

A photograph of a woman in a dark dress standing on a paved path on a university campus. She is looking towards a large, multi-story brick building in the distance. The sky is overcast with grey clouds. The image is partially obscured by a blue vertical bar on the left side.

WEST VIRGINIA STATE UNIVERSITY

Sullivan Hall AE01 2400000002

Expression of Interest for A&E Services

March 12, 2024



48 South 14th Street | Pittsburgh, PA 15203 | p+412.431.2480 | r3a.com

Jerry D Rush

West Virginia State University
304-766-3009
jerry.rush@wvstateu.edu

RE:

EXPRESSION OF INTEREST

AE01 2400000002

A&E Services-WVSU Sullivan Hall

March 12, 2024

Dear Jerry,

Thank you for the invitation to provide an expression of interest for the A&E services for the West Virginia State University's Sullivan Hall and to present the resumes, credentials, project examples and team personnel that will provide a range of architectural, interior design and engineering expertise for this important design project.

Our team for this project is comprised of the following members who will provide the indicated services:

- **R3A Architecture**, the prime consultant will provide program verification and development, space planning, architectural design, interior design, FFE procurement management, construction documentation, product and system specification, consultant coordination and construction phase contract administration, as well as technical design expertise for systems and infrastructure upgrades.
- **CJL Engineering - Morgantown** will provide MEP/FP, structural and civil/structural engineering design services and construction phase contract administration.

R3A has partnered with CJL on multiple projects for higher education, institutional and private sector clients over many years of our design practice.

Our client-centric project approach is motivated by working collaboratively and interactively with the users through all phases of design and construction. We focus on correctly understanding and interpreting key project visions and objectives and implementing strategies to effectively find solutions that embody them within the established project schedule and budget. It is this synergistic process that is key to providing **design solutions that are compelling, innovative, efficient and safe.**

The following is a summary of the potential capital improvement projects that will comprise this term service assignment:

Scope for various renovations to be completed for Sullivan Hall including:

1. Roof replacement
2. Complete compliance and mechanical upgrade for elevators located in Sullivan East Tower
3. Complete HVAC upgrade

R3A's 25+ years of experience with higher education clients include the Pennsylvania State University, University of Pittsburgh, Carnegie Mellon University, Duquesne University, Carlow University, Butler County Community College, Community College of Beaver County, Lincoln University, Slippery Rock University, Mansfield University, and West Virginia University. The experience gained in helping solve the planning and design needs of these other institutions make us a knowledgeable and experienced partner for these design assignments.

As demonstrated on our collective previous assignments, our commitment to West Virginia State University will focus on subject matter expertise and a **shared mission to provide smart cost effective solutions** for all of the capital improvement assignments.

Our team appreciates this opportunity to submit this expression of interest for Architectural and Engineering Services.

Sincerely,

James Sheehan AIA, NCARB, LEED AP
Principal, R3A Architecture
p+412.431.2480 x120 | JAS@r3a.com

Jon Williams, AIA
Associate + **Point of Contact**, R3A Architecture
p+412.431.2480 x100 | JPW@r3a.com

PROJECT TEAM

OWNER | WEST VIRGINIA STATE UNIVERSITY

ARCHITECTURE / INTERIOR DESIGN / PROJECT MANAGEMENT / CONSTRUCTION ADMINISTRATION

R3A Architecture **(SB, 50% Minority Owned)**

MECHANICAL / ELECTRICAL / PLUMBING / FIRE PROTECTION / STRUCTURAL / CIVIL

CJL Engineering - Morgantown



DIVERSITY, EQUITY AND INCLUSION PLAN

The R3A team understands the importance of minority, women, and veteran owned businesses participation on any project, and welcomes the opportunity to provide a diverse and inclusive project team participation strategy. R3A is certified as Small Business by Pennsylvania Department of General Services and is 50% minority owned. Our firm includes a diverse mix of employees representing equity of gender, race and orientation. We have participated in training for Inclusion, Diversity, Equity and Accessibility for organizations. We are also exploring our firm's participation in the JUST 2.0 certification process to further commit ourselves to the principles of Diversity, Equity and Inclusion. We have extensive experience working with various entities' diversity requirements and we are more than willing to understand and work towards West Virginia State University's goals for MBE/WBE/VOSB/SDVOSB/LGBTBE Participation. We have strong relationships with local MBE, WBE, VOSB, SDVOSB and LGBTBE consulting firms. Over the past 25 plus years, we have had the opportunity to complete many projects alongside a number of minority, women, and veteran-owned firms around the region. Because of our substantial prior experience with these firms, we have developed strong working relationships with them over the years that will help contribute to the smooth progress of the project. R3A has also championed inclusion of disadvantaged firms on the construction team and we have encouraged and assisted owners with reaching out to qualified construction contractors and sub-contractors as well as assisting them with the information they need to successfully pursue a project.

PROJECT TEAM

R3A Enriching Your Community

We believe that empathy-driven architecture shapes meaningful human experiences.

