

Department of Administration
Purchasing Division
Building 15
2019 Washington Street, East
Charleston, WV 25305-0130

August 18, 2009

SUB: Science Culture & History Building 9
RE: EOI #GSD106405– Architectural / Engineering Services
ADDENDUM #1 – Received 8/11/09

RECEIVED

2009 AUG 20 AM 11:04

WV PURCHASING
DIVISION

Dear Ms. Ferrell,

We are pleased to submit this expression of interest for the provision of Professional Services for the Culture & History Building Exterior. We welcome the opportunity to work with State of West Virginia and are confident that our team can provide the best service possible. Our team's successfully completed projects within the realm of rehabilitation and illustrates how we have resolved similar issues with creative yet appropriate design solutions. Much of our work has been reviewed for compliance with the Secretary for the Interior's Standards for Rehabilitation, and we have experience in successfully traversing the preservation regulatory landscape.

Related Experience

Our team has an unparalleled grasp on the requirements of the rehabilitation of historic facades and structures. Our firm played a major role in the rehabilitation of the National Register listed Strand Theatre in Moundsville. Constructed in 1920, this historic theatre is being rehabilitated into a community-based performing arts venue. Phases of work, which have been completed to date include the replacement of the roof, restoration and cleaning of the exterior brick masonry, the restoration of the exterior including entrance system, windows, doors, cornice, and marquee. Additionally, we have worked with the City of Wheeling for these phases of their downtown façade rehabilitation program and were the preservation consultants for the Wheeling Victorian Outlet Center.

Team & Approach

In addition to our specific familiarity with historic preservation, our team is well qualified for the challenges presented in this project. We have the resources necessary to complete this type of effort, as all work will be prepared with our in-house computer systems. We utilize the latest technology in digital imaging, document production, Computer Aided Design, and the electronic transfer of information for efficiency in research, communication, production, and project management.

GENERAL TERMS & CONDITIONS
REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)

1. Awards will be made in the best interest of the State of West Virginia.
2. The State may accept or reject in part, or in whole, any bid.
3. All quotations are governed by the *West Virginia Code* and the *Legislative Rules* of the Purchasing Division.
4. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125 fee.
5. All services performed or goods delivered under State Purchase Order/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods, this Purchase Order/Contract becomes void and of no effect after June 30.
6. Payment may only be made after the delivery and acceptance of goods or services.
7. Interest may be paid for late payment in accordance with the *West Virginia Code*.
8. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
9. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
10. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
11. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern all rights and duties under the Contract, including without limitation the validity of this Purchase Order/Contract.
12. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
13. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
14. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, and available online at the Purchasing Division's web site (<http://www.state.wv.us/admin/purchase/vrc/hipaa.htm>) is hereby made part of the agreement. Provided that, the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
15. **WEST VIRGINIA ALCOHOL & DRUG-FREE WORKPLACE ACT:** If this Contract constitutes a public improvement construction contract as set forth in Article 1D, Chapter 21 of the West Virginia Code ("The West Virginia Alcohol and Drug-Free Workplace Act"), then the following language shall hereby become part of this Contract: "The contractor and its subcontractors shall implement and maintain a written drug-free workplace policy in compliance with the West Virginia Alcohol and Drug-Free Workplace Act, as set forth in Article 1D, Chapter 21 of the West Virginia Code. The contractor and its subcontractors shall provide a sworn statement in writing, under the penalties of perjury, that they maintain a valid drug-free work place policy in compliance with the West Virginia and Drug-Free Workplace Act. It is understood and agreed that this Contract shall be cancelled by the awarding authority if the Contractor: 1) Fails to implement its drug-free workplace policy; 2) Fails to provide information regarding implementation of the contractor's drug-free workplace policy at the request of the public authority; or 3) Provides to the public authority false information regarding the contractor's drug-free workplace policy."

INSTRUCTIONS TO BIDDERS

1. Use the quotation forms provided by the Purchasing Division.
2. **SPECIFICATIONS:** Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Complete all sections of the quotation form.
4. Unit prices shall prevail in case of discrepancy.
5. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
6. **BID SUBMISSION:** All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications: Department of Administration, Purchasing Division, 2019 Washington Street East, P.O. Box 50130, Charleston, WV 25305-0130

Our team is composed of the following:

1. Principal **Gabe Hays** of Hays Landscape Architecture Studio
2. **Bill Kostelic**, our masonry restoration consultant
3. Structural Engineer is **The Harmon Group**. of Pittsburgh, PA
4. **Kramer Engineers Corporation** of Columbus, Ohio will serve as the Electrical, HVAC, and Life Safety Consultant.

Fee Structure

To provide best flexibility, our fee will be listed in an "**Ala-carte**" format. Most categories might also listed as "**hourly not to exceed**". If our services can be abbreviated or efficiencies are discovered in the way they can be provided, the fees will most likely be reduced. We also can provide services based on a "**percentage of construction costs**" if the State prefers.

Special Design Concerns

ADA - As we are bound by state licensure, all of our work must comply with local building codes and in particular with Americans with Disabilities Act.

Energy usage – Our team has extensive experience in discovering opportunities for not only maximizing energy use, but also exploring ways to consume fewer natural resources in both the construction and life cycle of the building. Our firm is LEED (Leaders in Energy and Environmental Design) accredited.

Workload & Services

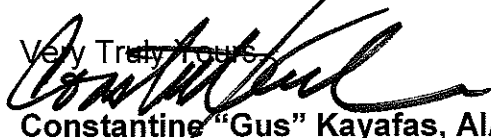
Our current workload will allow us to devote 85% of our time towards this project through its completion as necessary. Our firm will provide Exploratory & Schematic design, Design development, Construction Documents, Bidding and Negotiation, Construction Administration and project close out services. We are also capable of providing Design-Build and/or Construction Management services if requested by the State.

Liability

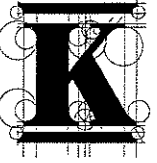
Our team structure is such that Kayafas Architects will be the lead firm with all other team members acting as consultants. Kayafas Architects is covered by a \$ 1 million professional Liability policy and \$ half a million General Liability policy. Each consultant maintains their own liability policy which is specific to their field of discipline.

The Kayafas team is committed to providing the superior services required by this project. We recognize the significance of this project in achieving the mission of the State of West Virginia. As we have demonstrated in the past on our numerous successful projects in the Ohio Valley, our passion for achieving professional excellence is matched only by our passion for working as a partner with clients to help achieve significant project goals. We welcome the opportunity to share this passion and energy to achieve success on this worthwhile endeavor. If this expression of interest and attached sample projects and references meets with your satisfaction, we would like to develop a more detailed scope of services and team interview.

