

Department of Administration **Purchasing Division** 2019 Washington Street East Post Office Box 50130 Charleston, WV 25305-0130

State of West Virginia **Purchase Order**

Order Date: 06-30-2022

CORRECT ORDER NUMBER MUST APPEAR ON ALL PACKAGES, INVOICES, AND SHIPPING PAPERS. QUESTIONS CONCERNING THIS ORDER SHOULD BE DIRECTED TO THE DEPARTMENT CONTACT.

Order Number:	CPO 0310 6546 DNR1900000001 17	Procurement Folder:	461208
Document Name:	Parks - Cacapon Lodge Addition and Facility Improvements	Reason for Modification:	
Document Description:	Change Order No. 11	Change Order No. 11 is to extend and inccontract amount per the attached document	
Procurement Type:	Central Purchase Order		
Buyer Name:	Guy L Nisbet		
Telephone:	(304) 558-2596		
Email:	guy.l.nisbet@wv.gov		
Shipping Method:	Best Way	Effective Start Date:	2018-09-24
Free on Board:	FOB Dest, Freight Prepaid	Effective End Date:	2022-09-01

		VENDOR			DEPARTMENT CONTACT
Vend	lor Customer Code:	000000211095		Requestor Name:	James H Adkins
PARA	AMOUNT BUILDERS LI	LC		Requestor Phone:	(304) 558-3397
РО В	3OX 1370			Requestor Email:	jamie.h.adkins@wv.gov
ST A	LBANS	WV	25177		
US					00
Vend	lor Contact Phone:	304-727-2770 Extensi	on:		73
Disco	ount Details:				
-	Discount Allowed	Discount Percentage	Discount Days		FILE LOCATION
#1	No No	0.0000	0		
#2	Not Entered			-	
#3	Not Entered			=	
#4	Not Entered			_	

INV	OICE TO	S	НІР ТО
DIVISION OF NATURAL RESOURCE PARKS & RECREATION-PEM SECTI		SUPERINTENDENT DIVISION OF NATURAL RESOURCE CACAPON RESORT STATE PARK	ΞS
324 4TH AVE		818 CACAPON LODGE DR	
SOUTH CHARLESTON	WV 25305	BERKELEY SPRINGS	WV 25411
μs		US	

Total Order Amount: \$30,798,794.40

Purchasing Division's File Copy

.5.2022

PURCHASING DIVISION AUTHORIZATION

ELECTRONIC SIGNATURE ON FILE

ATTORNEY GENERAL APPROVAL AS TO FORM

DATE:

ELECTRONIC

ENCUMBRANCE CERTIFICATION

DATE:

ELECTRONIC SIGNATURE ON FILE

Date Printed: Jul 5, 2022

Order Number: CPO 0310 6546 DNR1900000001 17

Page: 1

FORM ID: WV-PRC-CPO-002 2020/05

Extended Description:

Change Order

114

Change Order No. 11 issued to extend by 260 days and increase the contract by \$268,427.98 to address unknown conditions found during construction and to reconcile changes desired in the contract by the owner and the contractor.

Effective: 12/16/21

Original Contract Amount: \$28,410,600.00 Change Order No. 01: -0-Change Order No. 02: \$228,561.61 Change Order No. 03: \$25,068.33 Change Order No. 04: \$401,961.37 Change Order No. 05: \$138,072.29 Change Order No. 06: \$60,293.40 Change Order No. 07: \$312,157,33 Change Order No. 08: \$674,378.66 Change Order No. 09: \$218,912.96 Change Order No. 10: \$ 60,360.47 Change Order No. 11: \$268,427.98

\$30,798,794.40

No other changes.

All provisions of the original contract and subsequent change orders not modified herein shall remain in full force and effect.

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
1	72000000	0.00000		0.000000	28410600,00
Service From	Service To	Manufacturer		Model No	
2018-09-24	2022-09-01				

Commodity Line Description:

Commercial Building Construction Services

Extended Description:

Change Order No. 01 to address site conditions changes, State Fire Marshal Office requirements and to correct and electrical service defect.

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
2	72000000	0.00000		0.000000	228561.61
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description:

Change Order No. 02 to

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
3	72000000	0.00000		0.000000	25068.33
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description:

Change Order No. 03

 Date Printed:
 Jul 5, 2022
 Order Number:
 CPO
 0310
 6546
 DNR1900000001
 17
 Page:
 2
 FORM ID: WV-PRC-CPO-002 2020/05

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
4	72000000	0.00000		0.000000	401961.37
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description: Change Order No. 04

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
5	72000000	0.00000		0.000000	138072.29
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description:

Change Order No. 05

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
6	72000000	0.00000		0.000000	60293.40
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description:

Change Order No. 06

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
7	72000000	0.00000		0.00000	312157.33
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description:

Change Order No. 07

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
8	72000000	0.00000		0.000000	674378.66
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description:

Change Order No. 08

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
9	72000000	0.00000		0.000000	218912,96
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description:

Change Order No. 09

Date Printed: Jul 5, 2022 Order Number: CPO 0310 6546 DNR1900000001 17

Page: 3

1 18 4 6

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
10	72000000	0.00000		0.000000	60360.47
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description: Change Order No. 10

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
11	72000000	0.00000		0.000000	268427.98
Service From	Service To	Manufacturer		Model No	

Commodity Line Description:

Building and Facility Construction and Maintenance Services

Extended Description: Change Order No. 11

Date Printed: Jul 5, 2022 **Order Number:** CPO 0310 6546 DNR1900000001 17

Page: 4

FORM ID: WV-PRC-CPO-002 2020/05

DNR

Governor Jim Justice

Director Brett W. McMillion

proved the

MEMORANDUM

To:

Brett W. McMillion, Director

WV DNR

From:

Barrow Koslosky, AIA

Chief of PEM

Date:

May 31, 2022

Subject:

WV DNR

Cacapon Resort State Park

Cacapon Lodge Addition and Facility Improvements

CPO 0310 6546 DNR19*01 16

Change Order #11

The WV DNR received Change Order Proposal #11 for the above-referenced project. We have reviewed the Change Order Proposal's:

- 'COR #120 RFI #246', Electrical for Magnetic Hold Opens. It was discovered electrical magnetic hold opens were required at a corridor door, (Unforeseen condition discovered during construction).
- 'COR #122R2 RFI #275', Basement Walls patch/Paint Rooms 113/113a. It was discovered
 existing basement ductwork required additional wall patching and infill, (Unforeseen condition
 discovered during construction).
- 'COR #125', Fire Marshal Inspection Report, 03.09.2021. After a WV State Fire Marshal inspection, their report required more life safety measures noted during their field inspection, (Unforeseen condition discovered during construction).
- 'COR #128 RFI #297', Guest Room Receptacle Conflict. It was discovered existing electrical
 outlets were required to be relocated during millwork installation, (Unforeseen condition
 discovered during construction).
- 'COR #142 RFI #306 & PR 001', Basement Restroom Revised Finishes. It was discovered the
 existing basement bathroom walls and ceilings required new finishes and the existing finishes
 were not able to be reused, (Unforeseen condition discovered during construction).

- 'COR #144R1 RFI #311', Fire Marshal Request to Fire Rate Electrical Room. It was discovered
 the existing walls did not extend to floor deck above after Asbestos abatement. The WV State Fire
 Marshal required the room perimeter walls extend to deck, (Unforeseen condition discovered
 during construction).
- 'COR #147', Project Management Software. The Owner requested a credit since project management software was not used on this project, (Owner Requested Credit).
- 'COR #148', Project Sign. The Owner requested a credit since a project sign was never installed by general contractor on this project, (Owner Requested Credit).
- 'COR #149R2', Stair B Handrail and Wall Paneling Revisions. It was discovered the existing lobby railing were to remining in place. The Owner requested a credit for this work scope removed from the contract documents, (Unforeseen condition discovered during construction & Owner Requested Credit).
- 'COR #151', Fire-Rated Ceilings at Boiler Room. The WV State Fire Marshal required the Boiler Room ceiling to be patch to meet the original buildings UL floor assemble, (Unforeseen condition discovered during construction).
- 'COR #153', Exterior Door Exit Devices EXT-U, EXT-R, & EXT-T. It was discovered the original lobby door hardware was not able to be reused and would not pass WV State Fire Marshal final building inspection, (Unforeseen condition discovered during construction).
- 'COR #156 RFI #309', Door G14G Spa Reception Door Hardware. It was discovered the door hardware did not properly secure the new Spa suite, (Unforeseen condition discovered during construction).
- COR #158', Additional Data Drops. It was discovered additional data drops were required for the owner's new computer and guest services check in equipment prior to opening, (Unforeseen condition discovered during construction).
- 'COR #163R3', Fire-Rated Walls at Boiler Room. It was discovered the existing walls did not
 extend to floor deck above after Asbestos abatement. The WV State Fire Marshal required the
 room perimeter walls extend to deck, (Unforeseen condition discovered during construction).

I have evaluated their proposals due to unforeseen conditions discovered and items required by the WV State Fire Marshal office during construction with related subcontractor backup with Paradigm Architecture, Inc. Previous Change Orders 1 through 10 increased the contract by \$2,119,766.42. I recommend the Change Order Proposal #11 be approved for Paramount Builders, LLC., in the amount of \$268,427.98 resulting in a new contract sum of \$30,798,794.40. Both I and Paradigm Architecture, Inc. agree (260) two hundred and sixty additional contract time days shall be added to this CPO. This agency believes the cost and additional contract days is acceptable.

Barrow Koslosky, AIA, NCARB

Attachments:

'Cacapon RSP-Lodge Renovations-DNR 19_01_CO #11 Package_05.31.2022.pdf'

cc: Brain Bolyard, Deputy Director
Brad R. Reed Sr., Chief of Parks
Paul Redford, District Administrator

Paul Walker Architect, Paradigm Architecture, Inc.



Governor Jim Justice

Director Brett W. McMillion

MEMORANDUM

To: Brett W. McMillion, Director

WV DNR

From: Barrow Koslosky, AIA

Chief of PEM

Date: May 31, 2022

Subject: WV DNR

Cacapon Resort State Park

Cacapon Lodge Addition and Facility Improvements

CPO 0310 6546 DNR19*01 16

Change Order #11, APO Contract Renewal Beyond 20-Day Threshold

The WV DNR Change Order Proposal #11 contract renewal beyond 20-day threshold for the above-referenced project. Due to the existing building is a remodel, the additional renewal is required due to the amount of additional work scope uncovered during demolition and amount of time the contractor has requested to complete the additional unforeseen work. We recommend the additional time extension be approved for Change Order #11. This agency believes this additional time is required to complete this project.

Barrow Koslosky, AIA, NCARB

Attachments:

'Cacapon RSP-Lodge Renovations-DNR 19_01_CO #11 Package_05.31.2022.pdf'

cc: Brain Bolyard, Deputy Director
Brad R. Reed Sr., Chief of Parks
Paul Redford, District Administrator
Paul Walker Architect, Paradigm Architecture, Inc.



27 May 2022

Mr. Barrow A. Koslosky, AIA NCARB WV Division of Natural Resources 324 4th Avenue South Charleston, WV 25303

Re: Cacapon Resort Lodge Addition – Change Order 11

Dear Barrow:

Several of these change order requests appear in Paramount Builders' Claim against the State of West Virginia: COPs 120. 122R2, 125, 128, 142R2, 144R1, 147, 148, 149R2, 153, and 156. Therefore, with approval and payment, the value of the Claim should be adjusted accordingly.

The following is a brief explanation of each item associated with Change Order 11 submitted by Paramount Builders.

Demolition of existing ductwork revealed locations of the Basement office walls that required infill, patching, and painting.

COR 120 - RFI #246 - Electrical for Magnetic Hold Opens

\$4,577.22

Electric power supply and fire alarm connections required for Magnetic Hold Open at Corridor Door.

<u>COR 122R2 – RFI #275 - Basement Office Walls</u>

\$9,296,12

COR 125 — Fire Marshal Inspection Report 3/9/21

\$2,482.97

Additional life safety signage and smoke detectors as required by the Fire Marshal at field inspection.

COR 128 – RFI #297 - Guest Room Receptacle Conflict

\$5,414,48

Relocation of Existing Lodge Guest Room electrical outlets to positions above the countertops. Also, the eliminate of closet receptacles.

COR 142R2 - RFI #306 & PR 001 - Basement Restroom Revised Finishes

\$11.624.69

Owner requested existing walls to be repaired and painted and new countertops installed. This was not art of the original scope.

COR 144R1 – RFI #311 - FM Request to Fire Rate Electrical Room

\$7,830.57

Fire Marshal requirement that the existing Electrical Room be fire rated by extending walls to the floor deck above.

COR 147 – Project Management Software

(\$5,000.00)

Paramount offered a credit for not using the Project Management software as required by the Contract Documents.

COR 148 - Project Sign

(\$1,000.00)

Paramount offered a credit for not providing a Project Sign as required by the Contract Documents.

COR 149R2 – PR 002 Stair B Handrail/Wall Paneling Revisions

(\$6,648.08)

Owner requested that the handrails at Existing Lodge Monumental Stair in Lobby remain. Credit is for not providing the new railing as required by the Contract Documents.

> 2223 Cheat Road | Suite 300 Morgantown, WV 26508 T 304.284.5015 | F 304.284.5014

2450 Valleydale Road | Suite 150 Birmingham, AL 35244 T 205.403.2742 | F 205.403.2743



COR 151 - Boiler Room Ceiling

\$134,023.38

Owner is paying contractor for installation of ceiling in Boiler Room.

COR 153 – Exterior Door Exit Devices EXT-U, EXT-R & EXT-T

\$6,939.88

Owner requested that exterior doors in the existing Lodge be replaced. This expense is for associated door hardware required as part of this replacement.

COR 156 - RFI #309 - Door G14G SPA Reception Door Hardware

\$437.53

Door hardware did not properly secure the Spa Entrance Doors. Additional door hardware was purchased to correct this issue.

COR 158 - Additional Data Drops

\$14,519.97

Owner requested additional data drops for current and future equipment requirements.

COR 163R3 - Fire Rated Wall at Boiler Room

\$83,929.25

Demolition revealed that concrete block walls terminated just above the existing plaster ceilings. Fire Marshal required the existing Boiler Room to be fire rated by extending walls to the floor deck above.

At your request, an additional two hundred sixty (260) days was added to the Contract.

<u>TOTAL</u>

\$268,427.98

Best regards,

Paul A. Walker, AIA, President

Attachments:

CORs: 120, 122R2, 125, 128, 142R2, 144R1, 147, 148, 149R2, 151, 153, 156, 158, and 163R3

INCREASE PENALTY RIDER

BOND AMOUNT \$30,530,366.42 BOND NO. 9286773

To be attached and form a part of Bond No. <u>9286773</u> dated the <u>2nd Day of August, 2018</u>, executed by <u>Fidelity and Deposit Company of Maryland</u> as surety, on behalf of <u>Paramount Builders</u>, <u>LLC</u> as current principal of record, and in favor of <u>State of West Virginia</u>, as Obligee for <u>Cacapon Resort Stat Park - Cacapon Lodge Additions and Alterations</u>, and in the amount of <u>Thirty Million Five Hundred Thirty Thousand Three Hundred Sixty Six Dollars and 42/100 (\$30,530,336.42).</u>

In consideration of the agreed premium charged for this bond, it is understood and agreed that Fidelity and Deposit Company of Maryland hereby consents that effective from the 24th Day of May, 2022, said bond shall be amended as follows:

THE BOND PENALTY SHALL BE INCREASED:

FROM: Thirty Million Five Hundred Thirty Thousand Three Hundred Sixty Six Dollars and 42/100 (\$30,530,366.42)

TO: Thirty Million Seven Hundred Ninety Eight Thousand Seven Hundred Ninety Four Dollars and 40/100 (\$30,798,794.40)

The INCREASE of said bond penalty shall be effective as of the 24th Day of May, 2022, and does hereby agree that the continuity of protection under said bond subject to changes in penalty shall not be impaired hereby, provided that the aggregate liability of the above mentioned bond shall not exceed the amount of liability assumed by it at the time the act and/or acts of default were committed and in no event shall such liability be cumulative.

Signed, sealed and dated this 31st Day of May, 2022

H30 SEP OS.

