



REQUEST FOR EXPRESSION OF INTEREST
Architectural and Engineering Services for Culture Center Roofing Project
West Virginia Department of Tourism
26-TOUREOI-1

August 13, 2025



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A. Letter of Interest



August 13, 2025

West Virginia Department of Tourism
Building 3, 1900 Kanawha Blvd East
Charleston, WV 25305

Re: **Expression of Interest | 26-TOUREOI-1**
Architectural and Engineering Services for Culture Center Roofing Project

Selection Committee Members,

Silling is pleased to submit an Expression of Interest to provide architectural and engineering design services for the Culture Center Roofing project. We provide the Department of Tourism one of the most professional and experienced architectural firms in the state of West Virginia offering an unparalleled reputation for quality design, project management, and service.

We are a West Virginia practice, through and through. Established in Charleston in 1902, our firm takes great pride in being the longest continuing practice in the state and one of the oldest in the country. Our legacy of bettering the lives of West Virginians through the built environment is a commitment we take with much enthusiasm, creativity and hard work. Ours is a practice centered on the core principle of **Getting It Right...in design, service, and relationships**. Silling's commitment to you is standing strong on a legacy of 120+ years, founded on the core belief that our clients and our communities deserve our absolute best.

Joining the Silling team for this project is **WDP & Associates**, a West Virginia SWaM certified consulting engineering firm founded in 1995 with offices in West Virginia, Virginia, South Carolina, and New York. For 30 years, WDP has provided professional engineering services for the evaluation and repair of the exterior of buildings and structural assessments, repair design, and building enclosure consulting and commissioning (BECx) projects in West Virginia and across the United States.

WDP's experience with the State began over 20 years ago with a project at West Virginia University, and in recent years they have worked closely with West Virginia General Services Division (GSD) on multiple successful projects that include the State Capitol Complex Capitol dome restoration, Capitol roof walkway, Supreme Court Law Library, Building 13 Parking Garage, the Diamond Building, Building 37 roof evaluation and roof replacement design, and Building 36 facade repair and replacement project.

This critical improvement project presents an opportunity to further preserve **a legacy building originally designed and completed by Silling in 1976**. Your understanding of the importance of this building, not only as a spatial asset, but as an icon that helps visually and culturally shape the campus of our state government center, will inspire our collective pursuit of design innovation, technical preservation and improvement, and financial stewardship.

We appreciate your recognition that qualification is the most important aspect in selection of the right design team for this project, and we have crafted a very straightforward submission to address your stated evaluation criteria, with the sincere hope that we can have more time to discuss our approach to this project in a personal interview.

Our team's primary mission for this project is to guide the Department of Tourism through the planning and design process to deliver well-designed building improvements that realize your vision and meets all project goals. We believe the combination of our firm's vast experience on the State Capitol campus, our existing understanding of the Culture Center design and infrastructure,

and our proven expertise with roof replacements makes us uniquely qualified to work with you on this critical improvement project. Thank you for reviewing our qualifications and we hope to have the opportunity to meet in person to discuss this project in greater detail.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Jody Driggs', with a stylized, cursive script.

Jody Driggs, AIA

Principal

jdriggs@silling.com



Our Principals + Directors

B. Firm Profile and Team Qualifications



Committed to Getting It Right
Design. Service. Relationships.



Firm Profile

SILLING

Years in Business

123

Studio Locations

Charleston, WV
Orlando, FL

Staff Size

21

Website

silling.com

We pour ourselves into each design effort with expert leadership, servant humility, innovative execution, and a dedication to being a thoughtful partner. We're committed to **getting it right** in design. service. relationships.

SILLING is a design-oriented architectural, planning, and interiors firm that is intensely committed to passionate service and a comprehensive response to our clients' distinct needs. We are fascinated with the study of place and time, informing a design process that adds relevance and meaning to our clients' stories. We are a legacy architectural firm with beginnings back in 1902 with decades of service to seven generations of Americans, showcasing a rich variety of building types where we live, work, and play.

At Silling, we place an extraordinarily high value on client and stakeholder relationships. We understand, at depth, the design and construction process and the untold number of participants involved in conceiving and executing a highly successful project. Managing the process is paramount to design excellence. Our clients find that we both listen and internalize; we both lead and follow; we are both innovative and practical; we respect the constraints of budgets and the demands of schedules, while passionately pursuing meaningful design solutions.

Our design process seeks a masterful interrelationship of building aesthetics, functionality, and technology in response to client and context. It is both a creative and critical process that emphasizes value and client satisfaction at all levels of the design.

120+ years
of practice

7 generations
of partner leaders

1 focus
of service



Charleston, WV + Orlando, FL

Design Awards

2025

Southampton County Courthouse
Honor Award – AIA West Virginia

Jackson County Animal Shelter
Merit Award – AIA West Virginia

2024

Hoke County Courthouse &
Administration Building
Merit Award – AIA Orlando

Cabarrus County Courthouse
Merit Award, AIA West Virginia

Putnam County Sheriff's Department
Merit Award – AIA West Virginia

Fife Street Brewing
Merit Award, AIA West Virginia

Raleigh County Sheriff's Department
Citation Award – AIA West Virginia

Young Life Gauley Lodge
Citation Award, AIA West Virginia

2023

Kanawha County Public Library
Honor Award – AIA West Virginia

Kanawha County Public Library Legacy Wall
Honor Award – AIA West Virginia

2022

Franklin County Judicial Center
Honor Award – AIA West Virginia

2021

Martinsburg Police & Municipal Court
Honor Award – AIA West Virginia

Lofts on 5th, Fernandina Beach
Merit Award – AIA West Virginia

2019

John Marshall High School
Citation Award – AIA West Virginia

2018

Cabin Creek Health Clinic
Honor Award – AIA West Virginia

2016

Monongalia County Justice Center
Honor Award – AIA West Virginia

Dixon Hughes Goodman Offices
Honor Award, AIA West Virginia

Walker Convocation Center
Merit Award – AIA West Virginia

The Summit Welcome Center
Merit Award, AIA West Virginia

2015

Lewis County Judicial Annex
Merit Award – AIA West Virginia

2013

Raleigh County Judicial Center
Honor Award – AIA West Virginia

Morgan County Courthouse
Honor Award – AIA West Virginia

2011

Haddad Riverfront Park
Honor Award – AIA West Virginia

Moses Residence
Merit Award – AIA West Virginia

2010

Bible Center Church
Merit Award – AIA West Virginia

2009

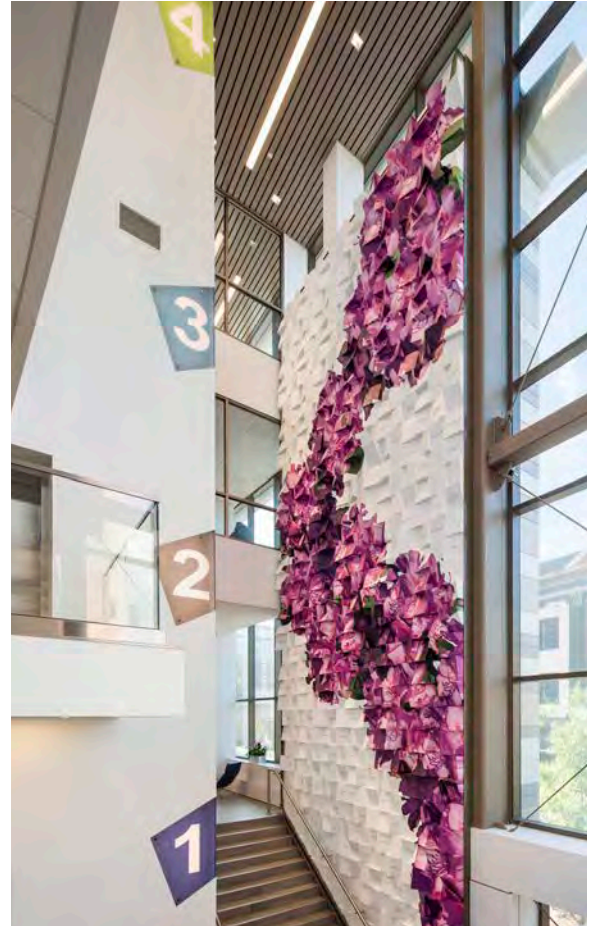
Chesapeake Energy Eastern
Regional Headquarters
Honor Award – AIA West Virginia

2005

James C. Wilson Student Union
Merit Award – AIA West Virginia

2004

Star USA Federal Credit Union
Honor Award – AIA West Virginia



Consulting Team

Our Collaborative Partners

WDP & Associates (WDP)

Structural Engineering & Building Envelope Consulting

WDP & Associates, a West Virginia SWaM certified consulting engineering firm founded in 1995 with offices in West Virginia, Virginia, South Carolina, and New York. For 30 years, WDP has provided professional engineering services for the evaluation and repair of the exterior of buildings and structural assessments, repair design, and building enclosure consulting and commissioning (BECx) projects in West Virginia and across the United States.

WDP performs around 100 roof, building envelope, and façade assessments, and structural investigation and repair projects every year. Most of WDP's repair projects involve facilities that must remain occupied and operating "business as usual" throughout the investigation and repair process. Their investigative strategies and value-based repair designs have addressed countless issues, such as building envelope problems manifested through air/water leakage, occupant comfort issues, structural deficiencies caused by moisture infiltration, differential movement, general deterioration of building materials, biological growth, and aesthetic deficiencies, among others.