Very Truly Yours,



Constantine "Gus" Kayafas, AIA - KAYAFAS ARCHITECTS



Professional References:

Monsignor Annie
Diocese of Wheeling Charleston
Wheeling, WV 26003
(304) 233-0880

Rich Sidewell, Head of School
Olney Friends School
Barnsville, Ohio
(740)425-3655

Amy Porter, Treasurer
Bridgeport School District
Bridgeport, Ohio
(740) 635-1713

Pamela Wood, Executive Director
Housing Connections Inc.
Wheeling, WV 26003
(304) 230-1193

Denny Magruder
Wesbanco Arena
Two Fourteenth Street
Wheeling, WV 26003
(304) 233-7000

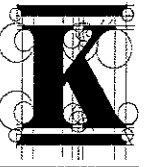
Danny C. Aderholt
Century Equities
48 Fourteenth Street
Wheeling, WV 26003
(304) 232-5411

Heidi Friend
WNHAC
14th & Main Street
Wheeling, WV 26003
(304) 232-3087

Pastor John Rasz
Vineyard Christian Fellowship
135 Waddles Run Road
Wheeling, WV 26003
(304) 242-0463

Fr. Spiro Kehayes
St John Divine
2215 Chapline Street
Wheeling, WV 26003
(304)233-0757

Dave Knuth
Marshall County Chamber of
Commerce
609 Jefferson Ave
Moundsville, WV 26041
(304) 845-2773



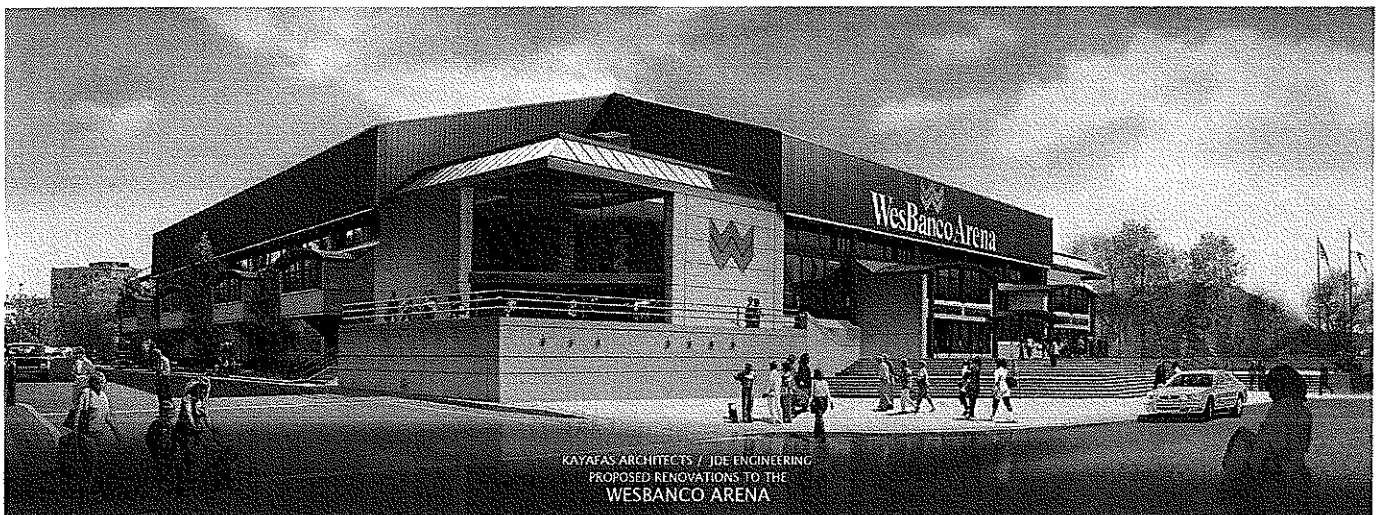
Commercial Portfolio

WESBANCO ARENA IMPROVEMENTS

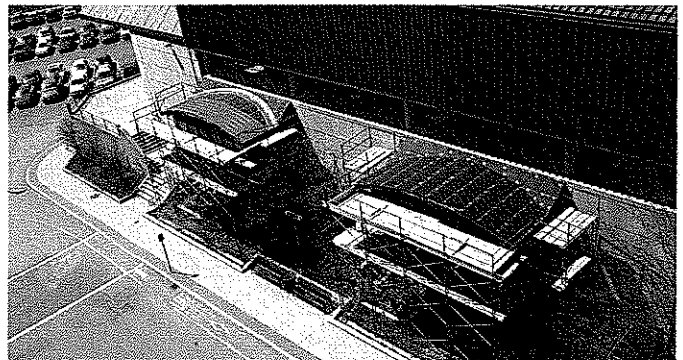
Wheeling, WV

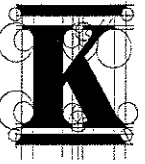
Major improvements to the Wesbanco Arena were completed by Kayafas Architects. The renovations are the Phase 1 Vomitory Renovations Packages and the Phase 2 General Trades Improvements Package.

Phase 1 Vomitory Renovations involve the replacement of the roof structure of each Vomitory.



All the existing restroom facilities were updated and improvements to the West Meeting Room and Clubhouse will also begin at that time. Kayafas Architects has also designed a new front entry structure as well as additional updates to the exterior for future completion.

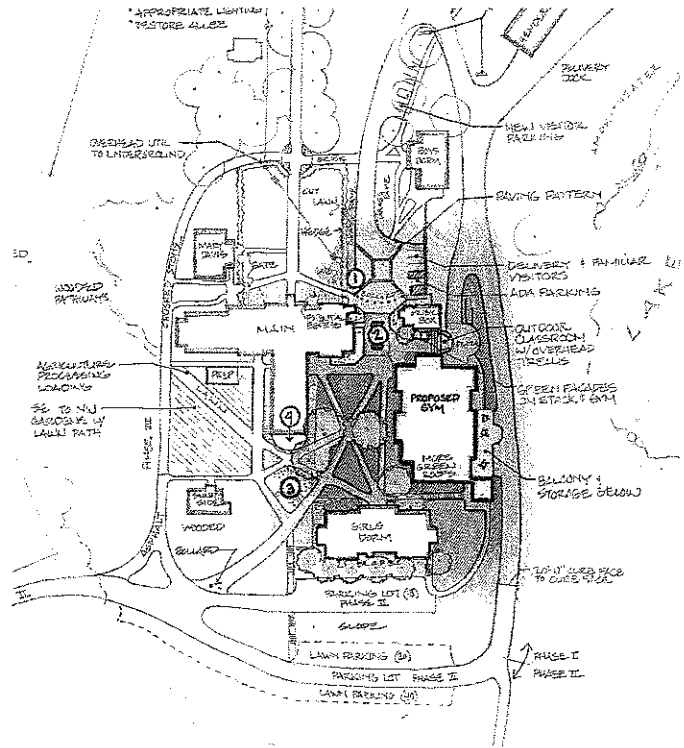




Olney Friends School

Activities Center Barnesville, Oh

The new 14,000 sf multi-purpose Activities Center was designed to be flexible and satisfy the needs of the school today as well as in the future. The building is to be situated near the Old Main building to allow for addition spaces to be utilized as multi-purpose, flexible classrooms. It contains four classrooms, locker rooms, office and a full-size gymnasium. The project will utilize an adjacent lake for geothermal heating, cooling and storm water management in order to achieve LEED Silver certification.



