



## Brandstetter Carroll Inc.

We Enhance Community & Quality of Life

2360 Chauvin Drive, Lexington, Kentucky 40517  
859.268.1933 VOICE 859.268.3341 FAX

July 12, 2012

Ms. Connie Hill  
Coal Heritage Trail Authority  
National Coal Heritage Area AU  
Post Office Box 5176  
104 Wilson Street  
Beckley, West Virginia 25801-5176

Re: Coal Heritage Discovery Center  
RFQ# CHA12017

RECEIVED

2012 JUL 12 AM 9:54

WV PURCHASING  
DIVISION

Dear Ms. Hill,

Brandstetter Carroll Inc. (BCI) and its Team are excited to present this proposal to provide professional architectural engineering design services to the State of West Virginia regarding the above referenced project. Having extensive experience in a variety of master planning and feasibility study assignments for public clients throughout the Eastern region of the United States, as well as considerable experience with historical renovation and adaptive reuse, we believe we are perfectly suited for this assignment. This significant experience over the past 32 years makes Brandstetter Carroll Inc. qualified and well-suited to assist the Coal Heritage Highway Authority toward its desired outcome.

BCI has brought together a mix of well-balanced professionals that have a true passion for the development of public projects, specifically related to historical structures and renovations. The individuals proposed for this project have worked within the State of West Virginia on a variety of projects and remain committed to delivering results that exceed the State's expectations. BCI has coordinated many historical projects with the Commonwealth of Kentucky State Historical Office and worked with projects listed on the National Register.

Michael E. Carroll will serve as the Principal-in-Charge for the project and will lead the Team's efforts for BCI. Mr. Rick Parker will be the LEED Sustainability Expert and brings a lot of green building experience to the project. The remaining team members present a team fully capable of addressing the breadth of the assignment, both in terms of scope and contract duration. Further information on the individuals which comprise the Team can be found in Section I, Evaluation Criteria. Section II, Projects, highlights experience relevant to this assignment. A more comprehensive list of relevant projects including BCI's LEED experience can be found in Section III, Experience. Resumes may be found in Section IV, Personnel, where licensure and education information is located for each professional.

BCI is very familiar with the State of West Virginia having worked throughout the state. BCI performed Master Plans for the Clarksburg Airport and the Beckley Airport. Our Recreation

Planning and Landscape Architecture Division has completed several park assignments in West Virginia. Currently, Brandstetter Carroll, Inc. is under contract in Wayne County, West Virginia. We have provided full design services for their 911 Facility which is currently under construction. We have completed preliminary schematic design for a new Judicial Center, and are currently working under construction on the Court Annex to house Family and Magistrate Courts. Wayne County has BCI's long term commitment to assist them in their overall delivery of services.

In conclusion, the Team presented is most qualified to complete the scope of work and maintains quality working-relationships with public agencies within the State of West Virginia. We are eager to continue providing innovative and functional design solutions to the State. We thank you for the opportunity to submit this information and look forward to further discussing the project further in an interview setting if granted.

Very truly yours,  
Brandstetter Carroll Inc.

A handwritten signature in black ink, appearing to read "Michael E. Carroll". The signature is fluid and cursive, with the first name being the most prominent.

Michael E. Carroll, AIA  
Vice President

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### A. Firm Overview

Brandstetter Carroll Inc. (BCI) was founded in 1979 by Lawrence W. Brandstetter and Michael E. Carroll and has since grown to a staff of almost 50 people. BCI is based in Lexington, Kentucky but also maintains offices in Cincinnati and Cleveland, Ohio. The firm's in-house professionals include Architects, Civil Engineers, Transportation Engineers, Landscape Architects, LEED Accredited Professionals, Planners, Interior Designers, Construction Administrators, Resident Inspectors and Certified Pool Operators.

BCI specializes in municipal infrastructure and provides Architectural, Engineering and Planning services to clients in the southeast, midwest, east coast, and southwestern United States. The firm has completed various projects throughout West Virginia, Kentucky, Tennessee, Alabama, Georgia, North Carolina, Texas, Ohio, Indiana, New Jersey and New York. BCI has developed a national reputation for planning and design services.

### B. Qualifications of Personnel

BCI is currently at 65% capacity for 2012, and has the ability to begin this project immediately if awarded. The following staff members comprise the Team that will be assigned to this project, and resumes of each individual can be found in Section IV, Personnel.

#### **Michael E. Carroll, AIA, Principal-in-Charge**

Mr. Carroll brings more than 30 years of experience in the field of public and private administration building including many restoration/historic building renovation projects to the design to the Team. He is the Vice President of BCI and managing principal of BCI's Lexington Architectural division. He has supervised an average of \$280 million in project construction budgets over the past five years. Mr. Carroll has lead planning and design efforts for the majority of the firm's public building projects and is recognized by the construction industry as a strong manager and client advocate.

After three decades of practicing architecture, Mr. Carroll still finds fulfillment in taking a client's vision to the next level and materializing their objectives. This is accomplished through proven leadership, concrete design principals, an in-depth understanding of the marketplace and construction industry, as well as by generating thorough construction documents. Unique project elements and varied client cultures present daily challenges that keep him intrigued and motivated to provide innovative solutions. Mr. Carroll is dedicated to thoroughly understanding each client's perspective, needs and goals and incorporates those things into every step of the planning and design process.

For this assignment, Mr. Carroll will be responsible for the management of the Team's resources during the execution of services pertaining to the Coal Heritage Discovery Center. He will be involved throughout planning and design in order to maintain the project schedule and budget. Mr. Carroll will serve as the primary contact and will strive to enhance communication and performance of all Team members. He will also manage the day to day delivery of services by BCI staff and will attend focus groups and project meetings, review design alternatives, monitor cost estimates and be responsible for the timely delivery of services.



### **Eric M. Chambers, AIA, CSI, CDT, LEED GA, Project Manager**

Mr. Chambers is an Architect and LEED Green Associate with nine years of experience with BCI. His experience includes projects ranging from \$150,000 to \$35 million in total construction costs. One of Mr. Chambers' strengths is his ability to produce more detailed schedules and accurate cost estimates for clients.

