

# Division of Culture & History Cultural Center

Charleston, West Virginia

Solicitation No. CEOI 0432 DCH2200000001

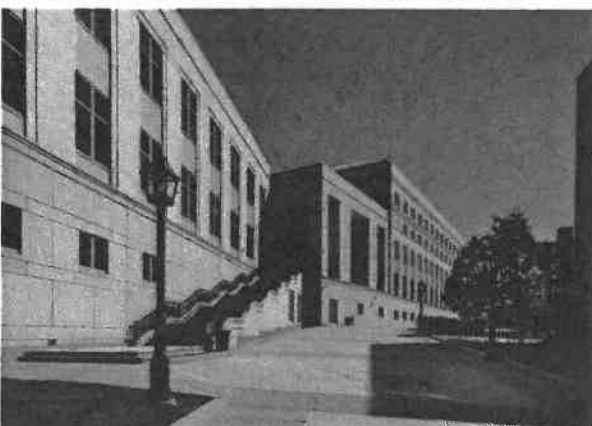


**Chapman  
Technical  
Group**

a division of  
GRW

Expression of Interest for  
Architectural/Engineering Design Services  
for North and South Garden Renovations

02/23/22 08:40:31  
WV Purchasing Division



## Landscape Architecture

Chapman Technical Group  
200 Sixth Avenue  
St. Albans, WV 25177  
304.727.5501



**Chapman  
Technical  
Group**  
a division of  
GRW

February 23, 2022

Mr. Toby L. Welch, Buyer  
WV Division of Purchasing  
2019 Washington Street, East  
Charleston, West Virginia, 25305

**Re: A/E Services, Culture Center  
North and South Garden  
Renovations**

Dear Mr. Welch:

Chapman Technical Group is most interested in providing the required A/E services for the Renovation of the North and South Gardens at the Culture Center. We have been working on hardscape and landscape renovations for the Capitol Complex over the last few years and have a good understanding of the historic nature of the Complex and the importance of maintaining a safe pedestrian environment while maintaining the aesthetic value of landscape as a whole.

We have reviewed the requirements of your project in detail and have some initial thoughts about how to approach the project and possible solutions. These can be found in the Project Approach section of our submittal.

Our in-house staff includes landscape architects, historic architects, civil and structural engineers, and lighting and electrical engineers. We are very experienced in the design of ADA-accessible facilities, landscape design, and historic pavement design. We have an excellent track record of completing projects on time and within budget. All the work for this project will be performed from our St. Albans office.

We would very much appreciate the opportunity to appear before your selection committee and further discuss your project and our qualifications. Meanwhile, please feel free to contact me if you have any questions or need additional information.

Sincerely,

**CHAPMAN TECHNICAL GROUP**

Joseph E. Bird, ASLA  
Vice President

200 Sixth Avenue  
Saint Albans, WV 25177

304.727.5501  
304.727.5580 Fax

Buckhannon, WV  
Lexington, KY

[www.chaptech.com](http://www.chaptech.com)



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

State of West Virginia  
 Centralized Expression of Interest  
 Architect/Engr

<b>Proc Folder:</b> 996368		<b>Reason for Modification:</b>
<b>Doc Description:</b> Culture Ctr. EOI for Renovations to the North & South Garden		
<b>Proc Type:</b> Central Purchase Order		
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>
2022-01-27	2022-02-23 13:30	CEOI 0432 DCH2200000001
		<b>Version</b>
		1

**BID RECEIVING LOCATION**

BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 US

**VENDOR**

**Vendor Customer Code:** 000000207246

**Vendor Name :** Chapman Technical Group

**Address :** 200  
**Street :** Sixth Avenue  
**City :** Saint Albans  
**State :** West Virginia **Country :** USA **Zip :** 25177

**Principal Contact :** Joseph E. Bird

**Vendor Contact Phone:** 304-727-5501 **Extension:** 154

**FOR INFORMATION CONTACT THE BUYER**

Toby L Welch  
 (304) 558-8802  
 toby.l.welch@wv.gov

**Vendor Signature X** 

**FEIN#** 550704766 **DATE** 2-23-2022

All offers subject to all terms and conditions contained in this solicitation

STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, 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: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. 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.

**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.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"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.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Chapman Technical Group

Authorized Signature: [Signature] Date: 2-23-2022

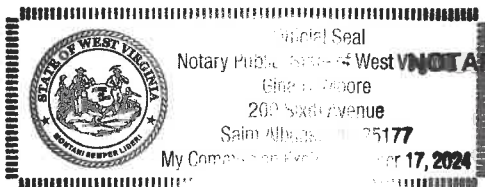
State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 23<sup>rd</sup> day of February, 2022.


My Commission expires October 17, 2024.