Client: Olney Friends school
 Budget: \$ 2.7 million
 Contractor: Holding to Bid

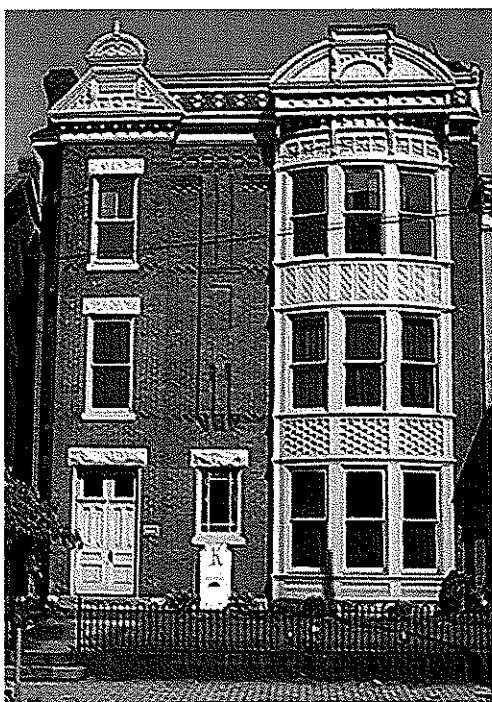


Article Submission 2-9-04

DETAILS



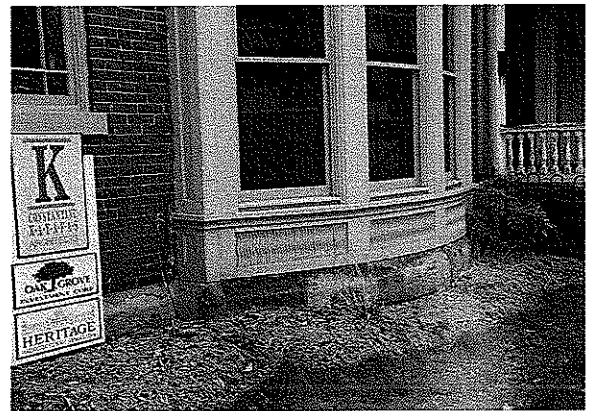
The Kayafas Architects' Professional building at 2241 Chapline Street in Wheeling, West Virginia has graced the cover of *Details* quite possibly more than any other building, but many subscribers may not realize it. That is because the building is part of the title image in the upper left corner of the cover along with two additional historic structures in Wheeling. It is easily recognizable by the unique 3-story bay window and elaborate cornices of the nearly 120-year-old building. The structure has played a significant role in establishing the historic district in Center Wheeling as well as the revitalization of the city itself. Located one block west of Historic Centre Market, 2241 Chapline Street is an excellent example of the restored 19th century homes that line the streets of Wheeling.



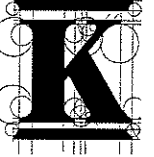
The structure was originally constructed in 1885 as a single-family residence. In the 1950's the building was converted into apartments and remained that way until Kayafas Architects purchased it in 1998. The front façade of the building was in need of repair and the rehabilitation as well. Keyes Restoration completed the exterior work by reproducing the rotted wood framing of the front bay window as well as repairing the rich cornice detailing. The foyer of the building retained many of the original details such as the intricately carved wood moldings and stained glass windows. The original hardwood floors remain throughout much in the interior and still retain their inlaid decorative detailing.

The building is listed on the national register of historic places under the Centre Market Square District. 2241 Chapline played a pivotal role in the nomination of the historic district due to the three-story ornate and eclectic façade and its impact on the overall streetscape. The cornice is suggestive of the 2nd Empire Period while the curvilinear pediments indicate a Baroque design.

Currently the building is used entirely as a professional office for two architectural firms; Kayafas Architects on the first two floors and Heritage Architectural Associates on the third floor. Both firms have completed numerous preservation projects together throughout West Virginia and Ohio. Kayafas Architects was established in 1992 in Wheeling, West Virginia. Since that time, the firm has been committed to providing clients in Ohio and West Virginia with professional architectural and planning services. The firm is owned and led by Mr. Constantine "Gus" Kayafas. Mr. Kayafas has personally resurrected numerous historic structures, which would have otherwise been razed, utilizing tax credits and government grants. He has restored 5 buildings that are listed on the National Register and currently lives in a restored Victorian house located on the same block on Chapline Street. Mr. Kayafas has served on the Centre Market Commission and is a member of the Friends of Wheeling and National Trust for Historic Preservation.



END OF ARTICLE



HISTORIC PRESERVATION PROJECTS

- **Imperial Warehouse, Wheeling, WV - 2004** **\$ 200,000**
Adaptive reuse of former 1930's warehouse into a retail shopping environment for teaching supplies and well as Christmas decorations.
Contact: Kathy Jackson 304 233-0711
- **Wheeling Victorian Outlet Mall Study, Wheeling, WV**
Existing Conditions Survey, Master planning, Cost Estimating and Project Analysis.
Contact: Danny C. Aderholt 304 232-5411
- **Wetzel County Courthouse Ph I, New Martinsville, WV - 2001** **\$ 55,000**
Preservation Planning and Portico Restoration of 1901 Richardsonian style courthouse. First phase involved restoration of front steps and portico. Joint Venture w/ Heritage Architectural Associates .
- **St. Francis Xavier Church, Moundsville, WV - 2001** **\$ 1,200,000**
Interior & Exterior restoration including decorative plaster, painting, liturgical furniture and lighting systems. Joint Venture w/ Heritage Architectural Associates
Contact: Cindy Gunto 304 845-9238
- **Strand Theater, Moundsville, WV – 2003** **\$ 3,200,000**
Preservation Planning and Restoration of 1920's theater. Joint Venture w/ Heritage Architectural Associates
Contact: Dave Knuth 304 845-2773
- **Cockayne House – Phase I Roof Restoration, Glendale, WV – 2004** **\$ 100,000**
Box gutter repair and slate roof replacement of historic home. Joint Venture w/ Heritage Architectural Associates
Contact: Nila Chaddock 304 845-9750
- **City of Wheeling 2004 Façade Renovation Program, Wheeling, WV – 2004**
Conceptual design and 106 review of 8 facades in the historic central business district
- **First Presbyterian Church, Wheeling, WV**
Accessibility modifications throughout, and new elevator and tower integrated into the historic character.
- **Egertter Building, Wheeling, WV**
Façade restoration. All work was in connection with the Wheeling National Heritage area Corporation facade program

HISTORIC PRESERVATION PROJECTS - cont'd

- **Laconia Building, Wheeling, WV**
Facade rehabilitation Conceptual Design. All work was in connection with the Wheeling National Heritage area Corporation facade program.
- **Wheeling Coffee & Spice Facade Rehabilitation - Wheeling, WV**
Facade rehabilitation Conceptual Design. All work was in connection with the Wheeling National Heritage area Corporation facade program
- **Rogers Hotel, Wheeling WV**
Adaptive reuse study of historic hotel into state of the art office space which complemented original interior & exterior features.
- **St. John Divine Greek Orthodox Church, Wheeling WV**
Masonry & parapet stabilization and repair.
- **Centre Market Upper Building Restoration – Wheeling, WV**
Historic Market house rehabilitation
- **2306-2308 Chapline Street - Wheeling, WV**
Facade restoration & Interior rehabilitations of c. 1860 duplex
- **2304 Chapline Street, Wheeling, WV**
Facade restoration & Interior rehabilitations of c. 1860 duplex
- **2307 Chapline Street, Wheeling, WV**
Facade restoration & Interior rehabilitations of apartment building back to c. 1879 private residence
- **2300 Chapline Street, Wheeling, WV**
Facade restoration & Interior rehabilitations of c. 1880 duplex
- **42 Twentythird Street, Wheeling, WV**
Facade restoration & Interior rehabilitations of c. 1874 single family home
- **2241 Chapline Street, Wheeling, WV**
Facade restoration & adaptive Interior rehabilitations of c. 1890 private residence into apartment and office building
- **State Farm Insurance Agency, Wheeling, WV**
Facade restoration & Interior rehabilitations of office building
- **Hare Building, Wheeling WV**
Adaptive reuse of plumbing supply and warehouse into state of the art office space which complemented original interior features.