For this assignment, Mr. Chambers will assist Mr. Carroll with the day-to-day services provided by BCI, coordinate and allocate the resources of the Team, assist with the Planning, Programming and Schematic Design, as well as oversee all Construction Document production services.

### **Richard T. Parker, AIA, LEED AP, LEED Sustainability Expert**

Mr. Parker is one of BCI's Managing Principals and has practiced sustainable design for 30 years. He is a Registered Architect in 23 states and a LEED Accredited Professional. Mr. Parker is also a member of the US Green Building Council, and is on the Board of Trustees for the Cleveland Green Building Coalition. He serves as a Senior LEED Specialist for BCI, and will lead the implementation of sustainable practices throughout each phase of this project. Mr. Parker will also provide Quality Control Reviews of sustainable design solutions in order to prolong the life of each facility involved.

### **Monica G. Sumner, AIA, CID, Historic Preservation Consultant**

Ms. Sumner is one of the Managing Partners of BCI and has 18 years of experience as a Registered Architect and Certified Interior Designer. She has a wide range of public building experience including public administration buildings, public health facilities, educational facilities and libraries. This experience has given her an instinctive knowledge of the needs and inner-workings of multi-use facilities.

She served on the Lexington Architecture Review Board, where she was part of the committee that evaluated and approved or denied all requests to alter any structure in a Fayette County historic district. Ms. Sumner has a diverse background of design including more than 20 facilities for municipalities, YMCA's, the Salvation Army and private health systems. She has completed numerous renovation projects including the College Park Gymnasium and Indoor Natatorium, the old Washington County Courthouse Renovation and the Vanceburg Restoration Depot, as well as the Carroll County Library.

Ms. Sumner has a passion for translating the client's vision into vibrant, efficient and productive designs that service both current and future needs. One of her strongest assets is her ability to serve as a liaison between the Owner and Consultant.

### **Tony L. Hardin, Quality Control/Quality Assurance**

Mr. Hardin is an Associate with BCI and has over 20 years of experience with public buildings. He serves as the firm's Director of Technical Services, and is responsible for carrying out BCI's Quality Control Program. For this assignment, he will serve as the Project Manager and the primary contact for County officials. Mr. Hardin's responsibilities will include attending project meetings, reviewing design alternatives and monitoring cost estimates, as well as being responsible for the delivery of services within the set schedule



and budget. He will also review Construction Documents and Specifications at 30%, 60%, and 90% completion and conduct weekly progress meetings in-house with the Team.

### **Ian C. Beattie, CSI, CDT, CCCA Construction Administrator**

Mr. Beattie is an Associate with BCI and serves as the Director of Construction Administration Services for BCI. He has nearly 20 years experience in public infrastructure projects and is a Certified Construction Contract Administrator.

As Construction Administrator, he will conduct weekly site visits; observe the construction progress and conformance to Construction Documents, conduct progress meetings with the Contractor, Owner representatives, and various field representatives, review shop drawings, and produce field memorandums for distribution to University officials. He will also conduct the final punch-list and 10 month warranty review.

## **C. Relative Experience**

### **Historic Preservation**

BCI has experience renovating projects that are considered historic, some of which are or are eligible to be on the National Historic Register. Over the past 10 years, BCI has restored old school properties to serve as assisted living facilities for seniors and low income citizens. A sample of the firm's historic restoration experience has been provided below.

- College Park Community Center, Winchester, Kentucky
- Vanceburg Rail Depot, Vanceburg, Kentucky
- Bellevue Senior Housing, Bellevue, Kentucky
- Lebanon City Hall, Lebanon, Ohio
- Washington County Courthouse Restoration, Springfield, Kentucky
- Barren County Courthouse Renovation and Addition, Glasgow, Kentucky
- Preble County Courthouse, Eaton, Ohio
- Florence Crittenden Home, Lexington, Kentucky
- Seymour Building Restoration, Cleveland, Ohio
- Liberty Street Apartment Housing Restoration, Glasgow, Kentucky
- Paul Sawyier Public Library Study, Frankfort, Kentucky
- Bourbon County Carnegie Library Study, Paris, Kentucky
- Monmouth Street Historic Streetscape, Newport, Kentucky
- Lebanon Historic Downtown Master Plan, Lebanon, Ohio
- Mariemont Historic Village Square Master Plan, Mariemont, Ohio
- Johnstown Historic Downtown Master Plan, Johnstown, Ohio

All historic restoration and adaptive reuse projects completed by Brandstetter Carroll Inc. have been in compliance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

### **Experience in West Virginia and Local Region**

BCI has provided architecture, engineering, landscape architecture and planning services in the State of West Virginia for nearly 30 years. The firm has completed public building, recreation, and aviation assignments throughout the State.





Example projects include:

- Wayne County 911 Center, Wayne, West Virginia
  - Wayne County Court Annex, West Virginia
  - McClelland Riverfront Park Master Plan and Design, GHPRD
  - Aquatic Facilities Needs and Feasibility Study, GHPRD
  - St. Cloud Commons Master Plan and Sprayground Concept, GHPRD
  - Merrill Avenue Park Master Plan, GHPRD
  - Virginia Point Park Master Plan, GHPRD
  - Tri-State Airport Terminal Renovations, Huntington, West Virginia
  - Harrison-Marion Regional Airport Master Plan Update; Terminal Building ADA Improvements, Bridgeport, West Virginia
  - Raleigh-County Memorial Airport Master Plan Update, Beckley, West Virginia
  - Charles Pointe Park and Sports Complex, Bridgeport, West Virginia
  - Veterans Park Amphitheater, Clarksburg, West Virginia
  - Clarksburg Aquatic Center Master Plan, Clarksburg, West Virginia
  - Dreamland Pool Improvements Concept Plan, GHPRD and private developer
- \*GHPRD denotes Greater Huntington Park and Recreation District

### **Energy Saving Technologies**

Responsible design strategies often integrate energy savings technologies with alternative energy sources. Early agreement and commitment by the project team to defined and measurable goals for these design intentions is critical to achieving a successful project. Ideally, the project team for these purposes includes the Owner, design professionals, contractors and in some projects the end user, if not the Owner. Establishing these goals early in the project memorializes the intentions to be as important as space allocation requirements and aesthetic objectives. The goals can include targeted operating costs savings, desired consumed energy targets, education and demonstration and other mutually agreed items. Nearly all building projects now integrate energy savings technologies. Many of these are static design and construction details as simple as building envelop design assessments to determine levels and types of insulation and windows, use of light color roofing materials to reduce heat gain and heat island effects. These and other materials and construction techniques contribute to the overall building system. Active technologies are most often evident in lighting and space conditioning systems. Light fixture design, lamp engineering and automated lighting controls systems are positive contributors to building performance. Integrating lighting systems design with mechanical operational system engineering will further realize energy (and costs). BCI is committed to working with the Client to understand their goals early in the process in order to implement energy saving strategies throughout the project.