Paramount Builders, LLC PRINCIPAL

ВУ

Fidelity and Deposit Company of Maryland

SURETY

BY

Kimberly L. Miles, ATTORNEY-IN-FACT

THE ABOVE BOND IS HEREBY AGREED TO AND ACCEPTED BY:

State of West Virginia

OBLIGEE

BY

TITLE

BATETEON MOS LOS MY

ACKNOWLEDGMENTS

Acknowledgment by Principal if individual or Partnership

1. STATE OF		
2. County of		to-wit:
3. 1,		
4. county and state aforesaid, do hereby certify that		
whose name is signed to the foregoing writing, has this day a	cknowledged the same before me in my said coun	ity.
5. Given under my hand this	day of	
6. Notary Seal	7.	
,	(Notary Pu	blic)
8. My commission expires on the	day of	
Acknowledgment by Principal if Corporation		
9. STATE OF West Virginia		
11. 6 Ryan BAILEY		, a Notary Public in and for the
12. county and state aforesaid, do hereby certify that	PLICK FOSTER	
20-		
14 a corporation, description day, in my laid county, before me, a	cknowledged the said writing to be the act and de-	ed of the said corporation.
5 Given under/mychan dissipila 31st	day of May	2022
Peramant Builders 6. Notary Scial venue, St. Albans West Virginia 25177 My Commission Expires June 06, 2023	17. Ry A. (5)	_
my contract required out out, but	(Notary Pu	blic)
18. My commission expires on the	17. Ry A. S. (Notary Pull day of TUNE	2023
Acknowledgment by Surety		
19. STATE OF West Virginia		
20. County of Kanawha		to-wit:
21. I,Tammy Selbe		, a Notary Public in and for the
22. county and state aforesaid, do hereby certify thatKimb	erly L. Miles	
23. who as, Attorney-in-Fact		signed the foregoing writing for
24. Fidelity and Deposit Company of Maryland		a corporation,
has this day, in my said county, before me, acknowledged to	he said writing to be the act and deed of the said o	corporation.
25. Given under my hand the SEAL 31st	day of May	2022
26. Notary Public, State Of West Virginia TAMMY SELBE	27. Jammyse	Selbe
105 Southern Woods Drive South Charleston, WV 25309 My Commission Expires August 10, 2024	(Notary Pul	blic) Tammy Selbe
28. My commission expires on the 10th	day of August,	2024
Sufficiency in Form and Manner		
of Execution Approved	Attorney G	eneral
11 200 VIII 2022	By:	Trans
This day of the day of	(Deputy Attorne	y General)

Bond Number <u>9286773</u>	_
Obligee State of West Virginia	

ZURICH AMERICAN INSURANCE COMPANY COLONIAL AMERICAN CASUALTY AND SURETY COMPANY FIDELITY AND DEPOSIT COMPANY OF MARYLAND POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint Kimberly L. Miles , its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York, the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 19th day of June, A.D. 2019.

ATTEST: ZURICH AMERICAN INSURANCE COMPANY COLONIAL AMERICAN CASUALTY AND SURETY COMPANY FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray Vice President SEAL S



By: Dawn E. Brown Secretary

State of Maryland County of Baltimore

On this 19th day of June, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, Robert D. Murray, Vice President and Dawn E. Brown, Secretary of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and

the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Seption of the septio

Constance A. Dunn, Notary Public My Commission Expires: July 9, 2023

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, <u>Attorneys-in-Fact</u>. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 31st day of May 2022 ...







Brian M. Hodges, Vice President

Burn Hodgeo

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims 1299 Zurich Way Schaumburg, IL 60196-1056 www.reportsfclaims@zurichna.com 800-626-4577



110° Document G701 $^{\circ}$ – 2017

Change Order

PROJECT: (Name and address)
Cacapon Resort State Park Lodge

Addition

Berkeley Springs, West Virginia

OWNER: (Name and address)
West Virginia Division of Natural

Resources

324 Fourth Avenue

South Charleston, WV 25303

CONTRACT INFORMATION:

Contract For: General Construction

Date: August 07, 2018

ARCHITECT: (Name and address) Paradigm Architecture, Inc.

2223 Cheat Road, Suite 300 Morgantown, WV 26508

CHANGE ORDER INFORMATION:

Change Order Number: 11

Date: 5/24/22

CONTRACTOR: (Name and address)

Paramount Builders, LLC

501 6th Avenue St. Albans, WV 25177

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

COR 120 - RFI #246 - Electrical for Magnetic Hold Opens	\$ 4,577.22
COR 122R2 - RFI #275 - Basement Walls - Patch/Paint Rooms 113/113a	\$ 9,296.12
COR 125 - Fire Marshal Inspection Report 3/9/21	\$ 2,482.97
COR 128 - RFI #297 - Guest Room Receptacle Conflict	\$ 5,414.48
COR 142R2 - RFI #306 & PR 001 - Basement Restroom Revised Finishes	\$ 11,624.69
COR 144R1 - RFI #311 - Fire Marshal Request to Fire Rate Electrical Room	\$ 7,830.57
COR 147 - Project Management Software	(\$ 5,000.00)
COR 148 - Project Sign	(\$ 1,000.00)
COR 149R2 - Stair B Handrail and Wall Paneling Revisions (per Owner's direction)	(\$ 6,648.08)
COR 151 - Fire-Rated Ceilings at Boiler Room	\$134,023.38
COR 153 - Exterior Door Exit Devices EXT-U, EXT-R & EXT-T	\$ 6,939.88
COR 156 - RFI #309 - Door G14G Spa Reception Door Hardware	\$ 437.53
COR 158 - Additional Data Drops	\$ 14,519.97
COR 163R3 - Fire-Rated Walls at Boiler Room	\$ 83,929.25
Owner increased Contract Time by 260 days.	

The original Contract Sum was	\$	28,410,600.00
The net change by previously authorized Change Orders	\$	2,119,766.42
The Contract Sum prior to this Change Order was	\$	30,530,366.42
The Contract Sum will be increased by this Change Order in the amount of	\$	268,427.98
The new Contract Sum including this Change Order will be	\$ [30,798,794.40

The Contract Time will be increased by Two Hundred Sixty (260) days. The new date of Substantial Completion will be September 1, 2022.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Paradigm Architecture, Inc.

ARCHITECT (Firm name)

SIGNATURE

Paul A. Walker, AIA, President
PRINTED NAME AND TITLE

5/27/22 DATE Paramount Builders, XLC
CONTRACTOR (Firm hame)

SIGNATURE

C. Travis Arey, Senior Project Manager
PRINTED NAME AND TITLE

5 31 2022

WV Division of Natural Resources

OWNER (Firm name)

SIGNATURE

Brett W. McMillion, Director

PRINTED NAME AND TITLE

DATE

COR Cost Estimate



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Fax 304-727-0302

Work Description: RFI #246 - Electrical for Magnetic Hold Opens

Paramount Job# Paradigm Project #

181 1732

Change Order Proposal:

120

Project: Cacapon Lodge Additions & Alterations
WV State Purchase Order #: CPO 0310 6546 DNR1900000001

Contact: Kenny Harper 2/9/2021 Date:

	Quantity	Unit	Material		Extension		Labor	E	xtension	Su	bcontract	E	ctension
	UES-LICE		\$ -	\$	-	\$	1425	\$		\$	-	\$	-
outh Charleston Electric	1	sub	\$ - \$ -	\$	-	\$		\$	-	\$	4,046.68		4,046.6
			\$ -	\$		\$	8.00	\$		\$		\$	
			\$ -	\$	-	\$	-	\$	-	\$		\$	-
			\$ -	\$	-	\$	-	\$	-	\$	-	\$	
			\$ -	\$		\$		\$	-	\$	-	\$	
			\$ -	\$	-	\$	•	\$	-	\$		\$	-
				_				_			3	_	
lotes:	ototal	0.	T	\$	-			\$	-			\$	4,046.68
			iles Taxes:			La	bor Burden:	\$				\$	-
See RFI #246 for details			Subtotals:	\$	-			\$	-			\$	4,046.68
			Marke Park										
			Material:		-								
			Labor:	_		E .							
		00.0	Subtotal:		-								
			&P (15%):										
			Subtotal:	_									
			contractor:		4,046.68								
		Sub	Bond 1%:		<u> </u>								
			Subtotal:		4,046.68								
	GC O&P on S				404.67								
		Sub	Subtotal:	_	4,451.35								
			Subtotal:	\$	4,451.35								
(Contractors Liabi	lity Insurar	nce (1.5%):	\$	68.66								
	Bu		Premium		11.44								
		GC I	Bond (1%):	\$	45.77								
			Total:	\$	4,577.22								

South Charleston Electric

Paramount Builders Kenny Harper

Cacapon Lodge Additions and Alterations COR RFI #246

Installation of magnetic doorholds, 120v power to nearest source, and tie to fire alarm system.

Quote-	\$ 1,540.00
Material-	\$ 208.13
7% Sales Tax-	\$ 122.37
	\$ 1,870.50
Labor- 26hrs @ \$64	\$ 1,664.00
	\$ 3,534.50
15% O.H. & Profit-	\$ 530.18
	\$ 4,064.68

Eric Moore Vice President

JOB-0006 Job ID: Project:

cacapon extras



Takeoff

endor: GB_C	HARLES			Labor Level: CONEST			6 Feb 2021 14:59	∌:12
hase: DOOR	MAGS							
Item #	Qty U/M	Q/M	Size	Description	Material Unit	Materia l Result	Labor Unit	Labo Resu
70337	120.00 M	М	12/2	MC CABLE - ALUM JKT W/G	0.4350	52.20	0.0273	3.2
630327	24.00 EA	М	14-2>10-3 & 3/8	AC/FLEX HGR PUSH-IN MTL/WOOD/STUD	0.5871	14.09	0.0480	1.1
630342	8.00 EA	М		METAL/WOOD STUD PROTECTION PLATE	0.0721	0.58	0.0480	0.3
670032	16.00 EA	М	3/8	BX /MC 1-SCR SNGL STR-CONN	0.5691	9.11	0.1155	1.8
670606	16.00 EA	М	SIZE 0	ANTI-SHORT 14/2 14/3 12/2	0,0018	0.03	0.0150	0.24
TITLE	8.00 EA	М	CONDUIT	4" SQ x 2-1/8D 1G PLASTER-RING	0.0000	0.00	0.0000	0.00
150041	8.00 EA	М	2-1/8"D	4"SQ CMB-KO NO BRKT	0.8034	6.43	0.1800	1.4
630414	8.00 EA	М	350	4-Sq HGR SCREW TO STUD-WALL	0.6089	4.87	0.0300	0.24
161128	16.00 EA	М	#10 x 1"	TEK SCREW	0.1205	1.93	0.0255	0.41
150064	8.00 EA	М	5/8"RISE 4.8-CI	1G 4"SQ PLASTER-RING	0.6660	5.33	0.0750	0.60
100143	8.00 EA	М	#12 SOL	8" PIGTAIL W/GRD SCREW	0.2982	2.39	0.0630	0.50
100129	24,00 EA	М	#18 to 8	WIRE-NUT MED - RED	0.0989	2.37	0.0630	1.51
320111	8.00 EA	М		FIRE ALARM MAGNETIC DOOR HOLDER	0.0000	0.00	1.1250	9.00
90155	80.00 FT	М	14/2	FIRE ALARM MC/FPLP CABLE -RED	1.3200	105.60	0.0191	1.53
320118	4.00 EA	М		FIRE ALARM ADDRESSABLE CONTROL RELAY	0.0000	0.00	0.9000	3.60
150041	4.00 EA	М	2-1/8"D	4"SQ CMB-KO NO BRKT	0.8034	3.21	0.1800	0.72
					Phase Totals:	208.13		26.45
					Job Totals;	208.13		26.45

IENTER YOUR COMPANY NAME HERE!	Phone:	
	Web:	
,	77351	



1325 DUNBAR AVENUE

• P.O. BOX 400

• DUNBAR, WV 25064

PHONE 304-766-6277 • 800-642-5500

• FAX 304-766-6270

SOUTH CHARLESTON ELECTRIC

DATE: January 15, 2021

QUOTATION NO. 210115-NC1-15195

REFERENCE: RFI #246 for Cacapon Lodge

Resort

WE ARE PLEASED TO SUBMIT OUR QUOTATION FOR THE ABOVE PROJECT.

Summary of Cost Information for Equipment and Technical Services:

Add addressable relays to monitor door holders (by others)

\$1,540.00 (add tax as applicable)

Price includes freight, technical assistance, and 1 year factory warranty. Invoice upon delivery of equipment & installation materials, each due net 30 days

Approved By:	(Signature)Purchase Order NoDate
Quantity	Description
4	EDWARDS SIGA-CR ADDRESSABLE CONTROL RELAY
TECHNICAL SE	RVICES INCLUDED IN THE ABOVE;
Lot Technical Services	Technical service to program new equipment, test for proper operation, and train Owner in the proper operation of the system.

Terms for the above:

Invoice equipment & installation material upon delivery, net 30 days each invoice

Since 1947 Electronic Specialty Company has provided quality local service for life safety & critical communication systems Authorized sales and service for Edwards Fire Alarm equipment since 1964 (now a division of UTC Fire & Security) Authorized sales and service for Rauland Communication equipment since 1959

Authorized Strategic Partner with GE Security for Fire Alarm/Access Control/CCTV & Security (now a division of UTC Fire & Security)

ELECTRONIC SPECIALTY COMPANY HAS A "SUBSTANCE DETECTION" POLICY AND A "DRUG FREE' WORKPLACE IN EFFECT, ELECTRONIC SPECIALTY COMPANY IS A MEMBER OF THE AMERICAN SOCIETY OF INDUSTRIAL SECURITY (ASIS)

ELECTRONIC SPECIALTY COMPANY IS AN ASSOCIATE MEMBER OF THE WV SOCIETY OF HEALTHCARE ENGINEERS (WVSHE))

DELIVERY: Equipment 10 weeks A.R.O. or sooner

Your Consideration will be very much appreciated.

FOB: Project Site

ELECTRONIC SPECIALTY CO.

TERMS: 30 days, Each Invoice

Authorized by: **New Construction Manager**



Request for Information

246

Date:	12/1/2020	RFI #

To: Paradigm Architecture **Cacapon Lodge Additions & Alterations** 2223 Cheat Rd - Suite 300 Paramount Job# 181 Morgantown, WV 26508 Paradigm Job# 1732

RE: Door Hardware Conflicts

SUBJECT:

- 1. Doors #132, 131, G14, G06A, and 275 are scheduled to receive an electronic magnetic hold open. It has come to our attention that there are no electrical provisions in the drawings for this device. Please advise on how the electronic door hardware should be powered. (Product data for magnetic hold open is attached below).
- 2. Door #EXT-O is scheduled to receive hardware set #14 and is noted to receive a card lock. Per the submittal response, the engineer noted that the electrical provisions for the card lock should be installed on door 131A. Currently the card lock is installed on door #131A. Please confirm which door the card lock should be installed on? If the card lock is to remain on door 131A, please clarify the function of door EXT-O with consideration to the interior card lock door.
- 3. Per conversation with Scott Fortney, Cacapon Park would like to add a card lock to door S02 to provide controlled pool access from the stairway. Please advise if a card lock is desired. If a hardwired card lock is requested, please provide electrical details.

ANSWERS

- 1) Magnetic hold opens may be powered using local 120VAC or 12/24VDC from the fire alarm system. Install required relay to open power to hold opens upon activation of fire alarm to release doors.
- 2) This item was resolved in the 12/14/2020 progress meeting.
- 3) This item was resolved in the 12/14/2020 progress meeting.

Thank You

Paramount Builders, LLC PO Box 1370 St. Albans WV 25177

P - 304-727-2770

F - 304-727-0302

Kenny Harper

COR Cost Estimate

Paramount Job #

Paradigm Project #

181

1732

9/17/2021

Contact: C. Travis Arey

Date:



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Fax 304-727-0302

Work Description: RFI#275 - Basement Walls - Patch-Paint

Rooms 113 & 113a

Change Order Proposal: 122R2

Project: Cacapon Lodge Additions & Alterations
WV State Purchase Order #: CPO 0310 6546 DNR1900000001

	Quantity	Unit	Material	_	Extension	Labor	Extension		ubcontract	E	xtension
Interior Subcontractor (see attached quote)		LS		\$		\$ -	\$ -	\$		\$	
interior Subconfiactor (see attached quote)		LS		\$	-	\$ -	\$ - \$ -	\$	6,053.94	\$	6,053.94
Painting Subcontractor (see attached quote)	- 1	LS		\$		\$ -	\$ -	\$	4,338.38		4,338.38
		TORKE		\$		\$ -	\$ -	\$	- 1,000.00	\$	-,000.00
4/7 - sisting and the		1.0		\$	-	\$ -	\$ -			\$	
1/2 painting credit	1	LS		\$	-	\$ - \$ -	\$ -	\$	(2,169.19)		(2,169.19
		-		\$	-	\$ - \$ -	\$ -	\$		\$	-
				\$	-	\$ -	\$ -	\$		\$	-
							<u> </u>	Ť		Ť	
			\$ -	\$			\$ -	\$		\$	
						i i		_			
Notes:		_	-1 T	\$	-		\$ -			\$	8,223.13
			ales Taxes:			Labor Burden:		= 1			
- Per RFI #275 response			Subtotals:	\$	~		\$ -			\$	8,223.13
			Material:	dr.							
			Labor								
			Subtotal:			I.					
		GC (D&P (15%):		_						
			/ Subtotal:								
			ocontractor:		8,223.13	tī.					
			b Bond 1%:		-:						
			Subtotal:	\$	8,223.13						
GÓ	O&P on S	ubcontrac	tors (10%):		822.31						
		Su	b Subtotal:	\$	9,045.44						
			Subtotal:	\$	9,045.44						
Contra	ctors Liabi	lity Insura	nce (1.5%):	\$	135.68						
			k Premium		22.95						
		GC	Bond (1%):		92.04						
			Total:	-	9,296.12						

PO Box 412 Eleanor, WV 25070 PHONE: 304-586-4700 FAX: 304-586-9540 WV License: WV025109