HISTORIC PRESERVATION PROJECTS - cont'd

- **Trauberts Pharmacy, Wellsburg, WV**
Restoration of pressed tin storefront with appropriate facade modernizations.
Honorable Mention Design award WWSA
- **Oklok Building, Steubenville, OH**
Facade restoration & Interior rehabilitations of office building
- **Kayafas Building, Steubenville, OH**
Facade restoration & Interior rehabilitations of office building
- **124 Fifteenth Street, Wheeling, WV**
Florence Crittendon Home Family Preservation House CDBG Program
Facade restorations and interior alterations
- **Wheeling Office Supply Facade Rehabilitation - Wheeling, WV**
Facade rehabilitation Conceptual Design. All work was in connection with the
Wheeling National Heritage area Corporation facade program
- **Welty Building Facade Rehabilitation - Wheeling, WV**
Facade rehabilitation Conceptual Design. All work was in connection with the
Wheeling National Heritage area Corporation facade program
- **Chris Miller Furniture Facade Rehabilitation - Wheeling, WV**
Facade rehabilitation Conceptual Design. All work was in connection with the
Wheeling National Heritage area Corporation facade program
- **Campetti Shoes Facade Rehabilitation - Wheeling, WV**
Facade rehabilitation Conceptual Design. All work was in connection with the
Wheeling National Heritage area Corporation facade program
- **Heritage Port Business Center Water Street Facade Rehabilitation**
- Wheeling, WV
Facade rehabilitation Conceptual Design. All work was in connection with the
Wheeling National Heritage area Corporation facade program



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REFERENCES

HAYS LANDSCAPE ARCHITECTURE STUDIO, LTD.

Hydie Friend, AICP

Executive Director

Wheeling National Heritage Area Corp.

(304)232-3087

Projects:

Wheeling Heritage Port Phase III

Wheeling Heritage Port Concrete

Brooks Wigginton Formal Garden Restoration

"Working with Hays Landscape Architecture Studio on the planning, design and construction of Phase III of Wheeling Heritage Port was remarkable. This \$1.7 million multi-staged project came in on-time and under budget. The extraordinary attention to detail by Hays LAS assured that the project was well-designed and its implementation was flawless."

Michael McTeague, Assistant Professor

Partner, Boa Constructors, LLC (Real Estate Development) &

Assistant Dean, Ohio University Eastern

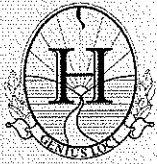
(740) 695-3141

Projects:

Historic National Road Brick Tavern House/ Cultural Landscape Report, Ohio University Eastern

"The Ohio University Eastern Campus has been the beneficiary of the work of landscape architect, William Gabriel Hays on its historic building project of a 19th Century Roadside Inn located on campus. His background as a consultant on issues such as signage and national scenic by-way site development has been invaluable in receiving both national grants and developmental funding for the campus. Mr. Hays's dedication to historical preservation as well as his efforts in the Midwest in particular have made him a widely recognized and respected figure. Of particular significance is his work with regard to the National Road (Route 40)."

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Andrew Jackson Barger, ASLA

Director of Planning
Oglebay Resort, Wheeling, WV
(304) 243-4018

Projects:

Oglebay Resort Master Plan
Wheeling Park Master Plan
Oglebay Resort Wilson Lodge Addition Site Planning and Design
Oglebay Resort's Bissonnette Gardens Master Plan
Oglebay Cottages Site Construction Documents
Oglebay's Good Zoo Plaza Improvements

"I've consulted with Hays LAS on several projects over the past few years; master planning, site development, planting plans and more. Hays LAS attention to the details, thorough planning and timely production is the reason I'll continue our relationship."

Dennis Bigler, AICP

Director of Public Services
City of St. Clairsville, Ohio
(740) 695-0156

Projects:

National Road Bike Trail Historic Walking Tour Hub
Zoning Review
Interstate 70 Beautification

"The presence of Hays LAS in St. Clairsville dispels the old adage that you have to go two hours from home to be considered an expert! As a community we are fortunate to have the professionals at Hays LAS living and working in this city. They bring valuable expertise to all of their clients. Not only are the folks at Hays LAS a group of dedicated - knowledgeable professionals, they are also an enjoyable group to work with."

Bill Koegler, American Academy for Park & Recreation Administration

Oglebay Foundation and Wheeling Park Commission VP, Wheeling, WV
(304) 243-4077

Projects:

Oglebay Master Plan Mapping
Grand Vue Park Revenue Master Plan

"I have had the opportunity to collaborate with Gabe Hays & his staff on a number of projects in the past & have been impressed with their professional knowledge & demeanor as well as promptness to "timeline"..a critical piece in all planning projects. Additionally the creative thinking & artistic presentation of the final product is equal to or better than any I have seen."

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Betsy Frohnafel

County Administrator
Marshall County Commission
(304) 845-0482

Projects:

Grand Vue Park Cabins/ Special Event Buildings Site Design/
Engineering
Grand Vue Park Family Fun Center Design/Site Engineering

"Hays LAS has been instrumental in our continuous endeavor to upgrade the facilities at Grand Vue Park in Marshall County. They are very knowledgeable in the area of outside recreation and have helped us utilize the funds we have available to their maximum capacity".

Joseph Oppe

Mountwood Park Executive Director (Retired)
(304) 482-8886

Projects:

Mountwood Park Commission Board Development
Mountwood Park Stakeholder Meetings and Concept Plan

"Having spent nearly 50 years in the parks and public garden business, I've had the occasion to work with a number of architects and planners. The combination of skills that Gabe and Sarah bring to the table are unique and their energy and optimism contagious. Although we've just begun on our quest for a new strategic plan for Mountwood Park, staff and board alike are looking forward to a successful end."

"A special thanks to Gabe Hays and Phil Cole for their leadership. Gabe and Phil kept us on subject and urged our stakeholders to express their concerns and ideas about what Mountwood Park needed to do to succeed."

Debra Keddie

The Walkabout Company, LLC, Wheeling, WV
(304) 242-8884

Projects:

Interpretive Master Plan - Illinois National Road Association Corridor
Management Plan - National Road Alliance of WV Interpretive Signage Plan
- Ohio National Road Association

"We have worked with Gabe Hays and his staff during the past eight years. During this time we have been consistently impressed with the level of professionalism, creativity and attention to the client's needs."

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Wayne Soard

Vice President of Operations
Assistant General Manger
Wheeling Island Gaming, Inc.
Wheeling, WV
(304)-231-1711

Project:

Wheeling Island Hotel, Casino and Race Track

"We are very pleased with the (race track) apron's new look. We continue to receive a lot of positive feedback from our guests and look forward to working with Gabe and his team on future projects."

Michael Mills

Principal
Mills Group, LLC
www.millsgroup.biz
(304)-296-1010

Projects:

Residential Projects
Historic Cultural Landscapes
Park Master Plans
Entertainment Venues
Commercial Projects

"It has been my experience that in the practice of architecture if one is to serve their clients at the highest level possible it depends on bringing your "A" Team to the project. Hays Landscape Architecture Studio is part of my "A" Team. We have collaborated on residential projects, historic cultural landscapes, park master plans, entertainment venues, and commercial projects all with results that would not have been possible without their insightful talents as creative problem solvers. My ongoing relationship with Hays L.A.S. has extended beyond the ability to bring success to the project but also has yielded a true partner in business that can provide our current and future clients value added services that compliment our project work.