**AFFIX SEAL HERE**



[Signature]  
Purchasing Affidavit (Revised 01/19/2018)

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

 V.P.  
(Name, Title)  
Joseph E. Bird, Senior Vice President  
(Printed Name and Title)  
200 Sixth Avenue, Saint Albans, WV 25177  
(Address)  
304-727-5501, 304-727-5580  
(Phone Number) / (Fax Number)  
jbird@chaptech.com  
(email address)

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

*By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.*

Chapman Technical Group  
(Company)

 Joseph E. Bird, V.P.  
(Authorized Signature) (Representative Name, Title)

Joseph E. Bird, Senior Vice President  
(Printed Name and Title of Authorized Representative)

2-23-2022  
(Date)

304-727-5501/304-727-5580  
(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: CEOI DCH22\*1**

**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 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2            | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> 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 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.

Chapman Technical Group

\_\_\_\_\_  
Company

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

2-23-2022  
\_\_\_\_\_  
Date

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

Revised 6/8/2012

## Table of Contents

*Section 1.0 - Project Approach*

*Section 2.0 - Overview & Awards*

*Section 3.0 - Project Experience*

*Section 4.0 - Resumes*

*Section 5.0 - References*

## Existing Conditions

### **Deteriorating Walking Surfaces**

*Existing Condition:* The concrete plaza, steps and sidewalks are deteriorating. Settlement and deterioration are creating trip hazards. Cracks in surfaces and missing caulking are contributing to water infiltration, exasperating the problem.

*Assessment:* All walking surfaces need to be replaced.



### **ADA Egress**

*Existing Condition:* The North Garden Plaza and the South Garden Plaza do not have accessible egress to the main exterior sidewalk levels.

*Assessment:* Solving this problem will be challenging. The North Garden has a little over eight feet of vertical change to address. The South Garden has even more – over twelve feet to overcome.

It is also important for patrons using the ADA egress routes to feel a part of the overall access to the site. The solution should not feel like an afterthought. Visual and physical connections should be encouraged.

The grass slope beside the North Garden has additional grade that will need to be considered in the solution. The grass area beside the South Garden is less of a factor.



### **Stormwater Encroachment**

*Existing Condition:* The plaza level of both gardens is below surrounding gravity stormwater systems. From the EOI, stormwater



can enter the alcove areas of the plaza. Existing stormwater management system has failed or is inadequate. Collections within the Museum are at risk.

The North Garden has a sump pump relatively close by and it may be part of the stormwater solution; however, the South Garden sump pump is “overwhelmed.” The South Garden and the rear parking lot stormwater use this sump pump. Currently, a pump and hose are sitting in the South Garden to address stormwater. It appears to discharge into the lawn area beside the South Garden.

*Assessment:* Extensive investigation and evaluation must be completed for the new stormwater design of both Gardens. The new stormwater system must be designed to address frequent heavy rain events. Can a solution be found to eliminate the need for a sump pump? Or a backup solution be put into place? Due to the sensitivity of this building, layers of stormwater protection should be considered.

Another issue to consider with the new stormwater system is the weep drain system at retaining walls. These weeps are currently discharging on to the face of the walls. Most are dry; however, a couple are actively working and show signs of deterioration at the wall face.

Regarding stormwater and accessibility, any grates within the plaza level or within a walking surface must be ADA compliant. Openings in the grate must be less than one-half inch in width.

### **Architectural Lighting**

*Existing Condition:* The North Garden uses step lighting recessed into the concrete retaining walls. Bollards are in the lower-level planting areas in both Gardens. Ceiling mounted fixtures are in the alcove of the North Garden; however, none are provided at the South Garden.



**Assessment:** A renovation of the Gardens should include an upgrade to the pathway, landscape, plaza, and security lighting. Energy-efficient lighting systems should be incorporated into the renovation providing plenty of safety, security, and ambiance lighting as a space in this location deserves.



### **Securing Garden Spaces**

**Existing Conditions:** Both Garden areas are always open to the public. Landscape levels are also accessible to the public and pose a fall risk. Security cameras were not readily visible.



**Assessment:** Fall-risk areas should be restricted from public access. Gates or other means of control should be added to the entrances to the Gardens. Security cameras may also be considered.

### **Landscape and Lawn Restoration**

**Existing Conditions:** Lawn and landscape areas, outside of the North Gardens footprint, are well maintained. Settlement to the lawn surrounding the South Garden footprint is troublesome.



The landscaping within both Gardens is overgrown and is showing age. Several of the plants are in distress.

**Assessment:** Grading may be needed in adjacent lawn area to accommodate the new ADA egress. Grading around the South Garden is needed at the steps.

Careful consideration of plant selections is required. Extreme shade in several areas reduces the palette of suitable plants. It will take effort to select plant material that will thrive in its environment and look cohesive throughout the Garden.

Maintenance is another very important factor when selecting plant material.



## Other Considerations

*Cleaning:* A complete cleaning of remaining elements – any steps, retaining walls, railing, etc., should be considered. A cleaning system that will not further damage the existing elements will be needed. Coordination of this work must be timed to avoid damaging new construction and new plant material.

*Structural Repairs:* Repairing some exposed rebar and missing caulking should be considered with this renovation. Failed waterproofing systems should be addressed as soon as possible.