CORNERSTONE INTERIORS

Change Order Request RFI 275

Total Change Order Amount \$

6,053.94

CORNERS	TONE INTERIORS		Change	e U	raer Reque	est RFI 275
Change Order S	Submitted For:					
Job Name:	Cacapon Lodge				C/O Date:	2.25.21
Contractor:	Paramount Builders				C/O No:	110
					Job No.	4231
0						
Scope of work: RFI -275						
Materials			Quantity	Г	Cost	Total
3.58 metal track			60	If	0.62	37.20
3.58 metal studs	:		100	lf	0.64	64.00
7/8 furring			120	lf	0.58	69.60
1/2 GWB			160	sf	0.46	73.60
5/8 GWB			40	sf	0.48	19.20
GWB Compound	d		200	sf	0.11	22.00
GWB Tape			200	sf	0.01	2.00
GWB Compound	1		200	sf	0.11	22.00
GWB Tape			200	sf	0.01	2.00
Cornerbead			4	pcs	3.24	12.96
dsp114 screws			180	ea	0.05	9.00
						_
						_
						_
						_
						_
						_
		<u>L</u>	Material		Cost	333.56
			Sales Tax		6.00%	20.01
					Material Total	353.57
Labor			Quantity		Cost	Total
Carpenter Rate			70	hrs	57.50	4,025.00
Laborer			3	hrs	53.74	161.22
						-
						-
						-
						-
						-
					ľ	-
						-
						-
						-
		Dir	ect Labor Burd	en	18%	724.50
					Labor Total	4,910.72
			B. 4 .			
			Materia	1 & L	abor Sub Total	5,264.29
			Overhead & P	rofit	15.00%	789.64
					95	

Prizm Painting LLC

1022 St Rt 34 Hurricane, WV 25526 WV 038686

Estimate

Date 2/17/2021

Name / Address

Paramount Builders, LLC P.O. Box 1370 St. Albans, WV 25177

Terms	Project
Due on receipt	RFI 275 Basement C

Item	Description	Qty	Cost	Man Hrs	Date	Total
Commercial	Painting 2515 Sq ft of Basement Rooms 013 and 013a	2,515	1.725			4,338.38

Total	\$4,338.38	
	\$4,330.30	

Phone #	Fax#	E-mail	Web Site
3045498750	304-760-0181	Luke@prizmwv.com	prizmpaintingllc.com



Request for Information

Date:

2/5/2021

To:

Paradigm Architecture

2223 Cheat Rd – Suite 300 Morgantown, WV 26508

Cacapon Lodge Additions & Alterations

Paramount Job# 181 Paradigm Job# 1732

RE: Existing Lodge - Basement Office Walls

SUBJECT:

Reference drawings details: A1.50 & M1.52

Item 1 – GWB Wall Replacement

Drawings sheet M1.52 indicates ductwork to be removed from basement offices. In several locations the ductwork was enclosed within a GWB bulkhead below the existing ceiling elevation.

In order to remove ductwork as indicated on M1.52 the GWB bulkhead also had to be removed. This resulted in portions of the existing GWB wall to be missing - see photos.

Please confirm new GWB infill is required to match existing / adjacent walls and to provide a continuous wall surface. In doing so these new areas will also need to be painted. As a result, please confirm all basement office walls are to receive new painting. Please also if new painting color is to match existing.

Item 2 – New Ceiling Elevation

Please confirm the new ACT ceiling in the basement offices is to be installed at the prior ceiling elevation.

Thank You

Kenny Harper

REVIEWED BY: Steve Konya II

DATE: 2/15/21

Paramount Builders, LLC PO Box 1370 St. Albans WV 25177 P - 304-727-2770

F - 304-727-0302

Item 1

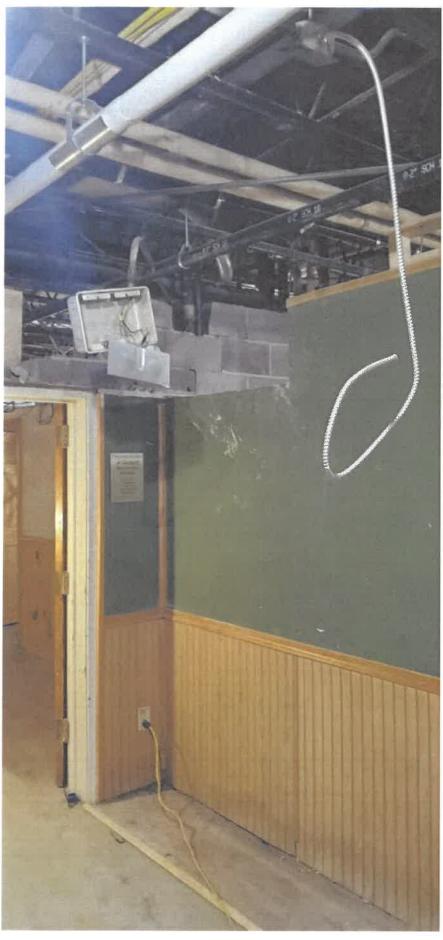
Infill walls with new GWB and match existing and adjacent walls to create a continues surface. Paint patched areas to match adjacent unless new finishes are called out on CDs.

Item 2:

New ACT ceilings to be installed at prior ceiling height. Verify new ceiling does no interfere with any HVAC system, if so notify Architect of any discrepancies.







COR Cost Estimate



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Fax 304-727-0302 Work Description: Fire Marshal Inspection Report 3/9/21

Change Order Proposal: 125
Project: Cacapon Lodge Additions & Alterations

Paramount Job# 181

Paradigm Project # 1732

Contact: C. Travis Arey

	Quantity	Unit	Material	ı	Extension	Labor	Extension	Su	bcontract	E	xtension
			\$ -	\$	- "	\$ -	\$ -	\$		\$	
South Charleston Electric (Electrical Subcontractor)	1	LS		\$	-	\$ -	\$ -	\$	2,052.69	\$	2,052.69
			\$ -	\$		\$ -	\$ -	\$	-	\$	-
			\$ - \$ -	S			\$ -	\$	-	\$	
			\$ -	\$		\$ -	\$ -	\$		\$	
			-	1		· -	Ψ -	+		\$	
	Mark and		\$ -	\$		\$ -	\$ -	\$		\$	
			\$ -	\$		\$ -	\$ -	\$		\$	
Subtot	al			\$			\$ -			\$	2,052.69
Notes:		S	ales Taxes:	\$	_	Labor Burden:	\$ -			\$	143.69
Per Fire Marshal Inspection Report 3/9/21			Subtotals:	\$	_		\$ -			\$	2,196.38
			Material:	\$	_						
			Labor:		_						
			Subtotal:	\$	_						
		GC (O&P (15%):		_						
			Subtotal:								
			contractor:		2,196.38						
			Bond 1%:		2,100.00						
		-	Subtotal:	_	2,196.38						
	GC O&P on S	Subcontrac			219.64						
	1 1		Subtotal:		2,416.02						

Subtotal: \$

Builders Risk Premium \$
GC Bond (1%):

Total:

Contractors Liability Insurance (1.5%): \$

2,416.02

36.24

6.13 24.58 2,482.97

South Charleston Electric

3/17/2021 Paramount Builders Travis Arey

Cacapon Lodge Additions and Alterations COR Fire Marshal Report Dated 3/9

Installation of (2) smoke detectors and (1) exit sign per Fire Marshal walk through on 3/9.

Quote-	\$ 1,135.00
Material-	\$ 234.11
7% Sales Tax-	\$ 95.84
	\$ 1,464.95
Labor- 5hrs @ \$64	\$ 320.00
	\$ 1,784.95
15% O.H. & Profit-	\$ 267.74
	\$ 2,052.69

Eric Moore Vice President 1325 DUNBAR AVENUE

• P.O. BOX 400 PHONE 304-766-6277 • 800-642-5500

 DUNBAR, WV 25064 • FAX 304-766-6270

SOUTH CHARLESTON ELECTRIC

DATE: March 12, 2021

Data

QUOTATION NO. 210312-NC1-15195

REFERENCE: Change for Cacapon Lodge

Addition

WE ARE PLEASED TO SUBMIT OUR QUOTATION FOR THE ABOVE PROJECT.

Summary of Cost Information for Equipment and Technical Services:

Add to fire alarm system

Approved By: (Signature)

\$1,135.00 (add tax as applicable)

Price includes freight, technical assistance, and 1 year factory warranty. Invoice upon delivery of equipment & installation materials, each due net 30 days

Purchase Order No.

, ippiored	i dichase Order No
Quantity	Description
2	EDWARDS-SIGAOSD, INTELLIGENT MULTI CRITERIA OPTICAL SMOKE
	DETECTOR
2	EDWARDS-SIGA-SB4, Standard Detector Base for 4 square box
l'echnicai	L SERVICES INCLUDED IN THE ABOVE;
Lot Techn	1 0 1 1 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Γerms for th ■ Inv	e above: oice equipment & installation material upon delivery, net 30 days each invoice
Authorized sa	ectronic Specialty Company has provided quality local service for life safety & critical communication systems les and service for Edwards Fire Alarm equipment since 1964 (now a division of UTC Fire & Security) les and service for Rauland Communication equipment since 1959

Authorized Strategic Partner with GE Security for Fire Alarm/Access Control/CCTV & Security (now a division of UTC Fire & Security)

ELECTRONIC SPECIALTY COMPANY HAS A "SUBSTANCE DETECTION" POLICY AND A "DRUG FREE' WORKPLACE IN EFFECT. ELECTRONIC SPECIALTY COMPANY IS A MEMBER OF THE AMERICAN SOCIETY OF INDUSTRIAL SECURITY (ASIS)

ELECTRONIC SPECIALTY COMPANY IS AN ASSOCIATE MEMBER OF THE WV SOCIETY OF HEALTHCARE ENGINEERS (WVSHE))

DELIVERY: Equipment 10 weeks A.R.O. or sooner Your Consideration will be very much appreciated.

FOB: Project Site ELECTRONIC SPECIALTY CO.

TERMS: 30 days, Each Invoice Authorized by:

New Construction Manager

Job ID: 108-0 Project: cacap

10B-0006 cacapon extras



Takeoff

/endor: GB_C	HARLES				Labor Level: CONEST			17 Mar 2021 11:03:	48
Phase: FM RE	PORT 3/9								
Item #	Qty	и/м	Q/N	Size	Description	Material Unit	Material Result	Labor Unit	Labo Resul
320062	2.0	00 EA	М		FIRE ALARM DETECTOR BASE	0.0000	0.00	0.6250	1.2
320057	2.0	00 EA	М		FIRE ALARM SMOKE DETECTOR	0.0000	0.00	0.6250	1.25
90153	40.0	00 FT	М	16/2	FIRE ALARM MC/FPLP CABLE -RED	1.3624	54.49	0.0133	0.53
150007	2.0	00 EA	М	1-1/2"D	4"SQ CMB- KO MS-BRKT	3.4691	6.94	0.1500	0.30
TITLE	1.0	00 EA	м	#12	EXIT SIGN 1-FACE PENDANT /T-BAR	0.0000	0.00	0.0000	0.00
120838	1.0	00 EA	M		EXIT PENDANT MTD 1-FACE	158.3700	158.37	1.3125	1.31
150197	1.0	00 EA	M	1-1/2"D 15.8-CI	4" OCTAGON COMB KO	0.9738	0.97	0.1000	0.10
100143	1.0	00 EA	M	#12 SOL	8" PIGTAIL W/GRD SCREW	0.2982	0.30	0.0525	0.05
161354	1.0	O EA	М	24"	T-BAR BOX HANGER	7.8861	7.89	0.0375	0.04
100157	1.0	00 EA	M	18-12	PSH-IN 2-WIRE CONN	0.1098	0.11	0.0250	0.03
100159	3.0	10 EA	M	18-12	PSH-IN 4-WIRE CONN	0.1250	0.38	0.0375	0.11
70337	1.0	м ос	M	12/2	MC CABLE - ALUM JKT W/G	0.4938	0.49	0.0228	0.02
630361	1.0	00 EA	М	14>10-3 (2-CBL)	AC/MC HMR-ON BOT-MTD 1/4-FLNG HGR PSH-IN	1.2734	1.27	0.0400	0.04
161202	2.0	10 EA	M	7"	TIE-WRAP	0.0310	0.06	0.0250	0.05
670070	1.0	D EA	М	3/8 (38AST)	AC/MC SNAP 2-IT INSUL	0.8519	0.85	0.0625	0.06
670091	1.0	00 EA	М	3/8 (3838AST)	AC/MC DX SNAP 2-IT INSUL	1 9867	1.99	0.0750	0.08
						Phase Totals:	234.11		5.22
						Job Totals:	234.11	2	5.22

!ENTER YOUR COMPANY NAME HERE!	Phone:
	Web;

1207 Quarrier St Charleston, WV 25301 Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Inspection Date	3/9	9/21		Const	ruction #		17		Las	t Inspe	ction	1/6/20
	Architectural		Review ID	2018-2189	6 Fire P	Fire Pump		Review ID		n/a		
Plans					2013-1459	9						
Reviewed	Fire A	Marm	1	Review ID	2019-2300	3 Gener	ator	ator		iew ID	n/a	
	Sprinkler		Review ID	2019-2375	5 AES			Review ID		2019 - 23751		
Facility	Caca	pon	State Pa	ark Lodge		Buildi	ng					
Occupancy	Mote	l/Bus	siness			Count	County					
Administrator	Scott Fortney - Superintendent Phone No. 304-258-1022											
Mailing	Addre	ss	818 Ca	capon Lod	ge Drive							
Address	City Berkele			ey Springs		State V		WV	Zip	2541		
Physical	Addre	ss	SAME									
Address	City						State		WV	Zip		
Construction	See t	pelov	v	Sq. Feet	See be	low	Height		See below			
Occupant Load	Licens	ed Fo	or		Current				Max	mum		
Sprinkler	Yes	Тур	ре	Tested	1/5/21	Generato	enerator n/a		Tes	sted		
AES	Yes	Тур	е	Tested	1/6/21	Fire Alar	re Alarm Yes		Tes	sted	1/5/21	(new section)
Fire Pump	n/a	Тур	е	Tested	PROJI	ECTED CO	MPLE	TIO	V DAT	E:	3/202	
Fire Marshal	Ne	evin k	Kilmer	Accom	panied By							

REQUIREMENTS

New - Type II 000 68,500 Sq. FT 4 stories Existing –Type III 200 44,900 Sq. Ft. 2 stories

- Maintain exiting and safeguards during building construction, alteration, and demolition Operations. NFPA 1 Chapter 16
- 2. Provide approved fire, smoke barrier/corridor walls and seal all penetrations
- 3. Provide mechanical rooms, electrical rooms, storage rooms, and janitor closets with walls that extend to the deck OR provide a ceiling that resist passage of smoke.

1207 Quarrier St Charleston, WV 25301

Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Page 2 Cacapon State Park Lodge

- 4. Elevator contractor shall present certificate of installation and provide inspection report From Certified Elevator Inspector.
- 5. Upon completion of project provide the following letters of certification:
 - a) Letter of certification from electrical contractor that work complies with NFPA 70.
 - b) Letter of certification and test report from Fire Alarm Contractor that work complies with NFPA 70, NFPA 72, and the State Fire Code
 - Letter of certification and test report from Sprinkler Contractor that work complies with NFPA 13
 - d) Letter of certification from HVAC Contractor that work complies with NFPA 90A
 - e) Letter of certification and/or test report from Kitchen Hood Contractor that work complies with NFPA 96 and NFPA 17.
- 6. A copy of ALL review letters and correspondence with the WV State Fire Marshal's Office Shall be maintained on site.
- 7. Electrical work shall be performed by WV certified and licensed electricians and Electrical License shall be kept current and posted on site.
- 8. All fire alarm and low voltage work shall be performed by WV certified and licensed electricians and Fire Alarm/Low Voltage License shall be kept current and posted on site.

1207 Quarrier St Charleston, WV 25301 Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Cacapon State Park Lodge Page 3

11/14/18

This inspection was to give approval to the Temporary Exiting from the 2nd floor of the existing lodge. The existing exit needs to be closed to attach the new 4 story addition to the existing bldg.. A lodge room was vacated and made into an outside exit. Emergency lighting, proper exit signage, and outside stairwell and exit path is OK to use. The existing exit may be closed at this time. Pull station will remain in place and is within the proper footage from new temporary exit.

4/22/19	No Action Taken.	
9/05/19	No Action Taken	
11/12/19	Discussion on location of FDC and a new fire hydrant to supply FDC.	
1/22/20	No Action Taken. Walk through.	
1/30/20	Above ceiling checked on Floor 1. OK to install hard ceiling only on Floor 1.	
2/18/20	Above ceiling checked on Floor 2. Ok to install hard ceiling only on Floor 2.	
3/19/20	Above ceiling checked on Floor 3. Ok to install hard ceiling only on Floor 3.	
7/6/20	Walk through inspection of Ground and 1st floor.	
7/17/20	Above ceiling checked on Ground Floor. OK to install hard ceilings only.	
8/13/20	Above ceiling checked in kitchen area only. OK to install ceiling tile.	
10/1/20	Above ceiling checked in Ground floor dining and corridor. OK to install tile.	
1/5/21	Fire alarm, sprinkler, Wandoor all tested and approved. Also, electrical circuits	
throughout were tested		

1/6/21 Kitchen hood and suppression were tested and approved.

Outside emergency lighting required at all exits.

