residential development design, roadway and bridge design and utilities layout.

### PROFILE

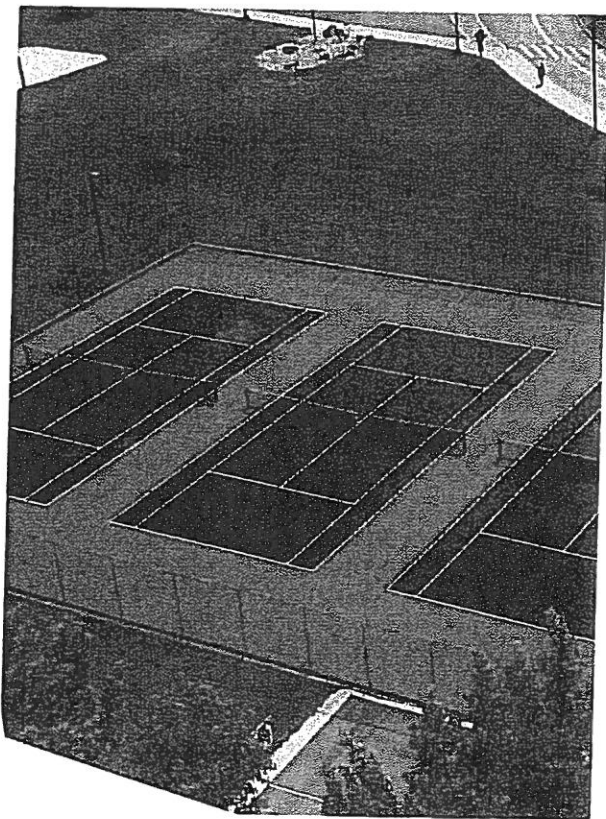
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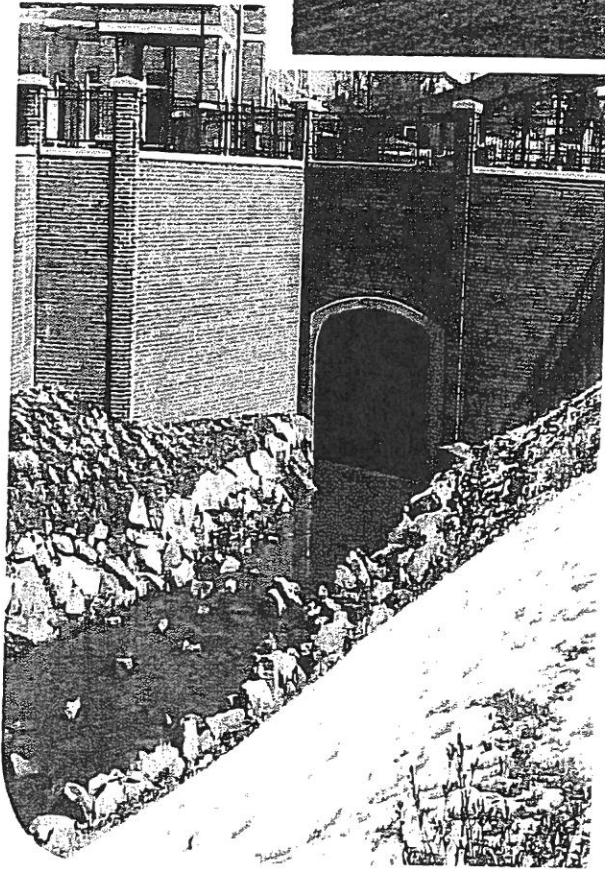
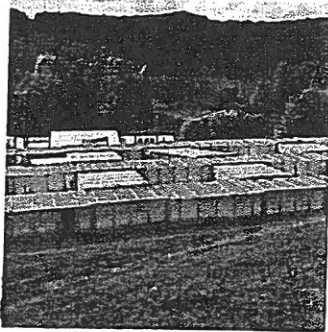
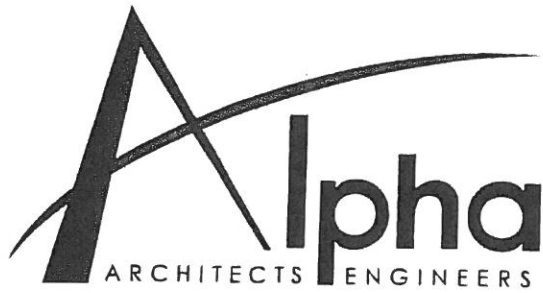
- Highway Design
- Municipal Engineering
- Wastewater Collection
- Storm Sewer System Design
- Storm Water Management
- Site Engineering
- Project Management

### PROFESSIONAL HIGHLIGHTS

#### Civil Engineer/Project Manager:

- Jane Lew Truck Stop; Jane Lew, WV
- Clarksburg State Office Building; Clarksburg, WV
- WVU Reedsville Farm Redevelopment; Morgantown, WV
- Freedom Automotive Group Dealerships; Morgantown, WV
- Freedom Kia; Clarksburg, WV
- WVU Parking Lot 81 Renovations; Morgantown, WV
- WVU Doll's Run Burn Room; Morgantown, WV
- WVU Alumni Center Parking Lot; Morgantown, WV
- WVU Alumni Center Storm Water Management; Morgantown, WV
- WVU Evansdale Redevelopment; Morgantown, WV
- WVU Health Sciences Center Eastern Division; Martinsburg, WV
- Blackshere Bridge; Mannington, WV
- WVDOH I-77 Welcome Center; Williamstown, WV
- WV Medal of Honor Recipients Plaza; Hazelton, WV
- Lewis County High School Bridge; Weston, WV
- Wyoming County Route 10 Relocation; Wyoming County, WV
- Fairmont Federal Credit Union; Bridgeport, WV





## ALPHA RESUMES

**Charles Branch, PE** | Principal, Civil Engineer

### EMPLOYMENT HISTORY

1992 – Current Alpha Associates, Incorporated  
 1988-1992 Reimer, Muegge, & Associates, Inc.

### EDUCATION

West Virginia University  
 Bachelor - Civil Engineering; 2000  
 Fairmont State College  
 Bachelor Architectural Engineering Technology; 1988

### QUALIFICATIONS

- **License:** Professional Engineer: West Virginia

### AFFILIATIONS

- WV Society of Professional Engineers
- National Society of Professional Engineers

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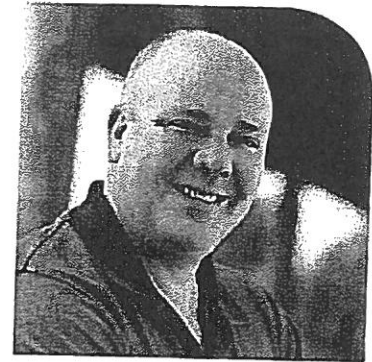
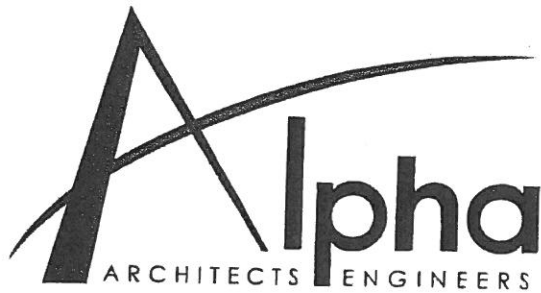
Contact

Charles B. Branch

304.296.8216

800.640.8216

[chuck.branch@thinkalphafirst.com](mailto:chuck.branch@thinkalphafirst.com)



## ALPHA RESUMES

**Charles B. Luttrell, PE** | Principal, Structural Engineer

### SUMMARY

Mr. Luttrell has worked with Alpha Associates, Inc. since 1996. He is the chief structural engineer on all projects at Alpha. Before coming to Alpha, Mr. Luttrell's graduate work resulted in several contributions to the cold-formed steel deck industry. His new method of analysis for non-uniform loads on composite concrete and cold formed steel decks has been made a permanent part of the Steel Deck Institute's design manual. Mr. Luttrell also worked on projects that involved pre-stressed timber bridge research with the WVU Constructed Facilities Center. Since coming to Alpha, Mr. Luttrell has had significant involvement in the effort to begin utilizing modern composite materials in practical bridge applications.