Total Employees: 24

Registered Architects / Architecture Staff: 9 / 12

Certified Interior Designers / Interior Architecture Staff: 2 / 6

WELL Certified Professionals + LEED Accredited Professionals: 3 + 5

Certified Autodesk Professional / Revit Professionals: 1 / 17

R3A Architecture was founded in 1996 on the idea that thoughtful, contextual design can improve the way we live, work, & learn. We work closely with our clients, using design as a catalyst for envisioning futures that are more equitable, connected, and empowering for all.

Located in Pittsburgh, at the junction of three rivers, as well as technology, education, and manufacturing, R3A's multi-generational team is led by principals Deepak Wadhvani and James Sheehan. While our portfolio is diverse, we have strong expertise in the design of community-focused projects for higher education institutions, workplace and offices, science and technology labs, historical renovations, and infrastructure upgrades.

We believe that architecture has the power to truly transform people's lives, and we don't take that responsibility lightly. We create environments that aim to improve and enrich everyday experiences by promoting wellness, productivity, sustainability, and even a sense of joy. With personal attention paid to each project by our principals as well as our flexible and proactive approach, we have formed working relationships with clients that have lasted decades. R3A has earned 40+ design excellence awards, and while we are grateful for these honors, we measure our success by these lasting relationships and our clients' continued trust.

SERVICES WE OFFER INCLUDE:

- Architecture
- Interior Design
- Furniture, Fixtures & Equipment
- Branding
- Project Management
- Building Diagnostics
- Feasibility Studies
- Master Planning
- Historic Preservation
- Infrastructure Upgrades
- Adaptive Reuse
- Sustainable Design
- Move Management
- Consulting Engineering

PROJECT TEAM

JAMES SHEEHAN | AIA, NCARB, LEED AP

PRINCIPAL-IN-CHARGE | **R3A ARCHITECTURE**



Role: Jim has 42 years of experience as a licensed architect and will contribute his Higher Education project experience to the client and design team to facilitate the planning and programming process and will be a resource for the architectural and engineering team during the Feasibility/Programming, SD, DD and CD project phases. He will be a sounding board for the collective AE team based upon his lessons learned from previous extensive technical facility experience.

Principal, Science + Tech

Registered Architect in PA,
FL, MI, NJ, NY, OH, VA, WV

Carnegie Mellon University,
Master of Architecture

Temple University,
Bachelor of Science
in Architecture

T. 412.431.2480 x120

E. JAS@r3a.com

UPMC Spine Center

Wexford, PA | 24,500 sf.

Suburban Urologic Associates, Medical Office

Monroeville, PA | 9,800 sf.

University of Pittsburgh, Crawford Hall, ongoing

Pittsburgh, PA | 120,000 sf

University of Pittsburgh, Graduate School of Public Health Labs and Administrative Offices

Joint Venture with Wilson Architects (HGA)
Pittsburgh, PA | 193,500 sf. | **LEED Gold**

Mansfield University, Grant Science Center (DGS)

Mansfield, PA | 58,500 sf.

Penn State University, New Kensington, Lab Upgrades

New Kensington, PA | 5,000 sf.

Carnegie Mellon University, Civil & Environmental Engineering, Water Research Lab

Pittsburgh, PA | 6,900 sf.

Evoqua Water Technologies, Pittsburgh Tech Hub Lab

Pittsburgh, PA | 18,000 sf.

JON WILLIAMS | AIA, LEED-GA

ASSOCIATE / PROJECT MANAGER / POINT OF CONTACT | **R3A ARCHITECTURE**



Role: As Project Manager, Jon brings a wealth of experience in the design of renovations and additions to facilities at numerous public institutions. Jon's strong skill set for building constructability and detailing is of a great asset to the team in being able to identify and understand potential problem areas. He will maintain the role of Project Manager throughout the entire design and construction process.

Associate | Architecture

Registered Architect, PA
#406543

Bachelor of Architecture,
Temple University, 2009

T. 412.431.2480 x100

E. JPW@r3a.com

University of Pittsburgh, Crawford Hall, ongoing

Pittsburgh, PA | 120,000 sf

Carnegie Mellon University, Mill 19 Tenant Fit Out

Pittsburgh, PA | 60,000 sf. | **LEEDv4 Silver**

Slippery Rock University, New Performing Arts Complex

Slippery Rock, PA | 64,000 sf.

Penn State University New Kensington + Westmoreland County and Partners, The Digital Foundry at New Kensington

Pittsburgh, PA | 15,000 sf.

Penn State University, Nuclear Innovation Commons, and Instructional Lab

University Park, PA | 5,000 sf.

Carnegie Mellon University, Mill 19 Low Bay Interior Buildout

Pittsburgh, PA

PROJECT TEAM

TYLER ROSAS | RA, AIA, NCARB, LEED GA

PROJECT ARCHITECT | R3A ARCHITECTURE



Role: Tyler has recently completed CDs for the University of Pittsburgh's Crawford Hall renovations. Tyler will be working to develop design and construction drawings and coordinate with associated consultants to facilitate a complete package for bidding and construction. Tyler is currently managing phased renovations for Rosedale Tech, a vocational school in Pittsburgh, and implementing Rosedale Tech's master plan by improving its classrooms and labs in the automotive and HVAC training areas.