Outside mechanical room on 1st floor needs 2 smoke detectors added.

FDC will need sign added that states "FDC"

3/9/21 Walkthrough

Door for Attic Access needs signage stating such. Smoke Detector needs added in Guest Laundry room.

Smoke Detector needs added in outside pool chemical room

Exit sign has wrong arrow by spa/middle stairwell.

Exit sign needs added in stairwell so occupants exit correct floor instead of staff area.

1207 Quarrier St Charleston, WV 25301

Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Page 4 Cacapon State Park Lodge

Double doors in main corridor will need magnetic holds installed to drop on fire alarm activation if these doors are to be kept open. Doors not installed yet.

Orig: Administrator

Cc: Architect: Paul Walker 2223 Cheat Rd. Suite 300 Morgantown WV 26508

Contractor - Paramount Builders PO Box 1370 St. Albans WV 25177 ATT: Kenny Harper

Fire Marshal, Kilmer

File

REQUIREMENTS LISTED ARE NOTIFICATION OF FIRE CODE VIOLATIONS

(NFPA – National Fire Protection Association; SFC – State Fire Code)

COR Cost Estimate



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Fax 304-727-0302 Work Description: RFI#297 - Guest Room Receptacle Conflict Paramount Job #

Paradigm Project #

181

1732

3/26/2021

Contact: C. Travis Arey

Date:

Change Order Proposal: 128

Project: Cacapon Lodge Additions & Alterations

WV State Purchase Order #: CPO 0310 6546 DNR1900000001

Quantity Unit Material Extension Labor Extension Subcontract Extension Access Door for Electrical Junction Box in Wardrobe 71.06 \$ 19.12 \$ 726.51 \$ South Charleston Electric (Electrical Subcontractor) 3,697.22 \$ 3,697.22 Subtotal 3,697.22 Sales Taxes: \$
Subtotals: \$ Notes: 240 - See RFI #297 for details 966 3,697.22 Material: \$ 76.03 Labor: \$ 966.26 Subtotal: \$ 1,042.30 GC O&P (15%): \$
L&M Subtotal: \$ 156,34 1,198.64 Subcontractor: \$ 3,697.22 Sub Bond 1%: \$ Subtotal: \$ 3,697.22 GC O&P on Subcontractors (10%): \$
Sub Subtotal: \$ 369.72 4,066.94 Subtotal: \$ 5,265.58 Contractors Liability Insurance (1.5%): \$ 81.22 Builders Risk Premium \$ 13.54 GC Bond (1%): \$
Total: \$ 54.14 5,414.48

South Charleston Electric

3/19/21 Paramount Builders Travis Arey

Cacapon Lodge Additions and Alterations COR RFI #297 Receptacles and exits

Price to blank and relocate receptacle from behind casework to under tv location on 2nd floor. (Qty. 38).

Provide and install exit lights on 1st floor Lobby, Board Room, and Meeting Room exterior doors. (Qty. 5), per conversation between Eric Moore, SCE and Craig Miller, Miller Engineering

Material-	\$ 971.03
7% Sales Tax-	\$ 67.97
	\$ 1,038.97
Labor- 34hrs @ \$64	\$ 2,176.00
	\$ 3,214.97
15% O.H. & Profit-	\$ 482.25
	\$ 3,697.2

Eric Moore Vice President



Request for Information

Date:

2/24/2021

RFI#

297 Rev

To:

Paradigm Architecture

2223 Cheat Rd – Suite 300 Morgantown, WV 26508 Cacapon Lodge Additions & Alterations

Paramount Job# 181 Paradigm Job# 1732

RE: Existing Lodge - First Floor Guest Suites Receptacle Conflict

SUBJECT:

Reference Drawing Details: E2.06, E3.03, A2.14 & A3.17

Drawings E3.03 (typical room detail) shows an electrical receptacle at each end of the built-in millwork in the second-floor guest rooms.

Please confirm it is the design intent to install these electrical outlets directly in the built-in millwork (including in the wardrobe cabinet). If so, please provide a mount detail for the receptacles in the millwork.

3/2/2021 - POST RESPONSE COMMENTS

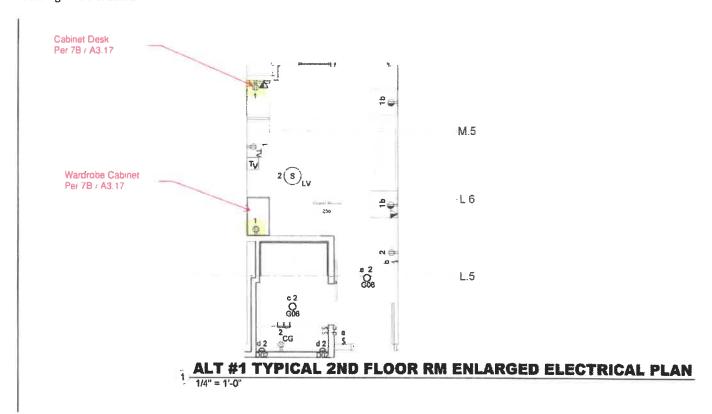
It is the desire of the Owner to relocate the receptacle behind the wardrobe to above the desk. Paramount thus recommends abandoning the existing receptable behind the wardrobe and installing a blank plate at this location. There would then need to be an access panel (approx. 8"x8") provided in the casework for future access to this location. The new receptacle above the desk would be "fished" down the wall from the television electrical box. This would be done in each room on the Second Floor Guest Room where this condition occurred.

Thank You C. Travis Arey

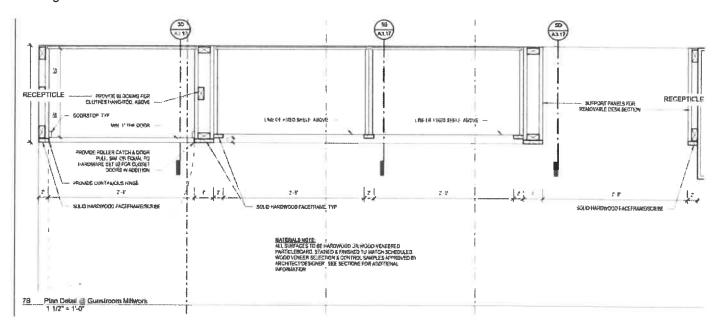
Paramount Builders, LLC
PO Box 1370
St. Albans WV 25177
P - 304-727-2770
F - 304-727-0302

Keith's idea will work and it will only involve the EC. Shouldn't take long to accomplish. per Craig Miller, PE

Drawing E2.06 & E3.02



Drawing A3.17





Contractor or on their own.

PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770 Fax 304-727-0302

Work Description: RFI #306 & PR 001 - Basement Restroom Revised Finishes

Paramount Job # 181 Paradigm Project # 1732

Change Order Proposal: 142 R2

Project: Cacapon Lodge Additions & Alterations
WV State Purchase Order # CPO 0310 6546 DNR190000001

Contact: C. Travis Arey Date: 10/18/2021

	Quantity	Unit	Material		Extension		Labor	E	ctension	Sul	bcontract	E	xtension
				\$		\$		\$		\$	- 19	\$	- 6
Interior Subcontractor (see attached quote)				\$	-	\$		\$				\$	
Painting Subcontractor (see attached quote)	- 1	LS		\$		\$		\$	- 20	\$	3,716.80	\$	3,716.80
Toilet Partitions & Accessories Vendor (see attached quote)				\$		\$		\$	598	\$	-	\$	-
- Toilet Accessories	1	LS		\$				\$		\$	-	\$	-
-Toilet Compartments	3	LS		\$	- 54			\$		\$		\$	
- SS Countertop (Labor: 2 men x 5 hours)	1	LS	\$ 3,550.00	\$	3,550.00	\$	610.00	\$	610.00	\$		\$	
				\$		-				-			
				\$		\$	-	\$		\$		\$	
Insulate Drain and Hot Water Supply	3	EACH		\$		\$	-	\$		\$	350.00	\$	1,050.00
	3 - 30			\$		\$	-	\$	-	\$		\$.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Misc wall patch	- 1	LS	\$ 100.00	\$	100.00	\$	300.00	\$	300.00	\$	-	\$	
Misc fasterners	1	LS	\$ 150.00	\$	150.00	\$		\$	-	\$	-	\$	-
				\$		\$		\$	-	\$		\$	-
			\$ -	\$	-			\$	•	\$	-	\$	
Subtotal				-\$	3,800			\$	910			\$	4,766.80
Notes:			Sales Taxes:	\$	266	. 1	abor Burden:	\$	300			*	4,100.00
Per Owner verbal direction and not in accordance with RFI #306 and Proposal Request 01			Subtotals:	-			Labor Bardon.	\$	1,210			\$	4,766.80
, a reposit request or			Material:	\$	4,066.00								
Time extention request for 45 calendar days. Material lead			Labor:	\$	1,210,30								
time and installation.			Subtotal:	\$	5,276.30								
		GC	O&P (15%):	\$	791.45								
Contractor will reinstall existing toilet partiions to the best of			M Subtotal:										
heir ability but take not responsibility of the condition of existing		Si	ubcontractor:	S	4,766.80								
tems. If the Owner desires new or like new toilet partition, then			ub Bond 1%:		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,								
he Owner shall purchase new toilet partition either through the			Subtotal:	÷	4,766,80								
To Comer strain purchase from tonet partition bitter through the			Gubiolai.	φ	→,/00.00								

C O&P on Subcontractors (10%): \$

Contractors Liability Insurance (1.5%): \$
Builders Risk Premium \$
GC Bond (1%): \$

Sub Subtotal: \$

Subtotal: \$

Total: \$

476.68

169.67 28.70 115.10

5,243.48

11,311.23

11,624.69

Prizm Painting LLC

1022 State Rt 34 Hurricane, WV 25526 WV 038686

Estimate

Date 4/26/2021

Name / Address

Paramount Builders, LLC P.O. Box 1370 St. Albans, WV 25177

Terms	Project
Due on receipt	Cacapon Basement

Item	Description	Qty	Cost	Man Hrs	Date	Total
Commercial	Prep Walls, Bonding Primer Raw Areas, 2 Coat CMU Walls, Protect Finished Areas	888	3.15315			2,800.00
	Ceiling Prime & 2 Coats	288	1.50			432.00
	OH&P (15%)					484.80

	Total	\$3,716.80
--	-------	------------

Phone #	Fax#	E-mail	Web Site
3045498750	304-760-0181	Luke@prizmwv.com	prizmpaintingllc.com



Industrial and Commercial Building Products

Trent Gabbert 507 28th Street Dunbar, WV 25064 TELEPHONE: 304-766-2211

FAX: 304-766-2214 E-MAIL: trent@aipinc.biz

To: Paramount Builders

TArey@paramountwv.com

From: Trent Gabbert

Date: 09/21/2021 REVISED

Job: Cacapon Lodge - PR 004R1 Bathroom Accessories

Toilet Accessories:

4 each	Toilet Tissue Dispensers
2 each	Paper Towel Dispensers
6 each	Robe Hooks
4 each	Seat Cover Dispensers
2 each	Grab Bars 42"
2 each	Grab Bars 36"
2 each	Grab Bars 18"
2 each	Sanitary Napkin Disposals
3 each	Channel Frame Mirrors 18"X36"
3 each	Soap Dispensers Wall Mount
2 each	Baby Changing Stations

Subtotal \$1,480.00 Delivered/Material Only 6% Sales Tax \$88.80

^{*}Prices are current and subject to change. Supply chain market is volatile and availability could be limited.

Toilet Compartments:

Powder Coated Steel – Overhead Braced Floor Mounted Design Standard Color & Hardware (4) Stalls & (1) Urinal Screen

Subtotal \$2,580.00 Delivered/Material Only 6% Sales Tax \$154.80

*Prices are current and subject to change. Supply chain market is volatile and availability could be limited.

Solid Surface Countertops

(2) each Corian Solid Surface Countertops with mounting brackets

Subtotal \$3,550.00 Delivered / Material Only 6% Sales Tax \$213.00

*Price is for tops only. No base cabinet or front / side apron provided as not shown on drawings.

*Prices are current and subject to change. Supply chain market is volatile and availability could be limited.



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Work Description: RFI #311 - FM Request to Fire Rate Electrical Room

Change Order Proposal: 144 R1

Project: Cacapon Lodge Additions & Alterations
WV State Purchase Order #: CPO 0310 6546 DNR1900000001

Paramount Job # 181 Paradigm Project # 1732

Contact: C. Travis Arey

Date: 9/1/2021

	Quantity	Unit	Material	WING CO.	Extension		Labor	Exten	sion	Su	bcontract	E	xtension
Barrier Visco College Control		10		S	-	\$	-	\$	-	\$	- 8	\$	-
Drywal/ (see Subcontractor Quote)	1	LS		\$		\$	-	\$	-	\$	5,788.96	\$	6,926.74
		+	-	\$		\$	_	\$	-	_		\$	
			-	\$		\$		\$	÷	_		\$	
		THE PARTY		\$	-	\$	-	\$	-	_		\$	
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				\$				\$	-	\$		\$	-
				\$	-	\$	-	\$		\$	-	\$	-
	10.00			\$		\$		\$	-	\$		\$	-
			\$ -	\$	2			\$	_	\$		\$	
								1.		Ψ		Ψ_	
Subtotal				\$	-	E :-		\$	_			\$	6,926.74
Notes:		8	Sales Taxes:	\$	_	La	bor Burden:	\$	-			•	-,
Per RFI #311 & PR 03			Subtotals:	\$	-			\$	-			\$	6,926.74
Proceed on Time and Material per B. Leslie.			Material:	\$									
This cost represent the time and material expended on this change.	1 1		Labor:										
			Subtotal:										
	1	GC	O&P (15%):		_								
			M Subtotal:										
			bcontractor:		6,926.74								
			b Bond 1%:		0,520.14								
			Subtotal:		6,926.74	15							
G	C O&P on S	Subcontra	ctors (10%):		692.67								
· ·	1		ib Subtotal:		7,619.41								
		34	Subtotal:	_	7,619.41								
Contr	ractore Liabi	libe Incure	ince (1.5%):		114.29								
Conti			sk Premium		19.33								
	В		Bond (1%):		77.53								
		30	Total:	_	7,830.57	()							
			i otali.	3	1,030.57								

PO Box 412 Eleanor, WV 25070 PHONE: 304-586-4700 FAX: 304-586-9540

	C/O Date: C/O No:	8.23.21
	0.0 110.	117
	Job No.	4231
	300110	1201
	Cost	Total
If		67.20
l if		79.80
sf		48.00
sf		102.00
sf		12.00
ea	1	2.00
ea		11.00
		-
		_
		_
		_
		_
- 1		_
		_
		_
		_
		-
		_
		_
	Cost	322.00
	6.00%	19.32
	Material Total	341.32
	Cost	Total
hrs		4,815.20
		_
		_
		_
		_
		-
		-
		- -
	18%	866.74
Burden		5,681.94
	Burden	Burden 18% Labor Total

Total Change Order Amount \$

15.00%

Material & Labor Sub Total

Overhead & Profit

6,926.74

6,023.26

903.49



Request for Information

Date:

5/7/2021

RFI#

311

To:

Paradigm Architecture
2223 Cheat Rd – Suite 300

Morgantown, WV 26508

Cacapon Lodge Additions & Alterations

Paramount Job# 181 Paradigm Job# 1732

RE: Existing Renovation – Fire Marshal Report 5/3/21

SUBJECT:

Reference Drawing Details: Fire Marshal Report 5/3/21

Please see the attached Fire Marshal's report from Monday, May 3, 2021. In this report items 5., 6., and 7. the Fire Marshal is requiring but are not including in the Contract Document or our scope of work.

Please advise how we are to proceed.

Thank You C. Travis Arey

Paramount Builders, LLC
PO Box 1370
St. Albans WV 25177
P - 304-727-2770
F - 304-727-0302

Please refer to email sent May 7, 2021, from Sheryl Snider, also dated May 7, 2021, forwarding Craig's email stating to provide cost proposal for each item.

Department of Homeland Security Office of the State Fire Marshal

1207 Quarrier St Charleston, WV 25301

Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Inspection Date	5/3	3/21		Const	ruction #		19		Las	st Inspe	ction	3/15/21	
	Archi	tect	ural	Review ID	2018-2189	6 Fire I	ump		Rev	iew ID	n/a		
Plans					2013-1459	9							
Reviewed	Fire A	Alarn	n	Review ID	2019-2300	3 Gene	rator		Rev	iew ID	n/a		
	Sprin	kler		Review ID	2019-2375	5 AES			Rev	iew ID	2019	- 23751	
Facility	Caca	pon	State Pa	ark Lodge		Build	ing						
Occupancy	Mote	l/Bu	siness			Cour	ty	М	organ				
Administrator	Scott	For	tney - S	Superintend	dent	Phon	e No.	30	4-258	-1022			
Mailing	Addre	ess	818 Ca	acapon Lodge Drive									
Address	City		Berkel	ey Springs			State			Zip	25411		
Physical	Addre	ess	SAME										
Address	City						Stat	e	WV Zip				
Construction	See t	oelov	w	Sq. Feet	See be	ow	Hei	ght	See	below			
Occupant Load	Licens	ed F	or		Current				Max	imum			
Sprinkler	Yes	Ту	ре	Tested	1/5/21	Generat	or	n/a	Tes	sted			
AES	Yes	Тур	е	Tested	1/6/21	Fire Ala	m \	es/	Tes	sted	1/5/21	(new section)	
Fire Pump	n/a	Тур	е	Tested	PROJE	CTED C	OMPLI	ETIO	N DAT	E:	7/202	<u> </u>	
Fire Marshal	Ne	evin l	Kilmer	Accom	panied By	Travis A	еу						

REQUIREMENTS

New - Type II 000 68,500 Sq. FT 4 stories Existing -Type III 200 44,900 Sq. Ft. 2 stories

This construction inspection is for the existing lodge. The new lodge has been given occupancy.

