



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: 08-19-2025

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 6502 DNR2400000025 3	Change Order No:	2	Procurement Folder:	1361793
Document Name:	Cass Scenic Railroad State Park New Campground			Reason for Modification: Change Order No. 02 to extend and increase the contract as per the attached documentation.	
Document Description:	Cass Scenic Railroad State Park New Campground				
Procurement Type:	Central Purchase Order				
Buyer Name:	Joseph (Josh) E Hager III				
Telephone:	(304) 558-2306				
Email:	joseph.e.hageriii@wv.gov				
Shipping Method:	Best Way			Effective Start Date:	2024-08-05
Free on Board:	FOB Dest, Freight Prepaid			Effective End Date:	2025-12-23

VENDOR	DEPARTMENT CONTACT																				
Vendor Customer Code: 000000173354 HIGH POINT CONSTRUCTION GROUP LLC PO BOX 577  BUCKHANNON WV 26201 US Vendor Contact Phone: 999-999-9999 Extension:  Discount Details: <table><thead><tr><th></th><th>Discount Allowed</th><th>Discount Percentage</th><th>Discount Days</th></tr></thead><tbody><tr><td>#1</td><td>No</td><td>0.0000</td><td>0</td></tr><tr><td>#2</td><td>Not Entered</td><td></td><td></td></tr><tr><td>#3</td><td>Not Entered</td><td></td><td></td></tr><tr><td>#4</td><td>Not Entered</td><td></td><td></td></tr></tbody></table>		Discount Allowed	Discount Percentage	Discount Days	#1	No	0.0000	0	#2	Not Entered			#3	Not Entered			#4	Not Entered			Requestor Name: James H Adkins Requestor Phone: (304) 558-3397 Requestor Email: jamie.h.adkins@wv.gov  <b>2026</b> FILE LOCATION _____
	Discount Allowed	Discount Percentage	Discount Days																		
#1	No	0.0000	0																		
#2	Not Entered																				
#3	Not Entered																				
#4	Not Entered																				

INVOICE TO	SHIP TO
PARKS & RECREATION-PEM SECTION DIVISION OF NATURAL RESOURCES 112 CALIFORNIA AVENUE BLDG 4 CHARLESTON WV 25305 US	SUPERINTENDENT DIVISION OF NATURAL RESOURCES CASS SCENIC RAILROAD STATE PARK 242 MAIN ST CASS WV 24927-0107 US

CR 8-19-25

Total Order Amount: \$9,893,223.00

Purchasing Division's File Copy

PURCHASING DIVISION AUTHORIZATION DATE: 8/19/25 ELECTRONIC SIGNATURE ON FILE	ATTORNEY GENERAL APPROVAL AS TO FORM DATE: 8/20/2025 ELECTRONIC SIGNATURE ON FILE	ENCUMBRANCE CERTIFICATION DATE: 8-20-25 ELECTRONIC SIGNATURE ON FILE
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Extended Description:

Change Order

Change Order No. 02 is issued to extend the original contract to 12/23/2025 according to all terms, conditions, and specifications contained in the original contract, including all authorized change orders, along with increased pricing per the attached documentation.

Effective: 08/05/2025.

Original Contract Price: \$7,492,810.00  
Change Order No. 02 increase: 2,400,413.00  
Contract New Total: \$9,893,223.00

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

NO OTHER CHANGES.

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
1	72000000	0.00000		0.000000	7492810.00
Service From	Service To	Manufacturer		Model No	
2024-08-05	2025-12-23				

Commodity Line Description: Campground Construction

Extended Description:

Campground Construction

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
2	72000000	0.00000		0.000000	2400413.00
Service From	Service To	Manufacturer		Model No	
2024-08-05	2025-12-23				

Commodity Line Description: Change Order No. 02

Extended Description:

Campground Construction



Governor Patrick Morrisey

Director Brett W. McMillion

APPROVED  
*[Signature]*  
8/18/25

## **MEMORANDUM**

**To:** Jamie Adkins  
Chief Procurement Officer

**From:** Don Bailey, III *DB3*  
Engineer Associate

**Date:** July 14, 2025

**Subject:** Cass Scenic Railroad SP  
CPO DNR24\*25  
Change Order No. 2

The attached documents represent an application for change order for the above-referenced project. This will be the first change order after the Notice to Proceed.

The original design for this project left the facility vulnerable to repeat significant flood damage and substantial repair costs over its lifespan. Construction of the new campground on this site was anticipated to be challenging, but additional complications and worse-than-expected conditions have required additional measures to reach completion. Subsurface soils have turned out to be significantly worse than originally anticipated based on the original geotechnical investigation. This required additional investigation and recommendation. These soils across nearly half of the main campground will require work to be completed during dry periods. Snow and heavy rains have, so far, delayed progress on that portion.

Following flooding in January of 2025 - which reached the foundation of one of the bathhouses - the agency determined it best for future cost savings to revise the construction materials of the two bathhouses in the main campground from stick-build to masonry construction. This required a partial redesign of both buildings including structural, mechanical, electrical, plumbing, and architectural items. The new designs should be significantly more flood-resistant for future cost savings.

