

# Blackwater Falls Lodge Renovation and Redecoration

West Virginia Division of Natural Resources  
AEOI 0310 DNR1900000012

June 14, 2019



omni associates - architects  
www.omni411.com  
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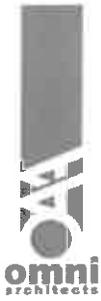


**Expression of Interest**  
**Architectural/Engineering Services**  
**West Virginia Division of Natural Resources**  
**Blackwater Falls Lodge Renovation and Redecoration**  
**AEOI 0310 1900000012**

**June 14, 2019**

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June 14, 2019

Angela White Negley  
West Virginia Division of Natural Resources  
Property and Procurement Office  
3244<sup>th</sup> Avenue  
South Charleston, WV 25303

Re: Statement of Qualifications for AEOI 0310 DNR 1900000012

Dear Mrs. Negley

**Omni Associates-Architects** is pleased to submit our Statement of Qualifications to provide architectural, engineering and interior design services for the Renovation and Redecorating of the Blackwater Falls Lodge in Davis, WV.

We are pleased to be joined in the submission by **Stemple Interiors** and their owner, Shayla Stemple. Mrs. Stemple recently started her company after working for Omni as our lead Interior Designer for five years. After growing her family, Mrs. Stemple decided it was a good opportunity for her to start her own company while raising her children. The Blackwater Falls Lodge Renovation project is a perfect fit for Omni and Stemple Interiors based on our working experience with the Vantage Inn/Corduroy Inn at Snowshoe Mountain.

Additionally, we have selected **H.F. Lenz Company, Barber & Hoffman, Inc.** to provide MEP and Structural Engineering services respectfully. Should their services be needed, CEC (Civil Environmental Consultants) have been included in the project team. We share a long history of successful project collaboration with these team members and each has been selected for their specific relevant project experience. We are a proven team uniquely qualified to offer you the following advantages:

- Innovative cost saving design approach to minimize building costs;
- Sustainable energy efficient systems to minimize operational costs;
- Flexible building design to address current and future needs;
- A realistic design and construction schedule to meet your needs.

Thank you for giving us the opportunity to present our credentials. We would greatly appreciate the opportunity to meet with the selection committee to further discuss our experience and qualifications.

Best regards,  
OMNI ASSOCIATES – ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'Adam L. Rohaly'.

Adam L. Rohaly, AIA, NCARB, LEED AP BD+C  
Principal



## Firm Profile

**OMNI ASSOCIATES - ARCHITECTS** is an award-winning architectural firm located in Fairmont, West Virginia. Our approach to design has allowed us to avoid the confines of specialization and afforded us the opportunity to create a diverse body of work.

Since the beginning in 1980, Omni has earned recognition for the programming, planning, and design of a variety of structures; which includes corporate office and governmental buildings, health care facilities and medical campuses, academic and educational buildings, recreational, religious, military and multipurpose facilities.

Our reputation and superior work product are the result of efficient and effective communication with our clients and consultants.

Each project is a unique undertaking that begins with analyzing the needs and desires of the client, and interpreting them into a distinctive design that exceeds expectations.

Omni has a successful history of designing intimately with each client and creating collaborative solutions that meet the project goals, resulting in an impressive record of customer satisfaction. These qualities that draw our clients back, resulting in lasting relationships.

Omni Associates provides clients with the results they value most: Innovative designs consistent with the building program, cost effective designs which meet the budget, and efficient project management to provide on-time deliverables.

We're proud of our reputation and expertise, and our clients are confident that they will receive superior services.



## Overview of Services

OMNI provides comprehensive, in-depth professional architectural services for new construction, renovation, addition, and adaptive reuse utilizing a variety of delivery methods to best serve our clients' needs.

### Design-Bid-Build Delivery Method

Omni has performed private and public projects of every building type using this traditional method of project delivery. We organize the entire project in advance of bidding and work extensively with our clients to achieve alternates to program goals. Construction documents are prepared and bid to multiple general contractors to achieve competitive pricing. Our advanced preparation and communication with the owner and contractor has been a proven approach to limiting change orders and allows us to deliver projects on-time and on-budget.

### Fast Track and Multiple Prime Delivery Method

To achieve an accelerated building construction time schedule, Omni has experience with both fast-track and multiple-prime contract projects. As a variation of the traditional design-bid-build delivery, the negotiated select team approach allows for selection of a contractor early in the design process. We prepare construction drawings in stages and bid these "parts" of the total building program so construction can be ongoing as the next phase is programmed and designed. We have worked with General Contractors, Construction Managers and multiple prime subcontractors to successfully complete this type of project delivery.

### Design-Build Delivery Method

Owners and developers are currently seeking a simpler delivery style with a single point of responsibility for both design and construction. Under design-build, a consolidated entity provides both design and construction services to the owner. A single contract is established between the owner and the architect-contractor or design-builder. Omni has experience with both scenarios as well as contracting with owners and general contractors to successfully achieve this streamlined method of project delivery.