As Alexandria David-Neel stated "Landscapes have a language of their own, expressing the soul of the things, lofty or humble, which constitute them, from the mighty peaks to the smallest of the tiny flowers hidden in the meadow's grass."

It has been our experience that Hays LAS has the ability to execute expressive planning and landscape designs that allow for memorable client experiences, to be shared with others."

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Cynthia Bougher, MSN, RN

Chief Executive Officer

Valley Hospice, Inc.

(740)-859-5650

Projects:

Valley Hospice Memorial Garden at Liza's Place

"The garden that Hays LAS designed for our hospice house perfectly captured the essence of the intended purpose of the space. We were very impressed with the attention to detail and the symbolism that was incorporated into the design."

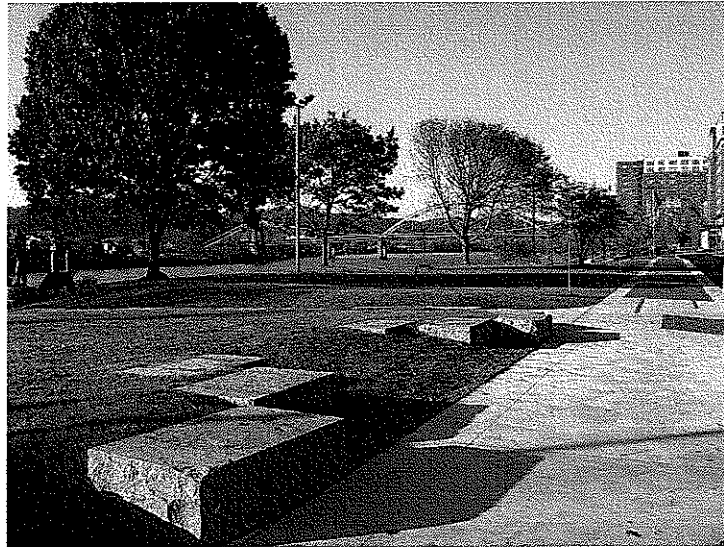
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Wheeling Heritage Port Phase III Wheeling, West Virginia



In 2004, Hays Landscape Architecture Studio LTD was selected by the Wheeling National Heritage Area Corporation to lead the next phase of development for Wheeling West Virginia's waterfront. A unique aspect of the selection committee was the presence of the original, nationally known designers of the award winning Heritage Port Phase I and II, Sasaki Associates. Hays LAS subsequently hired Kayafas Architects, Marshall Piccin, and Cerrone Associates and embarked upon a comprehensive study of Wheeling's water front. At the conclusion of the site inventory and analysis phase, Gabe Hays lead two days stakeholders meetings and design charette. The meetings included groups of individuals representing Infrastructure & Maintenance; Historic, Cultural, and Recreational; Property Owner; Events and Operations; and Economic Development/ Governmental. In the evenings after the days meetings, the Hays team, Sasaki representatives, and Client representatives worked on design idea in an intense brainstorming sessions or "charette". The initial ideas were further developed into a comprehensive concept with cost estimates for the entirety of Wheeling's waterfront.



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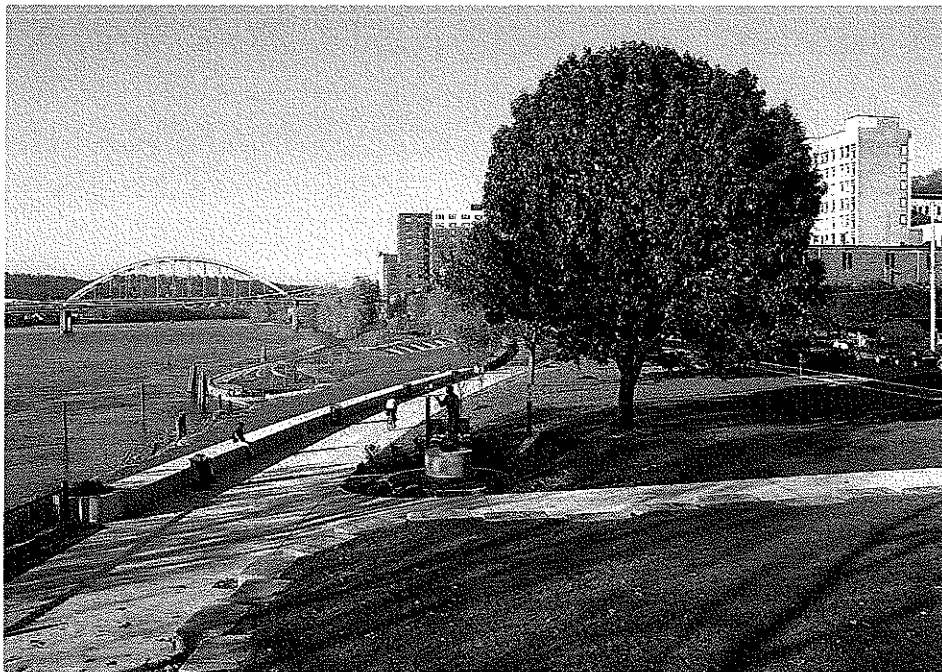
LANDSCAPE ARCHITECTURE STUDIO, LTD.

Wheeling Heritage Port Phase III Wheeling, WV

Hays LAS then worked with WNHAC to prioritize the elements of the plan to receive available funding. Along with additional grant funding, the project eventually encompassed an extension of several acres from the existing Wheeling Heritage Port south to WesBanco Arena. This new development included an Ohio River overlook, bike trail/promenade walk extension, seat walls, a restored historic park space, a public restroom/storage building with rooftop plaza, two ramps providing ADA accessibility to the arena, side walks, railroad design interpretation, a statue area for UAW leader Walter Reuther, significant utility infrastructure for festivals as well as EPA regulations, and a grove of trees in memory of Mrs. Robert Byrd.

The design philosophy was two-fold. Connectivity was the first theme. This was established by opening views to the Ohio River corridor from the 14th Street axis and strengthening the pedestrian connections parallel to the river from the existing amphitheater to WesBanco Arena. Construction documents were carefully crafted to blend the detailing of both the existing Wheeling Heritage Port with the detailing from the existing arena to create a seamless experience.

Heritage constituted the second theme that shaped the project. Design elements such as brick patterns forming railroad boxcars in a sidewalk, and B&O Depot granite blocks are used to interpret Wheeling's railroad history. Granite pavers will emphasize the importance of the river, the road and the rail in making Wheeling the economic hub of the west. Union leader Walter Reuther's statue and interpretive panels also lends to the heritage theme. Spaces were also reserved for future interpretive opportunities.



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HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.