In order to obtain the entrance permit, the WVDOH district office required a redesign of the entrance. It also requires tree clearing and earthwork on the opposite side of WV-66 from the entrance to increase site distance for the new entrance.

The original project included paving only select pieces of the project, however, the gravel roads would leave the park susceptible to additional flood repair costs in the future. Paving the remaining sections of road will allow the agency to utilize a cost savings for less stone (under the current contract) and pave now at current asphalt prices.

Exterior sinks were added to the two bathhouses to provide a consistent experience for park guests and to protect the interior sinks and the wastewater treatment plant from being damaged by grease deposits. Completing the ADA bathroom at the Check-in Station will provide increased accessibility to guests and allow the Slab Town portion of the campground to operate year-round.

This change order represents a 32% increase over the original contract price. The cost breakdown is as follows:

- Original contract.....\$7,492,810.00
- Change Order No. 2.....\$2,400,413.00
- New contract total.....\$9,893,223.00

This change order application includes a time extension of an additional 141 days and will extend the contract end date from August 4, 2025, to December 23, 2025 to allow the contractor additional time to complete construction.

Please let me know if you have any questions.

DB3

Attachments

cc: Matt Yeager

July 16, 2025

Mr. Don Bailey, III, P.E.  
West Virginia Division of Natural Resources  
Planning, Engineering, and Maintenance  
324 Fourth Avenue  
South Charleston, WV 25303

RE: New Campground at Cass Scenic Railroad State Park  
CCT 0310 6584 DNR2200000004 1

Dear Mr. Bailey:

As the New Campground project for Cass Scenic Railroad State Park has progressed, issues during construction have arisen which need to be addressed.

Flooding poses a significant risk to this site. In an effort to minimize future repair costs the DNR directed design revisions, materials replacements, and additional paving. Poor soil conditions necessitate additional work for stabilization, and the new entrance required revisions and will require clearing for approval. Finishing the ADA bathroom at the check-in station and adding the exterior sinks will provide increased functionality for guests.

The contractor has provided a proposal and supporting documentation to complete this work outlined in Change Order No. 2. After reviewing this information, I feel that their proposed cost of \$2,400,413.00 and their request for an additional 141 days for this work are appropriate.

If you have any questions or comments concerning this matter, please feel free to contact me at your earliest convenience.

Sincerely,

GHOSH ENGINEERS, INC.



Kennon T. Chambers, PE

President  
[kennon@ghosheng.com](mailto:kennon@ghosheng.com)



# Document G701<sup>®</sup> – 2017

## Change Order

**PROJECT: (Name and address)**  
Cass State Park Campground  
12363 Cass Rd.  
Cass, WV 24927-9169

**CONTRACT INFORMATION:**  
Contract For: CPO DNR24\*25  
Date: 07-25-2025

**CHANGE ORDER INFORMATION:**  
Change Order Number: 002  
Date: 07-16-2025

**OWNER: (Name and address)**  
Brett W. McMillion, Director  
WV Division of Natural Resources  
112 California Ave., Charleston WV  
25305

**ARCHITECT: (Name and address)**  
Ghosh Engineers, Inc.  
1 Dunbar Plaza, Suite 200  
Dunbar, WV 25064

**CONTRACTOR: (Name and address)**  
High Point Construction, LLC  
P.O. Box 577  
Buckhannon, WV 26201

### 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.)*

Extend the project for 141 days. Construction will be amended to include 1. Line of sight excavation on WV-66, 2. Revised entry off of WV-66, 3. Masonry bathhouses A & B, 4. Correct bad soils, 5. Waterline sleeves & split, 6. Check-in Station ADA restroom completion, 7. Interior hose bibs, 8. Exterior sinks at bathhouses A & B, 9. Additional Asphalt paving and 10. Time extension

The original contract sum was	\$ 7,492,810.00
The net change by previously authorized Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 7,492,810.00
The contract sum will be increased by this Change Order in the amount of	\$ 2,400,413.00
The new contract sum including this Change Order will be	\$ 9,893,223.00

The Contract Time will be increased by One Hundred Forty-One (141) days. The new date of Substantial Completion will be 12-23-2025

### 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.

  
ARCHITECT (Signature)

  
CONTRACTOR (Signature)

  
OWNER (Signature)

Kenneth T. Chambers  
(Printed name, title, and license  
number if required)

Tyler Critchfield  
(Printed name and title)

BY: Brett W. McMillion, Director  
(Printed name and title)

7/18/25  
Date

7/16/2025  
Date

7/16/25  
Date

P.O. Box 577  
643 Route 20 South Road  
Buckhannon, WV 26201



Phone: 304-472-5595  
Fax: 304-472-5594  
License #: WV026530

July 16, 2025

WV Department of Natural Resources  
112 California Avenue  
Charleston, WV 25305  
Attn: Mr. Don Bailey, III

Re: Cass Scenic Railroad Campground

Mr. Bailey,

We, herewith, request an additional lump sum amount of Two Million Four Hundred Thousand Four Hundred Thirteen Dollars, \$2,400,413.00 be added to our contract sum for the items included in the attached breakdown.