### Construction Administration

Omni has worked on projects for the construction phase of the total building life. This would include projects designed by a no other firm who needs local supervision or a pre-designed project from a national restaurant or store - which requires local implementation. Omni has also performed bank or financing inspections to determine the completion status of the project for periodic applications for payment.



## Technical Expertise

Upgrading existing technology and utilizing the latest design tools available is a key component of our business model. Technology facilitates innovative design, results in economic benefits for our clients, and enhances communication with clients and consultants.

### **BIM: Building Information Modeling**

In 2006, Omni Associates began the transition from traditional CAD software to Autodesk® Revit® Building Information Modeling (BIM). We immediately recognized the basic benefits to both designers and owners: more efficient, cost-effective project delivery, and an accurate building model that can later assist in both energy analysis and building management.

Omni implemented the use of BIM as our primary software platform for all projects in 2006. In utilizing BIM, we discovered the real depth of its value.

With a virtual model of the building, clients can clearly see the design intent as the project progresses and design options can be explored with greater ease than ever before.

Sharing the model among all disciplines as the design progresses allows early input from all of the design professionals involved, resulting in efficient designs.

Creating a building in the virtual world before constructing it in the real world allows the design team to anticipate conflicts and objections before they arise, eliminating many issues which could result in project change orders or Requests For Information from the contractor.

Omni is proud to show that we do not just use Revit software, but we are adept at utilizing it, and can provide skilled support as needed. Omni Project Manager, Reuben Losh is now an Autodesk Revit Architecture 2011 Certified Associate. Mr. Losh plans to test soon for the next level of certification, Autodesk Revit Architecture 2011 Certified Professional.



## Management & Staffing Capabilities

We firmly believe that the best gauge in determining our performance and abilities is the quality of the personnel of which we are comprised. Omni's greatest resource is our professional staff of dedicated, experienced, and creative individuals.

Our skilled team includes **6 registered architects**, intern architects, computer-aided design specialists, an interior designer, and knowledgeable administrative support staff. Their quality, expertise, and dedication integrate to produce the solid foundation upon which Omni has built its reputation.

OMNI organizes its staff into several teams or "studios." A specific project team is established for each commission. Studio resources are combined for larger projects. Younger staff members bring a fresh perspective and gain valuable knowledge under the guidance of more experienced staff. Utilizing this approach, we are able provide the human resources required for all types of projects, including large and complex projects.

The project team, including the principal-in-charge, actively participates in the project from start to finish. The same professionals who develop an understanding of your needs in programming generate design alternatives, oversee the production of construction documents, and implement the concepts during construction. The consistency afforded by this approach is a benefit to OMNI and you.

In reality, the OMNI project team goes beyond our in-house staff. It includes consultants, client representatives, owners, and a construction manager, as required. It is the mutual respect of each team member's skills and perspectives that enables the design process to conclude with a successful project of which we all can be proud.

### Specialized Team Members

Throughout our years of experience, we have worked with a variety of consultants specializing in structural engineering, civil engineering, mechanical and electrical engineering, and other disciplines as each project dictated. You can be assured that the consultants we select for your project are selected for their particular and relevant expertise as well as their superior work ethic.

In short, we carefully staff the design team, including in-house professionals and outside consultants, with the type of personnel we would want working for us to work for you.



## Staffing Plan

### Key Personnel

**Omni Associates – Architects** carefully selects its project team based on each member's ability to add directly-related experience, ensuring our ability to meet the specific challenges and goals of each client

#### **Omni Associates—Architects**

**ADAM L. ROHALY, AIA, NCARB, LEED AP BD+C**

##### *Principal In Charge*

Mr. Rohaly has been Project Architect in charge of design and construction for Omni Associates – Architects since 2015. As a Principal-in-Charge and Project Architect, Mr. Rohaly's primary responsibility is to develop the overall concept of design by performing technical tasks which include: Project space programming; Schematic layout of functional spaces; Aesthetic design and development; Concept and coordination of building systems such as mechanical, electrical, plumbing and fire protection; Preparation of bidding documents and material specifications; Project management and Construction administration.

#### **Stemple Interiors**

**SHAYLA STEMPEL, IIDA, LEED GA**

##### *Owner*

Working in collaboration with Mr. Rohaly from conceptual design through completion, Stemple Interiors will provide comprehensive design services including; Color Consultation, Furniture Selection, Material Selections and Specifications and Budget Development.

#### **H.F. Lenz Company**

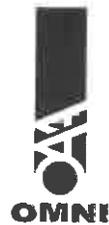
**MEP Engineering**

Currently in its 70th year, the H.F. Lenz Company (HFL) is a nationally ranked multi-discipline engineering firm with a strong commitment to technical excellence and unparalleled customer service. From planning and design through commissioning and operations support, we work with our clients to find the best solutions that meet current needs while providing the flexibility and scalability to accommodate future growth and new technologies. Today the firm employs 165 individuals working out of our Johnstown-based headquarters and satellite offices in Pittsburgh, Pennsylvania, Conneaut, Ohio, and Middletown, Connecticut.