### PROFILE

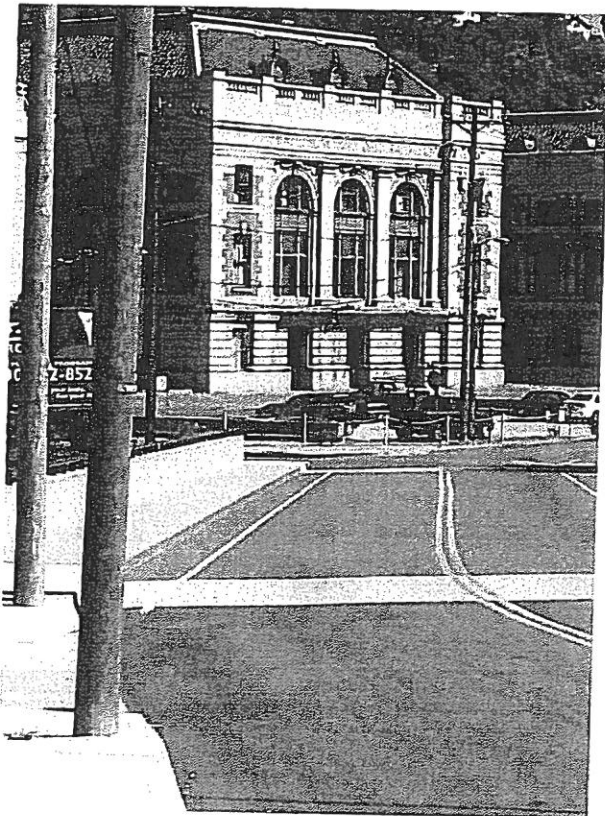
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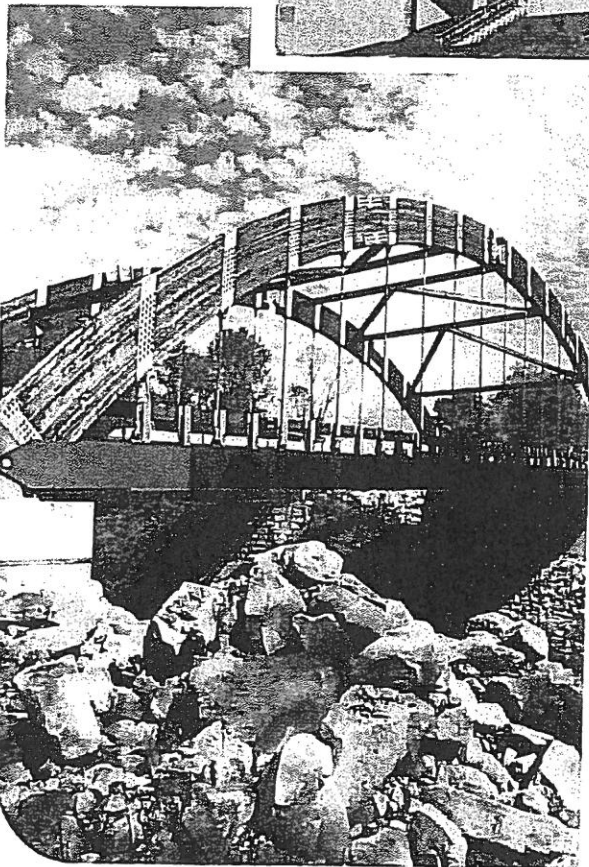
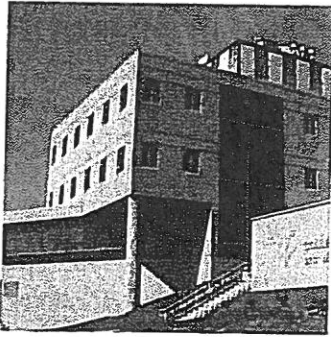
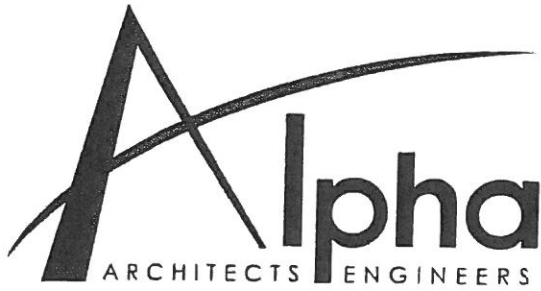
- Bridge Structural Design and Analysis
- Innovative Bridge Materials Applications
- Building Structural Design and Analysis
- Historical Restoration and Evaluations

### PROFESSIONAL HIGHLIGHTS

#### Structural Engineer:

- Alumni Center Structural Framing and Foundation; WVU
- Engineering Science Building, East Wing Addition, WVU
- Hazel Ruby McQuain Amphitheater Roof; Morgantown, WV
- West Buckeye Bridge; Core, WV
- Washington High School; Charles Town, WV
- WVU Coliseum Structural Inspection; Morgantown, WV
- WVU Coliseum Scoreboard Hoist Project; Morgantown, WV
- Alderson Broaddus College, Rex Pyles Arena Deck; Philippi, WV
- Mountaineer Middle School Renovation; Morgantown, WV
- Salem International Building Inspections; Salem, WV
- Monongalia County Sheriff's Building; Morgantown, WV
- South High Street Bridge, Morgantown, WV
- Ices Ferry Bridge, Morgantown, WV





## ALPHA RESUMES

**Charles B. Luttrell, PE** | Principal, Structural Engineer

### EMPLOYMENT HISTORY

1996 – Current	Alpha Associates, Incorporated
1995-1996	Larry D. Luttrell, PE, Ph D
1991-1994	West Virginia University
1990-1991	WVU Constructed Facilities Center

### EDUCATION

West Virginia University  
 Masters - Structural Engineering; 1995  
 Bachelor - Civil Engineering; 1993

### QUALIFICATIONS

- **License:** Professional Engineer; West Virginia, Pennsylvania

### AFFILIATIONS

- WV Society of Professional Engineers
- National Society of Professional Engineers
- Chi Epsilon; Member
- American Concrete Institute; Member

### Research Experience

- Cold Formed Steel Deck Research
  - ✓ Fastener Failures
  - ✓ Edge conditions/failures
  - ✓ Buffered overlap shear failures
- Composite Cold Formed Steel and Concrete Deck Research
  - ✓ Line load behavior/failures
  - ✓ Concentrated load behavior/failures
  - ✓ Web crippling
  - ✓ Punch failures

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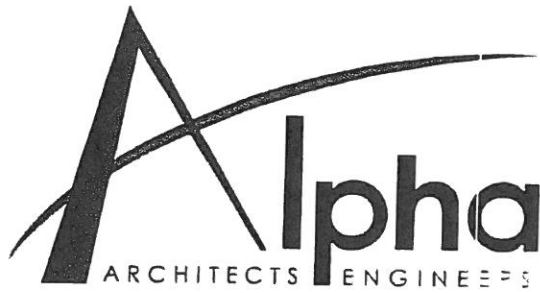
Contact

Charles B. Luttrell

304.296.8216

800.640.8216

charlie.luttrell@thinkalphafirst.com



## ALPHA RESUMES

Casey Smith, Assoc. AIA

Architectural Designer

### SUMMARY

Mr. Smith has been employed with Alpha Associates since 2016. He has worked on several architectural projects including multi-million dollar projects for private and public sector clients. Mr. Smith came to Alpha with an impressive background in educational, commercial, and local government facilities. He has offered assistance in project management, using his background to further improve the quality of each project he is involved with. Mr. Smith has been an incredible asset to Alpha Associates and proves to be an asset on each of his projects.