Architecture

Registered Architect: PA
#409403

Bachelor of Architecture with
a specialization in Design/
Build, Illinois Institute of
Technology

T. 412.431.2480 x116
E. TR@r3a.com

**University of Pittsburgh, Crawford Hall,
ongoing**
Pittsburgh, PA | 120,000 sf

**Rosedale Technical College,
Phase 2 and 3 Improvements, ongoing**
Pittsburgh, PA | 27,550 sf.

**Penn State University, JEWEL
Collaboration Space**
University Park, PA | 4,500 sf.

Carnegie Mellon University, Doherty Hall
Pittsburgh, PA | 2,700 sf.

**GSA Moorhead Federal Building, Interior
Office Renovation for Equal Employment
Opportunity Commission**
Pittsburgh, PA | 4,029 sf.

TARA GANGWAR | NCIDQ, IIDA, LEED AP B D+C

PROJECT INTERIOR DESIGNER | R3A ARCHITECTURE



Role: Tara has recently completed construction documents for the comprehensive lab and classroom renovation of University of Pittsburgh's Crawford Hall, and is currently working on the adaptive reuse projects at Faros Properties' Nova Place. Tara has extensive experience performing Program Validation across multiple end user groups, including Crawford Hall. Tara identifies opportunities and limitations within collaboration spaces with regard to acoustics, lighting/AV zones, and long-term flexibility. Tara brings a proactive approach by integrating furniture and equipment planning and budgeting into programming and schematic phases.

Interior Architecture

Bachelor of Science,
Interior Design; Minor
in Sustainability in
the Built Environment,
Drexel University

T. 412.431.2480 x121
E. TRG@r3a.com

**University of Pittsburgh, Crawford Hall,
ongoing**
Pittsburgh, PA | 120,000 sf

Carnegie Mellon University, Doherty Hall
Pittsburgh, PA | 2,700 sf.

**Castle Biosciences Nova Place, Office and
Lab Fit Out**
Pittsburgh, PA | 17,623 sf.

**Sewickley Academy, Technology
Classrooms Renovation**
Pittsburgh, PA | 4,400 sf.

R3A Client References

Dan Marcinko, Assistant Vice Chancellor,
Administration, University of Pittsburgh
padm5@pitt.edu // 412.624.7931

Greg Kufner, University Architect,
The Pennsylvania State University
gak21@psu.edu // 814.865.4402

Bob Reppe, Senior Director of Planning
& Design, Carnegie Mellon University,
Campus Design and Facility Development
breppe@andrew.cmu.edu // 412.268.5259



James M. Vizzini, P.E.
Partner | Mechanical Engineer

Contact Information

☎ 814.322.5457

✉ jvizzini@cjlengineering.com

PROFESSIONAL SUMMARY

Jim Vizzini is a Partner of CJL Engineering that has over 30 years of experience. He is responsible for management decisions, overseeing current projects, and maintaining relationships with architect and clients. While at the Partner level, Jim maintains a close connection to all facets of his projects. His responsibilities continue to include on-site surveys, systems comparisons, scope determination, plan and specifications review as well as construction inspection. Jim also supervises HVAC systems facility evaluation and design for colleges, universities, various schools (K-12), health care facilities, and commercial and institutional projects. These projects have ranged from large equipment replacement such as chillers, cooling towers, boilers and air handling units, entire HVAC systems design to district heating and cooling plants. Jim has been responsible for over \$2.5 billion of mechanical and electrical construction projects.

REPRESENTATIVE PROJECTS

- West Virginia University, Morgantown, WV
 - Oglebay Hall LEED® Certified
 - Reynolds Hall, New Business/Economics Building
- St. Francis University, Loretto, PA
 - Connors Family Fine Arts Center
 - New Science Center, LEED® Compliant
 - Sullivan Hall, Health Sciences Experiential Learning Commons
 - DiSepio Rural Health and Wellness Center, LEED® Compliant
- Grove City College, Grove City, PA
 - Pew Fine Arts Air Handling Units
 - Competition Pool HVAC Upgrade
- University of Pittsburgh, Pittsburgh, PA
 - Frick Fine Arts Building HVAC Upgrade
 - McGowan Institute Laboratory Building
 - Plum Boro Primate Research Facility
 - Biotechnology Center, Animal Research Lab
 - Chevron Science Center Renovations
 - Hillman Library Renovations
 - Upper Campus Chilled Water Plant
 - Gardner Steel Conference Center, Innovation Renovation
 - Campus Steam Tunnel & Vault Upgrades
 - Benedum Hall, HVAC Upgrade
- Duquesne University, Pittsburgh, PA
 - Energy Center Master Plan
 - New Cooling Tower
 - Steam Absorption Chillers
- Pennwest University, Campus Master Plan, California, PA