Alternative energy source or sometimes identified as renewable energy sources may include: solar thermal panels often used for water heating systems, photovoltaic panels for electricity generation, wind turbines also for power generation and ground and water source heat (geothermal) heat pump systems to utilize the constant earth temperature to supplement heating and cooling systems. These are some of the more common technologies employed in many building initiatives. Other alternative approaches include: biomass and wood gasification systems that are used to generate high heat to generate steam for heating or to power turbines for power generation, and also new fuel cell technologies which are designed to generate electricity. Usually the integration of these and other higher technology and higher capital costs



systems is a function of availability for local or regional knowledge resources, funding, and geographic and climatic conditions. A complete return of investment analysis must also be completed to fully understand the merits of integrating any of these systems - particularly when the objective is for lower operation costs.

### D. References

Mr. Brett Jones, County Administrator  
Wayne County, West Virginia  
(304) 272-6592

Mr. Robert Horine, County Administrator  
Campbell County, Kentucky  
(859) 292-3838

Mr. James McClelland, Director  
Greater Huntington Parks and Recreation  
District, Huntington, West Virginia  
(304) 696-5354

Mr. Bill Willis, 911 Director  
Wayne County, West Virginia  
(304) 272-6373

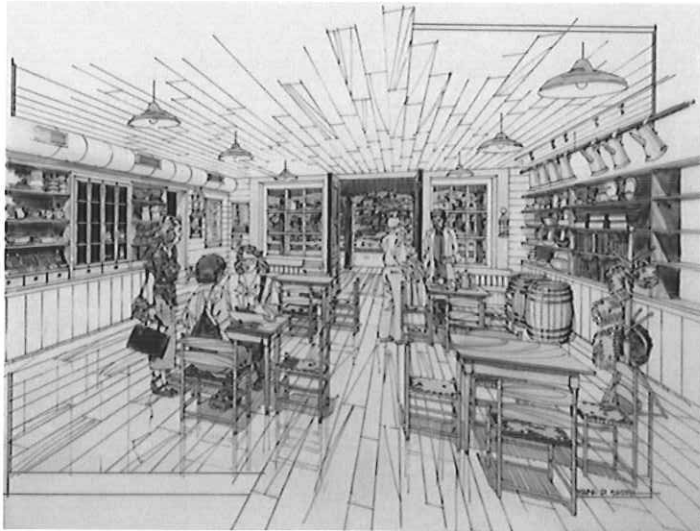




## Children's Schoolhouse Nature Park Lake Metroparks Kirtland, Ohio

Architectural design and construction documents for the renovation, remodeling, and expansion of an existing historic, one-room schoolhouse. Formerly a single-family residence, the facility now incorporates classrooms, exhibit and display spaces, work areas, observation areas, staff apartment, support facilities, and outdoor classroom space.

This project was completed by Vice President Richard T. Parker prior to joining Brandstetter Carroll Inc.



## Mustill House & Store Renovation Cascade Locks Park Association Akron, Ohio

The Mustill House and Store are the Cascade Locks Park's showcase pieces. Located in their original site at Lock 15 in Akron, Ohio, these canal-era buildings are believed to have been built in the 1850s. Three generations of Mustills serviced canal users until the late 1880s. Today the Store and House have been rehabilitated to their canal-era form by a unique partnership consisting of the City of Akron, the Cascade Locks Park Association, Metro Parks Serving Summit County, and the National Park Service. By itself, the Store possesses the distinction of being one of the last remaining canal structures of its kind. Its companion residence provides outstanding opportunities for interpretation in an authentic setting and context. The restoration ensures that the buildings regain structural integrity, are weather proof and configured to permit them to perform interpretive roles within the park environment.

Richard T. Parker served as the lead architect for this project while principal with his former firm.

\*This project was completed by Richard T. Parker prior to joining Brandstetter Carroll Inc.



## Forstmann Conference Center Frost Valley Association Claryville, New York

The 1916 summer home of Julius Forstmann was renovated into a guest house and small group meeting facility that operates in conjunction with other adjacent Frost Valley facilities. Renovations included code compliance upgrading, accessibility improvements, new utility systems, and meeting accommodations. As a historic structure on the national register, all work was completed in compliance with the preservation guidelines of the Department of Interior.

\*This project was completed by Richard T. Parker prior to joining Brandstetter Carroll Inc..



## Mooreland Educational Center Lakeland Community College Kirtland, Ohio

This early 20<sup>th</sup> century summer retreat home of millionaire Edward W. Moore in Kirtland, Ohio, an eastern suburb of Cleveland, is now an exquisitely renovated conference facility. The mansion was redeveloped by Lakeland Community College as the Mooreland Educational Center. The 10,000 s.f. center is used by faculty, board and the local community for conferences, meetings, training and special receptions. A primary meeting room for 50 persons is supported by breakout rooms, lounge areas, dining areas, and several smaller conferences rooms.

The historic restoration of the building and grounds required complete architectural and landscape architectural services. These included structural, architectural enhancements, and complete mechanical and electrical systems replacement for the conversion of use. A substantial area of original plaster all finish and other hazardous materials were abated prior to redevelopment. The facility combines a turn-of-the-century building with 21<sup>st</sup> century technology. Each meeting room has individual conditioning controls and is equipped with digital fiber-optic services. Site elements included the front entrance, terrace, and rose garden that were designed to reflect the beauty of the mansion's landscape during the late 1800s. This project was completed by Vice President, Richard T. Parker prior to joining Brandstetter Carroll Inc.