We, are also, requesting 141 calendar days be added to our contract time, thus extending completion to December 23, 2025.

If you have any questions, please contact our office.

Sincerely,

A handwritten signature in black ink that reads "Tyler Critchfield". The signature is written in a cursive, flowing style.

Tyler Critchfield,  
Member

### Cass Scenic Railroad Campground COR Log

Description		Status	Amount	Adjusted Contract Sum	Additional Days Added	CO #
Original Contract Sum				\$7,492,810.00		
COR No. 1	Line of Site Excavation Rt 66		\$103,889			
COR No. 2	Revised Entry Off of Rt 66		\$279,356			
COR No. 3	Masonry Bath House A		\$170,491			
	Masonry Bath House B		\$158,718			
COR No. 4	Bad Soil Condition		\$629,034			
COR No. 5	Water Line Sleeves & Split		\$0.00			
COR No. 6	Fire Wood Storage / Restroom		\$36,680			
COR No. 7	Interior Hose Bibs		\$7,686			
COR No. 8	Exterior Sinks		\$13,649			
COR No. 9	Asphalt Paving		\$948,444			
COR No. 10	Time Extension		\$52,466			
Total			\$2,400,413			



COR No. 1 - Earthwork for Rt 66 Line of Sight											
Item	QTY	UN	UNIT PRICES				EXTENTIONS				TOTAL
			MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	
Clear & Grubb	1	ls	\$0.00	\$4,250.00	\$5,200.00	\$0.00	\$0.00	\$4,250.00	\$5,200.00	\$0.00	\$9,450.00
Unclass Excav & Dispos Upper Location	0	cy	\$0.00	\$5.54	\$5.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Haul Road Upgrade / Maintenance	1	ls	\$10,700.00	\$3,500.00	\$4,400.00	\$0.00	\$10,700.00	\$3,500.00	\$4,400.00	\$0.00	\$18,600.00
Alter Excav & Dispos Fire Dept Site	2500	cy	\$0.00	\$4.16	\$4.08	\$0.00	\$0.00	\$10,400.00	\$10,200.00	\$0.00	\$20,600.00
Flagging & Traffic Control	300	hr	\$4.59	\$51.67	\$0.00	\$0.00	\$1,378.00	\$15,500.00	\$0.00	\$0.00	\$16,878.00
E & S Waste Area - Silt Fence	800	lf	\$0.00	\$0.00	\$0.00	\$12.00	\$0.00	\$0.00	\$0.00	\$9,600.00	\$9,600.00
Seed & Mulch Waste Site	1	ac	\$0.00	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00
Seed & Mulch Cut Slope	1	ls	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
Painted Edge Line	700	lf	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$700.00	\$700.00
Painted Center Line	350	lf				\$1.00	\$0.00	\$0.00	\$0.00	\$350.00	\$350.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\$12,078.00 \$33,650.00 \$19,800.00 \$16,650.00 \$82,178.00

General Conditions 9.00% \$7,396

Subtotal \$89,574

Bond & Bldrs Rsk Ins 1.75% \$1,568

Subtotal \$91,142

GC Markup 13.99% \$12,748

Total \$103,889

COR No. 2 - Asphalt Entry Off of Rt. 66											
Item	QTY	UN	UNIT PRICES				EXTENTIONS				TOTAL
			MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	
Added HD Silt Fence - Entrance	600	lf	\$0.00	\$0.00	\$0.00	\$12.50	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00
Added Traffic Control - Entrance Flagging	300	hr	\$3.53	\$50.33	\$0.00	\$0.00	\$1,060.00	\$15,100.00	\$0.00	\$0.00	\$16,160.00
Additional Cut / Fill Entrance	1	ls	\$0.00	\$4,300.00	\$4,700.00	\$0.00	\$0.00	\$4,300.00	\$4,700.00	\$0.00	\$9,000.00
Additional Subgrade Stone & Fabric	14850	sf	\$1.26	\$1.10	\$0.98	\$0.00	\$18,699.51	\$16,335.00	\$14,553.00	\$0.00	\$49,587.51
Milling / Sawcut Existing Asphalt	232	lf	\$0.00	\$12.50	\$3.45	\$12.93	\$0.00	\$2,900.00	\$800.00	\$3,000.00	\$6,700.00
Asphalt Paving	14850	sf	\$0.00	\$0.00	\$0.00	\$6.63	\$0.00	\$0.00	\$0.00	\$98,400.00	\$98,400.00
Painted Edge Line	800	lf	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00
Painted Center Line	400	lf	\$0.00	\$0.00	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00
Stop Bars	90	lf	\$0.00	\$0.00	\$0.00	\$13.00	\$0.00	\$0.00	\$0.00	\$1,170.00	\$1,170.00
Hatched Painted Area - 50% Area	2500	sf	\$0.00	\$0.00	\$0.00	\$13.00	\$0.00	\$0.00	\$0.00	\$32,500.00	\$32,500.00
Additional Signs	2	ea	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$0.00	\$0.00	\$700.00	\$700.00
Additional Survey - Construction Layout	1	ls	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$19,759.51	\$38,635.00	\$20,053.00	\$146,970.00	\$225,418
							General Conditions			9.00%	\$20,288
							Subtotal				\$245,705
							Bond & Bldrs Rsk Ins			1.75%	\$4,300
							Subtotal				\$250,005
							GC Markup			11.74%	\$29,351
							Total				\$279,356