- The Pennsylvania State University, Greater Allegheny Campus, White Oak, PA
 - Frable Building Renovations
 - Ostermayer Lab Building Renovations
- The Pennsylvania State University, University Park, PA
 - South Campus, Chiller Plant
 - Pollock Dining Hall, HVAC Renovations
 - Pattee-Paterno Library, Special Collections HVAC Upgrades
 - Pasquerilla Spiritual Center, Campus Chilled Water Bridge
- St. Vincent College, Latrobe, PA
 - Dunlap Family Athletic and Recreation Center
 - Campus Infrastructure Master Plan
 - Steam Line Replacement
- Allegheny College, Facility Assessment and Master Plan, Meadville, PA
- The Culinary Institute of America, Energy Consultant and Master Energy Plan Hyde Park, NY
- Bucknell University, Lewisburg, PA
 - Carnegie Building, Historic Reconstruction and Renovation
 - Hildreth-Mirza Humanities Center, LEED® Silver
- American College of Sofia, Facility Assessment and Master Plan and Design, Sofia, Bulgaria
- Community College of Allegheny County, K. Leroy Irvis Science Center, LEED® Silver, Pittsburgh, PA

EDUCATION

1987 - Bachelor of Science
Mechanical Engineering Technology
University of Pittsburgh at Johnstown

SPECIALIZATIONS

Mechanical Engineering
Master Planning and Feasibility Studies
Indoor Air Quality
District Heating and Cooling Plants
LEED® and Sustainable Design

REGISTERED PROFESSIONAL ENGINEER

Pennsylvania, Alabama, Delaware, Maryland, District of Columbia, Massachusetts, Virginia, New Jersey, North Carolina, West Virginia

PRESENTER

- HVAC System Strategies to Mitigate Spread of COVID-19 - 2020
 - Massachusetts Institute of Technology
 - UPMC
 - Erie School District
- International Association of Museum Facility Administrators Annual Conference (Carnegie Museum of Natural History, Chilled water plant Upgrade) Pittsburgh, PA - 2019
- KAPPA Conference, Altoona, PA - 2017
- KAPPA Conference, Bedford, PA - 2013
- Johnson Controls Leadership Conference, Potomac, MD (Consulting Engineers Business Strategies & Vendor Teaming) - 2012
- Energy and Education Conference (Geothermal Design) St. Francis University, Loretto, PA - 2009

R3A HIGHER EDUCATION EXPERIENCE

R3A has worked with a number of colleges and universities on rethinking the educational experience, creating technological innovations, and building learning spaces that are challenging the traditional teaching and training methods. We have designed state-of-the-art classrooms, research labs, and collaboration spaces for both traditional and flexible environments. We understand the educational benefits of alternate learning and are familiar with the best practices of these environments. Our experience with higher education projects is vast:

- **Butler County Community College** Heaton Family Learning Commons
- **Community College of Beaver County** Learning Resources Center
- **Penn State University (PSU)** Main Campus Chemical and Radiation Waste Accumulation Facility, ongoing
- **PSU** Digital Foundry at New Kensington
- **PSU** Greater Allegheny Commuter Lounge Renovations
- **PSU** Earth and Environmental Systems Institute JEWEL Collaboration Space
- **PSU** University Park Nuclear Innovation Commons
- **PSU** Research East Building Lab Renovations
- **PSU** York Ruhl Student Center (with Moody Nolan)
- **PSU** Fayette Student Success Center
- **PSU** New Kensington Biology Lab Renovation
- **PSU** New Kensington Engineering Lab Renovation
- **PSU** Greater Allegheny Frable Classrooms & Restrooms Renovation
- **Carnegie Mellon University (CMU)** Richard King Mellon Hall of Sciences (Associate Architect to ZGF), ongoing
- **CMU** Tepper Business School (Associate Architect to MRY)
- **CMU** Tepper - School of Computer Science AI Maker Space
- **CMU** Tepper 1400 School of Computer Science Shell Fitout
- **CMU** Askwith Kenner Global Languages + Culture Room at Tepper
- **CMU** Almono Mill 19 ARM/MFI Buildout
- **CMU** Mill 19 Low Bay Interior Buildout
- **CMU** Porter Hall Civil and Environmental Engineering Department Lab
- **CMU** Porter Hall Civil and Environmental Engineering Department Office Renovations
- **CMU** Porter Hall Electrical and Computer Engineering Office
- **CMU** Porter Hall Renovations - Suite 118 + A-Level
- **CMU** Tata Consultancy Services Hall Building – initial phase (Associate Architect to SOM)
- **CMU** College of Fine Arts Infrastructure Renewal
- **CMU** Baker Hall and Wean Hall Classroom Renovations
- **CMU** Doherty-Porter lecture room upgrades
- **CMU** Doherty Classroom Renovations Project
- **CMU** Psychology Department Study/Improvements, Baker Porter Hall
- **CMU** Software Engineering Institute 5th Floor DO and Common Area Renovation
- **CMU** Collaborative Innovation Center 4100 Wing Renovation
- **University of Pittsburgh (UPitt)** Crawford Hall Renovation, ongoing
- **UPitt** Graduate School of Public Health (Joint venture with Wilson Architects (HGA))
- **UPitt** Chevron Science Center Annex (Consultant to Wilson Architects (HGA))
- **UPitt** Energy Innovation Center Lab Renovations
- **UPitt** UPMC - Scaife Hall 10th Floor
- **UPitt** UPMC Center for Innovative Science (Consultant to ZGF)
- **UPitt** Crawford Hall Science Lab Renovations
- **UPitt** Eberly West Wing Ground Floor Renovations
- **UPitt** McGowan Institute Lab Building HVAC Upgrades
- **Mansfield University** Grant Science Center
- **Duquesne University** Research Labs
- **Duquesne University** Central Autoclave Facility
- **Rosedale Technical College** Renovations
- **Slippery Rock University** Regional Learning Alliance
- **Slippery Rock University** Performing Arts Complex (joint venture with DLR Group)
- **Point Park University** Pittsburgh Playhouse (Consultant to DLR Group)
- **Lincoln University** Student Wellness Center (joint venture with Moody Nolan)