- Above ceiling checked on 1st floor conference rooms and offices. Above ceiling also checked in partial basement area. OK to install ceiling tile in these areas.
- 2. Smoke detector is required above main Fire Alarm Control Panel. NFPA 72
- 3. Attic access on 2nd floor will require signage on door stating such. NFPA 101

Department of Homeland Security Office of the State Fire Marshal

1207 Quarrier St Charleston, WV 25301 Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Page 2 Cacapon State Park Lodge

4. NFPA 13 requires additional sprinkler protection below fixed obstructions (such as cable trays and large ducts) exceeding 4 ft wide that prevent sprinkler-discharge from reaching the hazard. In accordance with NFPA 13, Section 8.5.5.3, sprinklers shall be located below the obstruction, not more than 3 in. from the outside edge of the obstruction, and within 12 in. from the bottom of the obstruction. Sprinkler coverage needs added at two locations in laundry room.

5.Electrical Room 014A at the far south-end of the basement, the drawings indicated a T9 which is listed as a 150 KVA transformer. Provide a single layer 5/8 gypsum boundary in the electrical room to the adjacent room. This may be accomplished either by installation of a single layer ceiling that meets the gypsum of the existing wall or by finishing the wall on the right hand side to the deck with a single layer of gypsum. NFPA 70

- 6.Emergency Lighting will be required in electrical room 014A.NFPA 101
- 7. Fire Extinguisher will be required to be installed in electrical room 014A. NFPA 1
- 8. Wet sprinkler pipes in attic are exposed and laying on the insulation. Will need to be protected from freezing. NFPA 72

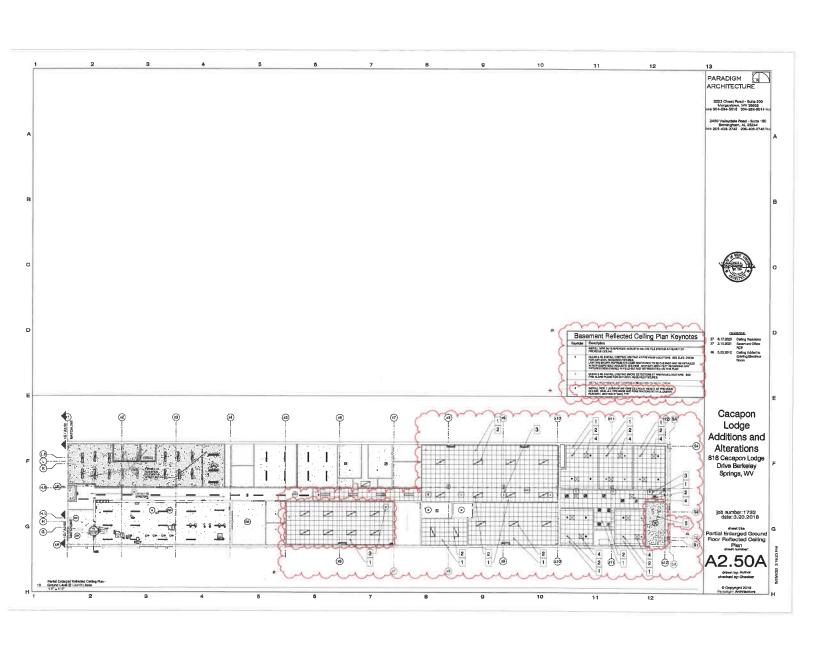
Orig: Administrator

Cc: Architect: Paul Walker 2223 Cheat Rd. Suite 300 Morgantown WV 26508 Contractor – Paramount Builders PO Box 1370 St. Albans WV 25177 ATT: Travis Arey Fire Marshal, Kilmer

File

REQUIREMENTS LISTED ARE NOTIFICATION OF FIRE CODE VIOLATIONS

(NFPA - National Fire Protection Association; SFC - State Fire Code)





Proposal Request

PROJECT: (name and address)
Cacapon Resort State Park Lodge

Addition

Berkeley Springs, West Virginia

OWNER: (name and address)
West Virginia Division of Natural

Resources

324 Fourth Avenue

South Charleston, WV 25303

CONTRACT INFORMATION:

Contract For: General Construction

Date: August 07, 2018

ARCHITECT: (name and address) Paradigm Architecture, Inc.

2223 Cheat Road

Suite 300

Morgantown, WV 26508

Architect's Project Number: 1732 Proposal Request Number: 003R

Proposal Request Date: June 3, 2021

CONTRACTOR: (name and address)

Paramount Builders, LLC

501 6th Avenue

St. Albans, WV 25177

The Owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Seven (7) days or notify the Architect in writing of the anticipated date of submission.

(Insert a detailed description of the proposed modifications to the Contract Documents and, if applicable, attach or reference specific exhibits.)

Regarding #4 of the SFM report #19, dated 5/3/21, Paramount will need to provide full coverage as required and approved by the Fire Marshal.

Install a new one layer 5/8" gypsum ceiling at Existing Electrical Room 014A as directed by State Fire Marshal - Drawing A2.50A_rev210525 (attached). Please provide cost before installing.

Owner will provide the extinguisher and the battery light.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE, OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

REQUESTED BY THE ARCHITECT:

Paul A. Walker, AIA, President

PRINTED NAME AND TITLE



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770 Fax 304-727-0302

Work Description: Project Management Software

Paramount Job # Paradigm Project #

181 1732

Contact: C. Travis Arey

Date:

8/4/2021

Change Order Proposal: 147

Project: Cacapon Lodge Additions & Alterations

WV State Purchase Order #: CPO 0310 6546 DNR1900000001

Quantity Extension Extension Subcontract Extension \$ - \$ \$ (5,000.00) \$ Project Management Software (see Subcontractor Quote) LS (5,000.00) Subtotal (5,000.00) Notes: Sales Taxes: \$ Subtotals: \$ (5,000.00) Material: \$ Labor: \$ Subtotal: \$ GC O&P (15%): \$
L&M Subtotal: \$ Subcontractor: \$ (5,000.00) Sub Bond 1%: \$ Subtotal: \$ (5,000.00) GC O&P on Subcontractors (10%): Sub Subtotal: \$ (5,000.00) Subtotal: \$ (5,000.00) Contractors Liability Insurance (1.5%): Builders Risk Premium GC Bond (1%): Total: \$ (5,000.00)



TRANSFORM YOUR INDUSTRY

Prepared for Paramount Builders, LLC

Valid until April 1, 2021

PRESENTED BY

Michael Corrigan

New Logo Sales Rep

michael.corrigan@viewpoint.com

+1 (503) 416-2122

WORLD HQ 1515 SE Water Ave #300 Portland, OR 97214, US | 971.255.4800 (t) 971.255.4747 (f) | VIEWPOINT.com



Travis Arey
Sr. Project Manager
Paramount Builders, LLC
501 6th Ave FL 2
Saint Albans, West Virginia 25177-2842
United States

Dear Travis,

Thank you for your interest in a Viewpoint solution. We appreciate the opportunity to become a strategic partner with Paramount Builders, LLC, and submit this proposal for review.

We understand that selecting new software to run your business is a very important, long-term decision for your company. We are committed to helping your company reach an informed decision about Viewpoint.

While the functional fitness of a software solution is a key factor, it is equally important that your software partner provide solutions based on innovative technology in order to provide the greatest value over time. Thus, we offer a solution that is:

- Dependable maintains high availability/up time
- Scalable grows with your business
- Open compatible with leading tools
- · Mobile -works in field and office
- Reporting Friendly provides users with the information they need when they need it

We recognize that our customers use our software to run their business day to day. As such, when support is required it must be timely and effective. Our response and resolution times are industry leading and constantly improving.

Viewpoint's investment in R&D is extraordinary in comparison to our competitors. This investment as evidenced by:

- Direct Relationship between Software, Training, and Support
- Collaborative Partner
- Annual User Conference
- Industry Advisory Groups
- Regional User Groups

We look forward to completing this evaluation with Paramount Builders, LLC.

Yours Sincerely,

Michael Corrigan New Logo Sales Rep Prepared for: Paramount Builders, LLC 501 6th Ave FL 2 Saint Albans, West Virginia 25177-2842 United States

Proposal

Q-310291 Expiration Date: April 1, 2021 Viewpoint Representative: Michael Corrigan

Subscription(s)	Term (Months)	Qty.	Amount
ProjectSight (without ERP connection) + Trimble Connect	36	1	\$ 5,000.00
		SUBTOTAL:	\$ 5,000.00

SUBTOTAL: \$ 5,000.00

Payment Terms Billing Frequency

Due Upon Receipt

GAR: \$25,000,000.00 USD

Prepared for:
Paramount Builders, LLC
501 6th Ave FL 2
Saint Albans, West Virginia 25177-2842
United States



Q-310291
Expiration Date:
April 1, 2021
Viewpoint Representative:
Michael Corrigan

Description of Service and Product Terms

Subscription(s)

ProjectSight (without ERP connection) + Trimble Connect, offered in a software-as-a-service deployment model, includes an unlimited number of Named Users and the following functionality: Drawings, Budget and Cost Management, Document Control, Field Management, Specification Management, and a collaboration platform with real time status-sharing. A connection between ProjectSight and a Viewpoint ERP is not included and requires a separate purchase from a third party.

Prepared for:
Paramount Builders, LLC
501 6th Ave FL 2
Saint Albans, West Virginia 25177-2842
United States

Proposal

Q-310291
Expiration Date:
April 1, 2021
Viewpoint Representative:
Michael Corrigan

Additional Terms

Term

Terms and Conditions

The Order is subject to and governed by the applicable terms of service available

at https://viewpoint.com/legal/agreements-and-terms ("Agreement").

The initial term will be 36 months from, and will commence upon, the date of Customer's signature on the Order unless the Order states a different start date.

Subscriptions will automatically renew in accordance with the Agreement.

Fees

One-time fees and any recurring fees for the first year will be invoiced at the time of Customer's signature on the Order and are due and payable subject to the terms of the Order and Agreement. Any recurring fees will be billed annually

thereafter unless otherwise set forth on the Order.

The fees shown on this Proposal reflect the annual amount and any one-time fees; however, if the Order is coterminous with a prior order, the amount under the first invoice will be reduced to reflect prorated recurring fees from the effective date of the Order through the anniversary of the start date of the prior

order and any one-time fees.

After the initial 12-month period, Viewpoint may increase recurring fees once every 12 months in accordance with the Agreement. If the Order is coterminous with a prior order, such increases will instead occur on the anniversary of the

start date of the prior order.

Taxes Unless otherwise stated, Customer is responsible for any applicable sales, use,

withholding, and other taxes (other than taxes based on Viewpoint's income).

Expiration of Proposal This Proposal expires on April 1, 2021. Viewpoint reserves the right to modify and

reissue this Proposal after this expiration date.



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770 Fax 304-727-0302

Work Description: Project Sign

Paradigm Project #

Paramount Job#

181

1732

Change Order Proposal: 148
Project: Cacapon Lodge Additions & Alterations
WV State Purchase Order #: CPO 0310 6546 DNR1900000001 Contact: C. Travis Arey Date: 8/4/2021

	Quantity	Unit	Material	_	Extension		Labor	Ex	ctension	Subcontract	Exten	sion
2 1 101		1.0		\$	-	\$		\$	-	\$ -	\$	-
Project Sign	1	LS	\$ (650.00)		(650.00)		(350.00)		(350.00)	\$ -	\$	-
				\$		\$		\$			\$	-
				\$	-	\$		\$			\$	_
		-		\$		\$		\$			\$	_
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				\$		Ť		\$		\$ -	\$	_
	200			\$	-	\$	-	\$	- :-	\$ -	\$	
		100		\$		\$	-	\$		\$ -	\$	_
		7/11/2		Ė		Ė		_			*	
	TRACES	1100	\$ -	\$	-			\$		\$ -	\$	_
Subtota				\$	(650)			S	(350)	6 6	s	
Notes:			Sales Taxes:	đ.	(050)		abor Burden:	-	(330)		Þ	-
		,		_		-	abor builden.		(0.50)		_	
l'his is what we had in our estimate for a project sign.			Subtotals:	ф	(650)			\$	(350)		\$	-
			Material:	\$	(650.00)							
			Labor:		(350.00)							
			Subtotal:		(1,000.00)							
		GC	O&P (15%):		(1,000.00)							
			M Subtotal:		(1,000.00)							
	1 1		bcontractor:		(1,000.00)							
	1 1				-							
		31	ub Bond 1%:	_								
_	U U		Subtotal:	\$	-							
G	C O&P on S	ubcontra	ctors (10%):									
	1	Sı	ıb Subtotal:	\$								
			Subtotal:	\$	(1,000.00)							
Cont	ractors Liabi	lity Insura	ance (1.5%):									
			sk Premium									
	1	GC	Bond (1%):									
			Total:	\$	(1,000.00)							
					• • •							



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Paramount Job # 181 Fax 304-727-0302 Paradigm Project # 1732

Contact: C. Travis Arey Date: 10/18/2021

Work Description: Stair B Handrail and Wall Paneling Revisions (per Owner's direction)

Change Order Proposal: 149 R2
Project: Cacapon Lodge Additions & Alterations
WV State Purchase Order #: CPO 0310 6546 DNR1900000001

	Quantity	Unit	Material		Extension		Labor	E	ctension	Su	bcontract	E	xtension
				\$	-	\$		\$	-	\$		\$	
Demolition of Existing Meetal Railings	15	MH		\$		\$	(57.50)	\$	(862.50)	\$		\$	
Delete Orginial Stair B	1	LS		\$		\$		\$	-	\$	(12,795.00)	\$	(12,795.00
Refinish Existing Handrail (See Millwork Subcontractors Quote)		LS		\$		\$		\$	-	5	4.589.00		4,589.00
New Oak T&G Paneling	1	LS		\$		Ť		Ť		\$	2,798.00		2,798.00
				\$	-	\$		\$		\$	-	\$	(4)
Metal handrail was specified with orginal stair and is included				\$		\$	- 3	\$	-	\$		\$	1.0
at no additional cost.	1700			\$		\$		\$	-	\$		\$	
\	40			\$	*	_		\$	-	\$	-	\$	
Vinyl Wallcovering, per ID3.01 -material handed over to Owner as extra stock	13	CY		\$		\$	· ·	\$	-	\$	(14.00)	\$	(179.20
-material handed over to Owner as extra stock				\$	_	\$		s		\$		•	
				5	-	*		\$		\$		\$	-
Floor Protection	100			\$	-	s		Š		Ψ	-	\$	
Second Final Clean	La Carrier	1112064		\$	- 1	\$		Š	-	\$	- :	\$	
								Ė		Ť		Ť	
			\$ -	\$				\$	-	\$		\$	560
				_							- 9		
Subtota	1			\$	-			\$	(863)			\$	(5,587.20
Notes:		S	ales Taxes:	\$	-	Lai	oor Burden:	\$	(198)				•
Per Owner's verbal direction and not in accordance with Architect's			Subtotals:	\$			'	\$	(1,061)			s	(5,587.20
Proposal Request 002 R1									,				(-,
Delete wood millwork at Stair B outlined in Contract Documents.			Material:	\$	-								
Add refinish existing handrail including sanding,			Labor.	\$	(1,060.88)								
staining and finishing. Not wall panel refinishing unless stated otherw	ise.		Subtotal:	\$	(1,060,88)								
Add paneling at the top of the stair to enclose the stair with wood	1	GC (D&P (15%):	•	(.,,								
paneling.			M Subtotal:		(1,060.88)								
Contractor will refinish wood paneling adjacent to entry doors at their	coefe		ocontractor:	_	(5,587,20)								
Contractor will clean existing wood paneling.	0000		b Band 1%:		(0,007.20)								
Additional floor and other protection will be required at this point	1 1	- Cui	Subtotal:	_	(5,587.20)	i							
in the project when we are currently in a finished state.	ORD on S	uboostroo	tors (10%):	ф	(5,587.20)								
-Owner will not pay	OWF OILS			-	/F FOT OO								
		Su	b Subtotal:	<u> </u>	(5,587.20)								
Additional final cleaning will need to be performed since	1		Subtotal:	\$	(6,648.08)								
this space has already been final cleaned.			nce (1.5%):										
-Owner will not pay	BL		k Premium										
This work will require a 14 day time extension.		GC	Bond (1%):	_									
			Total:	\$	(6,648.08)								

JWI Architectural Millwork, Inc.

209 Oregon Street • Mercersburg, PA 17236 • (717) 328-5880 • (717) 328-5887 - Fax

August 11, 2021

REFERENCE: Cacapon Lodge

G.C.:

Paramount Builders

Attn: Travis Arey

JWI Architectural Millwork, Inc. is pleased to provide the following quote for the above referenced job.