Scheeser Buckley Mayfield

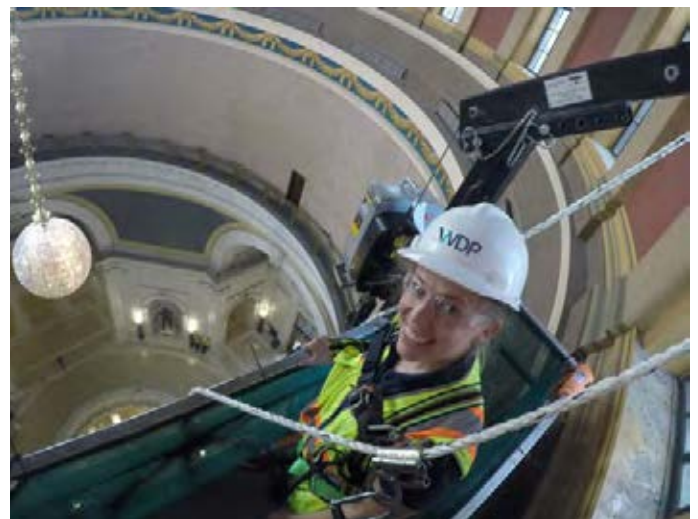
MEPT Engineering

SBM will provide any necessary mechanical, plumbing, electrical, fire protection, and telecommunications engineering services for the team, and has a long and proven track record for excellent design service to our many government clients throughout West Virginia & beyond. SBM has been the MEP engineer of choice for Silling for nearly three decades serving a great multitude of projects totaling well over three million square feet of construction.

KDM Consultants

Construction Cost Estimating

KDM provides professional construction cost consulting services from his Clarksburg office. Dan Moore, CPE, is a Lifetime Certified Professional Estimator with over 35 years of experience in the construction industry. His firm has worked closely with Silling for nearly 20 years and has significant experience developing cost estimates for building projects of various types and sizes throughout West Virginia.





C. Resumes of Key Personnel

Jody Driggs AIA, NCARB

PRINCIPAL IN CHARGE

Jody is a twenty-nine year member of Silling Architects and has served as a Principal since 2001. Under his leadership, the firm has grown in expertise and recognition as an award-winning regional thought leader serving a multitude of building typologies and service markets. Jody's work has received dozens of design awards, elevating pragmatic facility planning with a focus on cultural connections to people and place. Through his background in campus planning and urban design, Jody understands his projects' responsibilities in shaping engaging civic spaces, contributing to a public realm that reflects and reinforces our societal values. The variety of architectural language and character in the firm's work is evidence of his approach and commitment to client-centeredness and critical design.

Jody continues to serve as an active Project Architect and has led many of the firm's most prominent and challenging design projects. In addition to his leadership with the firm, Jody has maintained an active voice at the state and local chapter level of the American Institute of Architects, serving continually for over twenty years in the offices of President, Vice-President, Treasurer, Director, Foundation for Architecture Chair, and Scholarship Committee Member.

Jody has led the designs of a number of roof and building envelope projects over his professional career, either as stand alone projects or as part of a larger building renovation.



Education

Bachelor of Architecture
University of Tennessee, 1996

Registrations

Registered Architect: WV, FL, MD, PA, VA,
KY, OH

Affiliations

American Institute of Architects (AIA)
National Council of Architectural Registration
Boards (NCARB)
AIA West Virginia - Past President
AIA West Virginia - Scholarship Committee
AIA Academy of Architecture for Justice

Relevant Experience

Kanawha County Public Library
Charleston, WV

John Marshall High School
Glen Dale, WV

Monongalia County Justice Center
Morgantown, WV

D. Stephen & Diane H.
Walker Convocation Center
West Virginia State University
Institute, WV

Martinsburg Police
Department & Municipal Court
Martinsburg, WV

Harrison County General
Administrative Services Annex
Clarksburg, WV

Cabarrus County Courthouse
Concord, NC

Raleigh County Sheriff's Department
Beckley, WV

Judge Damon J. Keith Scholars Hall
West Virginia State University
Institute, WV

James C. Wilson Student Union
West Virginia State University
Institute, WV

Southampton County Courthouse
Expansion & Renovation
Courtland, VA

Delaware County Courthouse
Delaware, OH

Barren County Judicial Center
Glasgow, KY

Franklin County Judicial Center
Chambersburg, PA

Martinsburg City Hall Renovation
Martinsburg, WV

Afton Ridge Library &
Active Living Center
Kannapolis, NC

Charleston Public Safety Center
Charleston, WV

Young Life Wild Ridge Camp
Dining Hall
Mt. Nebo, WV

Young Life Wild Ridge Camp
Gauley Lodge
Mt. Nebo, WV

Marshall University Performing
Arts Center Renovations
Huntington, WV

Brian Estep AIA, NCARB

ARCHITECT | STUDIO DIRECTOR

Brian is a Director in our Charleston design studio. In his 33 years of experience, he has cultivated a career delivering impactful design solutions across law enforcement, public safety, justice, civic and educational building types - each crafted with a deep understanding of function, security, and community engagement. Throughout his career Brian has collaborated with multidisciplinary teams and stakeholders to ensure every project resonates with its users while standing the test of time. He is driven by a passion for clean, purposeful design, creating spaces where form meets function and clarity encourages confidence. He approaches every project with an emphasis on thoughtful planning, quiet precision, and a belief that thoughtful, well-executed design can elevate how people live, work, and connect.

Brian has served as a Project Manager for a number of roof and building envelope projects over his professional career, either as stand alone projects or as part of a larger building renovation.



Education

Bachelor of Architecture
University of Tennessee, 1992

Registrations

Registered Architect: WV

Affiliations

American Institute of Architects (AIA)
AIA Academy of Architecture for Justice (AAJ)

Relevant Experience

Kanawha County Public Library
Charleston, WV

John Marshall High School
Glen Dale, WV

West Virginia State Capitol
Exterior Lighting Complex
Charleston, WV

Raleigh County Schools
Bond Projects
Beckley, WV

Glen Dale Elementary School
Glen Dale, WV

Afton Ridge Library &
Active Living Center
Kannapolis, NC

Raleigh County Sheriff's Department
Beckley, WV

Martinsburg Police
Department & Municipal Court
Martinsburg, WV

Putnam County Sheriff's Department
Winfield, WV

Charleston Public Safety Center
Charleston, WV

Kanawha County Public
Library Eastern Branch Library
Marmet, WV

Dixon Hughes Goodman
Charleston, WV

Barren County Judicial Center
Glasgow, KY

D. Stephen & Diane H. Walker
Convocation Center, West
Virginia State University
Institute, WV

Building 4 Renovations, State
of West Virginia Office Building
Charleston, WV

Montgomery County Court
Security Assessment
Dayton, OH

Rex Cyphers PE

QA/QC & HISTORIC PRESERVATIONIST

Rex is WDP's Vice President and Chief Operating Officer with 23 years of experience. He specializes in the design and repair of masonry structures, historic preservation, and nondestructive testing. He performs forensic field, façade, roofing, waterproofing, and building envelope investigations; structural inspection /analysis and design; architectural retrofit and repair; and develops design documents and repair recommendations.



Relevant Experience

West Virginia General Services Division, Diamond Building Roof / Parapet Repairs, Charleston, WV / Principal-In-Charge

As part of WDP's services for the Diamond Building, the GSD engaged WDP for a potential roof replacement. Due to the severity of the gypsum roof deck degradation on the seven-story portion and the parapets, WDP is conducting an evaluation to quantify the amount of roof deck to be replaced and the impact of the needed repairs to the parapets and deck on a potential roof replacement project.

West Virginia General Services Division, Building 37 Window, HVAC, Roof and Envelope Investigation & Upgrades / PIC

WDP performed an evaluation of the building that incorporated both building envelope components and HVAC systems. We performed a field investigation, diagnostic water testing, and exploratory openings to identify the root cause of the water infiltration, and developed a report focusing on the issues with the building envelope and presented tiers of repair recommendations ranging from maintenance level repairs to comprehensive repairs.

Virginia Community College System, Tidewater Community College, Roper Performing Arts Center, Facade and Leak Investigation, Norfolk, VA / PIC

WDP was initially engaged in 2021 to investigate persistent water infiltration issues affecting the theater. Our assessment identified significant moisture intrusion which has resulted in deterioration of exterior and structural components. In 2022, WDP conducted an evaluation of the suspended plaster ceiling in the main theater, leading to the installation of a temporary netting system in 2024 to protect building occupants from falling debris due to observed plaster instability.

General Services Administration (GSA), IRS Martinsburg MECC Roof Replacement, Martinsburg, WV / PIC

The majority of roofing is constructed of a ballasted protected membrane roof over structurally sloped concrete slab. Three roofs, making up roughly 1300 sq ft, consist of a fully-adhered EPDM over a structurally sloped metal deck. The roofs are experiencing ongoing leaks and deterioration, necessitating a comprehensive replacement project. WDP will evaluate and replace aging and failing roof systems, ensure compliance with current building codes and GSA's Core Building Standards (CBS), and address known leak issues and improve roof performance.

Education

West Virginia University / Civil Engineering / MS – 2003; BS – 2002
West Virginia University / Graduate Certificate / Cultural Resource Management / 2003

Registrations

Professional Engineer: WV, CT, IL, LA, PA, TN, VA

Affiliations

ASTM Subcommittee E06.24 Preservation and Rehabilitation Technology

Jeremy Jones AIA

ARCHITECT

Jeremy has over 20 years of experience in architectural planning and design with a primary focus on our firm's courts, law enforcement, corrections/detention, and public safety projects. As a project manager, he provides valuable leadership in delivering high-quality, client-oriented services from initial planning through design and construction. Exceptional communication and technical skills allow him to effectively build consensus among a highly diverse body of project stakeholders.

Jeremy has served as a Project Manager for a number of roof and building envelope projects over his professional career, either as stand alone projects or as part of a larger building renovation.