COR No. 3 - Masonry Bath House A											
Item	128 lf	UN	UNIT PRICES				EXTENTIONS				TOTAL
	QTY		MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	
		lf	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Demo	1	ls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Carpenters	3	dy	\$0.00	\$378.00	\$0.00	\$0.00	\$0.00	\$1,134.00	\$0.00	\$0.00	\$1,134.00
Laborers	2	dy	\$0.00	\$367.20	\$0.00	\$0.00	\$0.00	\$734.40	\$0.00	\$0.00	\$734.40
Telehandler	2	dy	\$0.00	\$378.00	\$500.00	\$0.00	\$0.00	\$756.00	\$1,000.00	\$0.00	\$1,756.00
Wall Demo	1	ls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Carpenters	3	ea	\$0.00	\$567.00	\$0.00	\$0.00	\$0.00	\$1,701.00	\$0.00	\$0.00	\$1,701.00
Laborers	2	ea	\$0.00	\$550.80	\$0.00	\$0.00	\$0.00	\$1,101.60	\$0.00	\$0.00	\$1,101.60
Masonry	1	sub	\$0.00	\$0.00	\$0.00	\$54,000.00	\$0.00	\$0.00	\$0.00	\$54,000.00	\$54,000.00
Precast Lintles	18	ea	\$47.70	\$0.00	\$0.00	\$0.00	\$858.60	\$0.00	\$0.00	\$0.00	\$858.60
Roof Trusses	1	ls	\$3,787.30	\$0.00	\$0.00	\$0.00	\$3,787.30	\$0.00	\$0.00	\$0.00	\$3,787.30
Roof Sheathing	1600	sf	\$0.91	\$0.00	\$0.00	\$0.00	\$1,458.56	\$0.00	\$0.00	\$0.00	\$1,458.56
Ice & Water	3	rls	\$83.74	\$0.00	\$0.00	\$0.00	\$251.22	\$0.00	\$0.00	\$0.00	\$251.22
Roof Titanium	3	rls	\$183.38	\$0.00	\$0.00	\$0.00	\$550.14	\$0.00	\$0.00	\$0.00	\$550.14
Carpenters	3	ea	\$0.00	\$1,134.00	\$0.00	\$0.00	\$0.00	\$3,402.00	\$0.00	\$0.00	\$3,402.00
Laborers	2	ea	\$0.00	\$1,101.60	\$0.00	\$0.00	\$0.00	\$2,203.20	\$0.00	\$0.00	\$2,203.20
2"x8"x16' Treated	22	ea	\$24.90	\$0.00	\$0.00	\$0.00	\$547.79	\$0.00	\$0.00	\$0.00	\$547.79
2"x4"x16' Treated	6	ea	\$14.82	\$0.00	\$0.00	\$0.00	\$88.91	\$0.00	\$0.00	\$0.00	\$88.91
2"x4"x10'	128	ea	\$8.37	\$26.33	\$0.00	\$0.00	\$1,071.87	\$3,369.60	\$0.00	\$0.00	\$4,441.47
Anchors & Fasteners	1	ls	\$520.00	\$0.00	\$0.00	\$0.00	\$520.00	\$0.00	\$0.00	\$0.00	\$520.00
Reset Door Frames	3	dy	\$0.00	\$378.00	\$0.00	\$0.00	\$0.00	\$1,134.00	\$0.00	\$0.00	\$1,134.00
Air / Weather Barrier	1024	sf	\$1.38	\$0.91	\$0.00	\$0.00	\$1,414.11	\$931.50	\$0.00	\$0.00	\$2,345.61
Cement Board Siding	1	ls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Treated 2"x4" Nailers	1	ls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2"x4"x16' Treated	16	ea	\$14.82	\$438.75	\$0.00	\$0.00	\$237.10	\$7,020.00	\$0.00	\$0.00	\$7,257.10
2"x4"x8' Treated	108	ea	\$6.67	\$0.00	\$0.00	\$0.00	\$716.75	\$0.00	\$0.00	\$0.00	\$716.75
1 1/2" Rigid Insulation	1024	sf	\$1.64	\$0.00	\$0.00	\$0.00	\$1,682.43	\$0.00	\$0.00	\$0.00	\$1,682.43
1"x4"x12' Hardie Trim	18	ea	\$20.00	\$41.40	\$0.00	\$0.00	\$360.04	\$745.20	\$0.00	\$0.00	\$1,105.24
FRP Panels	1	ls	(\$4,359.40)	(\$4,466.28)	\$0.00	\$0.00	-\$4,359.40	-\$4,466.28	\$0.00	\$0.00	(\$8,825.68)
Painting	1	sub	\$0.00	\$0.00	\$0.00	\$1,615.60	\$0.00	\$0.00	\$0.00	\$1,615.60	\$1,615.60
Plumbing Sub	1	sub	\$0.00	\$0.00	\$0.00	\$34,420.00	\$0.00	\$0.00	\$0.00	\$34,420.00	\$34,420.00
HVAC Sub	1	sub	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
Electrical Sub	1	sub	\$0.00	\$0.00	\$0.00	\$17,200.00	\$0.00	\$0.00	\$0.00	\$17,200.00	\$17,200.00