Honor Award for Preservation Achievement from  
American Institute of Architects – Cleveland  
and the Cleveland Restoration Society

## Langston Hughes Center Fairfax Renaissance Development Corporation Cleveland, Ohio

Renovation of a former Andrew Carnegie Branch Library and the construction of a 13,000 square foot addition has resulted in the Langston Hughes Center, a key catalytic project initiative for the Fairfax Renaissance Development Corporation in Cleveland, Ohio . The Community Center provides a new home for Senior Outreach Services, Inc. whose mission is to serve older adults and their families. The facilities, designed to LEED Silver Certification for New Construction will support programming to optimize health, independence and quality of life through community outreach and support. The building has several multi-purpose spaces, administrative offices, complete commercial kitchen and dining room. In addition the Cleveland Clinic has developed the initial phase of Community Health Resource Center free clinic. The \$4.5 million project was led by Brandstetter Carroll Inc. Vice President Richard T. Parker while principal with schmidtcopeland parkerstevens and was completed in 2008.



Bradley Building  
Bradley Partners, Ltd.  
Historic Warehouse District, Cleveland, Ohio

Originally build as executive offices, ticket offices and warehouse space for the Alva Bradley Steamship Company, the 150,000 square foot Bradley Building currently offers 35 apartments and four floors of commercial space occupied by offices, restaurants and nightclubs. This classic example of the Chicago School style, with its expansive glass areas, was designed by Cudell & Richardson in 1888 and expanded in the early 1900's. Renovated as the first adaptive reuse building in the Historic Warehouse District enabled this building to become the catalyst for the District's redevelopment. Renovation included the installation of a modern elevator, exit stairways, complete new systems infrastructure, fire alarm systems, and new common areas. The building facades have been restored and many of the tenant spaces incorporate the brick, cast iron columns and timber beam and deck construction into the design of the spaces.

This project was completed by Principal Richard T. Parker prior to joining Brandstetter Carroll Inc.





## City Hall and Municipal Court Renovation Lebanon, Ohio

The Lebanon City Hall was constructed originally as a Town Hall and theater. As the need for the theater regressed over time, this space became available. Brandstetter Carroll Inc. totally renovated the second floor of this building to accommodate the current needs of the City of Lebanon, including a new Municipal Court Room, Clerk's space, and Judicial chambers.



## Smith's Famous Farm Columbus Recreation and Parks Columbus, Ohio

Since 1952, Smith Farms has preserved the history and heritage of family farming. Richard T. Parker, in association with Floyd Browne Group and their consultant team, made recommendations to retain as many farm buildings as possible to preserve the organic character of the complex. Outdoor activities include an animal paddock, theme gardens, hands on agricultural education area, and themed children's play area. Programming for exhibits and extensive interpretive opportunities were developed for the site as well as for specific buildings.

\*This project was designed by Brandstetter Carroll Inc.'s Vice President, Mr. Richard T. Parker, while with schmidtcopelandparkerstevens.



*2005 Downtown Development Award,  
Downtown Cleveland Partnership*

## The Sincere Building G&Z LLC, inc. Cleveland, Ohio

Built in the early 1900's and formerly known as the Sincere Building, the building has undergone a dramatic historic renovation and revitalization for adaptive re-use. Its eight floors will provide much-needed mixed-use space in the heart of downtown Cleveland. Anchoring the corner of the last remaining intact assemblage of late nineteenth and early twentieth century commercial structures, the building is being redeveloped with a restaurant on the street level and seven floors of luxurious condominiums above.

The developers have utilized historic tax credits for the renovation as well as preservation easements that will safeguard the building's historically significant features for future generations. The completed project is a vibrant addition to one of Cleveland's most historically intact neighborhoods. The location is emerging as an exciting new entertainment district and is infusing new energy in downtown Cleveland.



## Liberty School Apartments Glasgow, Kentucky

Brandstetter Carroll Inc. worked in conjunction with AU Associates to convert an abandoned school building into affordable housing for senior members of the local community. The building consists of 20 apartments that offer spacious and comfortable living to seniors functioning on a fixed income.

The Liberty School Apartments was recently awarded "Best Historic Preservation" by the Community Affordable Housing Equity Corporation.



## Honda Wetland Education Center at Glacier Ridge Columbus, Ohio

A collaboration with Floyd Browne Group, Inc., this project brought to life a conceptual plan and program established by Metro Parks and funded in part by The Honda Motor Company. One hundred eighty acres of wetland were constructed or restored at this 970-acre park to provide the public a unique opportunity to view active wetlands. The project includes two new structures for educational opportunities for visitors of Glacier Ridge Metro Park. The new Orientation Shelter and restrooms were composed in part by a dismantled and relocated historic barn, and provide a focal point for the Park. A two-story observation tower provides dramatic views of the wetlands. *This project was awarded the 2005 ASLA Ohio Merit Award for Environmental/Sustainable Design, and the 2005 Ohio Parks and Recreation Association Meritorious Facility Development Award.*

\*This project was designed by Brandstetter Carroll Inc. Principal Richard T. Parker, while with schmidtcopelandparkerstevens.





Before

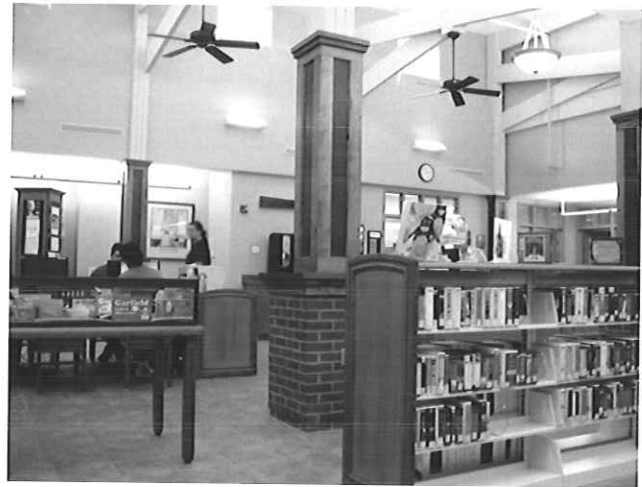


After

## Fire Station Lebanon, Ohio

This project consisted of a renovation to a masonry building into a 13,500 s.f. four-bay fire station. The facility includes offices, dormitory, day room and related facilities.