Scope of Work:

1. **DELETE** Lobby Stairs per Contract Drawings
Red Oak Rails, Newels and Trim, Prefinished Stained
1/4" Tempered Glass per Pattern

Total Material Deduct
Total Installation Deduct

\$\$8,295.00\$

{\$4,500.00}

TOTAL CREDIT {\\$12,795.00}

GENERAL NOTES: ABOVE PRICE DOES NOT INCLUDE SALES TAX

We exclude all sitework, lift rentals, hoisting, blocking, framing, glazing, caulking, rough carpentry, electrical, plumbing, decorative metals, pressure and wood treatment, finishing, permits and sales tax. The prices quoted are tailgate delivery, F.O.B. job site, and are valid for a period of 30 days. If you have any questions, please contact us at (717) 328-5880.

Sincerely,

JWI Architectural Millwork, Inc.

By: Gary Ahalt

JWI Architectural Millwork, Inc.

209 Oregon Street • Mercersburg, PA 17236 • (717) 328-5880 • (717) 328-5887 - Fax

August 25, 2021

REFERENCE: Cacapon Lodge

G.C.:

Paramount Builders

JWI Architectural Millwork, Inc. is pleased to provide the following quote for the above referenced job.

Scope of Work:

1.	Refinish Maple Handrail at Stairwell	
	Strip Existing Finish	
	Sandpaper	\$62.00
	Misc., Rags, Bufffing Pads	\$26.00
	(1) Gallon Custom Poly Stain	\$101.00
	Labor to Strip Existing Handrail	\$2,640.00
	Labor to Stain and Apply Poly Top Coat	\$1,760.00
2.	80 Sq. Ft. New Red Oak T & G at 2 nd Floor Stair Entry	\$1,288.00
	Finish Stain and Top Coat	\$630.00
	Installation Labor for New T & G	\$880.00
	Seaffold for Stairwell	\$2,600.00
	- Labor Only to Refinish Existing Stairwell	\$7,562.00
	Sand, Stain and Top Coat	,

TOTAL ADD \$17,549.00

GENERAL NOTES: ABOVE PRICE DOES NOT INCLUDE SALES TAX

We exclude all lift rentals, hoisting, blocking, framing, glazing, caulking, rough carpentry, electrical, plumbing, decorative metals, pressure and wood treatment, permits and sales tax. The prices quoted are tailgate delivery, F.O.B. job site, and are valid for a period of 30 days. If you have any questions, please contact us at (717) 328-5880.

Sincerely,

JWI Architectural Millwork, Inc.

By: Gary Ahalt

Paramount Job #

Paradigm Project #

181

1732

Contact: C. Travis Arey

Date:



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Fax 304-727-0302

Work Description: Fire Rated Ceilings at Boiler Room

Change Order Proposal: 151

Project: Cacapon Lodge Additions & Alterations

3/29/2022 WV State Purchase Order #: CPO 0310 6546 DNR1900000001 Quantity Unit Material Extension Labor Extension Subcontract Extension Cornerstone Interiors (see Subcontractor Quote) 82,303.10 82,303.10 \$ 2,100.00 2,100.00 7,200.00 3,800.00 Daily Cleaning MH 7,200.00 \$ \$ 800.00 \$ rotection LS 800.00 3,000.00 3,000.00 Subtotal 2,900 10,200 95,403.10 Sales Taxes: \$ 203 Labor Burden: 3,366 5,724.19 Subtotals: \$ 3,103 13,566 \$ 101,127.29 Install fire rated ceiling per the Fire Marshal's direction Patch holes(as needed), install one (1) layer of fire rate GWB, & Material: \$ 3,103,00 Labor: \$ 13,566.00 Subtotal: \$ 16,669.00 See Paramount letter, dated March 4, 2022. GC O&P (15%): 2,500.35 L&M Subtotal: \$ 19,169.35 Subcontractor: \$ 101,127,29 Sub Bond 1%: \$ Subtotal: \$ 101,127.29 GC O&P on Subcontractors (10%): \$
Sub Subtotal: \$ 10,112.73 111,240.01 Subtotal: \$ 130,409.36 Contractors Liability Insurance (1.5%): \$ 1,956.14 Builders Risk Premium \$ GC Bond (1%): \$ 330.91 1,326.96 Total: 134,023.38

PO Box 412 Eleanor, WV 25070 PHONE: 304-586-4700 FAX: 304-586-9540

Change Order	Submitted For:			
Job Name:	Cacapon Lodge		C/O Date:	3.23.22
Contractor:	Paramount Builders		C/O No:	128
	-		Job No.	4231
Scope of work				
Repair damage	d Broiler Room ceiling			
Materials		Quantity	Cost	Total
D58F10-GE		1100	0.56	616.00
SCR114F-5		1100	0.04	44.00
DFC087-30-12		240	0.85	
APU5		1100	0.85	204.00
DWT250GE				121.00
Dvv i 250GE Scaffold Rentai	ı	1100	0.03	33.00
Scanoiu Kentai	1	1	500.00	500.00
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		Material	Cost	1,518.00
		Sales Tax	6.00%	91.08
ala			Material Total	1,609.08
_abor		Quantity	Cost	Total
carpenter		985	nrs 60.19	59,287.15
				-
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		Direct Labor Burde	n 18%	10,671.69
			Labor Total	69,958.84

Total Change Order Amount \$ 82,303.10

15.00%

10,735.19

Overhead & Profit



www.paramountwv.com

Paramount Builders LLC 501 6TH Avenue Post Office Box 1370 St. Albans, West Virginia 25177 WV License #032815

304.727.2770 voice **304.727.0302** fax

March 4, 2022

Barrow Koslosky, AIA, NCARB
Chief of PEM
WVDNR – Planning, Engineering & Maintenance
324 4th Ave.
South Charleston, WV 25303
barrow.a.koslosky@wv.gov

RE: Cacapon Lodge Addition & Renovation

Boiler Room Ceiling

Office of the Fire Marshal Email, date February 3, 2022

Mr. Koslosky,

Paramount has received a letter addressed to Mr. Barrow Koslosky, WV DNR (Owner) from Mr. Paul Walker, Paradigm Architecture, (Paradigm), dated December 22, 2021, then updated on February 14, 2022, and again on March 1, 2022, which contains a response to Paramount Builder's (Paramount) November 16, 2021, Certificate of Substantial Complete comments.

The intent of this letter is not intended to response to the above referenced letter in its entirety, however, Paramount reserves their rights to formulate said response. At this time, Paramount would like to focus on one portion of the above referenced letter, that being Paradigm comments regarding the Boiler Room ceiling, and the email from ASFM Nevin Kilmer, Office of the State Fire Marshal, dated February 19, 2022.

Paradigm's response letter, dated December 22, 2022, and revised afterwards, was received on March 2, 2022, is the first instance Paramount was made aware of ASFM Mr. Kilmer's written determination. Note this review and determination is coming after the Office of the State Fire Marshal provided the Owner with the Certificate of Occupancy on August 21, 2021 (see attachment).

Mr. Nevin Kilmer, ASFM, response is due to a Paramount request of Mr. Kilmer in mid-December 2021, at which time Paradigm explicitly decided to withdraw their assistance regarding the ceiling issue they raised, to review the life-safety requirements of the Boiler Room and provide the opinion of the Office of the State Fire Marshal regarding this matter. On January 4, 2022, ASFM Mr. Nevin Kilmer, ASFM Mr. Tim Mouse, and ASFM Mr. Jeff Armentrout visited the site and was accompanied by Paramount. There was no member of Paradigm present.

Furthermore, it is necessary to respond Paradigm's misleading and biased representation surrounding the Boiler Room ceiling. Despite Paradigm's slanted views, omitted information and biased options regarding this matter, the facts are simple and undisputable:

- The boiler room was not represented in the Contract Documents to be "a rated assembly".
- There is a note on sheet A2.16, indicating "Inspect Existing Masonry Wall. Repair Any Wall Penetrations/Conditions in Order to Maintain 1-HR Rating." However, the field conditions were not consistent with the Architect's notes as the masonry walls were not installed to the underside of the floor above. Moreover, it was clarified through the response to RFI 299 (see attachment) the fire rating in these areas would not be required since the wall above ceiling were not consistent with the drawing notes.
- There were no further notes on sheet A2.16 representing the Boiler Room, or any other room were to be "a rated assembly" and/or to receive or maintain a "1-HR ratting."
- The Contract Documents show HVAC, Plumbing, Electrical & Fire Protections renovations and additions in the Boiler Room, which require penetration both through the walls and ceiling of the Boiler Room, and the Life Safety, Plan, nor any other drawing sheets or details, identify the Boiler Room as receiving "a rated assembly," or how to deal with said "rated" penetrations.
- There are existing Boiler Room ceiling penetrations that pre-date the project start date.

Paradigm continues to represent the Boiler Room ceiling was implied to be "a rated assembly" and Paramount should have known such information, however, there is no way for Paramount to know what the Architect implies by their drawings but only what they illustrate, note and/or other include. Furthermore, upon further review of Paradigm's comments, Mr. Walker references the IBC 2009 version of the code as a determination of a "rated assembly" and according to Sheet A1.00 the IBC 2015 is the applicable version of the code that is active on the project. Paradigm's continued representation of "a rated assembly" is an illusion they reiterate to support their position even through it is not supported by the Contract Document and is a clear abuse of their authority as the Initial Decision Maker.

Paradigm further makes the statement, "The Boiler Room Ceiling remains untouched 7 ½ month after notification." However, Paradigm ignores the multiple conversation and questions raised by Paramount pertaining to the type of patch that is required. Paramount questioned the deciding factor for the ceiling patch — cosmetic or rated, which determines how this work would be performed. Until the herein referenced letter that included the opinion and/or determination of the Office of the State Fire Marshal, Paramount had no clear direction on how to proceed. With this clarification, Paramount can now start planning to perform the work associated with Boiler Room.

The State Fire Marshal's determination represents a change in the Contract scope of work and Paramount is requesting Paradigm issue an Architect' Proposal Request to provide the scope of work along with necessary details to perform the additional work. Paradigm will need to clarify in the Proposal Request if Paramount is to proceed and price (as Change Order Request) or price (as Change Order Request) and await further direction and approval prior to proceeding. Upon receipt of the Proposal Request, Paramount will promptly solicit subcontractor pricing and submit a Change Order Proposal to Paradigm and the Owner for review and approval. For Paradigm's convenience, Paramount discussed with ASFM Mr. Nevin Kilmer, installing a 2 1/2- Inch shaft wall on top of the existing masonry wall and fire-caulk the penetration to enclose the Boiler Room.

Additionally, Paramount will proceed with a non-rated patch of the Boiler Room ceiling. The patch will include only of the areas / penetrations currently accessible. As previously conveyed to both the Owner and Paradigm, based on the volume of ducts, pipe, conduit, etc. currently installed in this room, not all ceiling penetrations are accessible. The non-rated patch will be performed at no additional cost to the Owner.

In summary, Paramount requires further direction from the Owner and/or Paradigm on the fire-rated assembly as required by the Office of the State Fire Marshal, and Paramount will proceed with the ceiling non-rated patching, all as indicated above.

If you have questions, please feel free to get in touch with me at any time.

Sincerely,

Paramount Builders

C. Travis Arey

Senior Project Manager

CC: Mr. Stephen McDaniel, WVDNR

Mr. Derick Foster, Paramount Builders

Ms. Lisa Wampler & Kelsey Riehle, Cohen Seglias

Mr. Paul Walker, Paradigm Architecture

Enclosures

- Email from ASFM Mr. Nevin Kilmer, dated February 19, 2022
- Request for Information Response, RFI #299
- Office of the State Fire Marshal, Construction Inspection Report, dated 8/26/21 Certificate of Occupancy and Occupancy Permit issued.

Sheryl Snider

Subject:

FW: Cacapon State Park

From: Kilmer, Nevin L < nevin.l.kilmer@wv.gov>
Sent: Saturday, February 19, 2022 8:15 AM

To: Paul Walker pwalker@paradigm-arch.com; Jeffrey M Armentrout jeffrey.m.armentrout@wv.gov

Subject: Cacapon State Park

Mr. Walker,

In January, ASFM Tim Mouse and ASFM Jeff Armentrout joined me to do an inspection of the two (2) items in question at Cacapon State Park Lodge.

1) Boiler Room in the existing Cacapon Lodge

In regards to the requirement of Boiler Rooms. Per NFPA 101, 2015, Section 28.3.2.2.2 refers you to TableTable 28.3.2.2.2 Hazardous Area Protection, Hazardous Area Protection states that the boiler room is to be enclosed by 1-hour fire rating and protected by sprinkler protection in accordance with section 8.7. The room now has a full sprinkler system. Therefore, the **ENTIRE** boiler room will need to be enclosed by a 1-hour fire rating. That would be on three sides as the back wall is an exterior wall. Any penetrations in this 1 hour fire wall will need to be fire caulked. Along with the one hour fire wall, the ceiling will need to be brought back to the original condition prior to construction. All penetrations need to be patched with a similar material. I will need to inspect the fire wall once it is completed.

2) Sprinkler protection in the Existing Cacapon Lodge.

As I understand, the area in question meets the NFPA 13 definition of a concealed space. The construction of the space is concrete floor, the common wall to the guest rooms, including the knee wall with windows, is wood frame and gyp or plaster single sided to the room (best I can determine), Steel frame roof trusses with tongue and groove wood roof sheeting. While the concrete would be noncombustible, the wood is combustible.

The area in question is a concealed horizontal space running adjacent to sleeping rooms for the length of the structure and is constructed predominantly of wood. That would seem to be an area of concern in terms of horizontal migration if something gets started in or near the area.

The question of sprinkler protection for the space falls into NFPA 13 - 8.15 SPECIAL SITUATIONS, 8.15.1.1 requires concealed spaces of combustible construction to have sprinkler protection, except when one of several listed conditions is fully met. 8.15.1.2.18.1 through .5, the construction does not meet 3 of the 4 requirements when 8.15.1.2.18.1 clearly indicates all must be met for an exception. We feel that this knee-wall space requires sprinkler coverage according to NFPA 13.

Thanks,

Nevin L. Kilmer West Virginia Assistant State Fire Marshal Inspector – Law Enforcement West Virginia Department of Homeland Security (304) 558-2191 Ext. 20755







Request for Information

Date: 2/26/2021

RFI#

299

To:

Paradigm Architecture 2223 Cheat Rd - Suite 300 Morgantown, WV 26508

Cacapon Lodge Additions & Alterations Paramount Job# 181

Paradigm Job# 1732

RE: Existing Lodge - Basement Fire Rating at Top of Wall

SUBJECT:

Reference Drawing Details: A2.16

Drawing detail 5C / A2.16 provides the following note associated with the basement walls; "Inspect existing masonry walls. Repair any wall penetration / conditions in order to maintain 1-HR rating."

In inspecting the top of the walls, the masonry extends no more than one course about the prior ceiling elevation and was not originally extended to the underside of the deck as the note implies; thus, there is no existing fire rating to maintain.

Please advise if the basement walls are required to be extended to the underside of the deck to provide a fire rating. If so, please provide the specific limits associated with the fire rating and provide a fire rated assembly detail to be used. Based on the congestion above the walls (i.e. - beams, joists, pipes, ducts, etc.) it would be more efficient to install a GWB fire rated assembly.

Please advise how you would like to proceed.

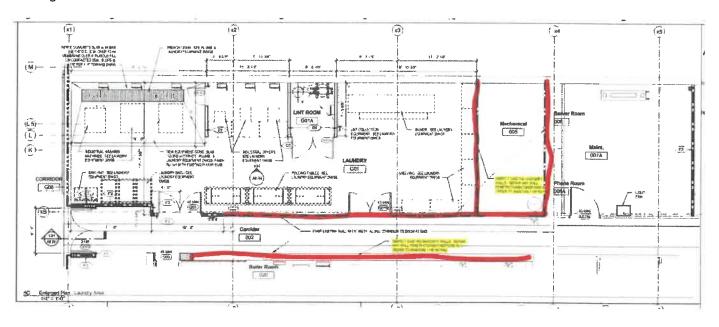
Thank You C. Travis Arey

Per Owner - No walls are to be installed above CMU.

Paramount Builders, LLC PO Box 1370 St. Albans WV 25177 P - 304-727-2770 F - 304-727-0302



Drawing A2.16













Department of Homeland Security Office of the State Fire Marshal

1207 Quarrier St Charleston, WV 25301 Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Inspection Date	nspection Date 8/26/21		Construction #			Final		Last inspe		ction	7/13/21		
	Architectural		Review ID	2018-2189	6	Fire Pump		Revi	Review ID r				
Plans				2013-1459	9								
Reviewed	Fire Alarm		Review ID	2019-2300	3	Generator			Review ID		n/a		
	Sprinkler			Review ID	2019-2375	55	AES			Review ID		2019 - 23751	
Facility	Caca	pon	State Pa	ark Lodge			Building						
Occupancy Motel/Business					County		Мо	lorgan					
Administrator	ator Scott Fortney - S			Superintend	perintendent Phone No. 304			94-258-1022					
Mailing	Address 818 Cacapon Lodge Drive												
Address	City Berkeley Springs							State	•	WV	Zip	2541	1
Physical	Address SAME												
Address	City							State	•	WV	Zip		
Construction	See belo		V	Sq. Feet	See be	low	v H		ht See below		below		
Occupant Load	Occupant Load License		or		Current					Maxi	Maximum		
Sprinkler	Yes	Тур	ре	Tested	1/5/21	Ge	Senerator		/a Tested		sted		
AES	Yes Type		Tested	1/6/21	Fir	ire Alarm		es	s Tested		1/5/21 (new section)		
												7/13/2	1 (old section)
Fire Pump	n/a	Тур	e	Tested	PROJI	ROJECTED COMPLETION DATE: Complete				lete			
Fire Marshal	Ne	evin k	Kilmer	Accom	panied By	Tra	avis Are	у					

REQUIREMENTS

New - Type II 000 68,500 Sq. FT 4 stories Existing –Type III 200 44,900 Sq. Ft. 2 stories

This Final Inspection is for the existing lodge. The new lodge has been given occupancy.