Education

Bachelor of Architecture
University of Tennessee, 2007

Registrations

Registered Architect: WV

Affiliations

American Institute of Architects (AIA)
AIA Academy of Architecture for Justice
AIA WV - President (2022-2023)

Relevant Experience

Kanawha County Judicial
Building Expansion & Renovation
Charleston, WV

Raleigh County Judicial Center
Beckley, WV

Monongalia County Justice Center
Morgantown, WV

Randolph County 911/OEM Center
Elkins, WV

Cabarrus County Courthouse
Concord, NC

Southampton County Courthouse
Expansion & Renovation
Courtland, VA

Delaware County Courthouse
Delaware, OH

Barren County Judicial Center
Glasgow, KY

Franklin County Judicial Center
Chambersburg, PA

Lewis County Judicial Annex
Weston, WV

Russell County Courthouse
Addition & Renovation
Lebanon, VA

Seneca County / City of
Tiffin Joint Justice Center
Tiffin, OH

Lewis-Gilmer 911/OEM Center
Weston, WV

Martinsburg Police
Department & Municipal Court
Martinsburg, WV

Marshall County Public Safety Building
Moundsville, WV

Allegany County District Court
Cumberland, MD

Dickenson County Judicial Center
Clintwood, VA

Morgan County Courthouse
Berkeley Springs, WV

Randolph County Courthouse
Campus Expansion Study
Elkins, WV

Buchanan County Courthouse
Addition & Renovation
Grundy, VA

Union County Courthouse
Marysville, OH

**Projects completed with previous firm*



Jodi Knorowski PE, SENIOR ENGINEER + PROJECT MANAGER

WPD & Associates

Jodi has over 12 years of experience providing building envelope condition assessments, developing contract documents, and providing construction administration services for failures of buildings related to the building envelope. She has performed field investigations to determine the root cause of failures to develop repair recommendations. In this process, she has utilized hygrothermal modeling techniques to analyze the long-term effects of heat and moisture movement through a wall or roof assembly. Her work led to the development of ASTM standards relating to the insulation and retrofit of historic masonry wall and sloped roof assemblies.

Education

Master of Science, Civil Engineering,
Old Dominion University, 2012
Bachelor of Science, Civil Engineering,
Old Dominion University, 2010

Registrations

Licensed Professional Engineer: VA

Project Experience

WV GSD State Office Building No. 37 Roof Replacement Design - *Charleston, WV*
WV GSD Diamond Building, Roof Replacement Design - *Charleston, WV*
Senate of West Virginia, WV State Capitol Roof Walkway - *Charleston, WV*
Virginia Commonwealth University, Goodwin Lab Roof Replacement Design - *Richmond, VA*
Tidewater Community College, Roper Theater Roof Evaluation - *Norfolk, VA*
VCU Office of Condition Assessment and Repair Design - *Richmond, VA*
GSA, Edward N. Cahn US Courthouse and Federal Building Roof Design - *Allentown, PA*
Charleston Municipal Auditorium, Building Condition Assessment - *Charleston, WV*



Brian Green-Cariño PE SENIOR ENGINEER

WPD & Associates

Brian has been a Senior Engineer with WDP since June 2022. Having eleven years of experience, he specializes in structural investigation, analysis, and design, as he guides projects from initial concept developments through to the final completion of construction. His projects focus on the assessment and repair or alteration of buildings including concrete, steel, masonry, and timber structures. When making assessments, he utilizes document review, visual survey, non-destructive testing, and exploratory probing plans to assemble detailed descriptions of observed conditions and to prepare specific repair and maintenance plans.

Education

Cornell University / Civil Engineering /
BS / 2014

Registrations

Licensed Professional Engineer: VA,
DC, MD

Project Experience

WV GSD Diamond Building Roof Parapet Repairs - *Charleston, WV*
Senate of West Virginia, WV State Capitol Roof Walkway - *Charleston, WV*
University of Mary Washington, Monroe Hall Roof Replacement Design - *Fredericksburg, VA*
Fauquier County, Vint Hill Library Renovation - *Warrenton, VA*
Parkside Place, Inc., Parkside Place Facade Investigation - *Charleston, WV*
ServiceSource Network, Mark Center, Roof and Façade Assessment - *Alexandria, VA*
University of Mary Washington, George Washington Hall Roof and Structure Investigation, *Fredericksburg, VA*
Clarksburg County Courthouse Building Envelope Condition Assessment & Repair Design - *Clarksburg, VA*



Martin Klapproth Associate AIA

Silling

ARCHITECTURAL SUPPORT

Martin is a senior architectural designer with over 30 years of experience serving a broad group of building typologies with a focus on building envelope design, building sciences, and the firm's design software technologies. This specialized expertise allows him to bring a balanced approach of design and technical perspective to his projects, integrating building systems and performance criteria into design solutions that provide clients with thoughtful, comfortable, durable, and healthy buildings.

Education

Bachelor of Architecture
University of Cincinnati, 2003

Affiliations

American Institute of Architects (AIA)

Project Experience

John Marshall High School - *Glen Dale, WV*
Young Life Wild Ridge Camp Gauley Lodge - *Mt. Nebo, WV*
Monongalia County Justice Center - *Morgantown, WV*
Young Life Wild Ridge Camp Dining Hall - *Mt. Nebo, WV*
Kanawha County Public Library - *Charleston, WV*
WV State University Walker Convocation Center - *Institute, WV*
WV State University Monroe Athletic Complex - *Institute, WV*
Martinsburg Police & Municipal Court - *Martinsburg, WV*
Young Life Wild Ridge Camp Work Crew House - *Mt. Nebo, WV*



Fred Pack Associate AIA

Silling

CONSTRUCTION ADMINISTRATOR

Fred's strength comes from his diverse background in multiple roles over the last 30 years as a construction administrator in the architectural field, as well as a superintendent/project manager in the construction industry, giving him a unique perspective and an appreciation of how buildings are constructed. His responsibilities include a full range of construction supervision duties including coordination and scheduling of trade contractors, material suppliers and construction team employees, liaison for project owners and architects/engineers over the duration of projects, quality assurance, cost management, and safety program maintenance.

Affiliations

American Institute of Architects (AIA)
United Brotherhood of Carpenters
and Joiners of America Locals #302
and 283

Project Experience

Young Life Wild Ridge Camp Gauley Lodge - *Mt. Nebo, WV*
Monongalia County Justice Center - *Morgantown, WV*
Cabarrus County Courthouse - *Concord, NC*
Delaware County Courthouse - *Delaware, OH*
Greenbrier County Courthouse - *Lewisburg, WV*
Lewis County Judicial Annex - *Weston, WV*
Dickenson County Judicial Center - *Clintwood, VA*
Franklin County Judicial Center - *Chambersburg, PA*
Afton Ridge Library & Active Living Center - *Kannapolis, NC*



Chad Montgomery PE, LEED AP, HFDP, BCxP

SBM

PRINCIPAL MECHANICAL ENGINEER

Chad joined SBM in 1997 and has served as a design project manager and lead mechanical engineer on a wide variety of projects. He has extensive experience in all aspects of the design of mechanical systems for buildings, including advanced HVAC, plumbing, and fire protection systems. He also acts as the project manager for his projects within the office, coordinating the design team's efforts to ensure a quality project, with emphasis on design deadlines and construction budgets.

Education

Ohio Northern University
BSME/1997
Mechanical Engineering

Registrations

Licensed Professional Engineer: WV,
OH, NY, NC, PA, FL

Project Experience

Charleston Public Safety Center - *Charleston, WV*
WVSU Davis Fine Arts Center Renovations - *Institute, WV*
Marshall County Courthouse Addition & Renovation - *Moundsville, WV*
Marshall County Health Department - *Moundsville, WV*
Greenbrier County Courthouse Addition & Renovation - *Lewisburg, WV*
Martinsburg City Hall Renovations - *Martinsburg, WV*
Putnam County Sheriff's Department - *Winfield, WV*
Jackson County Courthouse Renovations - *Ripley, WV*
Anthony Correctional Center - *Neola, WV*



Dan Moore cPE

KDM Consultants

PRINCIPAL COST ESTIMATOR

A former long-time cost estimator for one of the region's largest general contractors, Clarksburg-based Dan Moore provides over 36 years' experience in the WV construction marketplace with a primary focus on construction cost estimating. Silling's collaboration with KDM has resulted in an impeccable track record of delivering projects at or under budget for many years.

Certifications

C.P.E. – "Lifetime Certified Professional Estimator" by The American Society of Professional Cost Estimators

Project Experience

Marshall County Courthouse Addition & Renovation - *Moundsville, WV*
Marshall County Health Department - *Moundsville, WV*
Martinsburg Police HQ & Municipal Court - *Martinsburg, WV*
Raleigh County Sheriff's Department - *Beckley, WV*
Putnam County Sheriff's Department - *Winfield, WV*
Harrison County General Services Annex - *Clarksburg, WV*
Kanawha County Public Library - *Charleston, WV*
Delaware County Courthouse - *Delaware, OH*
Cabarrus County Courthouse - *Concord, NC*
Greenbrier County Courthouse - *Lewisburg, WV*



D. Relevant Project Experience



West Virginia Culture Center

CHARLESTON, WV

Project Scope

New Construction

Construction Cost

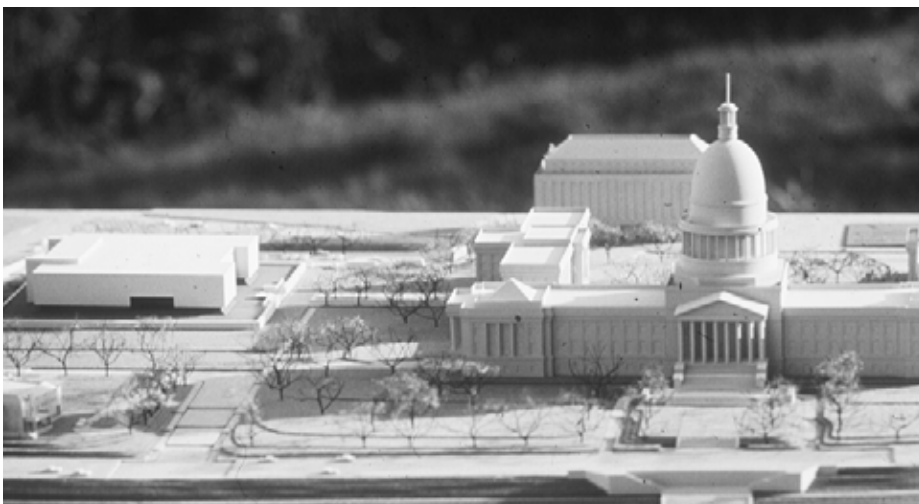
\$14 million

Status

Completed in 1976

One week after the United States celebrated its bicentennial, Governor Arch Moore dedicated the West Virginia Science and Culture Center on July 11, 1976. Located just west of the state capitol and behind the Governor's Mansion, the \$14 million structure, designed by C. E. Silling of Charleston, was constructed to showcase the Mountain State's artistic, cultural, and historic heritage. The Center became the home of the new West Virginia Division of Culture and History, including its arts and historic preservation units, and the State Archives, the Norman L. Fagan State Theater, State Museum, and the State Museum Shop. The West Virginia Library Commission shares the building, with its offices and a major library there.