R3A OPEN-END, ON-CALL, AND IDIQ EXPERIENCE

R3A's Open-End, On-Call, and IDIQ Contracts

West Virginia University Medicine

Pennsylvania's State System of Higher Education

FedEx Ground

City of Pittsburgh

Housing Authority of the City of Pittsburgh

Pittsburgh Public Schools

The Pennsylvania State University

Carnegie Mellon University

General Services Administration

R3A'S RELATIONSHIP WITH PUBLIC AGENCIES

R3A has been working with multiple publicly funded agencies, institutions, universities and non-profits for 26 years, since our firm's inception. Our key team members have worked on significant public agency projects. Our project experience has included agencies such as the Housing Authority of the City of Pittsburgh, City of Pittsburgh Department of Public Works, Pittsburgh Parking Authority, Allegheny County Housing Authority, University of Pittsburgh, Penn State University, UPMC, Community College of Beaver County, Butler County Community College, Hill House Association, Lifespan, The First Tee of Pittsburgh, City Theatre and other similar agencies who obtain their funding from a variety of publicly funded sources as well as foundations and other government funding sources. We are familiar with the process of obtaining funding approvals and the fiscal and budget compliance responsibilities that come with publicly funded projects.

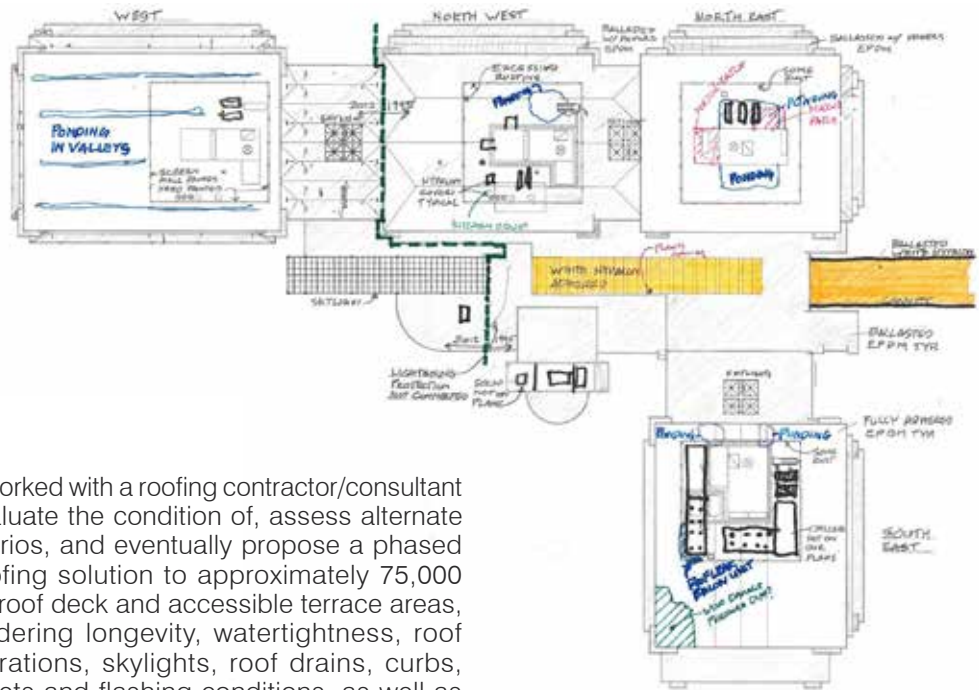


R3A EXPERIENCE FEDEX GROUND HEADQUARTERS

ROOF REPLACEMENT, MOON TOWNSHIP, PA



Field Notes
Not to Scale



Team

R3A

Completed

2019

Size

75,000 SF

R3A worked with a roofing contractor/consultant to evaluate the condition of, assess alternate scenarios, and eventually propose a phased re-roofing solution to approximately 75,000 SF of roof deck and accessible terrace areas, considering longevity, watertightness, roof penetrations, skylights, roof drains, curbs, parapets and flashing conditions, as well as sustainability factors in material selection.