**Wheeling Heritage
Port Phase III**
Wheeling, WV

CLIENT: Wheeling National Heritage Area Corporation,
Hydie Friend, Executive Director
1400 Main Street PO Box 350 Wheeling, WV 26003
Phone: (304) 232-3087 Email: hfriend@wheelingheritage.org

OWNER: Wheeling National Heritage Area Corporation,
Hydie Friend, Executive Director
1400 Main Street PO Box 350 Wheeling, WV 26003
Phone: (304) 232-3087 Email: hfriend@wheelingheritage.org

DESIGN SERVICES: Site Inventory and Analysis
Stake Holders Meeting and Design Charette
Master Plan with Phasing
Opinion of Probable Construction
Construction Documentation
Construction Administration

CONSULTING ROLE: Prime Consultant. Hired Kayafas Architects for building, Cerrone Engineering for site utilities and Marshall Piccin & Associates for electrical engineering.

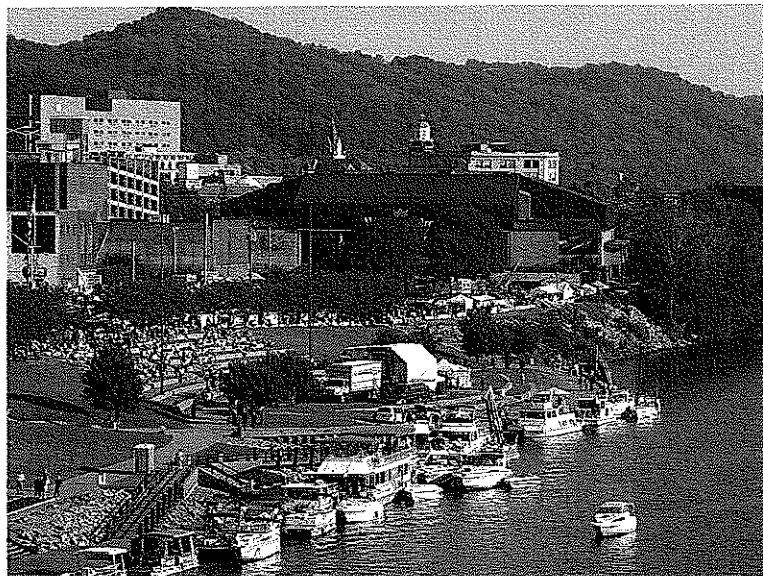
DATES OF DESIGN COMPLETION:

PROJECT SIZE (ACRES): 1.7

CONSTRUCTION STATUS: Complete

COST OF CONSTRUCTION: Phase III A & B: \$1,717,000.00
Additional Concrete: \$80,000.00

ADDITIONAL INFORMATION OR PHOTOS:



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145 East Main Street
St. Clairsville, OH 43950

Web/ hayslas.com

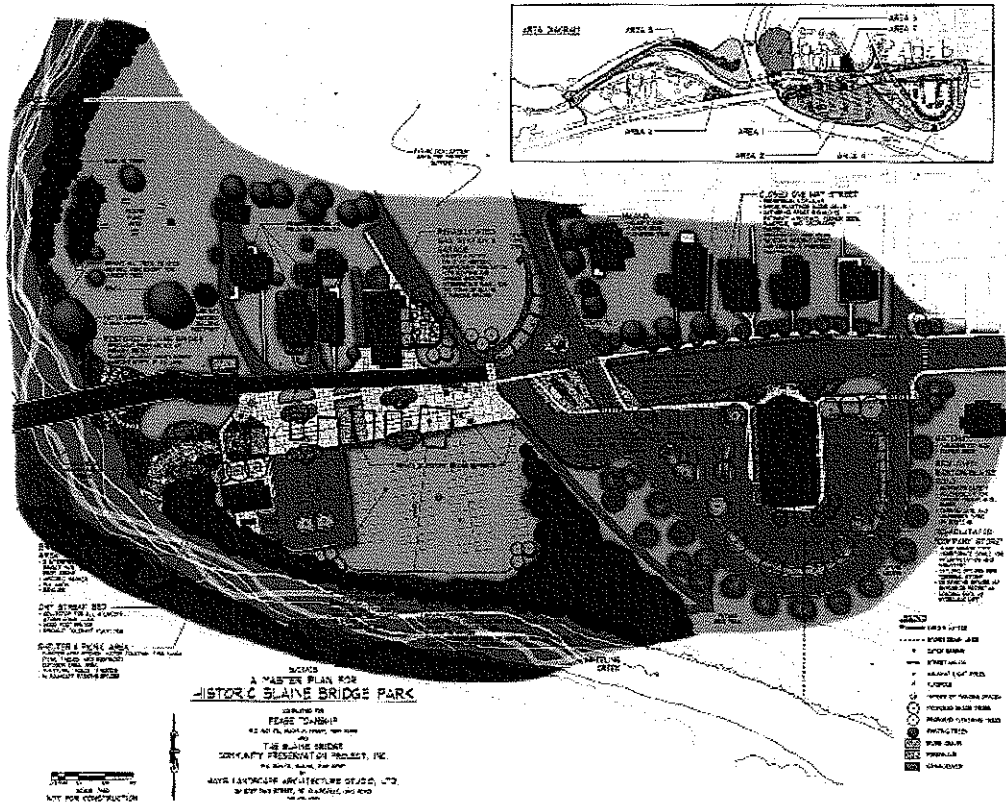
Tel/ 740-695-6505

Fax/ 740-695-6516

Email/ info@hayslas.com

Project:

Historic Blaine Bridge Park Blaine, Ohio



Hays L.A.S. guided the master planning process to create a park like atmosphere around the bridge, to allow for tourist traffic and streetscape improvements, and to interpret the history of the bridge in its Blaine and National Road context. This master plan serves as an avenue of marketing the project to receive funding and community support.

The Blaine Bridge is a much-celebrated structure on the Historic National Road in eastern Ohio. Having been designated the state's Bicentennial Bridge, the oldest bridge in Ohio is now moving toward becoming a preserved tourist attraction. Its history dates back to the construction of National Road in Ohio beginning in 1825. Over the three stately stone arches have traveled some of the most significant individuals of the 19th and early 20th century, as the road was a conduit for the growth of our nation westward.

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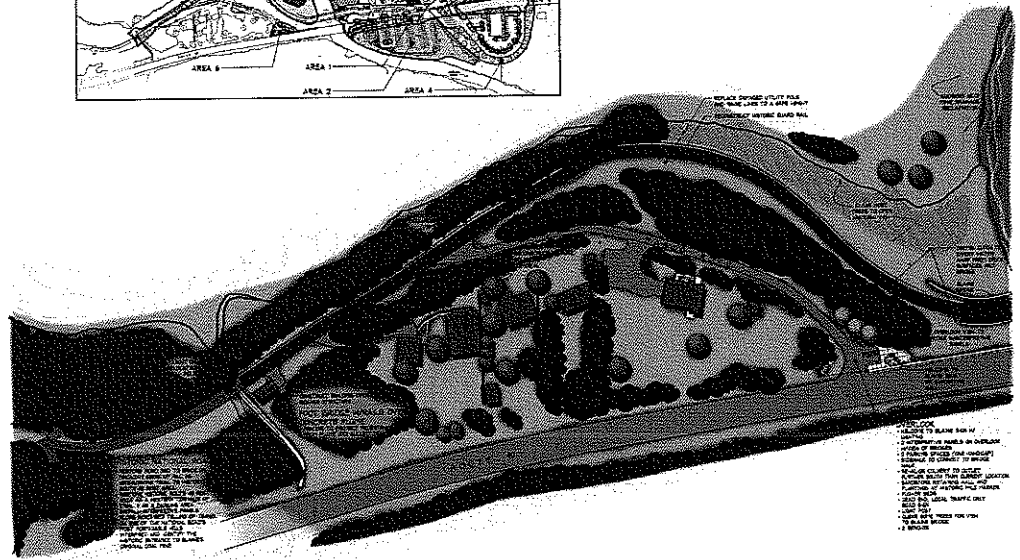
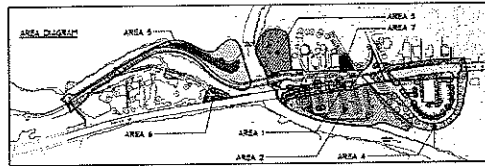