[illegible]

COR No. 3 - Masonry Bath House B											
Item	QTY	UN	UNIT PRICES				EXTENTIONS				TOTAL
			MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Masonry	1	sub	\$0.00	\$0.00	\$0.00	\$81,000.00	\$0.00	\$0.00	\$0.00	\$81,000.00	\$81,000.00
Masonry Lintles	26	ea	\$47.70	\$0.00	\$0.00	\$0.00	\$1,240.20	\$0.00	\$0.00	\$0.00	\$1,240.20
Wood Framing	1	ls	\$0.00	\$0.00	\$0.00	(\$6,500.00)	\$0.00	\$0.00	\$0.00	-\$6,500.00	(\$6,500.00)
2"x8"x16' Treated	29	ea	\$24.90	\$0.00	\$0.00	\$0.00	\$722.08	\$0.00	\$0.00	\$0.00	\$722.08
2"x4"x16' Treated	9	ea	\$14.82	\$0.00	\$0.00	\$0.00	\$133.37	\$0.00	\$0.00	\$0.00	\$133.37
2"x4"x10'	182	ea	\$8.37	\$24.69	\$0.00	\$0.00	\$1,524.07	\$4,492.80	\$0.00	\$0.00	\$6,016.87
Carpenters	3	ea	\$0.00	\$756.00	\$0.00	\$0.00	\$0.00	\$2,268.00	\$0.00	\$0.00	\$2,268.00
Laborers	2	ea	\$0.00	\$734.40	\$0.00	\$0.00	\$0.00	\$1,468.80	\$0.00	\$0.00	\$1,468.80
Air / Weather Barrier	1344	sf	\$1.38	\$0.91	\$0.00	\$0.00	\$1,852.03	\$1,223.04	\$0.00	\$0.00	\$3,075.07
Fasteners / Anchors	1	ls	\$742.00	\$0.00	\$0.00	\$0.00	\$742.00	\$0.00	\$0.00	\$0.00	\$742.00
Cement Board Siding	1	ls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Treated 2"x4" Nailers	1	ls	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2"x4"x16' Treated	21	ea	\$14.69	\$438.75	\$0.00	\$0.00	\$308.46	\$9,213.75	\$0.00	\$0.00	\$9,522.21
2"x4"x8' Treated	141	ea	\$6.67	\$0.00	\$0.00	\$0.00	\$936.77	\$0.00	\$0.00	\$0.00	\$936.77
1 1/2" Rigid Insulation	1344	sf	\$1.64	\$0.00	\$0.00	\$0.00	\$2,208.19	\$0.00	\$0.00	\$0.00	\$2,208.19
1"x4"x12' Hardie Trim	26	ea	\$20.00	\$41.40	\$0.00	\$0.00	\$520.06	\$1,076.40	\$0.00	\$0.00	\$1,596.46
FRP Panels	1	ls	(\$6,544.10)	(\$6,699.42)	\$0.00	\$0.00	-\$6,544.10	-\$6,699.42	\$0.00	\$0.00	(\$13,243.52)
Painting	1	sub	\$0.00	\$0.00	\$0.00	\$2,423.40	\$0.00	\$0.00	\$0.00	\$2,423.40	\$2,423.40
Plumbing Sub	1	sub	\$0.00	\$0.00	\$0.00	\$13,730.00	\$0.00	\$0.00	\$0.00	\$13,730.00	\$13,730.00
HVAC Sub	1	sub	\$0.00	\$0.00	\$0.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$1,200.00	\$1,200.00
Electrical Sub	1	sub	\$0.00	\$0.00	\$0.00	\$20,800.00	\$0.00	\$0.00	\$0.00	\$20,800.00	\$20,800.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$3,643.14	\$13,043.37	\$0.00	\$112,653.40	\$129,340
							General Conditions			9.00%	\$11,641
							Subtotal				\$140,980
							Bond & Bldrs Rsk Ins			1.75%	\$2,467
							Subtotal				\$143,448
							GC Markup			10.65%	\$15,270
							Total				\$158,718