The Center's great hall, with its white Alabama marble walls accented by West Virginia oak, a red Tennessee marble floor, gold and wood coffered ceiling, and two large dodecahedron-shaped bronze and crystal chandeliers, welcomes visitors. The 468-seat theater, behind the great hall, hosts West Virginia's performing artists, dance, theater, jazz, and film festivals, affairs of state, and performance broadcasts of West Virginia Public Broadcasting's "Mountain Stage."



Roof Replacement



Kanawha County Public Library

CHARLESTON, WV

Project Scope

80,000 gsf
Additions &
Renovations

Construction Cost

\$25 million

Status

Completed in 2022

Contact

Ben Thomas, President
KCPL Board of Directors
bthomas@bowlesrice.com
304.347.1121

Awards

(2) Honor Awards, AIA West Virginia
Honor Award, AIA Cleveland

The design team of Silling and HBM Architects have “reimagined” Kanawha County’s historic downtown library, providing a dynamic transformation that features fully renovated existing space, 20,000 square feet of new space, and beautifully sculpted glass walls reaching to the sky, creating a 21st century library that will serve our region for decades to come. This new main library building will allow Kanawha County’s library system to provide more efficient services to its nearly 117,000 card holders.

The new library building includes a total of 80,000 square feet of space: 60,000 square feet fully renovated and 20,000 square feet of expanded space, two new additions including a three-story addition to what is now the rear of the library that serves as the new entrance to the building, as well as a two-story addition utilizing space along an alley between the library and the KB&T building. A third floor covered walkway above Quarrier Street will take library patrons from the Summers Street Parking Garage to the library. The project provides approximately 10,000 square feet of children’s activity space, more than double the current size, for collections, story time, a craft room, and other activities. More public space for the community, including much needed and often-requested reading areas, study rooms and flexible meeting space for groups of up to 200 are also incorporated into the design.

By renovating and expanding its century-old space, the Kanawha County Public Library revives an iconic landmark in downtown Charleston and brings an exciting, fresh, new space to serve as the community’s gathering place.

*** The overall project scope included comprehensive building envelope improvements, including roof and window replacement that provided modern envelope performance while preserving the original historic character of the existing building.**



Roof Replacement & Exterior Facade Redesign



Monongalia County Justice Center

MORGANTOWN, WV

Project Scope

84,000 gsf
Adaptive Reuse/Renovations
8 Courtrooms

Construction Cost

\$17.3 million

Status

Completed in 2016

Contact

Renetta McClure
County Administrator
1.304.291.7281
rmcclure@moncommission.com

Awards

Honor Award, AIA West Virginia

Originally built in the 1970s, the former Harley O. Staggers Federal Building and regional post office presented a very unique and exciting opportunity to serve the growing judicial services of Monongalia County. Having been vacant and closed for more than eight years, county leaders would ultimately purchase the 84,000 square foot, four-level building in 2007. The project made responsible use of the public investment while also contributing to the overall reduction of environmental impact in reuse of the existing building stock. The design's resulting expression provided a strong community presence with an elegant exterior facelift while also introducing a more ordered, functional and secure setting for the County's court operations.

The design implements three major ideas: clear and well-defined public spaces with a strong sequence from the entry to the courtrooms; introduction of natural daylighting; and the use of high contrast interior finishes to create dignified spaces. High volume functions of the court are located near the lobby and on lower floors. The circulation is simple, direct and distinctly separated into public, private and secure paths of movement.

Courtrooms are located on the upper floors stacked and grouped inwardly oriented on the floor plan. They are served by intermediate secure detainee elevators and holding cells as well as jury deliberation rooms in immediate adjacency. Courtrooms are equipped with zoned lighting as well as state-of-the-art technology and audio visual features including interactive monitors, evidence presentation cart, sound system with assisted listening, and large format screens with video conferencing capabilities all fully operational from sophisticated bench control software.

*** The overall project scope included comprehensive building envelope improvements, including a roof and window replacement.**



Roof Replacement & Exterior Facade Redesign



Cabarrus County Courthouse

CONCORD, NC

Project Scope

312,000 gsf total
12 Courtrooms
New Construction
Renovations
Urban Planning

Construction Cost

\$117.9 million

Status

Completed in 2024

Contact

Kyle Bilafer
Area Manager of Operations
1.704.305.9723
kyle@fortiuscapitalpartners.com

Awards

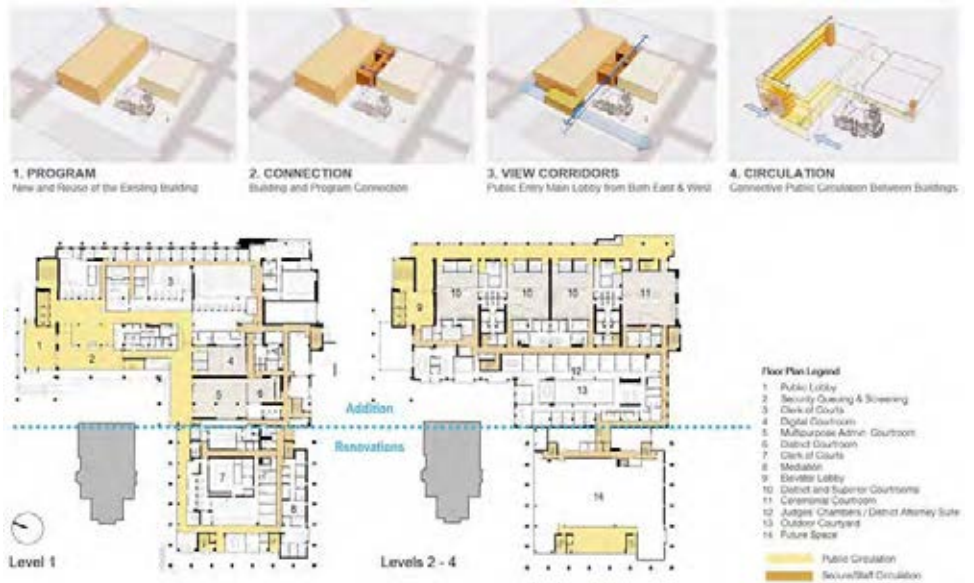
Merit Award, AIA West Virginia

The Cabarrus County Courthouse Project brings a significant new addition to the courthouse campus while connecting to and renovating the existing structure to deliver a relevant and contextually sensitive place for justice and civic engagement within Concord's charming downtown district. Due to the dramatic growth of the county population over the last several decades, the Cabarrus County courts system had vastly outgrown the existing 1975 courthouse constructed along Union Street and required significant increases in courtrooms and accompanying public, staff, and security-related spaces.

The ground level houses public entry, screening, and the heavily trafficked clerk departments, while District and Superior Courts hierarchically stretch and stack along Church Street. Primary massing of the new construction completes the street edges to the north. Judges and District Attorney office spaces form the connection to the existing courthouse on the upper floors. The entry pavilion draws pedestrians through the newly created civic plaza, with interior public circulation animating the building edges.

Overall the project includes 240,000 square feet in new construction, 72,000 square feet in existing facility renovations, four Superior Court jury-capable courtrooms, six District Court courtrooms, two future courtrooms, a 45,000 square foot shell space for future expansion, and 14,000 square feet of expansion space in the new facility.

*** The overall project scope included comprehensive building envelope improvements, including a roof and window replacement, to the existing 1980s era courthouse.**



Roof Replacement & Exterior Facade Redesign



Martinsburg City Hall

MARTINSBURG, WV

Project Scope

22,000 gsf
Renovations
Exterior Facade Redesign
Council Chambers

Construction Cost

\$8.3 million

Status

Completed in 2025

Contact

Andrew Blake
City Manager
City of Martinsburg
Mobile: (304) 886-2833
Ablake@cityofmartinsburg.org

Following the adjacent Municipal Court and Police Department's completion, the City of Martinsburg turned its attention to renovating the existing City Hall. With the Police Department and Municipal Court housed in a brand new facility and leaving the City Hall's first floor completely vacant, the City's Planning, Finance, Development, Human Resources, and Administrative departments will double their original footprints to better serve the public. Despite being confined to the original building's footprint, the renovation is all-encompassing, with all new HVAC, plumbing, and electrical systems, along with an easily navigable layout, an updated Council Chambers fit for the twenty-first century, and flexible meeting spaces for staff to conduct business.

Along Queen Street, the 1980s-era mock-colonial façade is reimagined to establish City Hall as a contemporary building nestled in Martinsburg's historic downtown. Removing the structurally unsound false third-floor parapet, overbearing cornices, and residential-style vinyl shutters, while adjusting glazing proportions, utilizing contemporary materials, and reimagining visitors' entry sequence, the renovated City Hall takes into account Historic Martinsburg's Italianate architecture while recognizing the existing building's unique proportions. Delineating the façade along a historic property line – the Southern portion once home to an inn, the Northern portion a theatre— the street-level experience is better proportionally aligned with the streetscape rhythm of neighboring facades. The addition of a pocket plaza within Queen Street's parking lane, paired with a glass jewel box housing the administrative conference room, brings attention to the building's entrance while inviting passersby an opportunity to relax as they traverse the streets of Martinsburg.