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Historic Blaine Bridge Park Blaine, Ohio

In the 1990's, the Blaine Bridge was closed for traffic after almost 175 years of service. Soon after, the largest arch collapsed. The Ohio Department of Transportation then provided some assistance in rebuilding the arch while at the same time the Ohio Historic Preservation Office, in conjunction with Hays Landscape Architecture Studio principal Gabe Hays, organized an effort to get a local grassroots effort established. A spark of interest ignited, and today Sue Douglass leads "The Blaine Bridge Community Preservation Project." In less than one year of hard work, the group secured funding for an engineering study of the bridge and this overall master plan for the bridge site and adjacent community.



A MASTER PLAN FOR HISTORIC BLAINE BRIDGE PARK

APPROVED BY
PEASE TOWNSHIP
73 8th St., Pease, Ohio 44088
AND
THE BLAINE BRIDGE
COMMUNITY PRESERVATION PROJECT, INC.
73 8th St., Pease, Ohio 44088
BY
HAYS LANDSCAPE ARCHITECTURE STUDIO, LTD.
36 EAST HICK STREET, ST. COLUMBUS, OHIO 43206
10-1998

SCALE 1/8" = 1'-0"
NOT FOR CONSTRUCTION

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LANDSCAPE ARCHITECTURE STUDIO, LTD.

**Historic Blaine
Bridge Park**
Blaine, Ohio

CLIENT: Pease Township c/o PJ Lenz,
P.O. Box 176, Martins Ferry, OH 43935

OWNER: Pease Township Park District, Don Feenerty
72105 Jones Rd., Martins Ferry, OH 43935
Phone: 740-633-1809 Email: don@feenerty.com

DESIGN SERVICES: Site Inventory and Analysis
Master Plan with Phasing
Opinion of Probable Construction

CONSULTING ROLE: Prime Consultant

DATES OF DESIGN COMPLETION: 05/21/03

PROJECT SIZE (ACRES): 58

CONSTRUCTION STATUS: Not Complete

COST OF CONSTRUCTION: Grand Total: \$1,985,926

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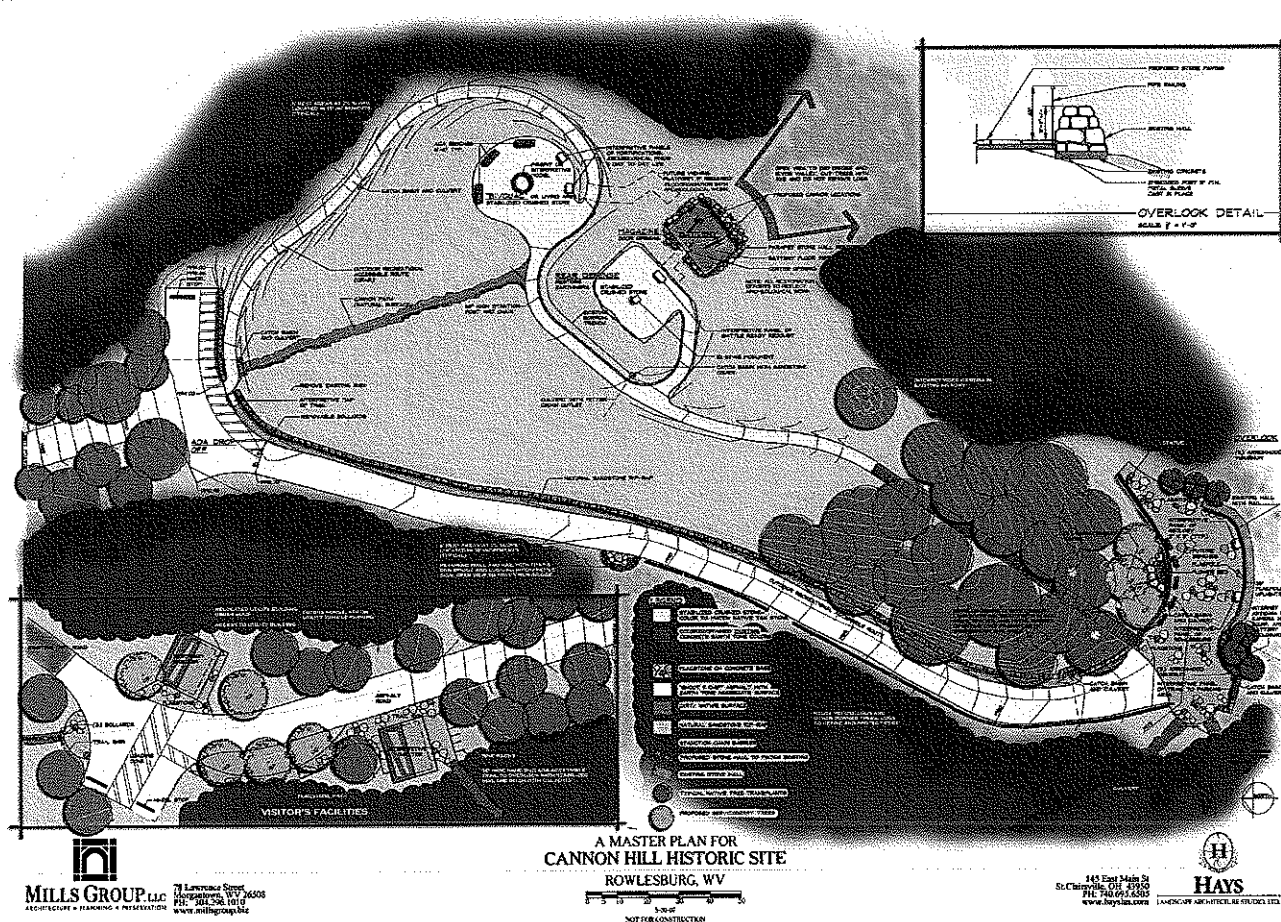
LANDSCAPE ARCHITECTURE STUDIO, LTD.

145 East Main Street
St. Clairsville, OH 43950

Project:

Cannon Hill Civil War Site Rowlesburg, West Virginia

Web/ hayslas.com
Tel/ 740-695-6505
Fax/ 740-695-6516
Email/ info@hayslas.com



MILLS GROUP LLC
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77 Lawrence Street
Martinsburg, WV 26008
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LANDSCAPE ARCHITECTURE STUDIO, LTD.
145 East Main St
St. Clairsville, OH 43950
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www.hayslas.com

Hays Landscape Architecture Studio prepared a cultural landscape plan in conjunction with The Mills Group for the Rowlesburg Historical Society. During the height of the Civil War, Union soldiers climbed to the top of the hill, some 600 vertical feet, with weaponry including cannons that were positioned to protect adjacent rail crossings from the opposing confederates. Today remnants of the cannon path, battery, magazine area, bivouac (living area) and rear defense still remain. Beyond the historic core elements is an existing overlook of the town of Rowlesburg. Hays LAS used a Global Position System to map the existing cannon path route, and encouraged its future use as a hiking interpretive trail. The Master Plan proposes a series of ADA accessible paths that connect improved historical site elements. Hays LAS worked side-by-side with The Mills Group and strived to recreate the site as it was to appear during the period of historical significance.