### PROFILE

Broad-based responsibilities in the following areas:

- Architectural/Structural Construction Drawings
- Construction Administration
- Project Management Assistance

### PROFESSIONAL HIGHLIGHTS

#### Construction Administration Projects

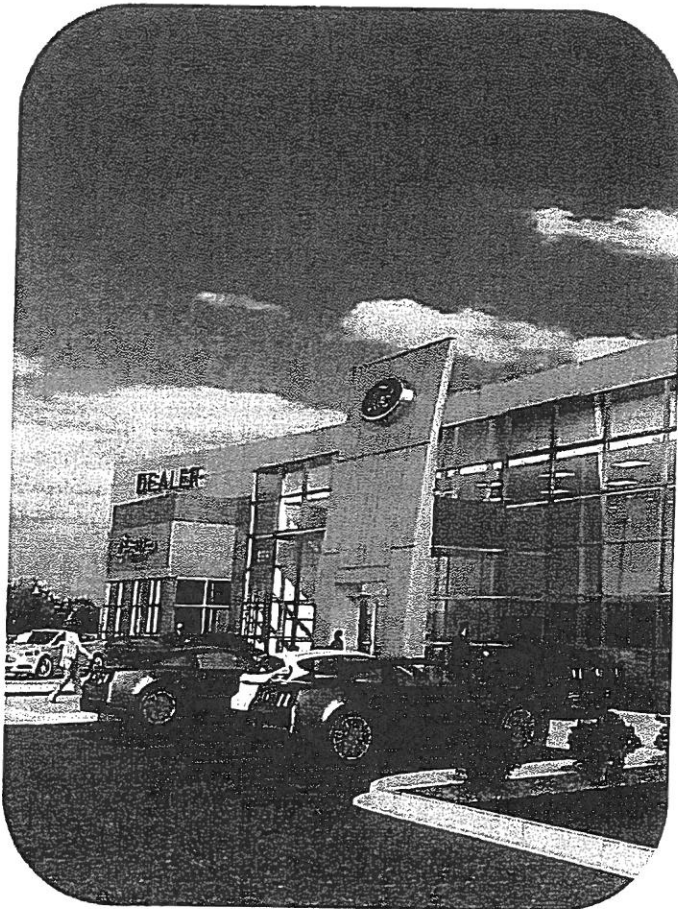
- Cacapon State Park Lodge Renovation
- Los Mariachis New Restaurant; Morgantown, WV
- Freedom Ford Automotive Dealerships, Granville, WV
- Elkins Fordland; Elkins, WV
- Federal Group GSA VA Tenant Improvement Project;
- Point Marion ADA Deck; Point Marion, PA
- Los Mariachi Renovation; Morgantown, WV
- WVU Hazel Ruby McQuain Equine Education & Resource Center; Reedsville, WV

### EMPLOYMENT HISTORY

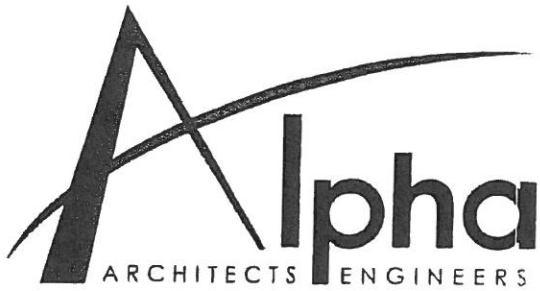
2016- Current	Alpha Associates, Incorporated
2014-2016	MSES Architects
2011-2014	Blackwood Associates
2007-2009	Vandalia Heritage Foundation

### Education

2014	Boston Architectural College, Master of Architecture
2009	Fairmont State University; BS Architecture







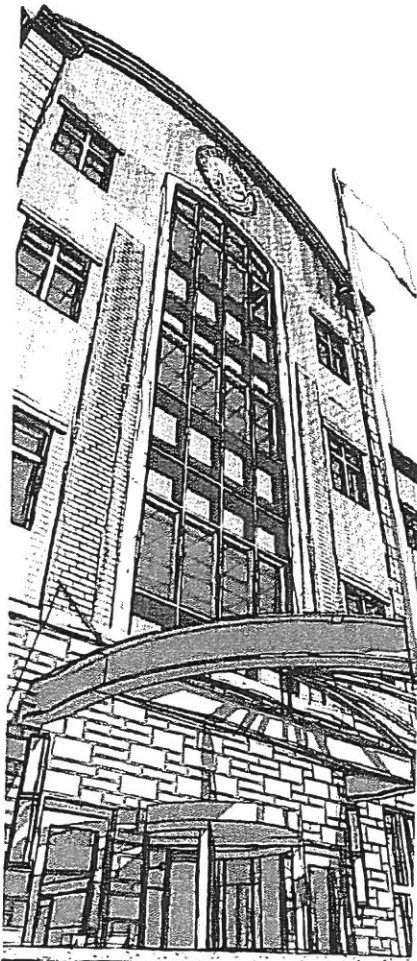
## ALPHA RESUMES

Hannah Richardson

Interior Designer

### SUMMARY

Mrs. Richardson has been employed with Alpha Associates since August of 2016. While new to the Alpha team, she brings a different approach to design that focuses on the interior space and those that occupy it. She specializes in space planning and strongly believes in functional interior spaces and spatial relations. At Alpha, Richardson also does work as an Architectural Technician.



### PROFILE

Broad-based responsibilities in the following areas:

- Architectural Construction Drawings
- Interior Design
- Renderings/Presentations
- Research Based Design
- Space Planning

### PROFESSIONAL HIGHLIGHTS

#### Interior Design/Architectural Technician

- BCFB South Berkeley Fire Station; Inwood, WV
- Cacapon State Park Old Lodge Renovation; Cacapon, WV
- Freedom Automotive Group, Morgantown; WV
- Grant County Bank Renovation/Addition; Petersburg, WV
- Hazel Ruby McQuain Equine Education & Research Center; Reedville, WV
- Jane Lew Truck Stop; Jane Lew, WV
- New Restaurant for Los Mariachis; Morgantown, WV
- VA Tenant Improvements; Shepherdstown, WV

### EDUCATION

Harding University

Bachelor of Science - Interior Design; 2017

### EMPLOYMENT HISTORY

2016 - Current Alpha Associates, Incorporated



## **B. Craig Miller, PE**

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

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

### **Project Role: Relationship Manager – Primary Point of Contact**

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

### **Professional Project Highlights**

- WVU Recreation Center Indoor Pool – Owner's Engineer
- WVU Life Sciences Building and Student Recreation Center – Owner's Engineer
- Camp Virgil Tate
- Mapletown High School HVAC Replacement
- Advanced Surgical Hospital
- Holly River State Park Primary Electric Service Replacements Phase I & II
- Beech Fork State Park – MEP New Construction Design
- \* WVU Willowdale Walkway