**Joel C. Shumaker, P.E., CBIE, LEED AP**

##### **Principal in Charge**

Mr. Shumaker is experienced in the design of electrical systems for both new buildings and building renovations. He brings vast experience and knowledge in the design of power distribution systems, emergency power systems and monitoring, uninterruptible power supplies, and emergency lighting systems.



## Staffing Plan

### Key Personnel (cont'd)

**John Weiland, P.E. CEM, LEED AP**

#### **Mechanical Engineer**

Mr. Weiland specializes in the design of HVAC systems for office buildings and large facilities and institutions. His duties include design calculations, equipment selection, schematic and construction document design, specification writing and life cycle cost analyses.

**Steven P. Mulhollen, P.E.**

#### **Electrical Engineer**

Mr. Mulhollen is experienced in the design of power distribution systems, control systems, emergency power systems, lighting and emergency lighting systems, fire alarms systems, security, sound and telecommunications for correctional, educational, military, governmental, industrial and health care facilities.

**Gregory D. Rummel, CPD**

#### **Plumbing/Fire Protection Designer**

Mr. Rummel has designed complete plumbing and fire protection systems for colleges, office buildings, military installations, prisons, hospitals, and industrial facilities. He is extremely knowledgeable of NFPA Codes and experience in the design of dry and wet systems.

**Barber & Hoffman, Inc.**

#### **Structural Engineering**

Barber & Hoffman, Inc. (B&H) is a premier structural engineering consulting firm serving the Midwest and Mid-Atlantic states. B&H has been providing structural engineering expertise since its founding by C. Merrill Barber in 1934 in Cleveland, Ohio. The firm opened an office in the Pittsburgh area in 1998, and in 2009, an office in Columbus, Ohio.

**Mike Miller, P.E.**

#### **Principal in Charge**

Mike has over 25 years of experience in performing structural building assessments and the design of structural building components. Mr. Miller shares Omni's collaborative design approach philosophy, which allows for unique, but practical solutions.

#### **Civil Environmental Consultants**

##### **Civil Engineering**

Civil & Environmental Consultants, Inc. (CEC) provides comprehensive market-oriented consulting services that advance client strategic business objectives. Consistently ranked among the Top 500 Design Firms and Top 200 Environmental Firms by Engineering News-Record, CEC is recognized for providing innovative design solutions and integrated expertise in air quality, civil engineering, ecological sciences, environmental engineering and sciences, survey/geospatial services, waste management, and water resources.

**Steve Cain, PE—Senior Principal**

Steve has more than 27 years experience in civil design and project management encompassing all aspects of civil engineering.

**James Christie, PLA—Senior Project Manager**

Jim is responsible for complete project management, but also serves the project by providing site layout, and landscape architecture, drawing on his 20+ years of experience.

***Additional information on each team member is available in the resume section of this submission.***



## Adam L. Rohaly, AIA, NCARB, LEED AP BD+C



### About:

Adam joined Omni Associates—Architects in 2013 after a 10 year career with Stubs Muldrow Herin Architects in South Carolina. Adam became a Principal in 2015 and an Owner in the Company in 2017. Adam combines a strong technical background with a creative design experience portfolio. Adam has served as a Principal In Charge and Project Architect on projects ranging from single tenant fit-outs to large multi-story structures.

**Project Role:** Project Architect

### Education:

Bachelor of Architecture: University of Tennessee, 2003

Cracow Technical University, Poland

Fairmont State College

### Registration and Professional Affiliations

American Institute of Architects, Member

American Institute of Architects—West Virginia, Member

Registered Architect in Maryland, Pennsylvania, South Carolina, and West Virginia

Licensed General Contractor (WV)

LEED Accredited Professional

U.S. Green Building Council, Firm Membership

Associated Builders and Contractors Inc., Firm Membership

International Council of Shopping Centers,

Fuzzy Mammoth Development LLC, Member

Augusta Development Corporation, Board Member

### Select Project Experience:

Vantage Inn/Corduroy Inn  
Snowshoe Mountain, WV

Corduroy Lodge  
Snowshoe Mountain, WV

West Virginia State Police Troop 1 Headquarters  
Fairmont, WV

Mon General Medical Park  
Morgantown, WV

Suncrest Towne Centre, Building 525  
Morgantown, WV

### Experience with Stubs Muldrow Herin Architects:

North Charleston Public Works Complex  
North Charleston, SC

RTMA Tri-County Link Renovation,  
Moncks Corner, SC

Town Of Mount Pleasant  
Municipal Building Renovation;  
Mount Pleasant, SC

PROJECTS

- snowshoe, west Virginia
- Ruby dog holdings
- 8,000 square feet inn renovation
- 7,000 square feet kitchen/restaurant renovation
- 3,000 square feet health spa addition
- 800 square feet cafe addition
- construction cost: \$7.5 million
- 12 guest rooms



## Corduroy Inn Lodge Addition and Renovations



### about ...

The Vantage Inn at Snowshoe Mountain Resort was among the first destinations to be built atop Cheat Mountain. The property later housed a pub as well as what was widely considered one of the finest restaurants in the state of West Virginia. The site is ideally situated slope side, just steps away from the highest vertical drop in the Southeast and Mid-Atlantic, and a short walk from the main village.