**COR No. 4 - Bad Soil Corrections**

Item	QTY	UN	UNIT PRICES				EXTENTIONS				TOTAL
			MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	
Undercut & Replace with On-site Materials	1500	cy	\$0.00	\$11.99	\$31.73	\$0.00	\$0.00	\$17,988.00	\$47,588.00	\$0.00	\$65,576.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Undercut & Replace with Purchased Rip-Rap	2732	cy	\$44.76	\$7.46	\$12.46	\$0.00	\$122,280.54	\$20,379.00	\$34,054.00	\$0.00	\$176,713.54
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Undercut & Replace with Class I Aggregate	4232	cy	\$37.76	\$9.73	\$11.80	\$0.00	\$159,810.90	\$41,161.00	\$49,930.00	\$0.00	\$250,901.90
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	8464						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\$282,091.44    \$79,528.00    \$131,572.00    \$0.00    \$493,191

General Conditions    9.00%    \$44,387

Subtotal    \$537,579

Bond & Bldrs Rsk Ins    1.75%    \$9,408

Subtotal    \$546,986

GC Markup    15.00%    \$82,048

Total    \$629,034

COR No. 5 - Water Line Sleeves & Split											
			UNIT PRICES				EXTENTIONS				
Item	QTY	UN	MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	TOTAL
Added HD Silt Fence - Entrance							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Added Traffic Control - Entrance Flagging							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Additional Cut / Fill Entrance							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Additional Subgrade Stone & Fabric							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Milling / Sawcut Existing Asphalt							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Asphalt Paving							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Painted Edge Line							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Painted Center Line							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stop Bars							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Hatched Painted Area - 50% Area							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Additional Signs							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Additional Survey - Construction Layout							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0
								General Conditions		9.00%	\$0
									Subtotal		\$0
								Bond & Bldrs Rsk Ins		1.75%	\$0
									Subtotal		\$0
								GC Markup		15.00%	\$0
									Total		\$0

COR No. 6 - Shower / Restroom in lieu of Fire Wood Storage											
			UNIT PRICES				EXTENTIONS				
Item	QTY	UN	MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	TOTAL
Demo - Remove Door Frame	1	ea	\$0.00	\$93.15	\$0.00	\$0.00	\$0.00	\$93.15	\$0.00	\$0.00	\$93.15
Rough Carpentry - New Wall	1	ls	\$190.80	\$189.00	\$0.00	\$0.00	\$190.80	\$189.00	\$0.00	\$0.00	\$379.80
Cement Board Siding	21	sf	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Doors / Frames & Hardware	1	ea	-\$153.70	\$0.00	\$0.00	\$0.00	-\$153.70	\$0.00	\$0.00	\$0.00	-\$153.70
FRP Panel	1	ls	\$1,343.32	\$1,134.00	\$0.00	\$0.00	\$1,343.32	\$1,134.00	\$0.00	\$0.00	\$2,477.32
Ceramic Tile	1	sub	\$0.00	\$0.00	\$0.00	\$6,680.00	\$0.00	\$0.00	\$0.00	\$6,680.00	\$6,680.00
Painting	1	sub	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Restroom Accessories	1	ls	\$826.80	\$542.00	\$0.00	\$0.00	\$826.80	\$542.00	\$0.00	\$0.00	\$1,368.80
Plumbing	1	sub	\$0.00	\$0.00	\$0.00	\$13,100.00	\$0.00	\$0.00	\$0.00	\$13,100.00	\$13,100.00
HVAC	1	sub	\$0.00	\$0.00	\$0.00	\$2,450.00	\$0.00	\$0.00	\$0.00	\$2,450.00	\$2,450.00
Electric	1	sub	\$0.00	\$0.00	\$0.00	\$3,481.16	\$0.00	\$0.00	\$0.00	\$3,481.16	\$3,481.16
							\$2,207.22	\$1,958.15	\$0.00	\$25,711.16	\$29,877
								General Conditions		9.00%	\$2,689
										Subtotal	\$32,565
								Bond & Bldrs Rsk Ins		1.75%	\$570
										Subtotal	\$33,135
								GC Markup		10.70%	\$3,545
										Total	\$36,680



[illegible]

### COR No. 8 - Exterior Sinks

			UNIT PRICES				EXTENTIONS				
Item	QTY	UN	MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	TOTAL
Sinks	2	ea	\$761.70	\$0.00	\$0.00	\$0.00	\$1,523.40	\$0.00	\$0.00	\$0.00	\$1,523.40
Faucets	2	ea	\$523.70	\$0.00	\$0.00	\$0.00	\$1,047.40	\$0.00	\$0.00	\$0.00	\$1,047.40
Plumbing	1	sub	\$0.00	\$0.00	\$0.00	\$8,500.00	\$0.00	\$0.00	\$0.00	\$8,500.00	\$8,500.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

\$2,570.80	\$0.00	\$0.00	\$8,500.00	\$11,071
	General Conditions		9.00%	\$996
			Subtotal	\$12,067
	Bond & Bldrs Rsk Ins		1.75%	\$211
			Subtotal	\$12,278
	GC Markup		11.16%	\$1,370
			Total	\$13,649