### **Professional History**

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

### **Education**

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

### **Licenses and Certifications**

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



## Travis Taylor, PE

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

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

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

### **Professional Project Highlights**

- Krepps Park ADA Upgrades
- Holly River State Park Primary Electric Service Replacements Phase I & II
- Beech Fork State Park Lodge Design Development
- Pipestem Lodge McKeever Lodge HVAC Piping Replacement
- WV Veterans Memorial Restoration
- Bobtown Elementary School HVAC Upgrades

### **Professional History**

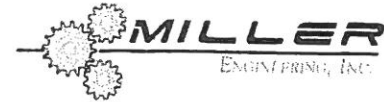
2011-Present	Miller Engineering, Inc.	Staff Engineer
2006-2011	Tri-County Electric, Co.	Project Manager
2006-2006	Schlumberger	Field Engineer Trainee - MWD

### **Education**

2006 West Virginia University, BS – Mechanical Engineering

### **Licenses and Certifications**

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



## Robert Angus

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

### **Project Role: Construction Representative**

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

### **Professional Project Highlights**

- 3<sup>RD</sup> Party Construction Observation – Canaan Valley Resort
- Advanced Surgical Hospital
- Cheat Lake Elementary HVAC Upgrade
- Suncrest Middle School Gym HVAC Upgrade
- North Elementary School Boiler/AC
- Mapletown Jr./Sr. High School HVAC/Boiler Upgrade
- WVU Research Building Office Renovation

### **Professional History**

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

### **Education**

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

### **Licenses and Certifications**

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



### **Jack Jamison**

Jack brings 15 years as an electrical/building inspector and over 25 years of experience in the commercial electrical construction industry. His knowledge and experience are valuable resources to Miller's complete assessment process.

#### **Project Role: Code and Construction Specialist**

- Facility Review, Code Research, and Project Evaluation
- Field Observations and Issue Resolutions

#### **Professional Project Highlights**

- Board Member of the WV Code Officials
- Founder and Secretary of the West Virginia Division of the International Association of Electrical Inspectors
- IAEI Ohio Chapter – Membership Chair

#### **Professional History**

2010- Present	Miller Engineering, Inc.	Code and Construction Specialist
1999-2010	Megco Inspections	Chief Inspector
1972-1998	Jamison Electrical Construction	Master Electrician

#### **Education**

1971 Fairmont State College, BS-Engineering Technology-Electronics

#### **Licenses and Certifications**

- Master Code Professional, IAEI Master Electrical Inspector, Class C Electrical Inspector – WV, PA, MD, & OH
- ICC Commercial Building, Building Plans, Commercial Plumbing, Residential Energy, and Accessibility Inspector/Examiner
- WV Master Electricians License
- NCPCCI-2B, 2C, 4B, 4C: Electrical & Mechanical General/Plan Review
- OSHA 30 Hour Course: General Industry
- NFPA Code Making Panel 14 – NEC 2014 Edition



### **Joseph Machnik**

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

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

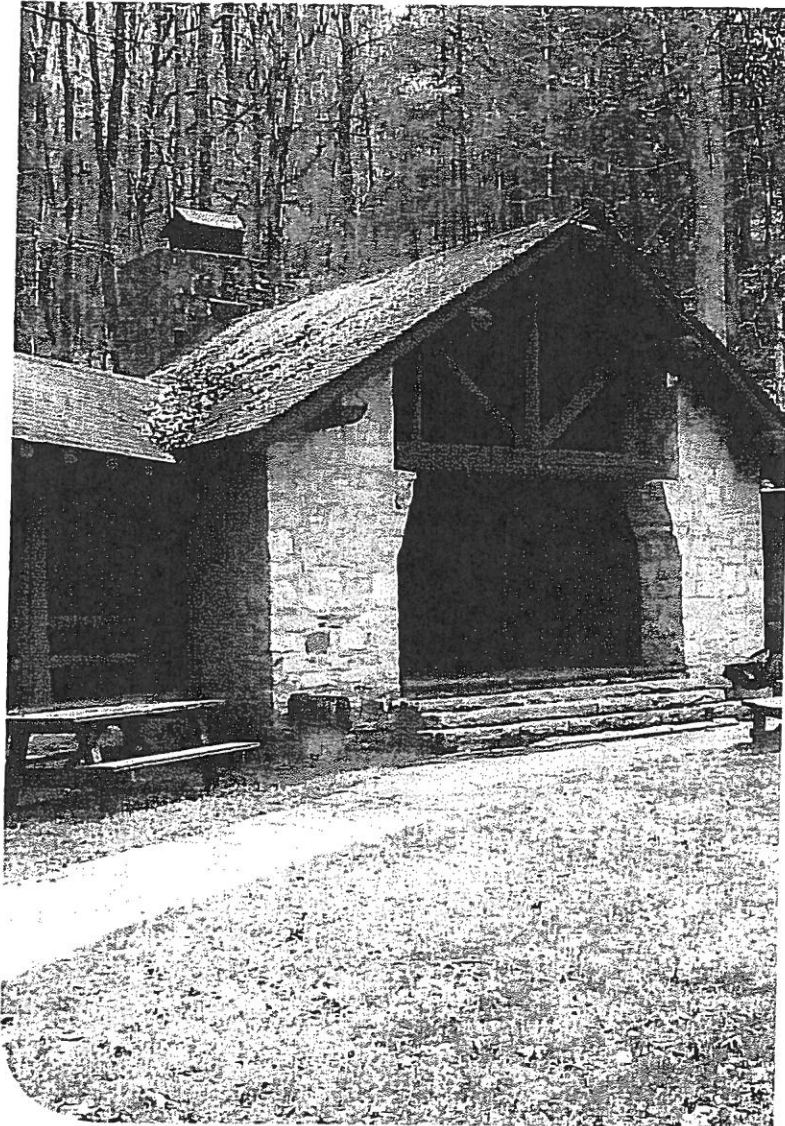
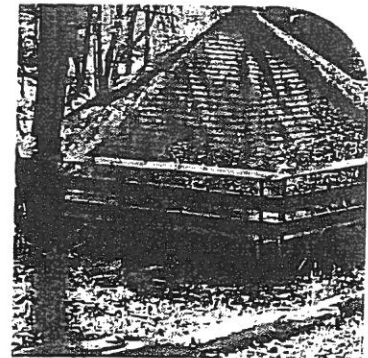
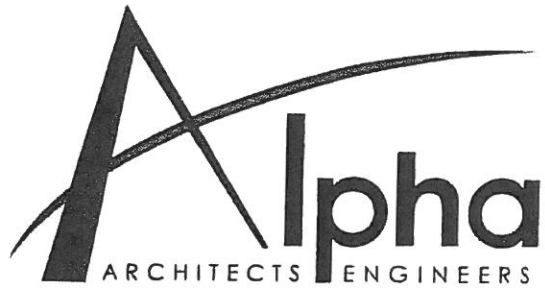
*Revit/CADD Coordination of New Construction and Renovation Designs*

#### **Professional History**

2010 – Present Miller Engineering, Inc. MEP Designer

#### **Education**

2008 Penn State – Fayette, AS - Building Engineering Systems Technology: *Building Environmental Systems Technology*  
 2007 Penn State – Fayette, AS - Building Engineering Systems Technology: *Architectural Engineering Technology*


**ALPHA EXPERIENCE**
**Picnic Pavilion | 2011**

## Recreation Case Study

**Hawks Nest State Park Picnic Pavilion  
Anstead, WV**

The picnic pavilion at the Hawks Nest State Park, located off of Route 60 in Anstead, West Virginia, was established under The New Deal. The main goal of restoration was to provide guests with an esthetically pleasing historic site during their visit at Hawks Nest State Park. Alpha Associates, Incorporated provided plans for the park to restore the pavilion. These plans included the repair and repoint of fireplace and surround wall, cleaning existing foundation drains, clear vegetation away from building, recapping chimney, roof repair, and installation of a waterproof wall to prevent water damage.