Over the last several years, the restaurant had gone vacant and the inn had fallen into disrepair. In 2013, a family purchased the property with a vision to transform the inn into a boutique hotel and return the restaurant to its once prominent form and function.

Named for the resulting pattern of freshly groomed snow, the Corduroy Inn has quickly become a premier destination on the mountain.

The design challenge was to unify all three structures on the site to establish an organization of form and space to be both functional and inviting. Of prime concern to the owner was the addition a hearth room for the inn and a separate café for the restaurant.

The solution included strategic demolition of a portion of the existing building on the Snowshoe Drive side. Three distinct entry elements were created at that frontage: one to accept visitors and guests for the Corduroy Inn, one for the adjacent café, and a tower element that leads patrons through a courtyard entry into the newly established restaurant which is tucked into the far corner of the property. Heavy timber, stone and fiber cement siding unify the buildings and marry the contemporary rustic style of the exterior to the new and renovated interior spaces.

The interior design of Corduroy Inn is an elegant blend of modern style and rustic charm. In the Hearth Room, an expansive stone fireplace is flanked by custom-designed bookcases featuring sliding barn doors. A white-washed tongue and groove ceiling provides striking contrast for heavy, dark timber trusses. Porcelain tile plank flooring provides the look of wood flooring with the durability and slip resistance necessitated by snowy boots.

The twelve existing guest rooms were completely renovated. Multi-view, direct-vent fireplaces provide a focal point that separates living and sleeping spaces while unifying the open floor plan. Headboards constructed of reclaimed barn wood add a touch of rustic charm juxtaposed by modern amenities that include fine bed linens, quartz countertops, and heated porcelain tile floors. The result is upscale rustic elegance, a warm and inviting space with modern amenities.

Services provided by Omni included architectural and interior design as well as engineering services.



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omni associates—architects



**grand vue park**  
 moundsville, west virginia  
 marshall county parks & recreation

- phase I  
 master plan
- inventory of existing spaces
  - visioning and programming
  - well pad impact analysis
  - conceptual planning
  - final master plan

- additional services
- schematic design of vertical amenities
  - 3d color renderings

phase II  
 implementation of master plan



## Grand Vue Park



### about

Grand Vue Park park sprawls out over 650+ acres with vast views into the Ohio River Valley. Park leaders have branded the park as a relaxing family getaway and a high adventure haven, building off the heights and views of the natural landscape.

This project began with a Phase I master planning and feasibility study for the existing park. As a direct result of the Phase I study, the park chose Omni Associates to move forward with two specific projects. The expansion of the high adventure activity zone and the addition of new treehouse cabins nestled among the foliage at the ridge line providing guests with a unique lodging experience. Omni provided both architectural and interior design of the treehouses, which feature beautiful views among the trees in Marshall County, a hot tub, full kitchen, comfortable bedrooms and bathrooms, and a large living room with HDTV.

The design challenge throughout the park was to achieve a functional, economical solution that conveys the distinctive theme that can only be found at Grand Vue Park.



visualization. realization  
 omni associates—architects

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tree top villas at grand vue park  
 moundsville, west virginia  
 marshall county parks & recreation  
 1 and 2 bedroom villas



OMNINTERIORS

OMNIA ASSOCIATES ARCHITECTS



tree top villas at grandvue park



WEST VIRGINIA STATE UNIVERSITY



the street at the meadows  
washington, pennsylvania  
134,000 square feet  
1st floor—retail  
2nd-4th floors—apartments  
78 one-bedroom units  
12 two-bedroom units

the street at the meadows  
vintage restaurant and wine bar

OMNI INTERIORS  
omni associates architects



vintage restaurant and wine bar  
elkins, west virginia  
\$600,000  
4,000 square feet  
renovation of former auto parts building



omni associates architects

**twin falls resort state park**

mullens, west virginia  
west virginia department of natural resources  
28,000 square foot expansion

construction cost: \$7.3 million  
27 additional rooms

new guests services, main lobby,  
indoor pool, fitness area, and courtyard  
improved gift shop and enlarged conference rooms



**Twin Falls Resort State Park  
Lodge Addition and Renovations**

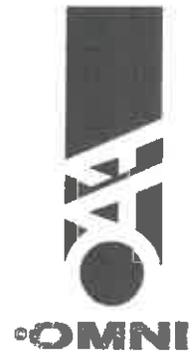


**about . . .**

Omni Associates – Architects was selected by the West Virginia Division of Natural Resources Parks and Recreation Division to design a new wing adjoining the Twin Falls Resort State Park lodge. According to Twin Falls State Park Superintendent Scott Durham, the changes at Twin Falls mark the park’s maturing and coming into its own. "The architects have done a wonderful job putting together two dramatically different styles and preserving both."\*

With the expansion project, the guest capacity has more than doubled, from 20 to 47 rooms. Other changes include a new courtyard, a transformed lobby, an indoor pool and fitness area, an improved gift shop, and enlarged conference rooms. Accessibility was also a design considera-





## twin falls (cont.)

tion. Although the original structure's multi-tiered steps present an obstacle for some guests, the new wing is fully accessible. The entrance to the new addition is on the same level as the restaurant and primary conference area, and an elevator provides easy access to other floors.