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LANDSCAPE ARCHITECTURE STUDIO, LTD.

**Cannon Hill Civil
War Site**
Rowlesburg, West
Virginia

CLIENT: Michael Mills, 78 Lawrence Street Morgantown, WV 26508
Phone: (304) 296-1010 Email: mmills@millsgroup.biz

OWNER: The Rowlesburg Area Historical Society
PO Box 605 Rowlesburg, West Virginia 26425

DESIGN SERVICES: Historical Research
Site Inventory and Analysis
Development of a Cultural Landscape for: Preservation
Approach, Treatment Plan, Management Plan, Ongoing
Maintenance, and Management Philosophy

CONSULTING ROLE: Sub-Consultant to Architect

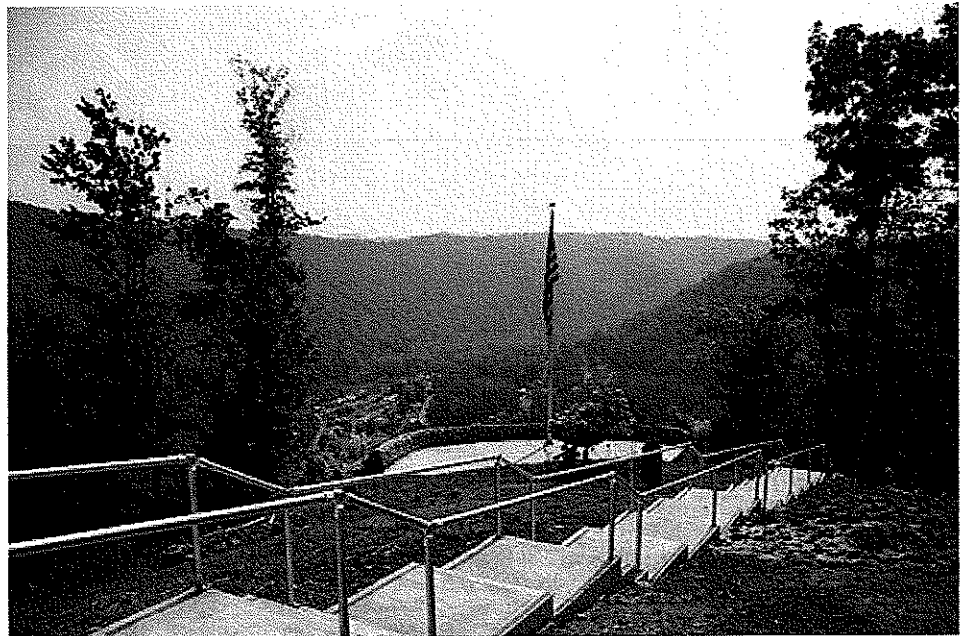
DATES OF DESIGN COMPLETION: 5/30/07

PROJECT SIZE (ACRES): 3

CONSTRUCTION STATUS: Complete

COST OF CONSTRUCTION: Goods and services donated/volunteer.

ADDITIONAL INFORMATION OR PHOTOS:



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LANDSCAPE ARCHITECTURE STUDIO, LTD.

145 East Main Street
St. Clairsville, OH 43950

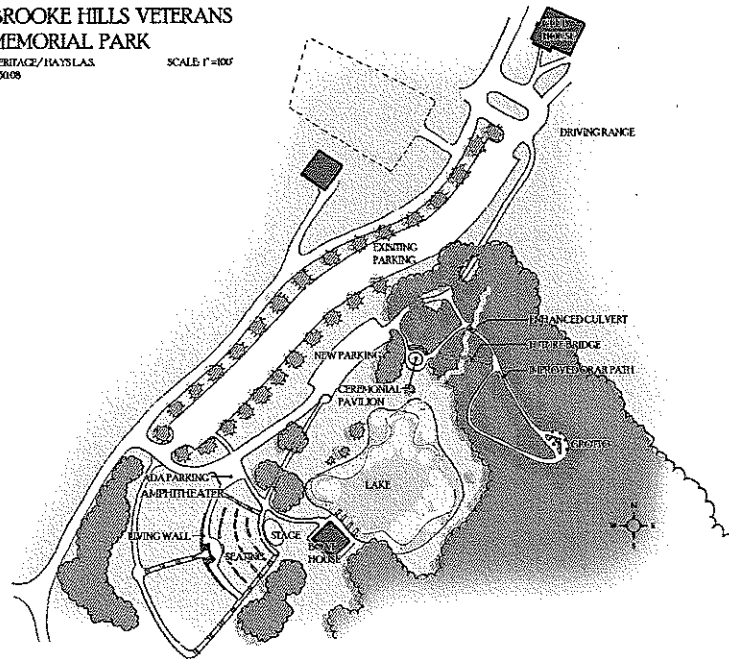
Project:

Brooke Hills Veterans Memorial Park Brooke County, West Virginia

Web/ hayslas.com
Tel/ 740-695-6505
Fax/ 740-695-6516
Email/ info@hayslas.com

BROOKE HILLS VETERANS
MEMORIAL PARK
HERITAGE/HAYS LAS
7/30/08

SCALE 1"=100'



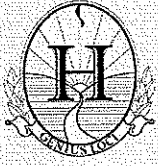
A design team consisting of Hays LAS, Heritage Architectural Associates and artist/sculptor Dave Mega, is creating the master plan for a memorial park in honor of the service men and women of Brooke County.

The site selected for this Veteran's Memorial Park is located in Brooke Hills Park near Wellsburg.

Various elements will be included throughout the park for viewing by visitors. For example, the first area to be constructed, known as the "Grotto", is a secluded, contemplative area..."Recessed within this rock shelter will be five polished red granite slabs designating the branches of Military Service on which is inscribed the names of those from Brooke County who have died in service to their country. This is the meditative and spiritual space where we quietly express gratitude for the ultimate sacrifice made by our departed veterans"....Dave Mega

There will also be an Entrance Pavilion and Ceremonial Area and a Veteran's Amphitheater with a granite "Living Wall" honoring all veteran's of Brooke County.

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HAYS

LANDSCAPE ARCHITECTURE STUDIO, LTD.

**Brooke Hills
Veterans
Memorial Park**
Brooke County, WV

CLIENT: Heritage Architects, 2307 Chapline St #2 Wheeling, WV 26003
630 West 51st Street, Miami Beach, Florida 33140
Phone: (304) 233-7577 Email:

OWNER: Brooke Hills Park, 140 Gist Dr. Wellsburg, WV 26070
Phone: (304) 737-1236 Email: brookehillspark@swave.net

DESIGN SERVICES: Master Plan with Phasing, Opinion of
Probable Construction Costs

CONSULTING ROLE: Sub-Consultant to architect

DATES OF DESIGN COMPLETION: 07/30/08

PROJECT SIZE (ACRES): 20 Acres

CONSTRUCTION STATUS: On-Hold

COST OF CONSTRUCTION: Estimate \$2,409,004

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