### Project Contact:

**Bradley S. Leslie**

**324 Fourth Avenue**

**South Charleston, WV 25303**

**304-558-2764**

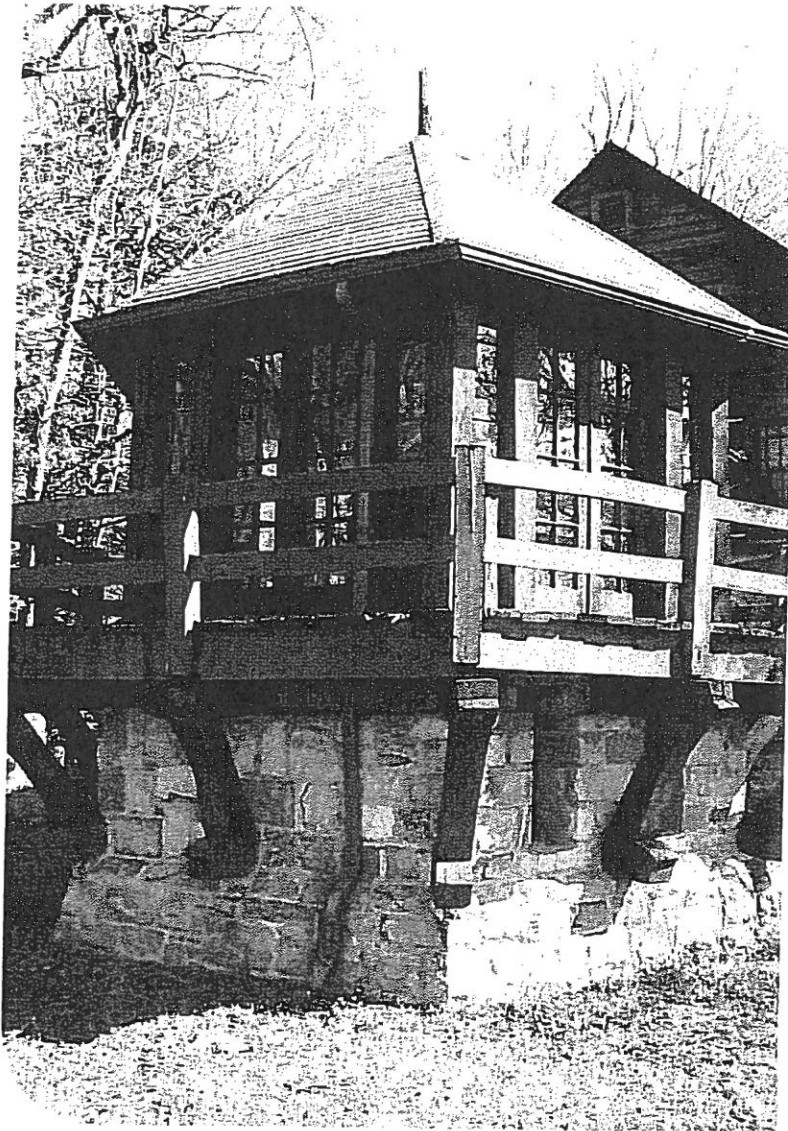
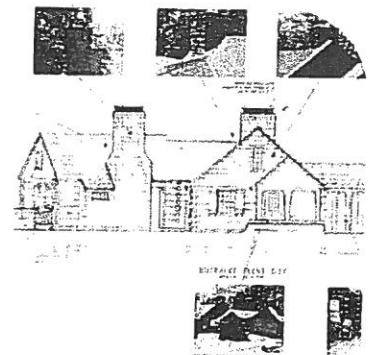
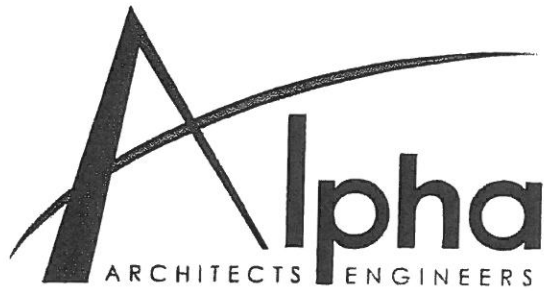
### At a Glance

**CLIENT:** DNR Parks and Recreation

**LOCATION:** Anstead, WV

**COMPLETION DATE:** 2011

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ALPHA EXPERIENCE

CCC Museum | 2011

## Recreation Case Study

Hawks Nest State Park CCC Museum  
Anstead, WV

The CCC Museum at the Hawks Nest State Park, located off of Route 60 in Anstead, West Virginia, was established under The New Deal. The museum had very simple goals: to be renovated to fit the needs of the State Park while preserving the historic exterior. The structure had signs of water damage and needed general repair and replacement. Alpha Associates, Incorporated responded with a strategy to stabilize and restore the building with repairs and replacement of doors, walls, windows, and siding along with regrading for water flow purposes to prevent any further water damage. All work was completed in compliance with the Preservation Alliance of West Virginia.

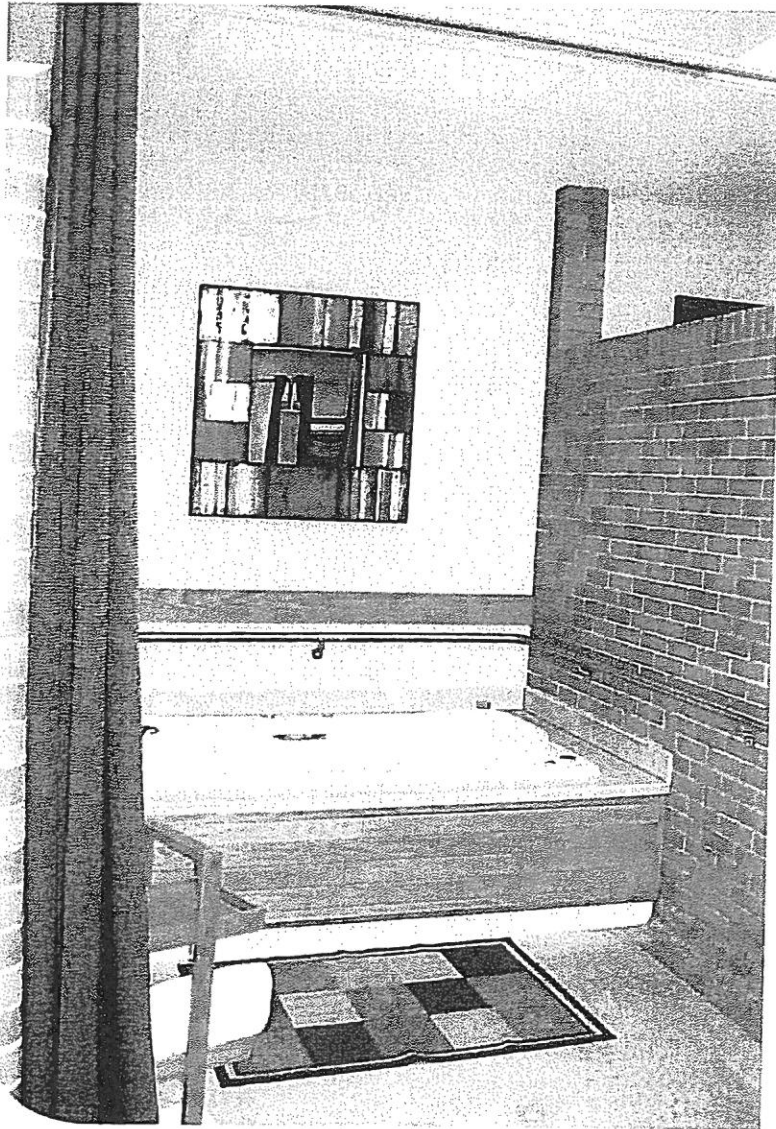
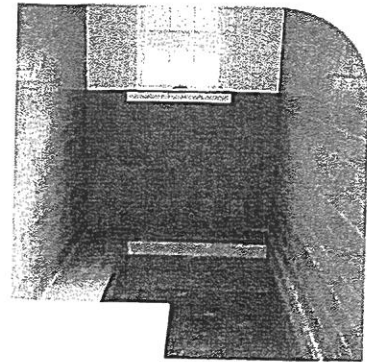
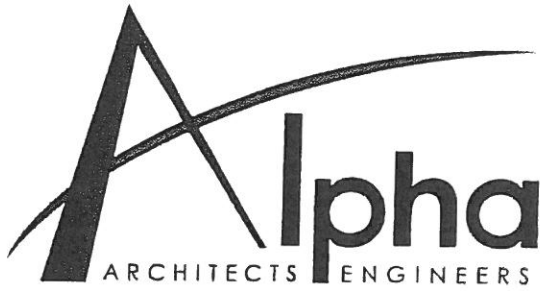
### Project Contact:

Bradley S. Leslie  
324 Fourth Avenue  
South Charleston, WV 25303  
304-558-2764

### At a Glance

CLIENT: DNR Parks and Recreation  
LOCATION: Anstead, WV  
COMPLETION DATE: 2011

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## ALPHA EXPERIENCE

Berkeley Springs Bath House | 2010

### Historical Case Study

**Berkeley Springs Bath House**  
Berkeley Springs, WV

Alpha designed the renovation of this historic landmark originally built in 1929 with a 1949 addition. The Bath House in Berkeley Springs State Park is open to the public and is operated year round by the Park Service.

The renovation included restoration of the historic masonry exterior. New hot water storage tanks and boilers are a major component of the design, as well as, central air-conditioning, which the Bath House never had before.

The interior design added amenities such as whirlpool baths. The Bath House upgraded to reflect a more "spa-like" ambiance. The existing Roman Baths have new liners and saunas were added for the benefit of the Bath House Patrons.

#### Project Contact:

**Brad Leslie**

**324 4<sup>th</sup> Street**

**South Charleston, WV 25303**

**304-558-2764**

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#### At a Glance

**CLIENT:** WV DNR

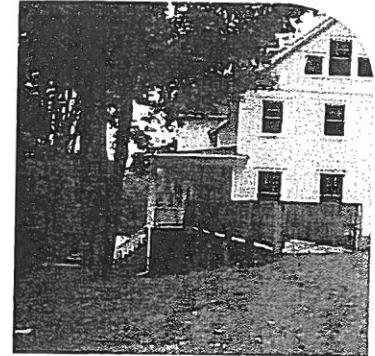
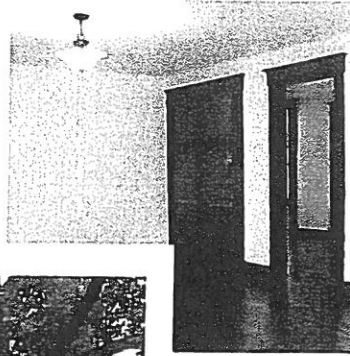
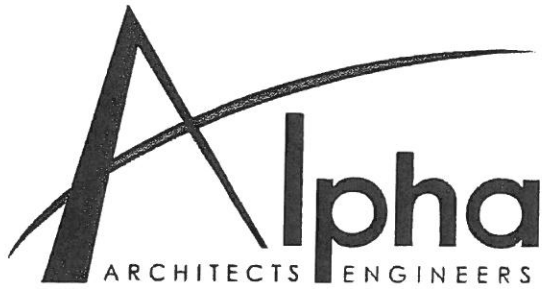
**LOCATION:** Berkeley Springs, WV

**COMPLETION DATE:** 2010

**SIZE:** 7,127 Sq. Ft.

**CONSTRUCTION COST:** \$2.2 Million





## ALPHA EXPERIENCE

Cass Scenic Railroad | 2009

### Historical Case Study

Cass Scenic Railroad - Clubhouse Renovation  
Cass, WV

Alpha performed an evaluation of the building condition, structural foundation, and MEP systems for the Clubhouse to document the historic structure and utilize the information to determine what the best use of the building would be. Alpha then designed the renovation of this historic landmark originally built in 1916.

Renovation of the Cass Clubhouse was first developed as a lodge concept. When that was deemed too costly, the renovation/restoration design was confined to the exterior of the building shell and first floor. This stabilized the building and fixed major problems while allowing the first floor to be operated as a museum.

#### Project Contact:

Brad Leslie

324 4<sup>th</sup> Street

South Charleston, WV 25303

304-558-2764

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#### At a Glance

CLIENT: WV DNR

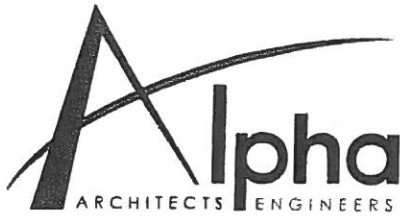
LOCATION: Cass, WV

COMPLETION DATE: 2009

SIZE: 5,163 Sq. Ft.

CONSTRUCTION COST: \$505,000

Fee: \$75,617



## ALPHA EXPERIENCE

### Ongoing Projects with WVDNR

#### **Tygart Lake State Park Grafton, WV**

The West Virginia Division of Natural Resources selected Alpha Associates to design improvements to the boat ramps and parking areas at the Tygart Lake State Park in Grafton, West Virginia. Alpha worked with the WV DNR and the Army Corps of Engineers to design a project which fit into the Corps' Master Plan for Tygart Lake. The project increased the size of the parking lot at the boat launch area accommodating 100+ vehicles and trailers and improved vehicular movement and circulation. The boat ramps were widened and lengthened to provide access to the lake at low pool elevations as well as improved access during summer pool levels.

#### **Canaan Valley Resort Buildings 1, 4, & 5 Davis, WV**

Alpha Associates, Incorporated is providing demolition plans for the existing buildings 1, 4, and 5 at Canaan Valley Resort. The reclamation plan includes creating two levels of grassed, accessible open spaces that can be used for outdoor activities.

#### **Coopers Rock State Forest Bruceeton Mills, WV**

Alpha Associates, Incorporated is designing a new potable water supply and distribution system for Cooper's Rock State Forest. The current well, storage tank, and pump systems are deficient and in need of replacement. The upgraded system will serve the Forest Superintendent's residence, the Assistant Superintendent's residence, as well as the Forest Office Building.

#### **Watters Smith Memorial State Park Jane Lew, WV**

Alpha Associates, Incorporated is preparing demolition plans for the existing pool at Watters Smith Memorial State Park. As part of the reclamation, Alpha is doing the architectural design and site design for a large pavilion that the park will rent to the public to use for gatherings such as weddings receptions, family reunions, and company picnics.