Although the new lodge is different architecturally, Omni Associates aimed to ensure it was compatible with the original. In 1967, Walter Gropius, the father of modern architecture, led The Architects Collaborative (TAC) in the design of the lodges at Twin Falls Resort, Hawks Nest, and Pipestem Resort state parks. The modernist style eliminates ornamentation and uses steel, glass, and concrete. The original Twin Falls lodge has a flat roof and box shape, while the new addition has a more Alpine appearance, with a peaked roof and exposed timbers. The original building was not altered in this expansion, except where the two sections join. Matching brick was used in the new structure for continuity between the two buildings. The original lodge's architectural details, such as railings and windows, harmonize with those elements in the new structure.

Following the park's tradition of using names from nature to identify its structures, the original Twin Falls lodge is now designated as the Monarch wing, after the state butterfly. The new addition is the Cardinal wing, after the state bird.

www.omniat11.com



stonewall resort golf clubhouse

st. bernard chapel at snowshoe mountain resort



stonewall resort golf clubhouse  
an arnold palmer signature course  
roanoke, west virginia  
8,044 square feet

interiors consultant: Forrest Perkins, LLC

OMNINTERIORS

omni associates architects



st. bernard chapel  
snowshoe, west virginia  
owner: wheeling / charleston  
catholic diocese of wv  
construction cost: \$1.5 million  
main floor: 4,540 square feet  
lower floor: 4,110 square feet  
total: 8,650 square feet  
multi-denominational use  
166 seat worship area  
+ 70 seat overflow area  
baptismal font

rimfire lodge snowshoe mountain resort

112,000 sq. ft. resort  
112,000 sq. ft. resort  
112,000 sq. ft. resort  
112,000 sq. ft. resort  
112,000 sq. ft. resort



## Rimfire Lodge at Snowshoe Mountain Resort



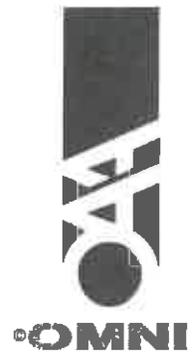
### about . . .

Snowshoe Resort, an Intrawest Development resort property, teamed once again with Omni Associates – Architects for architectural services in connection with Rimfire Lodge, the first phase of the renaissance of Snowshoe Mountain Resort. Omni Associates was the coordinating architect for the sizable staff of professionals stretching from Vancouver, BC to Washington, DC. The 112,00 square foot facility is a hub of activity in the mountaintop village. The rustic center houses retail shopping, bar and nightclubs, and restaurants, as well as luxurious condominiums. It boasts a Beautiful 360-degree view of the scenic West Virginia mountain scheme.

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visualization realization

omni associates—architects



## Rimfire lodge (cont.)

Snowshoe is the largest ski resort in the Mid-Atlantic and Southeastern regions of the United States, with an annual skier visit count that puts the resort in the top five percent of ski areas in North America. Snowshoe/Silver Creek Resort was recently ranked by Snow Country Magazine as one of North America's Top 50 Mountain Resorts. Omni Associates is both excited and appreciative of our involvement with Snowshoe and with such a progressive and aggressive company as Intrawest.

### The Story:

The new Owners of a major mountaintop resort were about to launch a major full-scale real estate adventure. They were in search of a "New Mountaintop Identity" for a resort that had been in and out of bankruptcy for the last 25 years. The new Owners knew they had a major hurdle to overcome with the problematic history the resort had experienced with developers and the real estate market on the mountain. Many of the prior developers had been from coastal areas and from southern states. Consequently, the condominium projects on the mountain had the appearance of "stack-a shacks" seen at the beaches of the East Coast.

Not only a new image was needed, but also a new concept was essential. The ski market was strong and there were many people, mostly from the Southeast, still coming to the resort for some wintertime recreation. The goal would be to offer more than just winter sports and to be markedly distinct in the new architecture. The Owner wanted a whole new experience presented for total digestion. The

commercial office modernizing the workplace

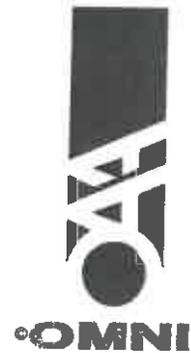


### Building Amenities

- Located in Ski-in/Ski-out village
- Rustic exterior timber beams & columns
- Access to underground parking
- Units have locking owners closet
- Wall coverings in hallways
- Staircases
- Gym facilities
- "Ski-in" - Private hot tubs in landscaped setting
- "Slow" hearth room with rustic stone & wood detailing
- Gas fire protection system throughout building
- Covered decks & patios
- Exterior stone accent & detailing
- Private sauna & workout room
- Wood unit entry doors
- Air conditioning
- Mountain bike storage

visualization realization

omni associates—architects



## rimfire lodge (cont.)

existing condominium projects were all stand-alone experiences and spread over a 2-mile stretch of mountain. There was no identity, no sense of arrival and no communal spirit. All that existed were individual buildings totally unrelated to each other.