R3A EXPERIENCE UNIVERSITY OF PITTSBURGH

DARRAGH STREET STUDENT HOUSING, PITTSBURGH, PA



Team

R3A

Completed

2007

Size

108,000 SF

R3A designed this 148-unit apartment complex for the University of Pittsburgh's on its main campus. This inviting complex is within walking distance to the UPMC network of hospitals and provides preferred housing to the University's Medical Students. The facility, which is fully accessible, offers the convenience of an urban location, the comfort of a garden-style setting, and the choice of three unique layouts and is home to nearly 200 graduate students.

R3A EXPERIENCE CARNEGIE MELLON UNIVERSITY

TEPPER QUAD, PITTSBURGH, PA



Team

Moore Ruble Yudell |
Design Architect/
Executive Architect

R3A | Associate
Architect

Completed

2018

Size

379,000 SF

The David A. Tepper Quadrangle, an expansion initiative at Carnegie Mellon University aimed at creating a new model of integration across the campus' top-ranked academic disciplines is the first major building in the Tepper Quad. It serves as a new home for the Tepper School of Business while establishing a new interactive gateway to the University, bringing together campus-wide initiatives in entrepreneurship, innovation and technology-enhanced learning.

The facility encourages formal and informal connections for all members of the University community. It provides flexible space for both private study and collaborative engagement, a 600-seat auditorium for major conferences,

lectures and performances, and incorporates social and dining facilities for students, faculty and staff.

The Tepper Quad has an extensive array of outdoor, terraced and plaza spaces, both green as well as hardscaped, to create activated outdoor community spaces. The design and detailing of these spaces required extensive planning, community meetings with various stakeholder groups and careful detailing that considered longevity, durability, water infiltration, temperature variations, plant selection and integration with the campus master plan as well as a future vision for Forbes Avenue.

R3A EXPERIENCE PITTSBURGH PUBLIC SCHOOLS

CREATIVE AND PERFORMING ARTS SCHOOL EXTERIOR COURTYARD, PITTSBURGH, PA



**Building Face w/Waterproof
Flashing Membrane**
Paver Pedestals Typical at Corners

Rolled Roofing typical below pavers.

Team

R3A

Completed

Patio Repairs: 2014
Water Infiltration
Repairs: 2018

Size

Patio: 575 SF
Add'l Area: 1,800 SF

As part of a more comprehensive examination of water infiltration at the Creative and Performing Arts (CAPA) school in downtown Pittsburgh, R3A reviewed two problem areas on the outside of the CAPA building. We took a look at a captured outdoor plaza/patio that sat above a classroom space and discovered water infiltration from compromised areas that needed to be remediated. We provided design and documentation for the repair and replacement of portions of the existing under-

paver waterproofing assembly. In addition to that, we worked with Pittsburgh Public Schools to create a design solution with a belt and suspenders approach to prevent water infiltration from coming into the Basement Mechanical and Electrical Rooms from a deteriorated structural slab that turned out to be the sidewalk above, and also electrical transformer vaults that were fully exposed to weather and not properly protected.

R3A EXPERIENCE FIRST TEE-PITTSBURGH

ARNOLD PALMER LEARNING CENTER, PITTSBURGH, PA



Team

R3A

Completed

2021

Size

13,000 SF

The Arnold Palmer Learning Center was designed to support educational programs that teach life skills and character education through the game of golf. To this end, the design of the new facility was driven by inclusivity, to welcome people of all backgrounds within Pittsburgh and its surrounding communities. At 13,700 square feet, the APLC provides space for retail, education, training, socializing, and meeting.

This facility was designed as a gathering destination offering a safe and welcoming environment for a variety of user groups engaging in a variety of different functions. Spatially the interior was designed around central “collector”

space. This three-story tall space is anchored by a forum stair, which provides a place for visitors to socialize or auditorium seating for students to sit for lessons. The primary objective of the “collector” was to enhance visual connectivity between all levels of the building. An exterior veranda/terrace space provides a covered venue for people to gather in a semi-outdoor environment. The upper level board room connects to an exterior roof terrace that is paved over the roof assembly and is used for community events, as well as a location for panoramic views of Pittsburgh’s downtown skyline.