COR No. 9R - Asphalt Paving											
Item	QTY	UN	UNIT PRICES				EXTENTIONS				TOTAL
			MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	
Asph Pav - Reg Campsites - Base Course	1568	ton				\$162.25	\$0.00	\$0.00	\$0.00	\$254,408.00	\$254,408.00
Asph Pav - Reg Campsites - Wear Course	672	ton				\$162.25	\$0.00	\$0.00	\$0.00	\$109,032.00	\$109,032.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Asph Pav - Campsite Road- Base Course	1280	ton				\$162.25	\$0.00	\$0.00	\$0.00	\$207,728.68	\$207,728.68
Asph Pav - Campsite Road- Wear Course	549	ton				\$162.25	\$0.00	\$0.00	\$0.00	\$89,026.58	\$89,026.58
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Asph Pav - Alt No. 1 Road- Base Course	558	ton				\$162.25	\$0.00	\$0.00	\$0.00	\$90,519.28	\$90,519.28
Asph Pav - Alt No. 1 Road- Wear Course	239	ton				\$162.25	\$0.00	\$0.00	\$0.00	\$38,793.98	\$38,793.98
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stone Credit	1	ls	-\$25,906.65				-\$25,906.65	\$0.00	\$0.00	\$0.00	-\$25,906.65
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Material Testing	1	ls				\$15,000.00	\$0.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							-\$25,906.65	\$0.00	\$0.00	\$804,508.50	\$778,602
							General Conditions			9.00%	\$70,074
										Subtotal	\$848,676
							Bond & Bldrs Rsk Ins			1.75%	\$14,852
										Subtotal	\$863,528
							GC Markup			10%	\$84,916
										Total	\$948,444

COR No. 10 - Time Extension											
Item	QTY	UN	UNIT PRICES				EXTENTIONS				TOTAL
			MAT	LAB	EQ	SUB	MAT	LAB	EQ	SUB	
HVAC	1	ls	\$0.00	\$0.00	\$0.00	\$10,676.00	\$0.00	\$0.00	\$0.00	\$10,676.00	\$10,676.00
Electrical	1	ls	\$0.00	\$0.00	\$0.00	\$40,888.00	\$0.00	\$0.00	\$0.00	\$40,888.00	\$40,888.00
		ls					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		sf					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		lf					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		sf					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		ls					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
							\$0.00	\$0.00	\$0.00	\$51,564.00	\$51,564
							General Conditions			0.00%	\$0
										Subtotal	\$51,564
							Bond & Bldrs Rsk Ins			1.75%	\$902
											\$52,466
							GC Markup			0.00%	\$0
										Total	\$52,466



Mountain State Electrical Contractors LLC  
265 Cleer Road  
Bridgeport, WV 26330  
Phone: 304-677-3241

June 5, 2025

Reference: Cass Scenic Railroad Campground Bathhouses/Check-In Building

**Bathhouse "A": \$ 17,200.00**

**Bathhouse "B": \$ 20,800.00**

**Check-In Building: \$3,481.16**

#### **Bathhouse Clarifications**

- MSEC has included rough-in for raceways, electrical devices and systems within masonry walls

#### **Check-In Building Clarifications**

- MSEC has included the additional fixtures, switching, Instant hot water heater circuitry, breakers and GFCI

We appreciate the opportunity to provide this quote and look forward to working with you. Should you have further questions, please do not hesitate to contact me.

Respectfully Submitted

A handwritten signature in black ink, appearing to read "Curt Riggs".

Curt Riggs

**Mountain State Electrical Contractors  
Project: Cass Scenic Railroad Campground**

***Financial Impact of Project Delay***

**Wages:**

Approximate Hours (4.5 months)	780.00
Original Project Foreman	\$ 45.98
New Project Foreman	\$ 76.25
<b>Increased Foreman Cost</b>	<b>\$23,610.60</b>
Original Field Electrician	\$ 39.86
New Field Electrician	\$ 43.83
Increased Cost per Electrician x 3	\$ 3,099.20
<b>Increased Cost</b>	<b>\$ 9,297.60</b>

**Storage Container Rental:**

<b>2 Storage Containers</b>	<b>\$ 1,500.00</b>
- Rented for 4.5 additional months	

**Sleeping Rooms:**

<b>Charges for Sleeping Rooms</b>	<b>\$ 3,820.00</b>
- Original contract assumed 2 sleeping rooms from October 2024 - February 2025	
- Had to pay even though rooms were unoccupied in January & February	

**WV Unemployment Rate Impact:**

<b>Extended Low Earning Unemployment</b>	<b>\$ 2,660.00</b>
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<b>Total Financial Impact for Project Delay</b>	<b>\$ 40,888.20</b>
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**6/10/2024**

### **Cass Scenic Railroad State Park**

This job will come with a full warranty on all material, equipment (Supplied by **Rhino Plumbing Company, LLC** and workmanship for (1) Year from date of finishing work.

This quote was taken From the drawings sent via email by Dave Smith at High Point Construction.