The architecture was to introduce a "New Mountain Style" unlike anything previously seen in this area. It would be the critical introduction of a new Developer and a statement that this developer was a partner and here to stay. It was critical to impart a sense of commitment and permanency. It was to offer the southern buyer a "place in the mountains".

commercial office modernizing the workplace

After much analysis and many design charrettes, a concept was initiated to give the mountaintop a central village area that would be a gathering place in both winter and summer. The village would offer a sense of identity and a place of arrival. It would offer commercial space for shopping, gathering, a place for activity and would also offer real estate for sale within the village proper. People wanted to see activity, a place of their own and to be a part of the activity. The concept would include a series of lodges comprising a village that would appear to be one that had grown over time.

The initial lodge was critical in presenting a concept to the users and buyers. It had to instill the theory of the concept on a small scale until the rest of the village was begun. It was to appear as if it had been built in two different eras. Part of the lodge was to be more rustic and rudimentary in appearance as if built in an earlier time; the other part was to appear as a later addition tied to the old lodge by a connecting lobby. One side of the lodge offered spectacular views to the west. The other side offered a view of the village and its activity. The new lodge was also to be sited to offer protection to the village gathering areas from the ever-present westerly winds and fierce weather.

An economy of construction was necessary due to the real estate price points established. The appearance of the two halves would be differentiated in the details. The success was verified in the volume of real estate sales enjoyed.

### Elegant Interior Features

- Natural wood baseboards and window trim bedrooms
- 24" size, built-in dishwashers
- Ample closets with vinyl coated shelving
- Granite laminate countertops with wood trim
- Pedestal sinks in baths
- Electric range with self-cleaning oven in full kitchens
- Combination microwave oven in Jr. studio units
- Efficient gas fireplaces with solid wood mantel & tile surround
- Over-the-range microwave
- Solid panel interior doors
- Carpet in living area & Ceramic tile flooring in kitchens & baths
- Knotty pine kitchen cabinets
- Garbage disposal
- Convenient data port outlets
- G. E. Appliances
- Tile backsplash in kitchen

**awards:** honor award: excellence in design west virginia society of the American institute of architects

## ski base lodge

canaan valley resort state park  
west virginia  
21,000 square feet  
\$2 million  
park operated by guest services, inc.



Ski Base Lodge  
at Canaan Valley Resort

## about . . .

Omni Associates – Architects, Inc. was commissioned to design and administer construction for a new 21,000 square foot ski base lodge to replace two existing facilities at Canaan Valley Resort. Canaan is a state park in West Virginia. The existing facilities, no longer capable of handling the resort's growing requirements, remain in use to accommodate a new slope-side pub, overnight storage, day-use lockers and ski offices. The \$2 million lodge is situated on the site to allow easy access of all three buildings for its guests.

The two-story structure accommodates facilities for Canaan's growing number of guests. The main floor accommodates lift ticket sales, ski and snowboard rental areas, and retail space. The dining area, located on the second floor, can accommodate 500 skiers. Future plans include a deck, located off of the dining area, to act as a gathering area for guests.

A major goal of the new facility was to create a fluid traffic flow for skiers to enter the main entrance of lodge and allow easily access the slopes. This was accomplished by creating "traffic patterns" for guests solely purchasing lift tickets and those who wish to rent skis or snow boards. A pedestrian area was also created with the placement of the new lodge in relationship to the two existing facilities.

The pre-engineered steel structure possesses a "rustic" look, which is emphasized by a variety of building materials. The exterior façade is comprised of a metal roof, stone, and vertical wood shake siding. The dining area also includes a stone fireplace with exposed wood trusses and a vaulted ceiling. A clock tower, housing an interior elevator, is used as a key building design element.

visualization realization  
omni associates—architects



### canaan valley resort state park

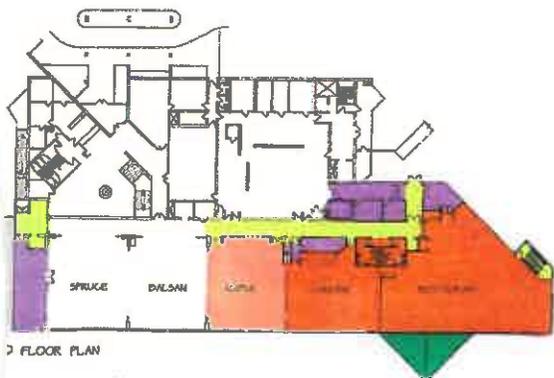
main lodge addition  
davis, west virginia  
addition 18,000 square feet  
renovation 9,400 square feet



## Canaan Valley Resort State Park



FIRST FLOOR PLAN



2<sup>ND</sup> FLOOR PLAN

### about

Omni Associates— Architects designed an 18,000 SF two story addition to the Main Lodge at Canaan Valley State Park. The project was a “fast track” design in which portions of the building were under construction while the final design and construction drawings were being completed.