*** The overall project scope included comprehensive building envelope improvements, including a roof and window replacement.**

Before Photo - Exterior Facade



Roof Replacement



Southampton County Courthouse

COURTLAND, VA

Project Scope

28,800 gsf - New Construction
11,600 gsf - Renovations
40,400 gsf - Total

Construction Cost

\$23.8 million

Status

Completed in 2024

Contact

Brian Thrower
County Administrator
Southampton County, VA
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bthrower@southamptoncounty.org

Awards

Honor Award, AIA West Virginia

The design team of Silling & locally-based Glave & Holmes were selected to design an expansion and comprehensive renovations to the historic 1834 Southampton County Courthouse located in Courtland, Virginia.

Faced with an increased need for expanded space for the county judiciary, dated and deteriorating physical conditions to the courthouse's architectural and building systems, and the inadequacies and functional performance of the building's 1925 and 1960 additions, our team worked closely with the County in developing an architectural program approval from the Southampton County Circuit Court, Southampton County Combined General District and Juvenile Domestic Relations Court, Southampton County Board of Supervisors and Franklin City Council in accordance with the Virginia Courthouse Facilities Guidelines. The approved design concept includes demolition of select portions of the 1925 and 1960s era additions and the introduction of new building additions totaling nearly 29,000 square feet that honor the spirit of the courthouse's original Jeffersonian style architecture, while providing new and expanded space for the Circuit Court, General District Court, Juvenile & Domestic Relations Court, Clerk of Courts, and Commonwealth's Attorney.

Overall improvements included an expanded public entry security/security screening lobby, new and/or renovated courtrooms, the creation of a secure separation of public/staff/in-custody defendants within the building, a new jury assembly space, new attorney conference and secure witness rooms, central defendant holding, as well as courtside holding areas. Additionally, all new interior finishes are being introduced throughout and all building MEP systems are being replaced and/or modernized.

*** The overall project scope included comprehensive building envelope improvements, including a roof and window replacement.**



First Floor Plan



Roof Replacement & Exterior Facade Redesign



Randolph County 911 / OEM Center

ELKINS, WV

Project Scope

11,800 SF
Adaptive Reuse
Renovations

Construction Cost

\$3.1 million

Status

Completed in 2019

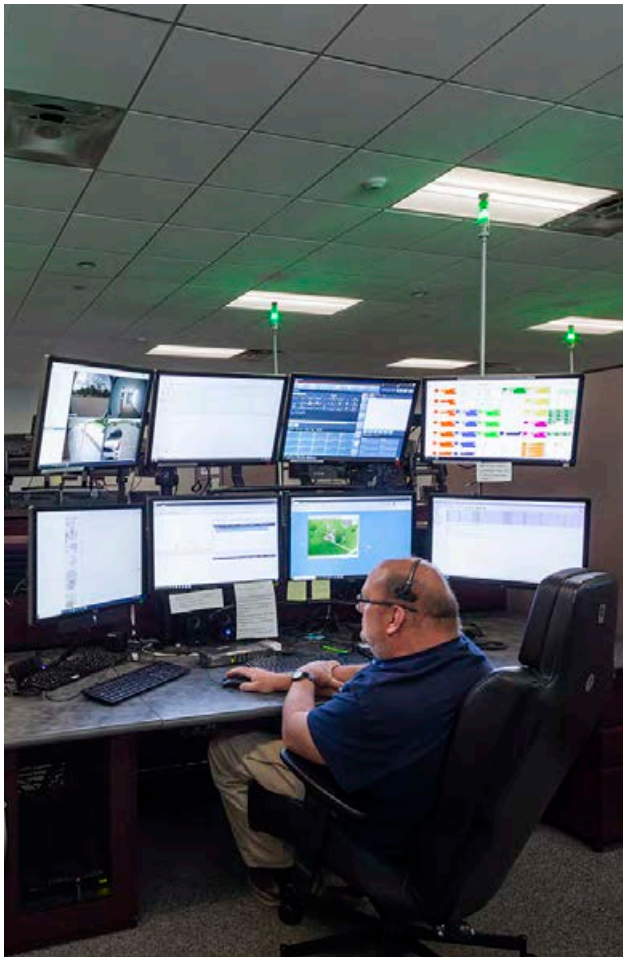
Contact

David Kesling
Commissioner
304.636.2057
dkesling@randolphcty.wv.org

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*** The overall project scope included comprehensive building envelope improvements, including a roof replacement and new clerestory windows.**



Before Photo - Exterior Facade



Previous Roof System Conditions



Roofing Projects

SILLING



John Marshall High School

Roof Replacement
Glen Dale, West Virginia



Kanawha County Public Library

Roof Replacement
Charleston, West Virginia



WVSU Davis Fine Arts Center

Roof Replacement
Institute, West Virginia



Fairmont State University Jaynes Hall

Roof Replacement
Fairmont, West Virginia



WVSU Wallace Hall

Roof Replacement
Institute, West Virginia



WVSU James C. Wilson Student Union

Roof Replacement
Institute, West Virginia

Roofing Projects

SILLING



Martinsburg City Hall

Roof Replacement
Martinsburg, West Virginia



Concord University Marsh Library

Roof Replacement
Athens, West Virginia



Concord University Marsh Hall

Roof Replacement
Athens West Virginia



Concord University Student Union

Roof Replacement
Athens, West Virginia



Concord University North & South Towers

Roof Replacement
Athens West Virginia



Monongalia County Justice Center

Roof Replacement
Morgantown, West Virginia

Roofing Projects

SILLING



Marshall County Public Safety Building

Roof Replacement
Moundsville, West Virginia



Roane County Courthouse

Roof Replacement
Spencer, West Virginia



Huttonsville Correctional Center

Roof Replacement
Huttonsville, West Virginia



Putnam County Judicial Building

Roof Replacement
Winfield, West Virginia



Putnam County Courthouse

Roof Replacement
Winfield, West Virginia



Southampton County Courthouse

Roof Replacement
Courtland, Virginia



Diamond Building Repair Project

CHARLESTON, WV

Project Goals and Objectives

- Condition assessment
- Evaluation of findings
- Repair summary
- Estimated repair budget
- Development of construction documents
- Construction Administration

Owner / Client

West Virginia Department of Health and Human Services and General Services Division

Point of Contact

Aaron Armstrong
Project Manager
(304) 205-2434
aaron.m.armstrong@wv.gov

Scope of Services

Condition Assessment
Repair Design
Procurement Assistance
Construction Administration

The Diamond Building (Building 35) in Charleston, West Virginia, has been experiencing progressive deterioration of the building façade for several years, leading to water infiltration and damage at several interior areas of the building and cracking and spalling of the masonry façade. WDP was engaged in 2022 by the WV Department of Health and Human Services to perform a condition assessment of the building exterior. The condition assessment included surveys of representative areas of the building envelope from interior and exterior sides to verify the typical assemblies and document deficiencies, exploratory openings to observe concealed conditions, measurement of member section loss from corrosion, locating of embedded masonry ties, and sounding to verify extents of surface delamination's in the masonry. WDP developed a comprehensive report summarizing the deficiencies, providing repair recommendations, and including an estimated cost of the repair work.

West Virginia General Services Division (GSD) re-engaged WDP to develop repair documents for a comprehensive repair project for the building to address both building envelope repairs and mechanical system replacement. For this project WDP teamed with a local architect to perform the mechanical design. The project scope was divided into multiple phases due to the magnitude of the repairs. WDP developed construction documents for the first phase to reconstruct the parapets and to replace the roof on two of the three building sections. Based on the condition of the existing roof structure and integral connections with the parapet walls that are being reconstructed, a detailed phasing plan was developed to execute the work. Temporary protection measures were also critical as portions of the structural roof deck are also being removed and replaced as part of the project. While the building is remaining occupied during the execution of the work, coordination with the Owner was required to vacate the upper floor while portions of the roof deck are removed and replaced. Secondary drainage measures were not present on the roof and needed to be incorporated into the roof replacement. Integrations with the roof perimeter were designed for conditions with existing terracotta coping that would remain in place as well as integrations with completely reconstructed parapet walls. WDP is currently providing construction administration services as this project moves into construction.



Building 37 Window, HVAC, Roof, and Envelope Upgrades

CHARLESTON, WV

Owner / Client

West Virginia Department of Administration, General Services Division

Point of Contact

Kari Dean
Construction Project Manager
(304) 352-5492
kari.j.dean@wv.gov

Scope of Services

Field Investigation
Visual survey of roof assemblies
Report of findings with tiered recommendations for repairs
Design for building envelope component repairs
Construction administrations services

Project Goals and Objectives

- Evaluate root cause of water infiltration associated with windows
- Replace the existing roof assemblies
- Execute remedial repairs to address water infiltration
- Upgrade existing HVAC system

Building 37, also known as the Department of Environmental Protection, was constructed in 2003 and is a 3-story building featuring ribbon windows and concrete masonry veneer with a large entrance curtain wall. Water infiltration around the windows has been an ongoing issue with the building, leading to isolated repairs undertaken in 2011. These repairs did not address the underlying issues, and further evaluation was required. WDP teamed with a local architect to perform an evaluation of the building that incorporated both building envelope components and HVAC systems. WDP performed a field investigation and performed diagnostic water testing and exploratory openings to identify the root cause of the water infiltration, as well as document existing conditions of the roof assembly in preparation for developing a design for the roof replacement.