Alpha Associates, Incorporated is also developing a structural engineering plan to straighten and stabilize the historic Farm Barn located within the Historical Restoration and Interpretive Area of the park.

#### **Spring Run Fish Hatchery Petersburg, WV**

Alpha Associates, Incorporated is providing architectural and engineering services for the improvements at Spring Run Fish Hatchery. These improvements include replacing the existing flat roof with a new sloped roof.



## Descriptions of Past Projects Completed – High Voltage Repair

### Holly River State Park

Hacker Valley, WV

#### Services Provided:

- High Voltage Electrical Design
- Emergency Repair
- Installation

**Estimated Budget: \$2.4M**

**Facility Area: 8,101 acres of recreational space**

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



Emergency electrical supply was restored to select areas of the park in phase 1 due to the timing of the storm and the onset of winter. Phase 1 was a priority for the owner (WVDNR) and went from start of design to bid in less than 4 weeks. Coordination with the DOH and the DEP were facilitated during this short turnaround in order to restore electrical supply to the administrative areas.

Our team designed and developed a plan to restore power to the park and reduce future outages. MEI's design solution opted for burying 2.5 miles of electrical supply cabling in conduit, demo of the existing storm damage-prone overhead service, reclaiming PCB transformers and re-connecting all existing electrical loads. During Phase 1, MEI noted several concerns and safety issues which needed to be addressed long term.

MEI worked with the client to both document and estimate the cost to address code deficiencies and issues, which the client used to secure funding. Phase 2 design of the replacement of 9,000 feet of high voltage cabling and PCB transformers has been completed and is bidding.

Phase 2 addresses the long-term reliability and code deficiencies in the remainder of the park, particularly the campground areas.

#### Project Contact:

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



## Descriptions of Past Projects Completed – HVAC Piping

### Pipestem McKeever Lodge

Pipestem, WV

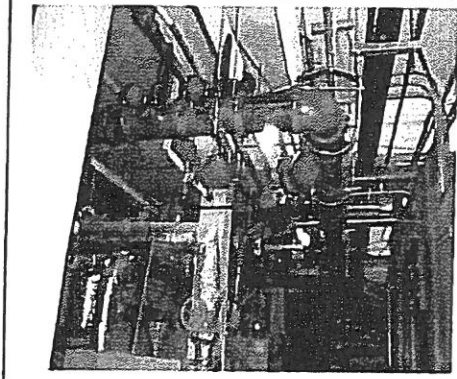
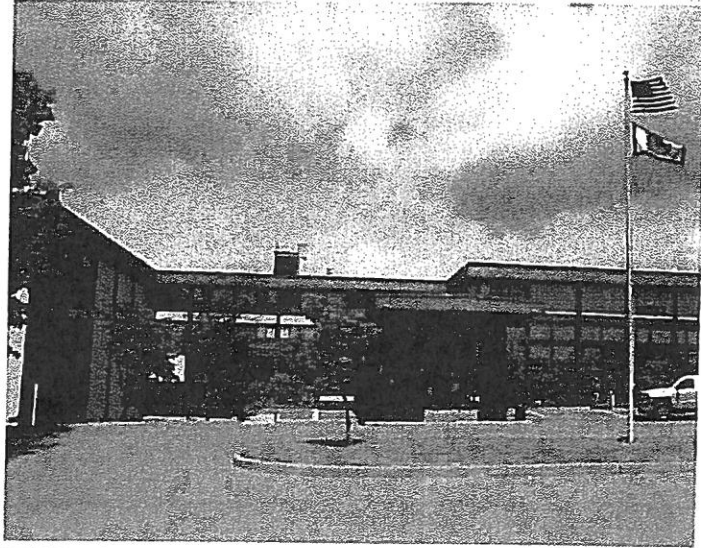
#### Services Provided:

- HVAC
- Plumbing
- Electrical
- Accommodation of Existing Systems

**Estimated Budget: \$1.7M**

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

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



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

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



## Project Experience – Beach and Bathhouse

### Tygart Lake State Park

Grafton, WV

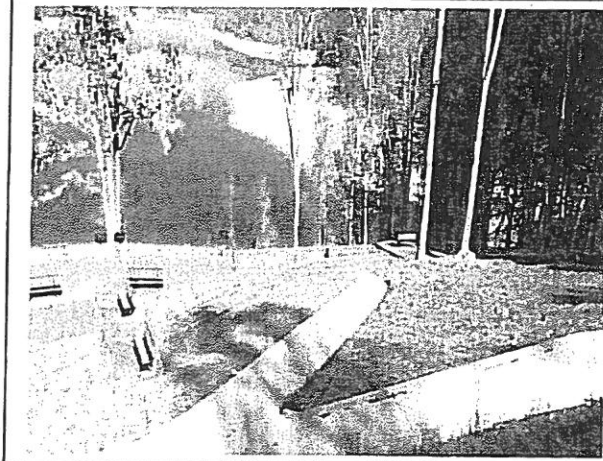
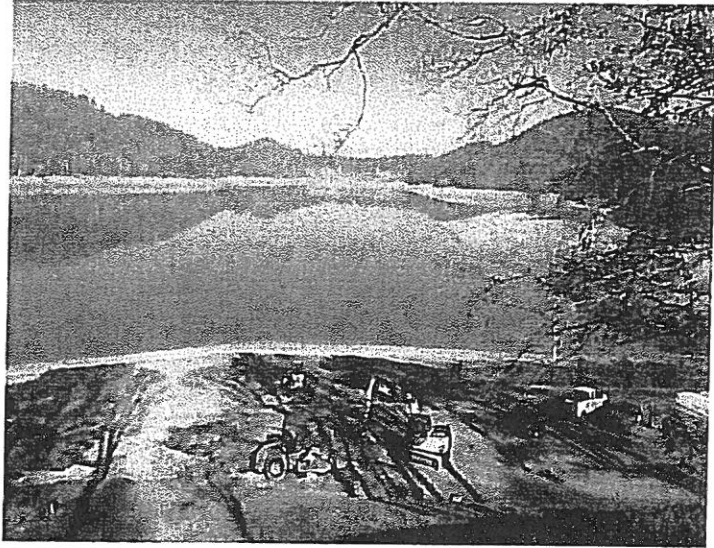
#### Services Provided:

- Mechanical
- Electrical
- Plumbing
- Commercial Kitchen Update
- Construction Administration

**Estimated Budget: \$995k**

**Facility Area: 4 acres**

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



Previously the beach area was nothing more than a concrete slab prone to algae infestation creating a slip hazard. Paths and recreation areas were ill-defined, lacking clear flow or direction and did not contribute to natural surroundings. After a site review, an overall plan was developed by Miller Engineering and is now a successfully completed project. The State Park is a popular recreation destination for Morgantown area residents. The beach area and access, volleyball, horse shoe, grilling and bath house were all renovated. The kitchen received code compliant updates and additional electric capacity to add a concession stand in the future.