The addition was designed to incorporate a new indoor pool, enlarged restaurant, expanded kitchen facilities, exercise room, game rooms, and additional conference rooms. Sensitivity to the original design of the building as well as maximization of the view of the park was of utmost concern.

The design also included 9,400 SF of renovated space within the existing building while the operation of the Lodge was maintained. Renovations included conference rooms, break-out rooms and lounge.

www.omni411.com

# visualization realization

omni associates—architects

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.

Onvi ASSOCIATES-ARCHITECTS  
Company

[Signature]  
Authorized Signature

6/14/19  
Date

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



## References

**OMNI ASSOCIATES - ARCHITECTS** realizes that our relationships with our clients is a vital component in the success of realizing their goals and needs. We encourage you to contact any of the following references in assisting you with your selection of a professional architectural firm.

**Craig White, General Manager**

Grand Vue Park

250 Trail Drive

Moundsville, WV 26041

(304) 845-9810

**Mayor Guy Ward**

Town of White Hall

3 Timrod Drive

White Hall, WV 26554

(304) 367-1687

**COL David P. Shafer**

West Virginia Army National Guard

1705 Coonskin Drive

Charleston, WV 25311-1085

304-541-6539

**Johan Graham, Director of Development**

AU Associates

159 Old Georgetown Street

Lexington, KY 40508

859-233-2009

**David Biafora**

Biafora Holdings, LLC

6200 Mid-Atlantic Drive

Morgantown, WV 26508

304-292-0900

**Dale Miller, President**

West Virginia Radio

260 Spruce Street

Morgantown, WV 26505

304-296-0029

**David Billings**

Corduroy Inn

909 Champlain Place

Gibsonia, PA 15044

**Shayla N. Benzo - Stemple, IIDA, LEED GA**



**PROJECT ASSIGNMENT**

Interior Designer

**EDUCATION**

Bachelor of Science: West Virginia University, 2013

**REGISTRATION / PROFESSIONAL AFFILIATIONS**

International Interior Design Association

LEED Green Associate

**EXPERIENCE**

Stemple Interiors: 2018 to Present

Omni Associates – Architects 2013 - 2018

**RELATED EXPERIENCE With Omni Associates - Architects**

Tree Top Villas at Grand Vue Park  
Moundsville, WV

Private Residence  
Bridgeport, WV

Vantage Inn/Corduroy Inn  
Snowshoe Mountain, WV

Private Residence  
Fairmont, WV

Mon Health Medical Park  
Morgantown, WV

Private Residence  
Morgantown, WV

Mon Kids  
Morgantown, WV

Vintage Restaurant  
Elkins, WV

Confidential Federal Agency  
WV

Pikewood Creative  
Morgantown, WV



## H.F. Lenz Company

H.F. Lenz Company was established 1946 in its present form, under the name H.F. Lenz Company, R.E., and in 1953 the company was incorporated, as a Private Corporation, in Pennsylvania as H.F. Lenz Company. Our projects span the nation, with the heaviest concentration in the Northeast, and exceed \$530 million in MEP, Civil and Structural construction annually. Each market sector—corporate, government, health care, education, and industry—is served by a team of specialists who understand the unique needs of the clients they serve. Our staff consists of 150 individuals, including 50 Licensed Professional Engineers and 17 LEED Accredited Professionals. Our headquarters is in Johnstown, Pennsylvania with branch offices in Pittsburgh, PA, Conneaut, OH, and Middletown, CT.

### Johnstown Headquarters

1407 Scalp Avenue  
Johnstown, PA 15904  
Phone: 814-269-9300  
Fax: 814-269-9301

### Pittsburgh Office

1051 Brinton Road  
Pittsburgh, PA 15221  
Phone: 412-371-9073

### Ohio Office

322 State Street  
Conneaut, OH 44030  
Phone: 440-599-7800  
Fax: 440-599-7801

### Connecticut Office

101 Centerpoint Drive  
Suite 237  
Middletown, CT 06457  
Phone: 860-316-2124

### DISCIPLINES/SERVICES OFFERED IN-HOUSE INCLUDE:

- › Mechanical Engineering
- › Electrical Engineering
- › Data/Communications Engineering
- › Fire Protection / Life Safety Engineering
- › Structural Engineering
- › Civil Engineering
- › Surveying
- › GIS
- › Construction Phase Services
- › Commissioning and Training
- › 3D CADD with Full Visualization
- › Energy Modeling
- › Sustainable design/LEED Services
- › Building Information Modeling (BIM)

### LEED®

Our firm has been a member of the U.S. Green Building Council since 2000 and we currently have 17 LEED® Accredited Professionals on staff. Our experience includes 80+ projects that have attained various levels of LEED Certification and numerous additional projects designed for various levels of LEED Certification, in total over 16 million sq.ft. of facilities.