R3A / CJL TEAM EXPERIENCE



City Theatre, Philip Chosky Production Center, Pittsburgh, PA

Penn State New Kensington + Westmoreland County Economic Growth Connection, Digital Foundry at New Kensington, PA

Butler County Community College, Heaton Family Learning Commons, Butler, PA

Carnegie Mellon University, Pittsburgh, PA

- Porter Hall Civil + Environmental Engineering Laboratory
- Porter Hall A-Level Renovations
- Doherty Hall Chemistry Renovation
- CIC Building, Fourth Floor Department of Electrical and Computer Engineering Renovation



Penn State University, Hallowell Building Nuclear Innovation Commons, University Park, PA

Penn State Fayette, The Eberly Campus, Lemont Furnace, PA

- Williams Building Student Success Center
- Biomedical Building Feasibility Study



Penn State University, Greater Allegheny Campus, Student Commuter Lounge, McKeesport, PA

- Student Community Center Commuter Lounge Renovation
- Frable Building Classroom and Common Space Renovation

Penn State University, New Kensington, PA

- Biology and Anatomy Labs Renovation
- Electronics Engineering Lab Renovation



University of Pittsburgh, Darragh Street Student Housing, Pittsburgh, PA

Arnold Palmer Learning Center, Bob O'Connor Golf Course, Pittsburgh, PA

City of Pittsburgh, Mellon Park Tennis Center, Pittsburgh, PA

Fred Rogers Production, Office Renovation, Pittsburgh, PA

EQT Plaza, Floors 28 and 29 Renovations, Pittsburgh, PA

General Services Administration (GSA) Projects:

- Elkins, WV
- Martinsburg, WV
- State College, PA
- Pittsburgh, PA



WEST VIRGINIA EXPERIENCE



HIGHER EDUCATION

West Virginia University, Morgantown, WV

- Reynolds Hall, New Business and Economics Building
- Ascend Co-working Facility Renovation
- Athletic Performance Center, Commissioning Services
- Katherine Johnson IV&V Facility, Fairmont, WV
- Studio Theater Renovation
- Oglebay Hall, Forensic Science Lab, LEED® Certified
- Brooks Science Hall
- Campus Master Plan
- Puskar Center Performance Dining Facility
- Field Hall Renovation
- PRT Maintenance Isolation Breakers
- Health Sciences South Substation Upgrade



Marshall University, Lewis College of Business, Brad D. Smith Schools of Business, Huntington WV

Shepherd University, Byrd Hall/Snyder Hall, Shepherdstown, WV

Fairmont State College, Fairmont, WV

- Hunt Haught Hall
- Pritchard Hall

West Liberty State College, Fire Alarm System, West Liberty, WV



HEALTHCARE / SENIOR LIVING

WVU Medicine, Ruby Memorial Hospital, Morgantown, WV

- New Children's Hospital
- Clinical Pharmacy Clean Room
- MRI Replacement
- Campus Wide Master Plan
- L2-L5 Renovation
- Respiratory Relocation Project
- Starbucks Renovation
- Southeast Tower, Commissioning Services
- Cancer Research Center, Commissioning Services
- Cath Lab, Commissioning Services
- Inpatient Pharmacy, Commissioning Services



WVU Medicine, Camden Clark Medical Center, MEP Infrastructure Assessment, Parkersburg, WV

WVU Medicine, Jackson Hospital Renovations, Ripley WV

WVU Medicine, Fairmont Medical Center Renovations, Fairmont, WV

Mon General Hospital, Morgantown, WV

- Operating Room, Air Handling Units
- Pharmacy USP Renovation
- Radiology Renovation

Weirton Medical Center, Weirton, WV

- Administration Suite, CT Scanner, Emergency Power



Des Places Residence Hall, LEED® Gold

Duquesne University, Pittsburgh, PA



THE PROJECT

The new Des Places Residence Hall is a LEED® Gold high rise that replaces an earlier Des Places Academic Building that stood on the same site. The name is a respectful salute to the memory of Rev. Claude Poullart des Places, the founder of the Spiritan congregation, the religious order that founded Duquesne University in 1878. Des Places Hall is a 12-story all-suite residence that accommodates 430 students. It sits atop a 49-acre urban campus that dominates a plateau that overlooks Downtown Pittsburgh.

CJL DESIGN SOLUTIONS

- Mechanical and electrical systems design for energy efficiency and sustainability.
- Fire Detection / Suppression Systems
- 10 Kw PV system on roof
- Features LED light fixtures for decorative cove/rope lighting and exterior site lighting
- A 4-Pipe console fan coil unit and central 100 percent outside air ventilation system
- Floor by floor metering system with display for energy usage awareness



R3A APPROACH

R3A'S MULTIDISCIPLINARY APPROACH

We see an intrinsic relationship between design and process, where your project's unique considerations and challenges have a profound role in guiding our decision making. Our approach is structured in a way to explore design opportunities both innovative and cost-effectively.



University of Pittsburgh Student Housing Bouquet Gardens

REFRAME

As a means of challenging generally accepted assumptions and solutions, our design process will involve thoroughly evaluating the design problem and associated project parameters. By taking a step back from simply pursuing a design solution, we begin with a focused effort to ensure that the design problem is clearly understood. With that clarity, we are able to reframe the project in a way that allows us to perceive new, unexpected and inspiring opportunities.