#### Project Contact:

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



## Descriptions of Past Projects Completed – Lighting Upgrade

### WVU Willowdale Walkway

Morgantown, WV

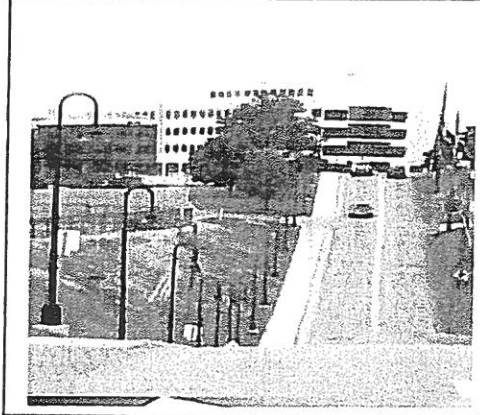
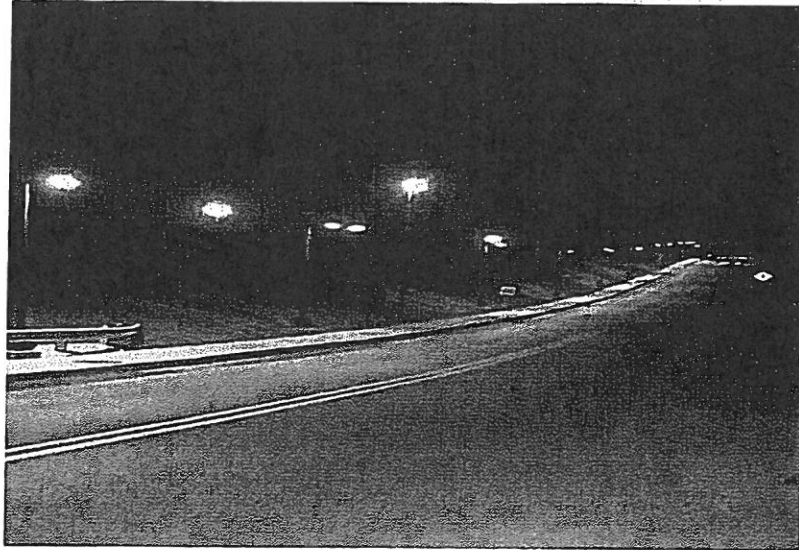
#### Services Provided:

- Electrical Engineering
- Lighting Design
- Power System Design

**Estimated Budget: \$185k**

**Location: Morgantown, WV**

**Owner: West Virginia  
University**



The project was initiated at the request of the University's Student Government as a response to concerns for student safety in the area. Both the vehicular and pedestrian traffic has increased in the area in recent years, increasing the likelihood of incident or accident. The objective was to create lighting that met all design criteria, providing ample illumination without creating a blinding hazard to motorists. The project goal was to provide maximum lighting for student safety without creating a blinding hazard for drivers or light pollution for housing in the area. Significant changes in road grade can easily create a blinding hazard for drivers, so computer modeling was performed prior to construction to help ensure the elimination of hazards. A variation of the University's standard lighting fixture was incorporated to provide daylight integration of design standards, but in the evening achieve safety lighting as per the project goals. The walkway lighting system design resulted in a safer environment for both students and drivers.

#### Project Contact:

*Paul Hanko, Facilities Manager  
West Virginia University  
Phone: (304)293-7773*



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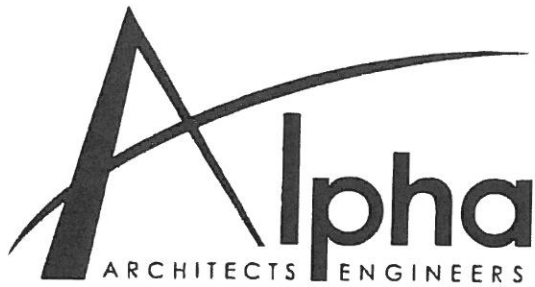
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## REFERENCES

### **Jim King**

**WV Higher Education Policy Council**  
 1018 Kanawha Boulevard, East, Suite 700  
 Charleston, WV 25301-2800  
 304-558-0281 ext. 206

### **Brad Leslie**

**WV DNR**  
 324 4<sup>th</sup> Street  
 South Charleston, WV 25303  
 304-558-2764

### **David Hildreth**

**State of West Virginia**  
 1409 Greenbrier Street  
 Charleston, WV 25305  
 304-558-0510

**Frank Blackwell, Executive Director**  
**West Virginia School Building Authority**  
 2300 Kanawha Boulevard, East  
 Charleston, WV 25311  
 (304) 558-2541

**Scott Owen, Project Manager**  
**West Virginia University**  
**Design & Construction**  
 979 Rawley Lane  
 PO Box 6572  
 Morgantown, WV 26506  
 (304) 293-7478

"Alpha Associates have a proven record of customer satisfaction and successful client delivery with our organization. We would be confident in our recommendation in support of Alpha."

**J. Paul Walden**  
**West Virginia University**

Every aspect and detail of your planning, coordination, and completed projects have been exceptional and outstanding in every regard.

**Robert Hammel, Former Director**  
**Morgantown Municipal Airport**





## Client References

### *What our satisfied customers have to say...*

"Hard working, do-whatever-it-takes, diligent team that provides excellent customer service is what you can expect from Miller Engineering."

*--Chris Halterman*

"As a design/build team, working with Miller Engineering, our project involving a private surgical hospital together was a success – completed ahead of schedule and on budget. Miller worked with us throughout the project to consult, engineer and inspect the mechanical systems. Craig Miller, PE and his staff are working with us again, and are very important members of our design/build team. I highly recommend their services.

*--Richard J. Briggs*

<p><b>Busty Webber</b>  <i>Director of Public Works</i>            City of Grafton            214 Front St.            Grafton, WV 26354  <b>(304) 265-1234</b>  <a href="mailto:cityofgrafton@hotmail.com">cityofgrafton@hotmail.com</a></p>	<p><b>Kerri J. Wade, MSW</b>  <i>Extension Agent - Kanawha County</i>            West Virginia University            4700 MacCorkle Avenue, SE            Suite 101            Charleston, WV 25304  <b>304.720.9573</b>  <a href="mailto:Kerri.Wade@mail.wvu.edu">Kerri.Wade@mail.wvu.edu</a></p>	<p><b>Christopher T. Halterman</b>  <i>Director of Operations</i>            The Dominion Post            1201 Earl Core Rd.            Morgantown, WV 26505  <b>(304) 291-9479</b>  <a href="mailto:chalterman@dominionpost.com">chalterman@dominionpost.com</a></p>
<p><b>Pat Sweeney</b>  <i>Business Manager</i>            Southeastern Greene School District            1000 Mapletown Rd.            Greensboro PA 15338  <b>(724) 943-3052</b>  <a href="mailto:Sweeney.pat@segsd.org">Sweeney.pat@segsd.org</a></p>	<p><b>Mike Trantham</b>  <i>Program Administrator Senior</i>            WVU Environmental Health &amp; Safety            P.O. Box 6551            975 Rawley Avenue            Morgantown, WV 26506  <b>(304) 293-5785</b>  <a href="mailto:Mike.Trantham@mail.wvu.edu">Mike.Trantham@mail.wvu.edu</a></p>	<p><b>Richard J. Briggs</b>  <i>Vice President</i>            Lutz Briggs Schultz &amp; Associates Inc.            239 Country Club Drive            Ellwood City, PA 16117-5007  <b>(724) 758-5455</b>  <a href="mailto:lbsa@zoominternet.net">lbsa@zoominternet.net</a></p>

### *From Jonathan Miller, Mechanical Project Manager, Nitro Mechanical:*

"Miller Engineering is not your average engineering company; they work with the owner AND the contractor to solve all issues that arise throughout the project to make the process as fluid as possible."

**For more information, contact Craig Miller, PE, Owner, President, Miller Engineering, Inc.  
 (304) 291-2234 | 240 Scott Avenue Suite 1 Morgantown, WV 26508**