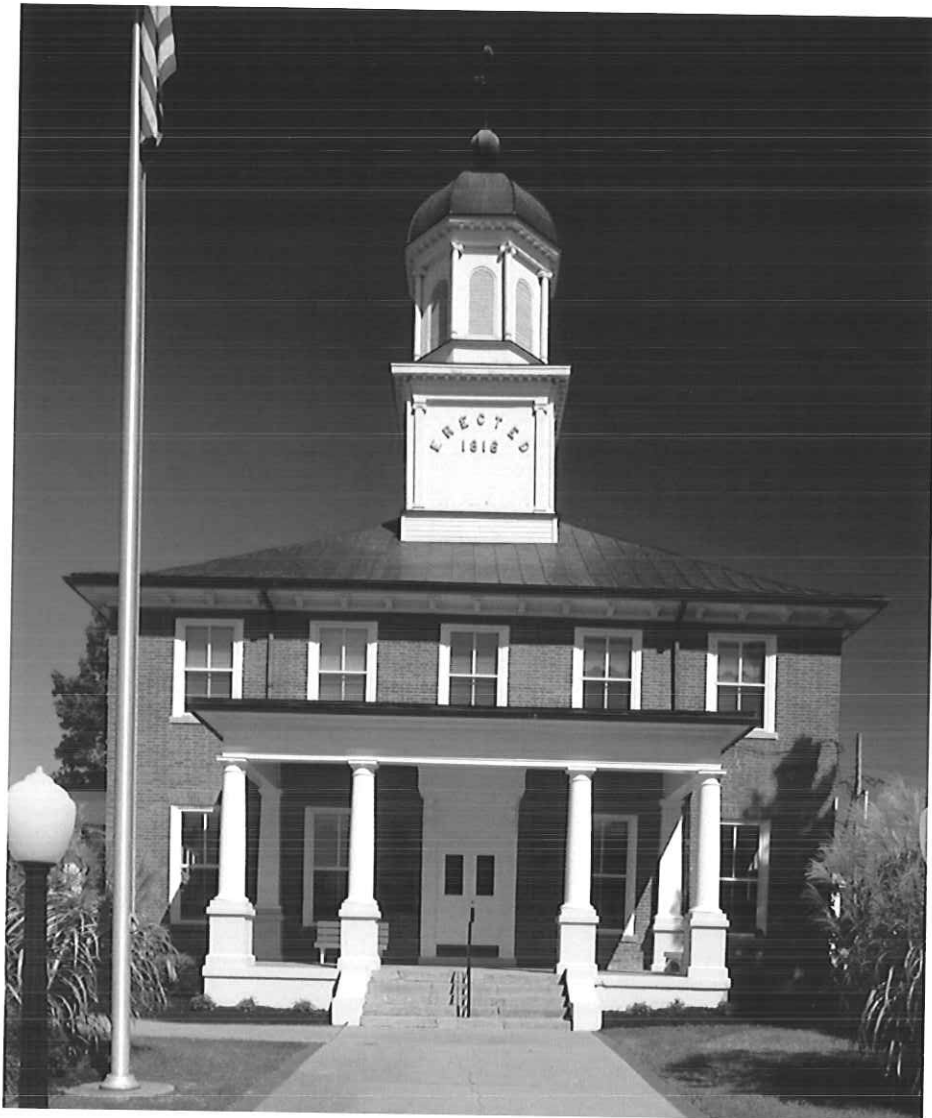


This project is in the historic district.



## Carroll County Library Expansion and Renovation Carrollton, Kentucky

In 2001, Brandstetter Carroll Inc. provided professional services for a feasibility study for an addition and renovation to the existing 6,200 square foot Carroll County Library located in downtown Carrollton, Kentucky. The firm analyzed the existing conditions, interviewed library staff and assessed the existing services provided by the Public Library. The firm then assessed services that were not being provided to its patrons as a result of the existing building conditions. Recommendations were made for an 8,000 square foot addition. In January of 2005, members of the Public Library Board authorized executing the recommendations. The project was completed in 2006, and now boasts features such as a local history room, children's program room, coffee bar, "Y.A. Café", ample staff space and a technologically well-equipped community room with gallery space.



This was a historical preservation project.

## Washington County Historic Courthouse Renovation Springfield, Kentucky

Brandstetter Carroll Inc. provided Architectural and Design services for the historic county courthouse in downtown Springfield. The building was originally constructed in 1815, just five years after the birth of President Abraham Lincoln. It was one of the oldest functioning courthouses in the United States until the spring of 2009, and houses historic artifacts such as the marriage license of President Lincoln's parents. Brandstetter Carroll Inc. conducted a study to determine a phasing plan to renovate the first floor into a museum or visitor's center, and the second floor into county offices. Phase I documents were completed to repair, restore and replace existing windows, and to clean and tuck point the existing brick exterior. Phase II will consist of interior improvements.





































































































This was a historical preservation project.























## College Park Gymnasium Community Center Winchester/Clark County, Kentucky

In 1979 Brandstetter Carroll Inc. provided a Feasibility Study to determine the most appropriate method to convert a college gymnasium into a municipal community center. That same study was revisited 21 years later, and was developed through the assistance of a \$1,200,000 state grant. Phase I included a gymnasium and running track along with exercise rooms, meeting spaces and offices. Phase II included an indoor lap pool, therapy pool and fitness center addition. Total project cost was approximately \$6,000,000.