RESEARCH

We begin each project by asking provocative questions and research the problem to identify best practices, evaluate potential concepts and discover innovative solutions. As we approach our design options, we look to respond to and transcend the project parameters. This allows us to continue to advance our knowledge base for each project and validate our design decisions.

REIMAGINE

With our understanding of the project and our expanded knowledge base through research, we pursue the design solutions that are both pragmatic but are also innovative and poetic. All while implementing our client's project aspirations and vision.

HEALTH/ WELLNESS

The buildings that we live, work, and learn in have a profound impact to our health, well-being, and productivity. We embrace a holistic and multifaceted design approach to wellness by implementing concepts and strategies informed by the WELL Building Standard. **Our office currently has 3 WELL Accredited Professionals on staff** who can suggest a variety of enhancements to design elements, maintenance protocols, and organizational policies to improve occupants' mental and physical performance.



SUSTAINABILITY / LEED PROJECT EXPERIENCE

Carnegie Mellon University, Tepper School of Business
LEED Gold

The Arnold Palmer Learning Center at the Bob O'Connor Golf Course, Schenley Park
Goal: LEEDv4 NC Silver

Carnegie Mellon University, Mill 19 - ARM / MFI Additive Manufacturing Center
LEEDv4 Silver

University of Pittsburgh, Chevron Annex Expansion
LEED Gold

University of Pittsburgh, Graduate School of Public Health, Phase 1
LEED Certified

University of Pittsburgh, Graduate School of Public Health, Phase 2
LEED Gold



Arnold Palmer Learning Center



CMU Tepper Quad

R3A APPROACH

PROJECT MANAGEMENT APPROACH

A successful project requires a smooth and seamless process. With this in mind, we have developed an approach to project management that comprises 6 integral components centered on communication:

1. Communication

Critical to project management is provide a consistent flow of information. We do this by identifying key project members and establishing a **PROactive** information delivery system. By keeping lines of communication open between the Owner and the Consultant Team, we can intercept potential issues and areas of concern.

2. Schedule Management

Proper schedule management begins with establishing critical project milestones for each project and task, and by defining each milestone's components. Our approach to schedule management leverages industry standard software tools technology and our knowledge developed over years to define, implement and monitor **efficient** delivery of the project that will maintain the established schedule.

3. Technology

We utilize the latest Building Information Modeling, visualization tools, and Virtual Reality software to three-dimensionally explore and solve potential spatial design, constructability and coordination issues that have the potential of causing construction delays and change orders. These technologies also allow our clients to **verify and validate** design decisions that have been implemented throughout the design process in a 3-D environment.

4. Cost Control

Looking ahead to a future design phase, it's important to note that a very active local construction market as well as a very volatile bidding market for construction trades, mean that hard costs can vary considerably during the course of the design process. Our team has approached these challenges proactively by continually comparing project experiences and evaluating market trends to develop estimates that are relevant. This approach to manage costs and reduce budget uncertainty during the design process is driven by actively engaging all key participants in a systematic process of cost-benefit analysis relative to the program, design and owner's priorities throughout the design phases. Our team is recognized for **innovative cost saving ideas** that don't compromise quality, as well as our ability to meet client needs without exceeding established project budgets. For this project we have included an independent cost estimating consultant on our team, which combined with historic cost data, and reconciliation of estimates at early design milestones with the Owner, will help us align program and design decisions with available budgets for the project.

5. Constructability

As an important consideration during the design phase, R3A will review and evaluate each project's constructability issues internally. This review occurs at various stages of the design process to **identify and evaluate critical construction details** and considerations against issues of feasibility, cost, performance, durability, and aesthetic value. This evaluation allows our team to develop well thought-out solutions and details that stand the test of time within the assigned budget.

6. Quality Control

Quality awareness for our team is an embedded attitude rather than a one-time checklist process. Our QA approach sets prescribed standards of performance for design and construction documents and deliverables through the following strategies:

- Internal Independent Peer Review of design and construction documents
- Data validation and Due diligence of project information
- Documentation and deliverables control and review procedures
- Coordination with client's standards and protocols
- Staff training and continuing professional development
- Appropriate allocation of staff and resources
- Quality review oversight from firm's design and technical leaders



SIGNATURE/CERTIFICATION

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

James Sheehan, Principal

(Name, Title)
James Sheehan, Principal

(Printed Name and Title)
48 S 14th Stree, Pittsburgh, PA 15203

(Address)
Phone: 412-431-2480 / Fax: 412-431-2670

(Phone Number) / (Fax Number)
jas@r3a.com

(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the solicitation for that product or service, unless otherwise stated herein; that the vendor accepts the terms and conditions contained in the solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor’s behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

Renaissance 3 Artchitects, LLC d/b/a R3A Architecture

(Company)


(Authorized Signature) (Representative Name, Title)

James Sheehan, Principal

(Printed Name and Title of Authorized Representative)

3/4/2024

(Date)

Phone: 412-431-2480 / Fax: 412-431-2670

(Phone Number) (Fax Number)

R3A



Thank You