### WHY H.F. LENZ COMPANY?

Office buildings - both renovated and new, are the H.F. Lenz Company's forte. Our diverse experience includes numerous projects for corporate headquarters facilities. Evidence of this experience is demonstrated in the following overview of relevant office projects that have been awarded in the past five years. This list does not include our larger office building renovations and new construction projects. Over 85 percent of our work consists of repeat commissions from clients who appreciate our responsive, value-added service.





**RESPONSIBILITIES**

Mr. Miller is a Principal in Charge and Project Manager on commercial, institutional, medical, research and restoration projects. He initiated and continues to manage operations in our Cranberry Township office. His experience includes structural analysis and design of new structures; investigation, restoration/renovation and reuse of existing structures; building masonry facade investigation, remediation/restoration, preparation of feasibility studies; contract documents and specifications.

In addition, Mr. Miller's collaborative design approach has allowed his clients to develop and incorporate unique, but practical solutions on their projects. His project structural systems capabilities encompass steel, composite steel, steel joist and joist girder, wood, timber, masonry, reinforced concrete and precast concrete. Foundation systems design includes conventional spread footings, drilled piers (caissons), auger cast concrete piles and slab-on-grades on expansive soils, as well as performance specifications for concrete underpinning and soil nailing.



**PROJECT EXPERIENCE**

<b>BUTLER COUNTY COMMUNITY COLLEGE</b>	Butler, PA
Heaton Learning Center	
<b>CARNEGIE MELLON UNIVERSITY</b>	Pittsburgh, PA
ANSYS Hall	
Doherty Hall Additions and Renovations	
Tepper School of Business (Foundations)	
Pierce Hall Nursing Addition	Cresson, PA
<b>DUQUESNE UNIVERSITY</b>	Pittsburgh, PA
Rangos School of Applied Health – Cadaver Lab Expansion Study	
Brottier Hall Garage Evaluation and Restoration	
Gumberg Library - Assessment and Renovation	
Public Services Building - Assessment	
Energy Center - Green Roof Load Study	
<b>GLENVILLE STATE COLLEGE</b>	Glensville, WV
Science Building Restoration	
<b>JUNIATA COLLEGE</b>	Huntingdon, PA
Founders Hall Additions and Renovations	
<b>PENNSYLVANIA STATE UNIVERSITY</b>	
Behrend Campus – Dobbins Hall Addition and Renovations	Erie, PA
Fayette/Eberly Campus – Eberly Hall Renovations	Connellsville, PA
Port Sky Dining Hall Addition and Renovations	Altoona, PA
Shenango Valley Campus – Shenango and Lecture Halls Renovations	Sharon, PA
<b>UNIVERSITY OF PITTSBURGH</b>	Pittsburgh, PA
Chevron Science Center Annex Addition	
Eberly Hall Renovations (Various)	
Mid-Campus Complex Renovations	
Parran and Crabtree Halls Additions and Renovations	
Scaife Hall MEP Infrastructure Master Plan	
<b>WESTINGHOUSE SCIENCE AND TECHNOLOGY PARK</b>	Churchill, PA
Structural Building Assessment	
<b>WEST VIRGINIA UNIVERSITY</b>	Morgantown, WV
Advanced Engineering Research Building	

**EDUCATION:**

- Cleveland State University, 1996  
Master of Science in Civil Engineering
- The Pennsylvania State University, 1990  
Bachelor of Architectural Engineering (Structural)

**REGISTRATION: P.E. 1997**

- Pennsylvania
- Ohio
- Maryland
- Mississippi
- New Jersey
- New York
- Virginia
- West Virginia

**PROFESSIONAL AFFILIATIONS:**

- Structural Engineers Association of Ohio
- Code Management Review Board for City of Butler, PA
- American Institute of Steel Construction
- First Sergeant (retired)  
Pennsylvania Army National Guard

**Steve A. Cain, PE - Senior Principal**

Mr. Cain, a professional engineer with CEC, has more than 27 years of experience in civil engineering design and project management. Steve's experience in civil engineering design encompasses many aspects of civil engineering design including land surveying, mapping, site development, sanitary sewer system design, storm sewer system design, potable water distribution system design and hydraulic modeling. As a project manager Steve has assisted clients in identifying potential project needs, assisting the client in securing project funds, performed and directed detail design, and participated in and managed construction activities. Most recently, Mr. Cain was the Project Manager on the Menards Home Improvement Store project on Emerson Drive in Parkersburg WV along with the interchange improvements approved by the WVDOH.

**Professional Engineer - WV15264**

**James R. Christie, PLA - Senior Project Manager**

Mr. Christie is a Senior Project Manager in the Civil department. In his capacity, he is responsible for complete project management within CEC. He is responsible for site design, landscape architecture, site development entitlement services, construction documents, client management, personnel supervision, and construction administration on numerous governmental, commercial, and institutional projects. Mr. Christie is a detail-oriented, highly-creative Landscape Architect with 21+ years of dedicated experience in designing and implementing projects to support client needs and meet business objectives. His wide range of project experience ranges from landscape design to destination resort design in multiple regions both within the United States and internationally.

**Professional Landscape Architect - WV414**