WDP developed a report focusing on the issues with the building envelope and presented tiers of repair recommendations ranging from maintenance level repairs to comprehensive repairs. These repair strategies were coordinated with the architect's evaluation of the existing mechanical systems to understand how improvements in the building envelope would impact the performance of the mechanical system. The team developed repair drawings that included, among other things, a full roof replacement. Modifications to the mechanical system on the roof were coordinated with the design of the new roof assembly. As part of the repairs, an existing ballasted roof system will be replaced with a fully-adhered roofing system. Integrations with existing wall assemblies will also be modified to ensure water penetration through the cladding components cannot be directed under the new roof assembly. The WDP team will provide construction administration services as the project moves into construction.



West Virginia State Capitol Dome & Rotunda Investigation and Restoration

CHARLESTON, WV

Owner / Client

West Virginia Department of Health and Human
Services and General Services Division

Point of Contact

Aaron Armstrong
Project Manager
(304) 205-2434
aaron.m.armstrong@wv.gov

Scope of Services

Condition Assessment
Repair Design
Procurement Assistance
Construction Administration

The West Virginia State Capitol Building was constructed in 1932 to replace the prior building which burned in 1921. The building is a steel framed structure with brick masonry infill and limestone cladding capped with a 292-foot-tall dome gilded with gold leafing. Since its construction, the dome has been plagued with numerous water infiltration issues, which have resulted in significant damage to interior finishes that are difficult to access. In 2015, WDP was selected after competitive interviews in response to an RFP issued by the State of West Virginia's General Services Division (GSD) seeking professional services to investigate the source of moisture intrusion leading to damage within the upper rotunda of the dome and to recommend repairs.

WDP conducted a systematic three-week long investigation of the Dome and Capitol building, utilizing visual observations, exploratory openings, and diagnostic water testing to understand the construction of the building enclosure and to identify the path of infiltrating water. Due to the location of the damaged interior finishes, unique access was required for the investigation. A swing stage system was installed through the interior of the building and used to make observations to damaged interior finishes near the top of the upper rotunda.

Our investigation found the main source of the water infiltration to be a result of lack of through wall flashing at limestone banding and deteriorated mortar joints, along with failures in the internal water management systems, which allowed bulk water to penetrate through a masonry assembly to the interior. We developed a comprehensive report summarizing the findings and outlined tired repair strategies for consideration. Our recommendations allowed the GSD to evaluate increasingly more comprehensive repairs and their associated costs to determine the scope of work that would provide the most value to the project. We then coordinated with the GSD, the State Historic Preservation Office, and the Capitol Building Commission to develop construction documents that generally included the removal of limestone cladding elements to install through wall flashing and waterproofing systems, selective repointing of limestone mortar joints, replacement of internal plumbing and drainage elements to include portions of roofing elements, and restoration or replacement of interior ornamental and flat plaster finishes to include matching existing decorative paint. The building would remain fully occupied during the execution of the work, so the design included temporary interior construction barriers and evaluation of egress routes through the building to ensure building occupant safety was held paramount through the construction phase.



New structural support below plaster dome



Plaster sample with gypsum and coconut fibers

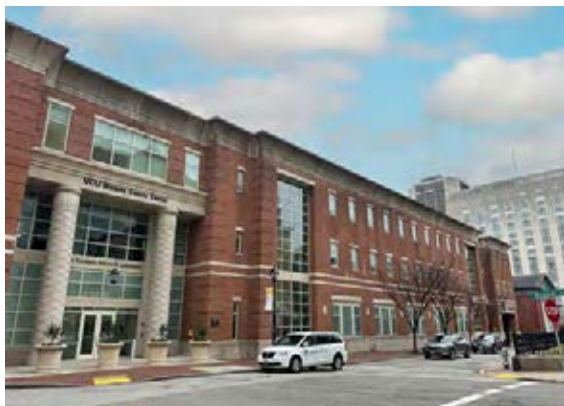


Using sample panles to verify paint color, glaze, and texture

WDP provided construction administration services throughout the construction phase. Once access was provided to the inner dome during the construction phase, WDP identified structural failures that required repairs to support and strengthen the coconut fiber reinforced cast plaster inner dome. This required a unique analysis of the coconut reinforced plaster to determine methods for strengthening the dome and detailed sequencing to install new supports below the dome while re-tensioning the hanger system from above, all while following requirements for historic preservation. WDP worked in coordination with the Contractor, Owner, and State Historic Preservation Office to evaluate repair strategies that were cost effective, durable, and maintained the historical fabric of the building.

Clay Tile Repair Project: The interior walls of the Capitol building are constructed with unreinforced hollow clay tile spanning between floor levels. The original design relies on the friction fit of the clay tile units between the floor levels to secure the walls in place. However, moisture expansion within the clay tile lead to crushing and cracking of the clay tile units at the top of the wall which compromised the stability of the walls and created a fall hazard for building occupants. WDP performed a comprehensive visual survey of locations throughout the building constructed with clay tile units, identified spaces where clay tile was found to be compromised, and designed repairs to address each location. These repairs ranged from the grouting of clay tile units, to installing partition anchors or saddle clips, to designing framing anchored to the surface of the clay tile to provide lateral support for the walls. WDP provided bid assistance and construction administration services for the execution of this work.

North Stair Evaluation & Replacement Project: Within the Capitol building, the monumental north stair that leads up to the portico entrance forms the ceiling for occupied workspaces below. The concrete structure of the stairs was found to have significant failures with corrosion of reinforcement causing large pieces of concrete to fall into the workspace below. WDP performed a visual and tactile survey, in addition to material sampling and testing, to identify the root cause of the failures. The original reinforcing steel had been placed without sufficient concrete cover. Furthermore, water infiltration through the stairs was causing the reinforcement to corrode, leading to delamination and spalling of the concrete. Options were evaluated to remove and replace the concrete stair structure or to retrofit and strengthen the concrete; both options included new waterproofing installed at the topside of the concrete. In coordination with the project team, it was determined that portions of the stairs could be retrofitted while other portions needed to be replaced. In addition to the structural repairs, the design required the removal, storage, and reinstallation of over 600 limestone stair treads; installation of a comprehensive waterproofing and drainage system; and an interior renovation of the workspaces below the stairs. WDP led the design team consisting of an architect and mechanical engineer as subconsultants for the interior design services. WDP provided bid phase and construction administration services for the project.



Goodwin Laboratory Water Infiltration Study

RICHMOND, VA

Project Goals and Objectives

- Identify the cause of water infiltration
- Develop contract documents for a roof replacement
- Perform construction administration services to provide oversight and guidance during construction

Goodwin Research Laboratory (Goodwin) was constructed in 2002 as an addition to the Massey Comprehensive Cancer Center at Virginia Commonwealth University (VCU). Goodwin houses laboratories and instructional facilities to conduct cancer research at VCU. The research facility has been experiencing water infiltration into its laboratory and academic spaces, typically at the upper floor of the building directly below the roof assembly. WDP was engaged by Glave & Holmes and VCU to perform a building envelope investigation to determine the cause of the water infiltration. WDP performed a document review, visual survey, and diagnostic water testing of the roof assembly, penthouse structures, and integrations with the adjacent buildings. An infrared survey and exploratory openings of the roof were also performed by WDP. At the end of the field investigation, WDP prepared a comprehensive report outlining the deficiencies in the building envelope, causes of water infiltration, and provided a list of repair recommendations.

WDP developed repair documents for a comprehensive repair project for the building to address the water infiltration issues throughout the building envelope, including a full roof replacement. WDP is currently under contract to provide bid assistance as well as construction administration services for the project.

Owner / Client

Virginia Commonwealth University /
Glave & Holmes Architecture

Point of Contact

Karen Nicely
Project Manager
804 828-7080
nicelyk2@vcu.edu

Scope of Services

Building Envelope Investigation
Repair Design
Procurement Assistance
Construction Administration



E. Approach and Methodology



Approach & Methodology

Project Management

Both Silling and WDP approaches each project by assigning a Project Principal, who personally monitors all aspects of the project. In many cases, including the more complex and demanding projects, this same principal will be responsible for the day-to-day management tasks. Our firms are extremely careful not to exceed its workload capabilities in order to assure the “hands on” organization desired by the principals, as well as to maintain the ability to meet client schedules.

In addition to the project principal, each project is assigned a project manager, project architects, engineers, production personnel, and additional support staff in accordance with scope requirements. In-house reviews are regularly conducted to assure that all schedules and milestone dates are met. All programming, design development, and contract documents are thoroughly re-examined as a basic procedure of the firms’ quality assurance/quality control program. Furthermore, specialized resources and capabilities of Silling include an in-house, local construction period service manager.

Silling is diligent in its effort and commitment to provide its clients with design solutions that are functional and aesthetically

enlightening while remaining within the limitations of project budgets. Silling utilizes a multi-step approach to managing the design response to meet project budgetary requirements.

This approach includes several steps: assessment of the owner/user program requirements relative to the budget, evaluation of building code and other regulatory concerns, estimation of budget impact due to unforeseen conditions and circumstances based upon prior similar experience, and continuous value engineering during all design and construction document phases.

Construction cost estimates are routinely developed utilizing in-house resources, collaboration with local construction experts, or through professional cost estimating consultants. If the construction estimate at any phase exceeds the project construction budget, the scope of work is evaluated and, if necessary, adjusted accordingly. Silling has a consistent history of meeting project budget requirements and providing the owner/user with the greatest value for their investment.

Likewise, the experienced senior staff at Silling control the design phase schedule through careful planning of design phase



tasks. A design and construction documents schedule, similar to a contractor's critical path construction schedule, is created for every project. Project design, management, and delivery progress is monitored using a proven **Project Review System** that tracks the actual design schedule against the projected schedule so that course corrections, if needed, can be made effectively. Project Review results are shared with the client at regularly scheduled meetings. Silling values meticulous project management and careful construction documentation; this ensures that all documents, at every phase of the project, will be delivered on schedule.

Project Phasing and Building Operations

Renovations to any government building can be challenging, and the Culture Center must often remain operational during the construction period while ensuring the safety of visitors and staff. We'll work closely with the staff at the Culture Center, as well as the Fire Marshal, to safeguard any possible disturbances from becoming a disruption to the operations of the building.