The quote includes all materials for the roughing and trimming of the plumbing system as stated below. (See Not included items for items not supplied)

**Total change order \$76,050.00**

**Per-diem change \$5,500.00**

### **Changes**

1. Demo of installed plumbing 2 days with 2 guys \$4,500.00
2. Reinstall the plumbing \$25,000
3. Change from wood to block in the other bath house \$6,350.00
4. Time to stand there with block guys and install the pipe that needs installed while the block is installed. Shower faucets, laundry \$7,200.00
5. Hose bib location change as well as adding hose bibs under each lav sink \$6,300.00
6. Change to Lav carriers \$5,100.00
7. The intake bathroom rough and trim \$8,600.00

8. Adding the sink outside. To include the grease trap and drainage work needed for the sink to be installed proper. (Does not include the sink and faucet) \$ 8,500.00
9. Water heater change and shelving in the intake building \$4,500.00

**Drains materials:**

All drains and vent piping will be solid **schedule 40 Polyvinyl Chloride "PVC" pipe underground. All above ground to be cast iron no hub piping.**

**Water distribution materials:**

All type **"L" copper** will be used. Pro-Press system will be used. All valves will be ball type. **Pex A will be the main runs of the domestic water system. ( ALL COPPER or PEX STUB OUTS)**  
**Supports and insulation will be used where it is necessary or just good practice.**

**Gas lines materials:**

**Steel gas line.** Mega Press system. All steel LP gas piping and fittings.

**Utilities:**

LP gas service. **No piping diagram in drawings. We are bidding to take the line into the units and feeding the hot water tanks and dryers only. Max size of 1-1/2" only to the outside of the building.**

Sewer is to be within 5' go the building

Water service is to be run into the building by others.

**All products will be contractors grade and code approved and done with exceptional care in a timely manner. All plumbing will conform to IPC plumbing codes.**

The price is on based commercial plumbing standards and any out-of-the ordinary additions will be billed as an extra, which will be at plumbers discretion and done with building companies approval.



----- **Change Order** -----

**David Davis Heating**  
PO Box 2301 Elkins, WV 26241  
304-636-4669  
[daviddavisheating@gmail.com](mailto:daviddavisheating@gmail.com)

Date: June 10, 2025

Project: Cass Scenic Railroad State Park

Reference: HVAC Change Orders

Change Order 1: Cost Difference in Equipment

The price difference in the equipment (due to the change in refrigerant regulations).

Price: \$10,676.00

Change Order 2: Bath House A

Labor and materials to complete the following:

1-Set furnace on platform as high as possible (approx. 3' above the floor)

1-Hang outdoor condensers on bracket at 4' off of ground

Price: \$1,200.00

Change Order 3: Bath House B

Labor and materials to complete the following:

1-Set furnace on platform as high as possible (approx. 3' above the floor)

1-Hang outdoor condensers on bracket at 4' from ground

Price: \$1,200.00

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### Business and Licensing

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### Business Organization Detail

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### HIGH POINT CONSTRUCTION GROUP, LLC

Organization Information								
Org Type	Effective Date	Established Date	Filing Date	Charter	Class	Sec Type	Termination Date	Termination Reason
LLC   Limited Liability Company	1/16/1997		1/16/1997	Domestic	Profit		1/16/2047	

Organization Information			
<b>Business Purpose</b>	2362 - Construction - Construction of Buildings - Nonresidential Building Construction (industrial, commercial & institutional building)		
<b>Charter County</b>	Upshur	<b>Control Number</b>	0
<b>Charter State</b>	WV	<b>Excess Acres</b>	
<b>At Will Term</b>	T	<b>Member Managed</b>	MBR
<b>At Will Term Years</b>	50	<b>Par Value</b>	
<b>Authorized Shares</b>		<b>Young Entrepreneur</b>	Not Specified

## Addresses

Type	Address
<b>Designated Office Address</b>	643 RT. 20 SOUTH ROAD BUCKHANNON, WV, 26201
<b>Mailing Address</b>	PO BOX 577 BUCKHANNON, WV, 26201 USA
<b>Notice of Process Address</b>	B. TYLER CRITCHFIELD PO BOX 577 BUCKHANNON, WV, 26201
<b>Principal Office Address</b>	643 RT. 20 SOUTH RD. P.O. BOX 577 BUCKHANNON, WV, 26201 USA
Type	Address

## Officers

Type	Name/Address
<b>Member</b>	BENJAMIN CRITCHFIELD P.O. BOX 577 BUCKHANNON, WV, 26201
<b>Member</b>	TRAVIS SHAW P.O. BOX 577 BUCKHANNON, WV, 26201
<b>Member</b>	AARON J. CRITCHFIELD 116 CIRCLE DR BUCKHANNON, WV, 26201
<b>Member</b>	DAVID J. SMITH 68 HAWTHORNE DR BUCKHANNON, WV, 26201
<b>Organizer</b>	THOMAS K. SHAW 2 HIGH POINT DRIVE BUCKHANNON, WV, 26201
<b>Organizer</b>	TIMOTHY B. SHAW(1 OTHER) 1 HIGH POINT DRIVE BUCKHANNON, WV, 26201
Type	Name/Address



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