This facility appeared to be in compliance with the West Virginia State Fire Code. Therefore, we hereby give permission to occupy insofar as this office is concerned.

Department of Homeland Security Office of the State Fire Marshal

1207 Quarrier St Charleston, WV 25301

Phone: (304) 558-2191 Ext.20755

Fax: (304) 558-2537

Construction Inspection Report

Page 2 Cacapon State Park

Certificate of Occupancy and Occupancy Permit issued.

Orig: Administrator

Cc: Architect: Paul Walker 2223 Cheat Rd. Suite 300 Morgantown WV 26508

Contractor - Paramount Builders PO Box 1370 St. Albans WV 25177 ATT: Travis Arey

Fire Marshal, Kilmer

File

(NFPA – National Fire Protection Association; SFC – State Fire Code)



Saint Albans, WV 25177

Phone 304-727-2770

Fax 304-727-0302

153

Work Description: Exterior Door Exit Devices EXT-U, EXT-R & EXT-T

Paramount Job # Paradigm Project #

181 1732

Change Order Proposal:

Contact: C. Travis Arey Date: 10/26/2021

Project: Cacapon Lodge Additions & Alterations WV State Purchase Order #: CPO 0310 6546 DNR1900000001

Quantity Unit Material Extension Labor Extension Subcontract Extension Hardware (see Vendor Quote) \$ 5,488 Subtotal 5,488 Notes: Sales Taxes: \$ 384 \$ Subtotals: \$ 5,872 See summary attached. 5,871.95 Material: \$ Labor: \$ Subtotal: \$ 5,871.95 GC O&P (15%): \$ 880.79 L&M Subtotal: \$ Subcontractor: \$ Sub Bond 1%: \$ Subtotal: \$ GC O&P on Subcontractors (10%): \$ Sub Subtotal: \$ Subtotal: \$ 6,752.74 Contractors Liability Insurance (1.5%): \$ 101.29 Builders Risk Premium \$ 17.14 GC Bond (1%): \$ 68.71 Total: \$ 6,939.88

Project: 301158 - CACAPON LODGE ADDITIONS AND ALTERATIONS Change Order # 41 More Panics for Exteriors

1	Pair Doors #EXT-R	EXTERIOR from CORRIDOR				RHRA
1 1	Exit Device Exit Device	CD 25-C-EO CD 25-C-L-NL x 510L-NL DANE	RHR RHR	US26D US26D	FL FL	
1	Pair Doors #EXT-T	ELEV LOBBY from	EXTERIC)R		RHRA
1 1	Exit Device Exit Device	CD 25-C-EO CD 25-C-L-NL x 510L-NL DANE	RHR RHR	US26D US26D	FL FL	
1	Pair Doors #EXT-U	EXTERIOR from C	ORRIDOR			RHRA
1	Exit Device	CD 25-C-L-NL x 510L-NL DANE	RHR	US26D	FL	
Section	n Totals Finish Hardware					5,488
				Pre-Tax T	otal	5,488

Change Order Proposal #153 Summary

There herein is a summary of events and circumstances that resulted in the referenced change order proposal (COP). In summary, the COP results in a pair of exit devices for Change Order Proposal EXT-R & EXT-T, and a single exit device for Change Order Proposal EXT-U that were not included in the hardware vendors cost related to prior approved COP 84R2 Replacement Exterior Doors — Revised per Paradigm Submittal Changes for the following reasons.

The Change:

In November of 2020 Paradigm provided a floor plan, door and frame details and door hardware schedule for new exterior at the existing (South) lodge – see attached. These sketches outlined the scope of the work. The scope of the work generally consisted of new exterior doors, frames, and hardware for the exterior doors of the existing (South) lodge.

Note in the hardware schedule (Set #63), the door opening number for EXT-R, EXT-T & EXT-U were indicated and duplicated from door opening numbers in the New Additions (North Lodge).

Contract Documents:

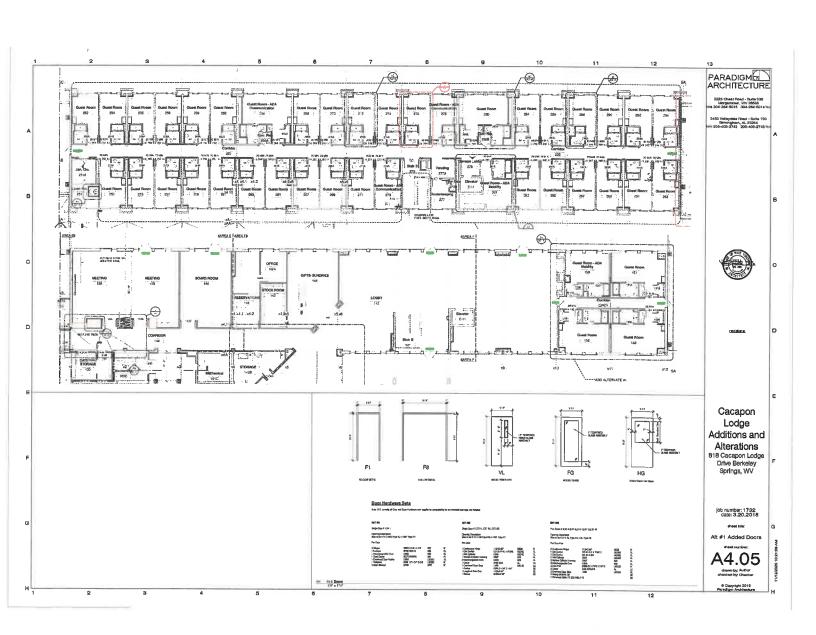
The contract documents show EXT-U (G29 Indoor Pool & Spa) as a single door, and EXT-R (234 Elevator Lobby) & EXT-T (333 Elevator Lobby) as a pair of doors — see also Hardware Schedule, A4.00 & A4.01.

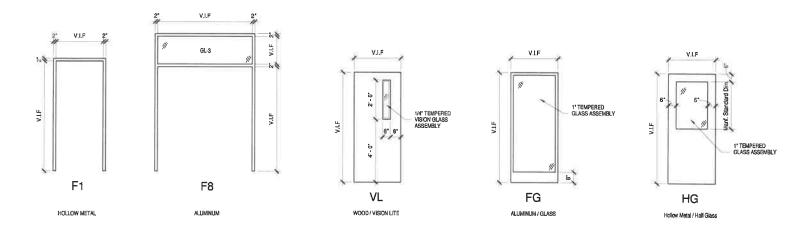
The Issue:

When existing door opening number were utilized in the Architect's change documentation the hardware vendor assumed the original opening were not being used any longer and they only provided the new hardware that was indicated in the change and did not duplicate hardware (in this example the exit devices) as a means to save the Owner monies. If you review the Submittal (#408) and the COP (84R2) you will see the exit devices included in this COP were not included in their submittal nor in the cost of the referenced COP. The submittal and COP 084R2 are attached for reference.

Conclusion:

Currently the Owner has been provided with a material scope of work that it did not pay for; namely exit devices for EXT-U, EXT-R & EXT-T, and we respectfully request for compensation to pay the hardware vendor (Contract Hardware Co.) for material that has already been delivered and installed as part of the changes related to this project.

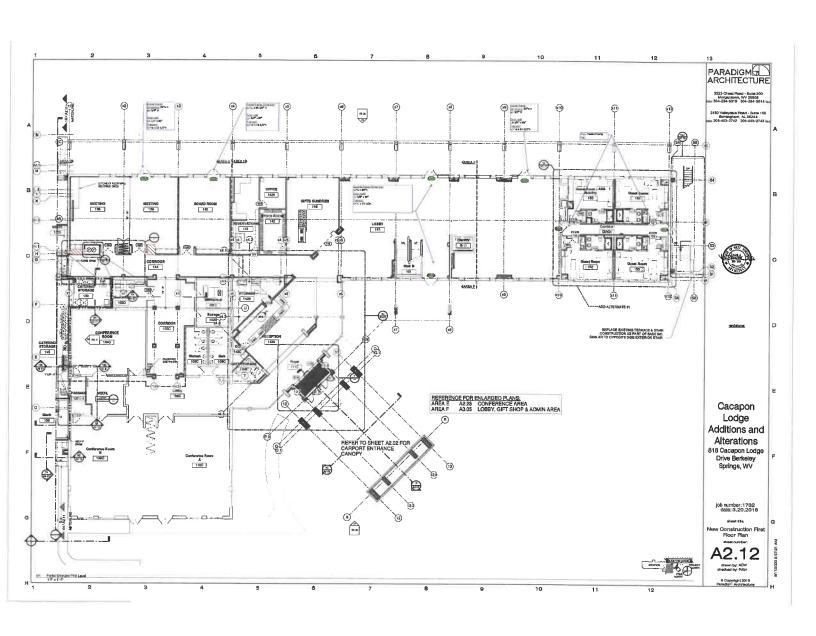


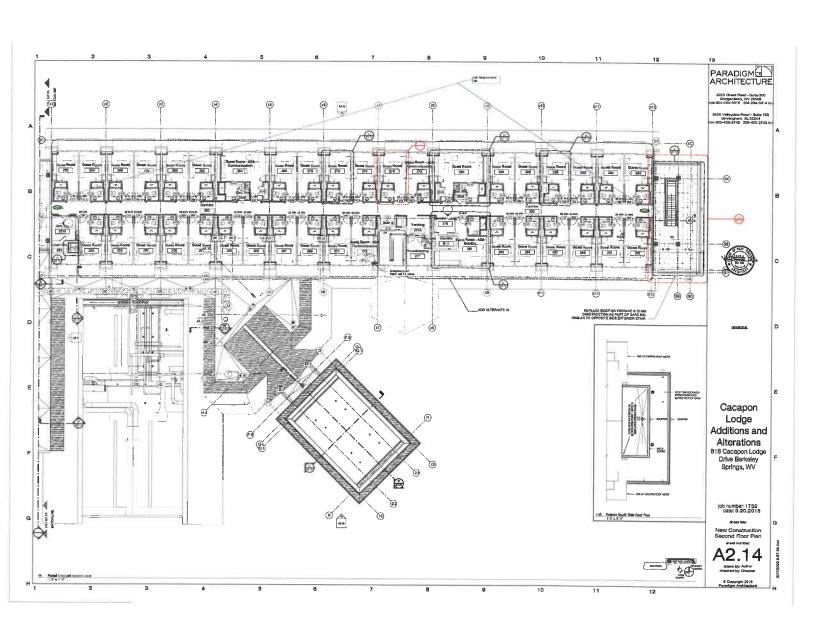


Door Hardware Sets

Note: G.C. to verify all Door and Door Hardware with supplier for compatibility for the intended door type and function.

SET #61				SET #62				SET #63			
Single Door #: CIR-1				Single Door #: EXT-V, EXT-AA	EXT-BB			Pair Doors #: EXT-R,EXT-S,EXT	T-T,EXT-U,EXT-W		
Opening Description: Size to be V.I.F x WD Type V	Lx HMFType F1			Opening Description: Size to be V.I.F x HM Type HG	x HMF Type F1			Opening Description: Size to be V.I.F x AL Type FG x	AL Type F8		
Per Door:				Per Door:				Per Door Pair:			
3 Hinges Lockset Interchangeable Core Door Closer Overhead Door Holder National 3 Door Stencer	5BB1 4 1/2 x 4 1/2 W591BDC D C806 SC71 RW/PA 104H 8400 10" x 34" B-CS SR64	652 626 626 689 US320 US320 GRY	IV FL FL GL IV IV	1 Continuous Hinge 1 Exit Device 1 Rim Cylinder 1 Mortise Cyfinder Housing 2 Interchargeable Core 1 Closer 1 Overhead Ooor Stop 1 Gasiret 1 Length of Rain Drip 1 Sweep	112HD 83* CD 25-R-NL x 512NL C983 C987 C606 4050 EDA 1048 429A 1 x 36* 2 x 84* 142A4 40* 8198AA 36*	US28 US26D US26D 626 626 AL US32D	IV FL FL LC GL ZE ZE ZE	2 Continuous Hinge 1 Exit Device 1 Exit Device 1 Rim Cylinder 2 Mortise Cylinder Housing 3 Interchangeable Core 2 Door Pull 2 Closer 2 Coverned Door Slop 2 Sweep 8196AA 35° 1 Threshold 566A 72° 223-MSU	112HD 83* CD 24-C-C x 718C C CD 24-C-EO C X 718C C CX53 CX87 CX87 CX887 CX887 CX807 CX808 B190HD-0 TYPE O MTG, 4050 REG/PA 104S	US28 US26D US26D US26D 626 626 US32D AL US32D	N FL FL FL N LC GLEEE





COR Cost Estimate



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Fax 304-727-0302

Work Description: RFI 309 - Door G14G SPA Reception Door Hardware

Change Order Proposal: 156

Paramount Job# 181 Paradigm Project # 1732

Contact: C. Travis Arey

	Quantity	Unit	Material		Extension		Labor	Ex	tension	Sut	contract	E	ctension
Hardware (see Vendor Quote)				S		\$		\$		\$	-	\$	
laidware (see Verido) Quote)	- 1	LS	_	\$		\$		\$	7277	\$	207.71	\$	207.71
_abor - 2men 1hr	2	HRS		\$		\$	60.00	\$	400.00			\$	
	-	1,11352	_	\$		\$	60.00	\$	120.00	-		\$	
		Jet Ell		\$		\$		\$		-		\$	
				\$		\$	-	\$		\$		\$	
				\$				\$		\$		\$	÷
				\$	-	\$	-	\$		\$		\$	
		100		\$		\$	-	\$		\$		\$	
				_									
			\$ -	\$				\$	-	\$		\$	-
0.11				_									
Votes: Subto	iai			\$	-			\$	120			\$	207.71
votes:			Sales Taxes:			Lai	bor Burden:	\$	40			\$	12.46
			Subtotals:	\$	-			\$	160			\$	220.17
Per RFI 309													
	- 10		Material:	\$	-								
			Labor:	\$	159.60								
			Subtotal:	\$	159.60								
		GC	O&P (15%):	\$	23.94								
			M Subtotal:		183.54								
			bcontractor:		220.17								
			b Bond 1%:		220.17								
		-	Subtotal:	_	220,17								
	GC O&P on S	Subcontro	otore (1004):	e.	22.02								
	OU OU OIL		b Subtotal:										
	1	Su			242.19								
			Subtotal:		425.73								
Col	ntractors Liabi				6.39								
	Bu		k Premium		1.08								
		GC	Bond (1%):		4.33								
			Total:		437.53								

Project: 301158 - CACAPON LODGE ADDITIONS AND ALTERATIONS Contemplated Change Order # 38 Surface Bolt - G14B

1	Pair Doors #G14B	Doors #G14B ELEV LOBBY from RECEPTION		LHR\RHR	
1 2	Surface Bolt Surface Bolt	585-24 580-8	US26D RO US32D RO		
Section	on Totals Finish Hardware			207.71	
				207.71	
			Pre-Tax Total	207.71	

COR Cost Estimate



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770

Fax 304-727-0302
Work Description: Additional Data Drops

Change Order Proposal: 158

Project: Cacapon Lodge Additions & Alterations
WV State Purchase Order #: CPO 0310 6546 DNR 1900000001

Paramount Job # Paradigm Project # 181 1732

> Contact: C. Travis Arey Date: 11/9/2021

	Quantity	Unit	Material	-	Extension	L	abor	E	tension	Su	bcontract	E	xtension
SC Electric (see Subcontractor Quote)		LS		\$		\$		\$	-	\$		\$	
CO Cidente (SCC Cubcontractor Quote)	- 1	Lo		\$		\$		\$		\$	12,117.01		12,117.01
				\$		1		\$		-		\$	•
		W/ 197		\$		\$		\$	-	\vdash		\$	
		1010		\$	-	\$	-	\$	-			\$	-
				\$		\$	-	\$		\$		\$	
	- 4		_	\$		-		\$	-	\$	-	\$	
	-	-		\$		\$		\$		\$		\$	
			 	Ψ		+		1.0		\$		\$	
			\$ -	\$				\$		\$		\$	
Subtotal				•				_					
Notes:			ales Taxes:	Þ	-			\$	-			\$	12,117.01
			Subtotals:	<u> </u>		Lab	or Burden:					\$	727.02
Added data drops direction by the Owner.			Suptotais:	Ф	-			\$	-			\$	12,844.03
Location list in subcontractor proposal and directed in the field.			Material:	•									
seed and that it subsection proposal and directed in the neta.			Labor:		-								
			Subtotal:										
		GC.	O&P (15%):		-								
			M Subtotal:										
			bcontractor:		40.044.00								
			b Bond 1%:		12,844.03								
		Su	Subtotal:		12,844.03	•							
C	ORD on S	ubcontro	ctors (10%):	Ф									
90	OOF OILS		b Subtotal:		1,284.40								
		Şu			14,128.43								
Canin	natara Liabil	libe Innecessaria	Subtotal:		14,128.43								
Contr			nce (1.5%): k Premium		211.93								
	Bu				35.85								
		GC	Bond (1%): Total:		143.76 14,519.97	6							
			i Otali	56	14.514.97								