At the commencement of the project, a thorough building investigation will be conducted by our team of highly qualified architects and engineers that are experienced in designing roof replacement projects throughout West Virginia. **It is important to identify the key roofing systems, equipment, and replacement strategies at this early stage to guarantee**

the project remains on schedule and budget. All existing conditions will be documented and thoroughly reviewed.

We'll do our best to maximize the owner's resources by investigating sustainable and economical solutions for your project's challenges. The project team, including the Department of Tourism, will be kept in the loop during all phases of design and construction. Thorough and efficient communication between all parties is the key to a successful project.

Roof Replacements - An Overview

Both Silling and WDP have been involved in a long list of roof replacement and building envelope projects, whether it constitutes a portion of the scope of work in general building renovation or whether the roofing system replacement is the only aspect of a project's scope. We recognize that the condition of the building envelope is paramount in maintaining a facility's longevity and we work diligently to understand unique project circumstances and develop conceptual roof designs and technical specifications and details to equip every project with the most appropriate systems available in today's construction market.

Similar to every project we undertake, it is important for our design team to communicate with our clients to fully understand project goals, budgets, schedules, and the unique criteria – all

coming together to inform design decisions. We would propose to work closely with the University and the Physical Plant staff to document these aspects of the project and foster consensus.

Our team is built to include our building envelope, structural, mechanical and electrical engineering consultants of choice in order to adequately understand and address the interaction of the roofing systems with the existing and future MEP components located on the roof. These engineers will bring great perspective in helping determine the sequence of roof replacement and inform how we can make smart choices with roof replacement in anticipation of future mechanical/electrical removal or replacement.

Our proven methodology for communication, research, innovation, thorough documentation, and detailing are coupled with our highly qualified construction administration staff to see projects from inception to completion. Silling has successfully led many of these same design challenges at recent roof replacements for the following projects:

- *Kanawha County Public Library Addition & Renovation*
- *Martinsburg City Hall Renovation*
- *Monongalia County Justice Center Adaptive Reuse/ Renovation*
- *John Marshall High School Addition & Renovation*
- *WVSU Davis Fine Arts Center Roof Replacement*
- *WVSU Wallace Hall Roof Replacement*
- *WVSU James C. Wilson Student Union Additions &*

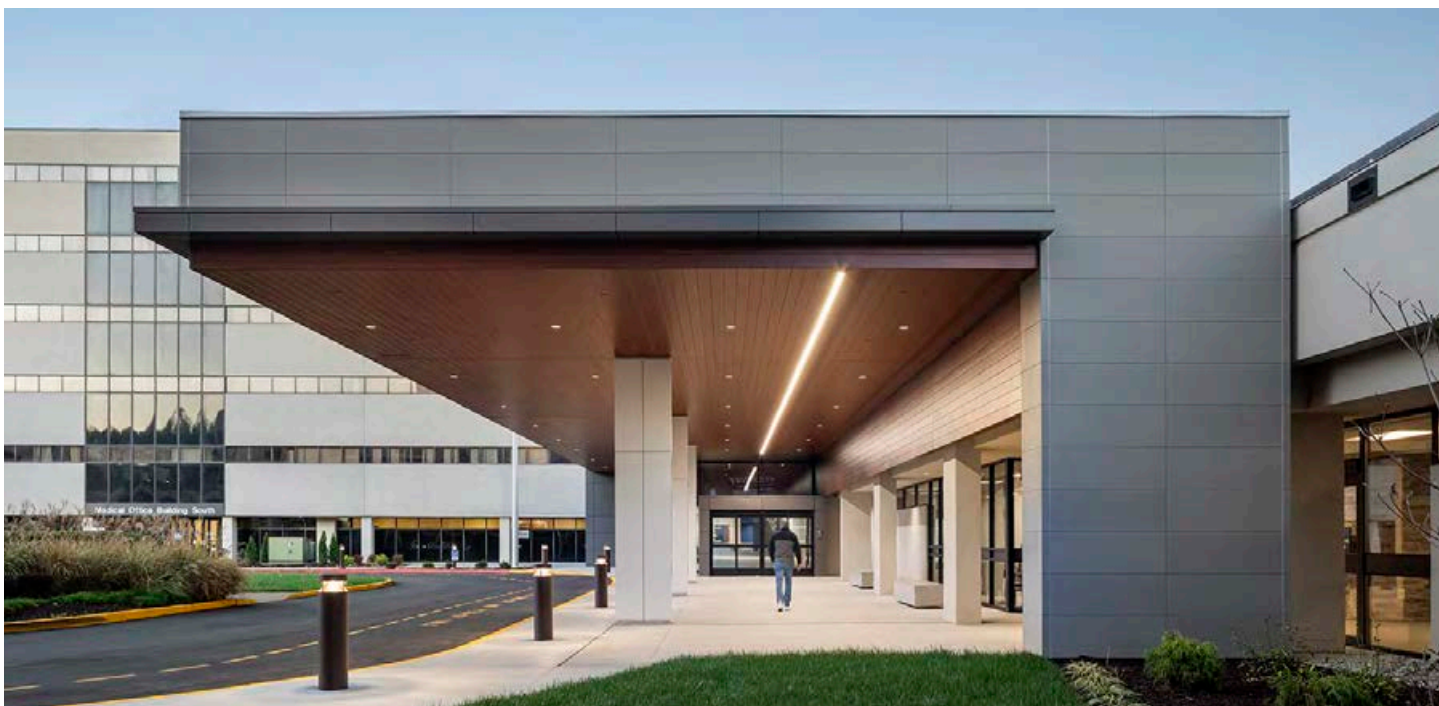
Renovation

- *Concord University Student Union Roof Replacement*
- *Concord University Marsh Hall Roof Replacement*
- *Concord University Science Hall Roof Replacement*
- *Concord University Alexander Fine Arts Center Roof Replacement*
- *Concord University North & South Towers Building Envelope & Roof Replacement*
- *Fairmont State University Jaynes Hall Roof Replacement*
- *Parkersburg Correctional Center Renovations*
- *Huttonsville Correctional Center Roof Replacements*
- *Roane County Courthouse Roof Replacement*
- *Putnam County Courthouse Roof Replacement*
- *Putnam County Judicial Building Roof Replacement*
- *Marshall County Public Safety Building Addition & Renovation*

Project Goal #1 - Assessment

To develop an investigation plan, the Silling + WDP team will perform a site visit with the project stakeholders in attendance. This ensures a shared understanding of the concerns and potential limitations for performing an evaluation. We would interview building occupants and maintenance staff to gain a better understanding of ongoing issues related to the roof assembly. We would also review available project records, original drawings and specifications, subsequent repair projects, maintenance reports, etc. to build a general understanding of the building history and operation.





Following the site visit, our team will develop a project specific investigation plan to present to Tourism. Within this plan, requirements for access, potential disruptions to building occupants, and anticipated evaluation techniques will be discussed. The process of conducting a thorough evaluation to develop an investigation plan will be completed in coordination with building occupants, to limit disruptions to the building interior throughout the testing process. WDP can perform diagnostic water testing to determine the root cause of any water infiltration observed at the interior of the building as a result of failures or deficiencies in the roof assembly, to include the field of the roof, penetrations, or perimeter integrations. To determine the overall composition of the roof and full scope of necessary roof replacement, we will perform an infrared thermography survey and roof cores into the existing roof. WDP has all the appropriate in-house equipment, capabilities, and expertise to conduct the full diagnostic evaluation. Following the field evaluation, our team will develop a comprehensive report that outlines observations and findings in addition to repair recommendations. We find value in presenting repair recommendations in a tiered approach, ranging from maintenance level repairs to comprehensive repairs, with cost estimates for each potential option. This allows an Owner to make an informed decision for how best to proceed based on their goals and needs for the project.

Project Goal #2 - Design a roof system that improves drainage efficiency and prevents leaks

Both Silling and WDP have extensive experience in evaluating existing roofs and designing roof replacements as one of the core

services of the firm. We can develop contract documents for either a partial or complete roof replacement. As part of a roof repair project, we evaluate existing capacities of roof drainage systems and determine whether modifications need to be incorporated into the roof replacement. We include a detailed drainage plan within the contract documents to ensure requirements are clear for potential bidders for drainage provisions for the low-sloped roof assembly to prevent ponding of water. Roof replacements often require the repair and modification of adjoining or interfacing conditions to accommodate the new roofing system. Our engineering team is not only familiar with roofing systems but are experts in the entire building envelope and can design repairs to these adjoining conditions to provide seamless integration with the other building envelope components. If necessary, the incorporation of a safety rail into the project can be undertaken in a seamless manner with the roof replacement design package based on our in-house structural engineering capabilities.

WDP's engineering staff are members of the International Institute of Building Enclosure Consultants (IIBEC) (Formerly RCI), the American Society for Nondestructive Testing (ASNT), and the Association for Preservation Technology International (APT).

Project Goal #3 - Bidding: Produce specifications that follow industry best practices and Department of Tourism's purchasing guidelines for use in bidding out the construction phase of the project

Our services do not end at the design phase. We have extensive experience generating Contract Documents with the State of

West Virginia and are familiar with building codes, the process for reviewing the Contract Documents with the State Fire Marshals, as well as drawings and project manuals for repair projects, including roof system repairs and replacements. We will work directly with the State and the entire construction team during the bid process to provide clarity in the bids, answer questions and provide supplemental information to get the most competitive bids.

When developing Contract Documents, our firms take great pride in developing a set of details and specifications that are unique to the project. Typically, the integration details between a plan view and section view are the most critical for repair; as such, we routinely incorporate isometric details into our drawing packages to clearly convey the repair design at these intersections. Our project specifications are also unique to the project and are often written by the same engineer that is developing the details in the drawings to ensure coordination between the drawings and specifications for the project.

Project Goal #4 - Construction Administration: Provide project management and supervision of the construction phase of the project, including scheduling and leading a pre-bid meeting for the construction phase, as well as managing the construction phase to completion.