## Projects with Green Attributes

	LEED Certified	Siting and orientation	Sustainable Materials	Indoor Air Quality	Building Re-Use	Energy Efficient Design	Energy Efficient Systems	Photovoltaics	Landscape	Water Efficiency
Wolf County Judicial Center - 2010										
Kenton County Detention Center - 2010										
Avon Lake Family Aquatic Center - 2010										
North Fork Camp* - Present										
St. Leo Parish Life & Education Center - 2009										
Kentucky Association of Counties Office, Designed to LEED Certification - 2009										
Greater Dayton Recreation Center at Roosevelt Commons, Designed to LEED Certification- 2008										
Senior Outreach Services at Emmanuel Square* Designed to LEED Silver Certification 2008										
Ruffing Montessori School*										
Asbury Woods Nature Center* Designed to LEED® Certification Criteria - 2005										
Prototype Park Restroom* MetroParks Serving Summit County - 2005										
Honda Wetland Educational Center at Glacier Ridge* City of Columbus & Franklin County Metro Parks - 2004										
Beachwood Community Center* Proposed 2004										
Nature Center at Shaker Lakes* Designed to LEED® Certification Criteria - 2003										

## Projects with Green Attributes

	LEED Certified	Siting and orientation	Sustainable Materials	Indoor Air Quality	Building Re-Use	Energy Efficient Design	Energy Efficient Systems	Photovoltaics	Landscape	Water Efficiency
Wilderness Center* – 1999										
November Lodge -Cuyahoga Valley Environmental Education Center* – 1998										
Tokyo Friendship Lodge* – 1997										
Quirk Lodge, Frost Valley YMCA* – 1995										

\*Indicates project experience of Richard T. Parker prior to joining Brandstetter Carroll Inc.



**EDUCATION**

University of Cincinnati, Bachelor of Architecture  
College of Design, Art, Architecture

The Harvard Graduate School of Design, "The New American Courthouse"

**REGISTRATION**

Registered Architect:  
State of Ohio #7906423, Commonwealth of Kentucky #2391, State of South Carolina, State of Tennessee, State of Illinois, State of Wisconsin, State of New York, State of Texas #17331

**AFFILIATIONS**

American Institute of Architects  
National Council of Architectural Registration Boards  
Leadership Lexington 1985-86

**EXPERIENCE**

Historic Renovations

- Washington County Courthouse  
*Springfield, Kentucky*
- Lebanon City Hall Renovation  
*Lebanon, Ohio*
- Preble County Courthouse Study and Improvements  
*Eaton, Ohio*
- Irvine School Apartments  
*Irvine, Kentucky*
- Vanceburg Historic Rail Depot  
*Vanceburg, Kentucky*
- Bellevue Senior Housing  
*Bellevue, Kentucky*
- Bucyrus Fire Station  
*Bucyrus, Ohio*
- Municipal Building Exterior Restoration  
*Versailles, Ohio*
- Paul Sawyer Public Library Feasibility Study  
*Frankfort, Kentucky*
- Bourbon County Carnegie Library Study  
*Paris, Kentucky*
- College Park Gymnasium Renovation  
*Winchester, Kentucky*

- Barren County Courthouse Addition / Renovation  
*Glasgow, Kentucky*
- Campbell County District Courthouse Study  
*Newport, Kentucky*

Public Facilities

- Danville Municipal Building  
*Danville, Kentucky*
- Irvine Municipal Complex  
*Irvine, Kentucky*
- Newport Municipal Complex  
*Newport, Kentucky*
- DHL Airways Sort Facility  
*Cincinnati, Ohio*
- Municipal Complex  
*Ft. Wright, Kentucky*
- Maintenance Building  
*Newport, Kentucky*
- Miami University, Hamilton Campus Parking Lot Expansion,  
*Hamilton, Ohio*
- Government Services Building  
*Maysville, Kentucky*
- Preble County Courthouse Renovation  
*Eaton, Ohio*
- Madison County Library  
*Richmond, Kentucky*
- Anderson Township Fire Station  
*Anderson Township, Ohio*
- Cincinnati State Technical and Community College Aviation Facility  
*Cincinnati, Ohio*
- Clear Creek Family Activity Center  
*Shelbyville, Kentucky*
- Barren County Justice Center  
*Barren County, Kentucky*
- Conference Center  
*Upper Sandusky, Ohio*
- Government Center  
*Fairborn, Ohio*





**EDUCATION**

University of Kentucky  
Bachelor of Architecture  
Business Minor  
PSMS Project Management (BARCH) Bootcamp — 2006  
Recreation Facility Design School — 2006  
High Performance School buildings — 2012

**REGISTRATION**

Registered Architect: Commonwealth of Kentucky #6882  
LEED Green Associate  
Construction Document Technologist (CDT)  
Certified Pool Operator, Ohio Aquatic Council, LTD - (CPO)

**AFFILIATIONS**

American Institute of Architects (AIA)  
Baptist Church at Andover Property and Facility Task Force

**EXPERIENCE**

**Public Buildings**

- Wayne County Annex  
*Wayne, West Virginia*
- Wayne County Judicial Center  
*Wayne, West Virginia*
- Wayne County 911 Center and EOC  
*Wayne, West Virginia*
- Somerset City Hall  
*Somerset, Kentucky*
- Campbell County Administration Building  
*Newport, Kentucky*
- Fleming/Mason Co-op Office Building  
*Flemingsburg, Kentucky*
- Preble County Extension Office Renovation  
*Eaton, Ohio*
- Preble County Microfilm Renovation  
*Eaton, Ohio*
- Preble County Prosecuting Attorney's Office Renovation  
*Eaton, Ohio*
- Clay County Administration Building  
*Manchester, Kentucky*
- Oxford Town Hall  
*Oxford, Ohio*
- Adair County Senior Center  
*Columbia, Kentucky*

- Wyandot Engineer Building  
*Upper Sandusky, Ohio*
- Preble County Commissioner's Office  
*Eaton, Ohio*
- Jackson County Library  
*McKee, Kentucky*
- Breathitt County Library  
*Jackson, Kentucky*
- Criminal Justice Facilities  
Cincinnati Police Headquarters Renovation  
*Cincinnati, Ohio*
- Bryan Public Safety Complex  
*Bryan, Ohio*
- Oxford Justice Center  
*Oxford, Ohio*
- Hart County Courthouse  
*Munfordville, Kentucky*
- Kenton County Detention Center  
*Covington, Kentucky*
- Russell County Detention Center  
*Jamestown, Kentucky*
- Garrard County Regional Jail Study  
*Lancaster, Kentucky*
- Restricted Custody Facility  
*Adair County, Kentucky*
- Campbell County Restricted Custody Center  
*Newport, Kentucky*
- Campbell County Jail  
*Newport, Kentucky*
- Campbell County Jail, Kitchen & Laundry Study  
*Newport, Kentucky*
- Campbell County Jail Administration Building  
*Newport, Kentucky*
- Boyle County Courthouse  
*Danville, Kentucky*
- Muhlenberg County Judicial Center  
*Greenville, Kentucky*
- Washington County Judicial Center  
*Springfield, Kentucky*
- Fleming County Judicial Center  
*Flemingsburg, Kentucky*