South Charleston Electric

6/15/21 Paramount Builders Travis Arey

Cacapon Lodge Additions and Alterations COR Extra Low Voltage Drops

- 19 data adds
- 4 coax adds
- 10 Front Desk Requested Drops

Locations:

- Data:
 - o Original Front Desk Requested Drops (10)
 - o Kitchen Area G04 (3)
 - o Dining & Hostess Stand G09 (2)
 - o Wait Station G09A (1)
 - o Bar Area G08 (2)
 - o Reception G17 (1)
 - o Front Desk New Requests (8)
 - o Pool Area (1)
- Coax:
 - o Meeting Room 139 (2)
 - o Meeting Room 140 (2)

Quote-	\$	9,847.22
7% Sales Tax-	\$	689.31
	\$	10,536.53
15% O.H. & Profit-	\$	1,580.48
	Ś	12.117.01

Eric Moore Vice President





South Charleston Electric Company

We have prepared a quote for you

33 Add-on Drops to Cacapon Lodge

Quote #1004259

Version 1



www.alpha-tech.us



Phone: 304-201-7485 Email: jstewart@alpha-tech.us

Web: www alpha-tech us

Hardware

Description		Price	Qty	Ext Price
61110-RL6	Cat6 Jack	\$8.00	48	\$384.00
41080-2WP	2-Port FP	\$4.50	33	\$148.50
6P4P24-BL-P- BER-AP-NS	Cat6 Plenum Cable	\$340.00	9	\$3,060.00
LEV41084-FWF	F-Connector Insert	\$3.85	8	\$30.80
WCEGEN1111 11	RG6 Plenum Coax	\$465.75	1	\$465.75
		Sı	ubtotal:	\$4,089.05

Services

Description		Price	Qty	Ext. Price
Labor and Cabling	Additionally Requested Data/Voice Drops	\$174.49	19	\$3,315.31
Labor and Cabling	Additional Cat6 Data Drops Front Desk *Original Request*	\$174.49	10	\$1,744.90
Labor and Cabling	Additional Coax Drops	\$174.49	4	\$697.96
		Si	ubtotal:	\$5,758.17



Phone: 304-201-7485 Email: jstewart@alpha-tech.us Web: www.alpha-tech.us

33 Add-on Drops to Cacapon Lodge

Prepared by:

Alpha Technologies, Inc.

James Stewart 304-201-7485

jstewart@alpha-tech.us

Prepared for:

South Charleston Electric Company

1011 F Street PO Box 8494

South Charleston, WV 25303

John Moore (304) 541-3407

jmoore@southcharlestonelectric.com

Quote Information:

Quote #: 1004259

Version: 1

Delivery Date: 06/10/2021 Expiration Date: 06/27/2021

Quote Summary

Description		Amount
Hardware		\$4,089.05
Services		\$5,758.17
	Total:	\$9,847.22

Al	pha	Tec	hno	ogi	es,	Inc.

Signature:	- Your Land
Name:	James Stewart
Title:	Infrastructure Sales Engineer
Date:	06/10/2021

South Charleston Electric Company

Signature:	
Name:	John Moore
Date:	

COR Cost Estimate

Paramount Job#

Paradigm Project #

181

1732

5/26/2022

Contact: C. Travis Arey

Date:



PO Box 1370 Saint Albans, WV 25177 Phone 304-727-2770 Fax 304-727-0302

Work Description: Fire Rated Walls at Boiler Room

Change Order Proposal: 163 R3

Project: Cacapon Lodge Additions & Alterations

WV State Purchase Order #: CPO 0310 6546 DNR1900000001

Quantity Unit Material Extension Labor Extension Subcontract Extension Cornerstone Interiors (see Subcontractor Quote) Borlie Mechanical (see Subcontractor Quote) Dumpsters 44,529,17 \$ 44.529.17 15 6,296.00 6,296.00 \$ \$ 700.00 \$ 1,400.00 EA 1,400.00 Daily Cleaning Protection 4,200,00 \$ 4 200 00 \$ 1,200.00 \$ 1,200.00 \$ 1,800.00 \$ 1,800.00 3,000.00 \$ \$ 2,600 Subtotal 6,000 59,425,17 Notes: Sales Taxes: \$ 182 Labor Burden; 1,980 3,565.51 2,782 Subtotals: \$ 7,980 62,990.68 \$ Install fire rated walls per the Fire Marshal's direction 2,782.00 7,980.00 Material: \$ Labor: \$ Subtotal: \$ 10.762.00 GC O&P (15%): \$ 1.614.30 L&M Subtotal: \$ 12,376.30 Subcontractor: 62,990.68 Sub Bond 1%: 62,990.68 Subtotal: GC O&P on Subcontractors (10%): 6,299.07 Sub Subtotal: \$ 69,289.75 Subtotal: \$ 81,666.05 Contractors Liability Insurance (1.5%): \$ 1,224.99 Builders Risk Premium 207.23 GC Bond (1%): 830.98 Total: \$ 83,929.25

Sheryl Snider

Subject: FW: Cacapon State Park

From: Kilmer, Nevin L < nevin.l.kilmer@wv.gov>
Sent: Saturday, February 19, 2022 8:15 AM

To: Paul Walker < pwalker@paradigm-arch.com >; Jeffrey M Armentrout < jeffrey.m.armentrout@wv.gov >

Subject: Cacapon State Park

Mr. Walker,

In January, ASFM Tim Mouse and ASFM Jeff Armentrout joined me to do an inspection of the two (2) items in question at Cacapon State Park Lodge.

1) Boiler Room in the existing Cacapon Lodge

In regards to the requirement of Boiler Rooms. Per NFPA 101, 2015, Section 28.3.2.2.2 refers you to TableTable 28.3.2.2.2 Hazardous Area Protection, Hazardous Area Protection states that the boiler room is to be enclosed by 1-hour fire rating and protected by sprinkler protection in accordance with section 8.7. The room now has a full sprinkler system. Therefore, the **ENTIRE** boiler room will need to be enclosed by a 1-hour fire rating. That would be on three sides as the back wall is an exterior wall. Any penetrations in this 1 hour fire wall will need to be fire caulked. Along with the one hour fire wall, the ceiling will need to be brought back to the original condition prior to construction. All penetrations need to be patched with a similar material. I will need to inspect the fire wall once it is completed.

2) Sprinkler protection in the Existing Cacapon Lodge.

As I understand, the area in question meets the NFPA 13 definition of a concealed space. The construction of the space is concrete floor, the common wall to the guest rooms, including the knee wall with windows, is wood frame and gyp or plaster single sided to the room (best I can determine), Steel frame roof trusses with tongue and groove wood roof sheeting. While the concrete would be noncombustible, the wood is combustible.

The area in question is a concealed horizontal space running adjacent to sleeping rooms for the length of the structure and is constructed predominantly of wood. That would seem to be an area of concern in terms of horizontal migration if something gets started in or near the area.

The question of sprinkler protection for the space falls into NFPA 13 - 8.15 SPECIAL SITUATIONS, 8.15.1.1 requires concealed spaces of combustible construction to have sprinkler protection, except when one of several listed conditions is fully met. 8.15.1.2.18.1 through .5, the construction does not meet 3 of the 4 requirements when 8.15.1.2.18.1 clearly indicates all must be met for an exception. We feel that this knee-wall space requires sprinkler coverage according to NFPA 13.

Thanks,

Nevin L. Kilmer West Virginia Assistant State Fire Marshal Inspector – Law Enforcement West Virginia Department of Homeland Security (304) 558-2191 Ext. 20755







PO Box 412

Eleanor, WV 25070 PHONE: 304-586-4700 FAX: 304-586-9540 WV License: WV025109

WV License: W	/V025109			
CORNER	STONE INTERIORS	nge Order	Request	
	Submitted For:			
Job Name:	Cacapon Lodge		C/O Date:	3.23.22
Contractor:	Paramount Builders		C/O No:	127
			Job No.	4231
Scope of work	:			
	g Broiler Room wall to deck			
Materials		Quantity	Cost	Total
TTJ250-33-10		240	1.15	276.00
SW250CT-33-1	14	360	1.26	453.60
D1SLGM10-C1		560	0.85	476.00
D58F10-GE		560	0.56	
FSTHFS3		560		313.60
SCR114F-5		560	0.04	22.40
SCR12SDW-5			0.04	22.40
SCR1ZSDVV-5		560	0.04	22.40
		560	0.04	22.40
APU5		560	0.11	61.60
DWT250GE		560	0.03	16.80
				-
				-
				-
				-
				_
				_
				1
				_
		Material	0	-
		iviateriai	Cost	1,687.20
		Sales Tax	6.00%	101.23
1.16			Material T	
Labor		Quantity	Cost	Total
carpenter		520	hrs 60.19	31,298.80
				-
				-
				-
				_
				-
				_
				_
				_
		Direct Labor Burde	n 18%	5,633.78
			Labor T	otal 26.022.50
			Labor	otal 36,932.58
		Material	& Labor Sub T	otal 38,721.02

Total Change Order Amount \$

15.00%

Overhead & Profit

44,529.17

5,808.15

Borlie Mechanical Contracting, LLC

Quality Mechanical Construction

Process Piping
Plumbing/HVAC
Facilities Maintenance

March 25, 2022

Paramount Builders 501 6th Avenue St. Albans, WV 25177

Attn: Travis Arey

Ref: Cacapon Lodge COR Duct removal and replacement

Mr. Arey,

Borlie Mechanical is providing this change order for the additional cost related to the removal and re-installation of the ductwork outside the mechanical room in the basement of the existing lodge to facilitate the installation of fire rating the existing wall.

Breakdown

Sheet metal-----\$3,603.00
Insulation -----\$2,120.00
Subtotal-----\$5,723.00
Borlie MU-----\$573.00
Total -----\$6,296.00

See the attached backup.

Thank you,

Borlie Mechanical Contracting, LLC

Miphen 2. Borlie

Stephen L. Borlie

President



217 - A Monroe Avenue Frederick, Maryland 21701 (301) 663-6670

CHANGE ORDER PROPOSAL

May 25, 202	2 Job#:	18-50-0160			
	Borlie Mechanical				
To:	5521 Tabler Station Rd.				
	Inwood, WV. 25428				
Attn:	Stephen Bo	rlie			
Project :	Cacapon Lodge Addition	and Renovation			
Reference:	Duct Removal and R	eplacement			
MC#	KH CO#	10			

	Gentlemen: We enclose a breakdown of costs associated with the above referenced contract documents.
	The total net change to our contract is \$ 3,603.00
	Exclusions: All exclusions per base contract agreement, special color or finishes.
	This change order proposal covers only the direct costs associated with change order work described above. We reserve the right to assess the impact of this change order at a later date and to submit these costs as they become known. It is anticipated that all work required by this change will be done on a straight time basis. Premium time work, if required, must be directed in writing and all costs shall be billed as an additional item. The work covered by this change order shall be performed under the same Terms and Conditions as that included in the original contract.
	An extension of Calendar days is required.
	This proposal is for acceptance within thirty (30) days and is subject to escalation thereafter.
✓	We are proceeding with the changes per your written directive and request that a change order meeting be scheduled as soon as possible to settle all costs accordingly.
	Please advise in writing if we are to proceed with this change order. Upon issuance of the Notice to Proceed we also request that a change order meeting be scheduled as soon as possible to settle all costs accordingly.

Respectfully, Kaempf & Harris Sheet Metal

Dalton CristiniProject Manager



217 - A Monroe Avenue Frederick, Maryland 21701 (301) 663-6670

May 25, 2	2022	Job # :	18-50-0160			
	Borlie Mechanical					
To:	5521 Tabler Station Rd.					
	Inwood, WV. 25428					
Attn:		Stephen Borlie Cacapon Lodge Addition and Renovation				
Project :	C					
Reference:		Duct Removal and Re	eplacement			
MC#	0	KH CO #	10			

Description of Work:

This proposal involves the additional cost associated with the removal and replacement of basement duct for the purposes of fireproofing, per Travis Arey email and notice to proceed dated 3/21/2022.

Shop M	aterial					Cost	
0	Lbs. galvanized metal				\$		
	Ductmate and Angle Iron				\$	34.00	
	Associated sealants, small t	ools, e	quipme	ent	\$	5.00	
					\$	39.00	(A)
Purchas	sed Materials/Equipment						
					\$	-	(B)
Labor							
0	Hrs. Shop Fabrication @	\$	59.67		\$	-	
	Hrs. Shop Fabrication @	\$	89.50	(Premium Time)	\$	-	
24	Hrs. Field Installation @	\$	59.67		\$	1,432.08	
	Hrs. Field Installation @	\$	89.50	(Premium Time)	\$	-	
24	Hrs. Foreman @	\$	64.94		\$	1,558.56	
	Hrs. Foreman @	\$	94.50	(Premium Time)	\$	-	
	Hrs Coordination @	\$	64.94		\$	-	
	Hrs Coordination @	\$	94.50	(Premium Time)	\$	-	
	Shop Burden (30% of shop labor and material costs)					11.70	
	Safety & Cleanup				\$ \$ \$	91.68	
					\$	3,094.02	(C)
				Subtotal (A+B+C)	\$	3,133.02	
				15% Profit & Overhead	\$	469.95	40
				Subtotal	\$	3,602.98	-
				Grand Total	\$	3,602.98	-:



5050 FORBES BLVD, LANHAM, MD 20706 TEL. (240) 260-0460 FAX (301) 577-1525

Contract INVOICE

INVOICE DATE	REQUISITION NO. & PERIOD	PAYMENT TERMS	CUSTOMER AU	THORIZATION	PM	TBN CONTRACT
4/6/2022	#1 APRIL 2022	NET 30	PO #27659 MT		CM22011	
CONTRACT WITH BORLIE MECHANICAL Isirbaugh@borliemechanical.com			PROJECT CACAPON DUCT			
			DESCRIPTION	MECHANICAL	INSULATION	
	CONTRACT AMOUNT			VALUE		
	ITEM	AMOUNT	PERCENT COMPLETE	PREVIOUS PERIOD	THIS PERIOD	TO DATE
ORIGINAL CONTRAC	T AMOUNT		BONN CE PE	TENIOD	PENGO	
	WR #23028	\$2,120			\$2,120	\$2,120
	APPROVED TO DATE	\$2,120	COMPLETE TO DATE		\$2,120	\$2,120
PENDING	100/12	42,120	TOBATE		φε, ιευ	Ψ2,120
CHANGES: PENDING CHANGES			COMPLETE			
TO DATE			TO DATE			
		\$2,120	TOTAL VALUE COMPLETE		\$2,120	\$2,120
TBN certifies that it has complied wih all Federal, State and local lax laws, including Social Security, Unemployment Compensation		Less Net Value Compl Less Previous Bil			\$2,120	
			CURRENT A	NOUNT DUE		\$2,120



Williff - Cllice

YELLOW - Customer

PINK - Foreman

CONTRACT WORK REPORT

INDUSTRIAL . INSULATION . ASSESTOS REMOVAL

23020 5050 FORBES BOULEVARD • LANHAM, MARYLAND 20706 • (240) 260-0460 CHIZZON AUTHORIZATION START DATE END DATE PROJECT TBN CONTRACT CACADON STATE PAVK 29/12022 WORK FOR (COMPANY) Replace Brandglass with 11/2 Ducton of 4 mg 30x12 QUANTITY UNIT MATERIAL UNIT PRICE TOTAL PRICE 1.5# .48 216.00 .09 3.60 Rolls 41.04 13.68 TOTAL MATERIAL 260.64 I TBN FOREMAN ACKNOWLEDGE THAT THIS WORK LABOR REG HAS BEEN PERFORMED AS SPECIFIED &/OR DIRECTED OVER REG O.T. HOURS TIME TIME RATE RATE COMPLETE TEN FOREMAN-PRINT NAME DATE 782:72 FOREMAN (/) 8 4 97,84 3/29/2022 II NO MECHANIC 2 89.68 1076.16 APPRENTICE **AUTHORIZATION** HELPER THE UNDERSIGNED ACKNOWLEDGES THAT THE WORK DESCRIBED ABOVE WAS ORDERED BY HIM AND THAT THE MATERIAL, LABOR AND MISCELL ANEOUS QUANTITIES MEET WITH 1858.88 TOTAL LABOR INDUSTRIAL HYGIENIST HIS APPROVAL. WASTE DISPOSAL DATE EXTRA SERVICE TRUCK CONTRACT PRINT NAME SALES OR USE TAX DISPUTED **TOTAL EXPENSES** TOTAL PRICE \$2,120.00