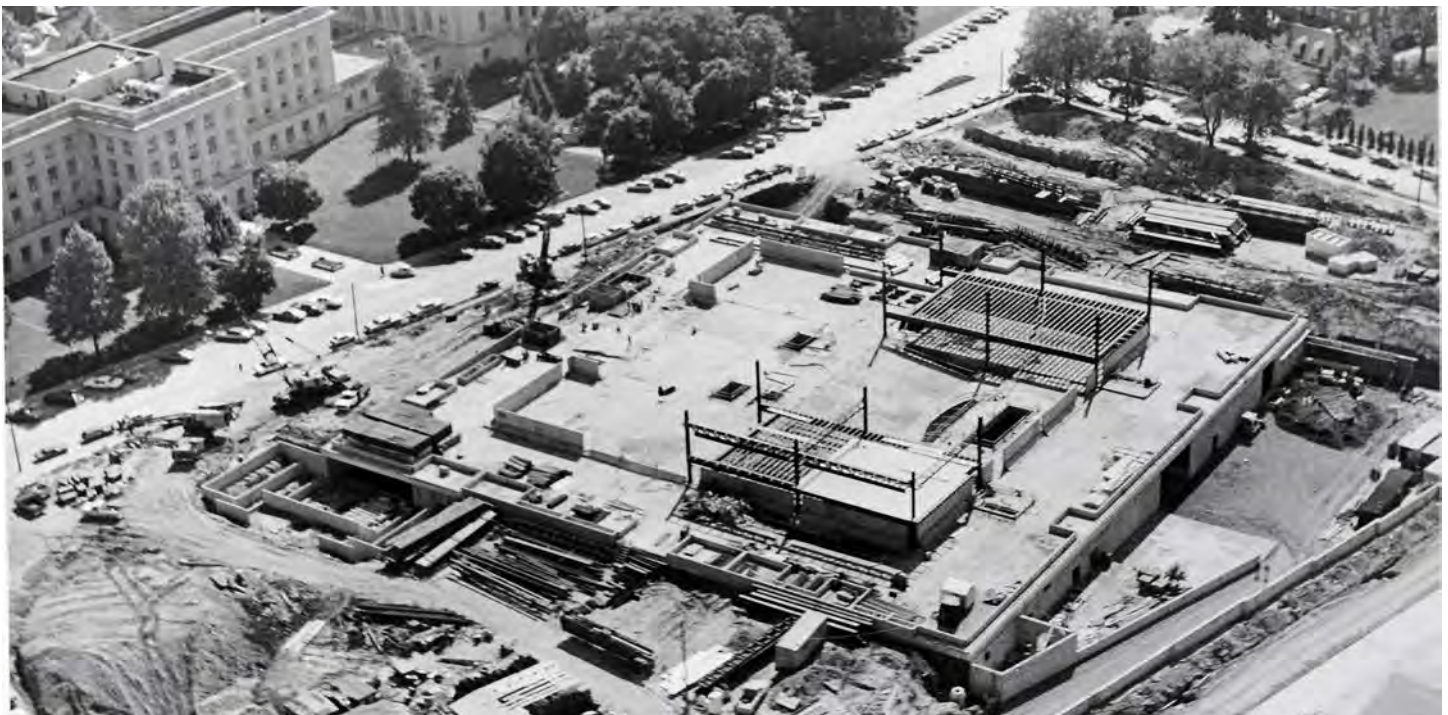
The Construction Administration Process is a phase of design services that Silling and our teammates understand and manage with the highest level of professionalism and effectiveness.

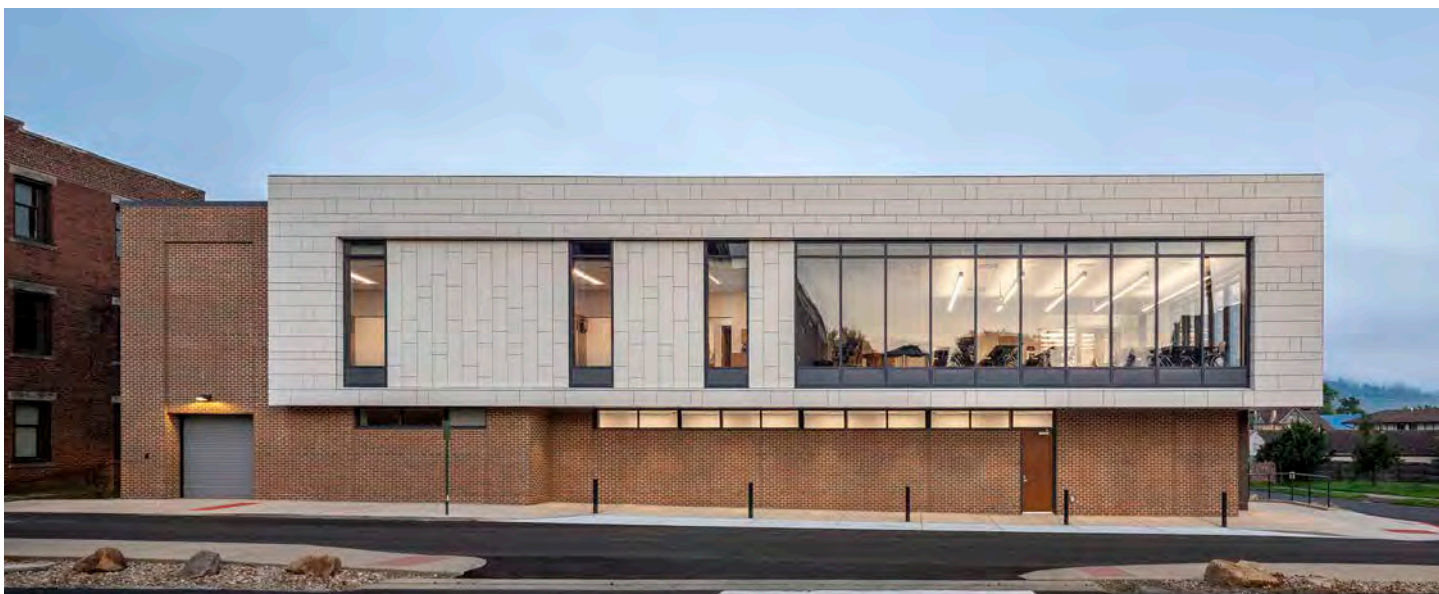
Most importantly, we will be a cooperative presence on the site representing the owner and design team. While we will need to communicate with you more to understand the nature of staffing most appropriate for our project, **we understand that our role will be to protect the owner and ensure that the design intent, both in concept and in detail, is realized.** Again, we bring a spirit of cooperation and teaming to do all that we can to avoid construction conflicts and keep the project moving toward a successful implementation of the design concept while being supremely flexible as obstacles present themselves.

Our Construction Period Services Management team is responsible for facilitating preconstruction meetings providing clear definition of project goals and owner expectations, reviewing contractor submittals, product samples, and shop drawings for conformance to the contract drawings and specifications, attending progress meetings to maintain clear communication with builders, observing installation of materials and systems to verify their conformance with the design intent, and monitoring the project schedule.

Quality Assurance / Quality Control Plan

Ours is a proven method, evidenced by **repeat client commissions, budget and schedule conforming design documentation, and a history devoid of claims.** We understand that QA/QC is a task for the most experienced personnel and requires devotion of time. This is an expensive commitment, and one that we will not shirk. We recognize that Quality Assurance and Control is perhaps the most critical component of our task as the





Architect of Record. We are proven and diligent communicators, document processes thoroughly, and are supremely confident that we will be effective administrators for the team.

Quality Assurance and Control is a regimented process at Silling and we believe our long and successful history, and more importantly, our extensive list of repeat clients, speak to our success as a firm rooted in this task. We dedicate a firm principal to each of the projects put before us, separate from the Project Manager, to endeavor to control quality in both the design and document production phase – not only for our architectural product but for the coordinated work of our engineering consultants as well. Fundamentally, this requires time spent by the most experienced architects in the firm, not focused on the minutia of daily project management, to provide critical peer review and analytical critique of the work product.

Project Schedule

Our team understands the schedule limitations for the project and are eager to get a better understanding of the condition of the building and extents of repairs that will be required. **With our background working with the State, we value the relationship we have built and would prioritize staffing to meet the needs of this project.** Once the full scope of work is understood for the project, we will develop a design and construction schedule based on Tourism's goal for project completion.

As is the nature of restoration work, unforeseen conditions discovered during a preliminary investigation or during the construction phase of the project could impact the proposed schedule, and our team would be transparent with the State regarding any scope items that we felt could not be completed

within the proposed schedule. We would provide the State with the information necessary to determine the extent to which decisions would be schedule driven or if alternate approaches could be evaluated if they add value to the project.

Budget / Bid Performance

Our successful track record throughout West Virginia in meeting our client's budget requirements, we believe, is second to none. It is this record and our continuous ability to accurately estimate and appropriately administer construction projects that will greatly benefit the West Virginia Department of Tourism in proper project planning, funding, and implementation. Certainly, no owner wants to endure the negativity and frustration that surrounds projects that are overbid or wrought with change orders. At Silling, **we are committed to a sound and proven approach to developing a thorough project budget** at the initial project steps: developing accurate project estimates at critical design milestones of 50% and 95% by proven West Virginia-based estimators; relying on the information and relationships with general contractors, subcontractors and industry suppliers; compiling a thorough, well-coordinated, and unambiguous set of contract documents; and appropriately administering the construction contract and controlling construction phase changes.

We have found that experience inside the state is critical to the budget success of the project, and the familiarity with the nuances of the local construction marketplace cannot be overstated. Our experience over the past decade with every building type imaginable in West Virginia has created a database that far exceeds the knowledge base of our closest competitors, and we are certain that this experience would directly inform the future design of the Culture Center Roofing project.



F. References



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