**EDUCATION**

Kent State University School of Architecture and Environmental Design, Bachelor of Architecture

U.S. Green Building Council, LEED Training, 2003

**REGISTRATION**

Registered Architect:

California, Colorado, Connecticut, Florida, Georgia, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Michigan, Minnesota, Missouri, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Texas #16962, Virginia, Wisconsin

**AFFILIATIONS**

American Institute of Architects  
Association of Nature Center Administrators  
Northeast Ohio Chapter of the U.S. Green Building Council (Board of Trustees)  
Cleveland Restoration Society  
Entrepreneurs for Sustainability  
Historic Warehouse District Development Corporation (Board of Trustees)  
Historic Warehouse District Public Realm Committee (Chairman)  
US Green Building Council—LEED Accredited Professional

**AWARDS**

Honor Award for Preservation Achievement for the Langston Hughes Center  
Cleveland Restoration Society and AIA Cleveland

**EXPERIENCE**

Education

- National Youth Science Foundation, National Science Education Center, Tucker County, West Virginia
- Asbury Woods Nature Center  
*Erie, Pennsylvania*
- November Lodge Environmental Education Facility  
*Peninsula, Ohio*
- The Wilderness Center Interpretive Building  
*Wilmot, Ohio*
- Ohio and Erie Canal Reservation Visitors Center  
*Cleveland, Ohio*

- Nature Center at Shaker Lakes  
*Shaker Heights, Ohio*
- Honda Wetland Education Center at Glacier Ridge  
*Columbus, Ohio*

**Camp and Retreat**

- Master Plans (four sites)  
*Girl Scouts Northeast Texas*
- Icimani Program Center  
*Girl Scouts Virginia Skyline Council*
- North Fork Leadership Center  
*Girl Scouts of Gateway Council*
- Camp Seafarer (for Girls) Program Pavilion  
*YMCA of the Triangle*
- Capital Camps and Retreat Center  
*Waynesboro, Pennsylvania*
- Camp Misty Mountain  
*Northwest Georgia Girl Scout Council*
- Camps Sea Gull and Seafarer Master Plan Updates  
*YMCA of the Triangle*
- Hiram House Camp  
*Chagrin Falls, Ohio*
- YMCA Storer Camps, YMCA of Greater Toledo  
*Toledo, Ohio*
- Camp William B. Snyder, National Capital Area Council of the Boy Scouts of America  
*Washington, DC*
- Lakamaga Program Center  
*Girl Scouts of the St. Croix Valley, St. Paul, Minnesota*
- Magic Sky Ranch, Girl Scouts Mile-Hi Council  
*Denver, Colorado*
- Camp Barney Medintz, JCC of Greater Atlanta  
*Atlanta, Georgia*



**EDUCATION**

University of Kentucky, Bachelor of Architecture

**REGISTRATION**

Registered Architect:

Commonwealth of Kentucky # 5641

Certified Interior Designer:

Commonwealth of Kentucky #55

**AFFILIATIONS**

AIAS, 1988 - 1993

President Student Body - College of Architecture, 1992 - 1993

NCARB (Intern Development Program)

President Local Chapter-Business Network International

Advisory Committee, Lexington Community College  
Architectural Technology Program, 2001 – 2003

Kentucky Library Association Member

Lexington Architectural Review Board 2008-2010

**EXPERIENCE**

**Historic Renovations**

- Washington County Historic Courthouse Renovation  
*Springfield, Kentucky*
- College Park Gymnasium Renovation  
*Winchester, Kentucky*
- Lebanon City Hall Renovation  
*Lebanon, Ohio*
- Preble County Courthouse Study and Improvements  
*Eaton, Ohio*
- Irvine School Apartments  
*Irvine, Kentucky*
- Vanceburg Historic Rail Depot  
*Vanceburg, Kentucky*
- Bellevue Senior Housing  
*Bellevue, Kentucky*
- Municipal Building Exterior Restoration  
*Versailles, Ohio*

- Paul Sawyer Public Library Feasibility Study  
*Frankfort, Kentucky*
- Bourbon County Carnegie Library Study  
*Paris, Kentucky*
- Barren County Courthouse Addition / Renovation  
*Glasgow, Kentucky*
- Campbell County District Courthouse Study  
*Newport, Kentucky*

**Public Buildings**

- Hart County Judicial Center  
*Munfordville, Kentucky*
- Elyria Municipal Court  
*Elyria, Ohio*
- Washington County Judicial Center  
*Springfield, Kentucky*
- Maysville Government Services Building  
*Maysville, Kentucky*
- Clay County Administration Building  
*Manchester, Kentucky*
- Campbell County Administration Building  
*Newport, Kentucky*
- Danville Municipal Facilities Master Plan  
*Danville, Kentucky*
- Municipal Complex  
*Irvine, Kentucky*
- Campbell County Courthouse Renovation Study  
*Newport, Kentucky*
- Metcalfe County Judicial Building  
*Edmonton, Kentucky*
- Muhlenberg County Justice Center  
*Greenville, Kentucky*
- Barren County Courthouse Renovation/Addition  
*Glasgow, Kentucky*



**EDUCATION**

Graduate of Rowan State Technical School  
Architectural Design and Technology - 1984-1986  
University of Kentucky – 1990-1992  
Art and General Studies

**AFFILIATIONS**

Past President of the Bluegrass Chapter of the Construction Specifications Institute (CSI) 1998-2000  
Past President of the Bluegrass Chapter of the Construction Specifications Institute (CSI) 1998-2000  
Boy Scout Troop Committee Chairman  
Elder at Woodford Community Christian Church

**EXPERIENCE**

As Director of Technical Services, Mr. Hardin oversees the Quality Control Process for the firm.

**Buildings**

- Kenton County Jail  
*Covington, Kentucky*
- Campbell County Jail  
*Newport, Kentucky*
- Owen County Public Library  
*Owenton, Kentucky*
- Carroll County Public Library  
*Carrollton, Kentucky*
- Oxford Justice Facility  
*Oxford, Ohio*
- Garrard County Judicial Center  
*Lancaster, Kentucky*
- Fleming County Judicial Center  
*Flemingsburg, Kentucky*
- Washington County Courthouse  
*Springfield, Kentucky*
- Hart County Courthouse  
*Munfordville, Kentucky*
- Green County Courthouse  
*Greensburg, Kentucky*
- Muhlenberg County Justice Center  
*Greenville, Kentucky*
- Clay County Courthouse  
*Manchester, Kentucky*
- Carter County Courthouse,  
*Grayson, Kentucky*
- Somerset Fire Station Study  
*Somerset, Kentucky*
- Ashland Police Headquarters  
*Ashland, Kentucky*
- Lebanon Fire Station Renovation  
*Lebanon, Ohio*
- Fire Station No. 2 Renovation  
*Loveland, Ohio*
- Clearcreek Township Fire Stations #22 & #23  
*Springboro, Ohio*
- Aircraft Rescue/Fire Fighting Building Renovation  
*Blue Grass Airport, Lexington, Kentucky*
- Fire Station No. 3  
*Troy, Ohio*
- Wyoming Safety Services Building  
*Wyoming, Ohio*
- Rescue/Fire Fighting Building,  
*Cincinnati/Northern Kentucky International Airport, Hebron, Kentucky*
- Security Building, Cincinnati/Northern Kentucky  
*International Airport, Hebron, Kentucky*
- Cincinnati Police Headquarters Renovation  
*Cincinnati, Ohio*
- Campbell County Administration Building  
*Campbell County, Kentucky*
- Ft. Wright Municipal Complex  
*Ft. Wright, Kentucky*
- Newport Municipal Complex  
*Newport, Kentucky*



**EDUCATION**

Lexington Community College, Associate Degree in Architecture

University of Kentucky – College of Architecture

**AFFILIATIONS**

Volunteer Fire Fighter/1st Responder, Camp Dick Fire & Rescue, Lancaster, Kentucky (since 1997)

Chief Deputy, 3rd District Constables Office, Lexington, Kentucky (since 1996)

Former Technical Affiliate to Department of Architecture, Lexington Community College

Former member of Fraternal Order of Police, 1988-1989

Scott County Constable, Georgetown, Kentucky.

**EXPERIENCE**

**Construction Administration**

Serves as Construction Administrator for the majority of the firm's Architectural projects including public safety facilities, aviation, courthouses, libraries, city and county administration buildings, maintenance facilities, recreation centers and aquatic centers. Example projects include:

- Otto Armleder Family Aquatic Center  
*Cincinnati Recreation Commission*
- Paradise Cove Family Aquatic Center  
*Richmond, Kentucky*
- Tippacanoe Family Aquatic Center  
*Tipp City, Ohio*
- Indian Acres Aquatic Center  
*Marietta, Ohio*
- Groveport Outdoor Family Aquatic Center  
*Groveport, Ohio*
- Florence Aquatic Center  
*Florence, Kentucky*
- Nicholasville Aquatic Center  
*Nicholasville, Kentucky*
- Mt. Lookout Swim Club Renovation  
*Cincinnati, Ohio*
- Mt. Healthy Aquatic Center  
*Mt. Healthy, Ohio*

- Russell Sims Aquatic Center  
*Bowling Green, Kentucky*
- Evendale Aquatic Center  
*Evendale, Ohio*
- Woodland Park Aquatic Center  
*Lexington, Kentucky*
- Southland Park Aquatic Center  
*Lexington, Kentucky*
- Clearcreek Family Activity Center & Indoor Natatorium  
*Shelbyville, Kentucky*
- Groveport Indoor Natatorium & Recreation Center  
*Groveport, Ohio*
- Mercy Wellness Facility & Indoor Pool  
*Cincinnati, Ohio*
- Mt. Washington Recreation Center  
*Cincinnati Recreation Commission*
- Madisonville Community Center  
*Cincinnati Recreation Commission*
- Marietta Family Aquatic Center  
*Marietta, Ohio*
- Green County Judicial Center  
*Greensburg, Kentucky*
- Washington County Judicial Center  
*Springfield, Kentucky*
- Hart County Judicial Center  
*Munfordville, Kentucky*
- Rowan County Health Department  
*Morehead, Kentucky*
- Campbell County Jail  
*Newport, Kentucky*
- Campbell County Administration Building  
*Newport, Kentucky*
- Jackson County Public Library  
*McKee, Kentucky*
- Bell County Public Library Renovation and Addition  
*Pineville, Kentucky*
- Kenton County Detention Center  
*Covington, Kentucky*
- DHL Sort Facility, DHL Airways, Inc.  
*Greater Cincinnati/Northern Kentucky International Airport*
- Tri-State War Bird Museum  
*Clermont County, Ohio*



**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CHA12017**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

(Check the box next to each addendum received)

<input checked="" type="checkbox"/>	Addendum No. 1			Addendum No. 6
<input type="checkbox"/>	Addendum No. 2			Addendum No. 7
<input type="checkbox"/>	Addendum No. 3			Addendum No. 8
<input type="checkbox"/>	Addendum No. 4			Addendum No. 9
<input type="checkbox"/>	Addendum No. 5			Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

**Brandstetter Carroll Inc.**

\_\_\_\_\_  
Company

*Lawrence W. Brandstetter*

\_\_\_\_\_  
Authorized Signature

7-10-12

\_\_\_\_\_  
Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**West Virginia Code §5A-3-10a states:** No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**EXCEPTION:** The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

Under penalty of law for false swearing (*West Virginia Code* §61-5-3), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

**WITNESS THE FOLLOWING SIGNATURE**

Vendor's Name: Brandstetter Carroll Inc.

Authorized Signature: *Lawrence W. Brandstetter* Date: 7/10/12

State of Kentucky

County of Fayette, to-wit:

Taken, subscribed, and sworn to before me this 10 day of July, 2012.

My Commission expires 6/10, 2013.

**AFFIX SEAL HERE**

**NOTARY PUBLIC** *[Signature]*