*HVAC:* Consideration should be given to the existing HVAC equipment. Visual clutter and noise will be a factor when the plaza area is used for gatherings. The equipment may need to be relocated, screened with plant material, or enclosed in a physical screen.



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# First Thoughts and Concepts

Realizing a greater understanding of the multiple functions and possibilities of this space will yield a more useful facility, we have developed three preliminary thoughts and concepts for your review.

## **Minimalist Concept**

- Compact
- Traditional switchback solution
- Mostly contained within the footprint of the Garden
- Existing retaining walls remain with modifications
- Mimics the linear form of Culture Center

## **Curvilinear Concept**

- Free flowing
- Artistically contrasts with linear forms of the Culture Center
- Less impact on the existing plaza and garden areas
- Existing retaining walls remain with modifications
- Creates visual interest
- Provides more areas for landscaping

## **Blended Concept**

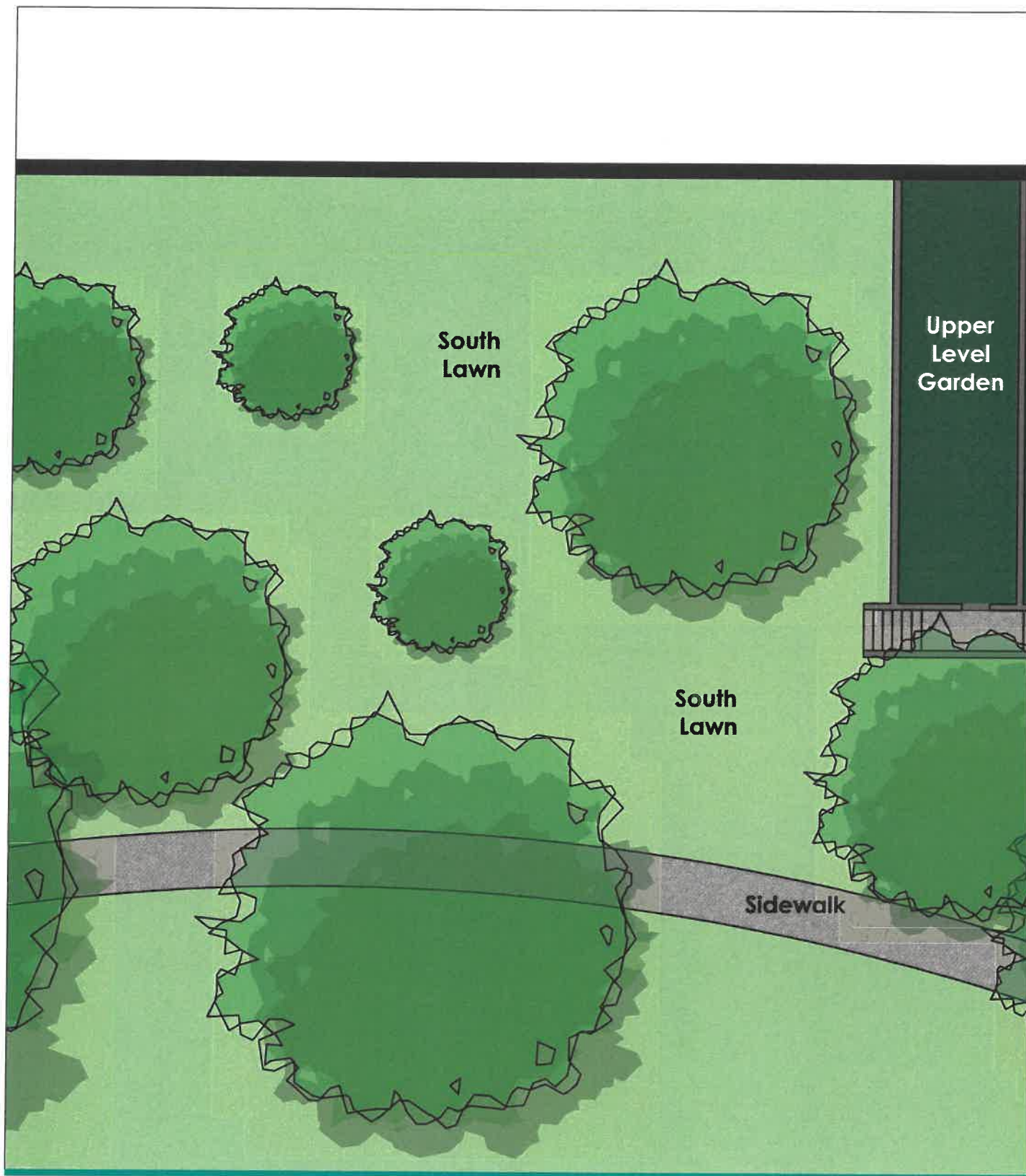
- Uses linear and curved elements
- Keeps much of the linear raised beds intact
- Existing retaining walls remain with modifications
- Planting areas beside ramps visually soften the space
- Creates additional visual interest
- Minimally reduces plaza square footage

## Design Solutions Included in Each Concept

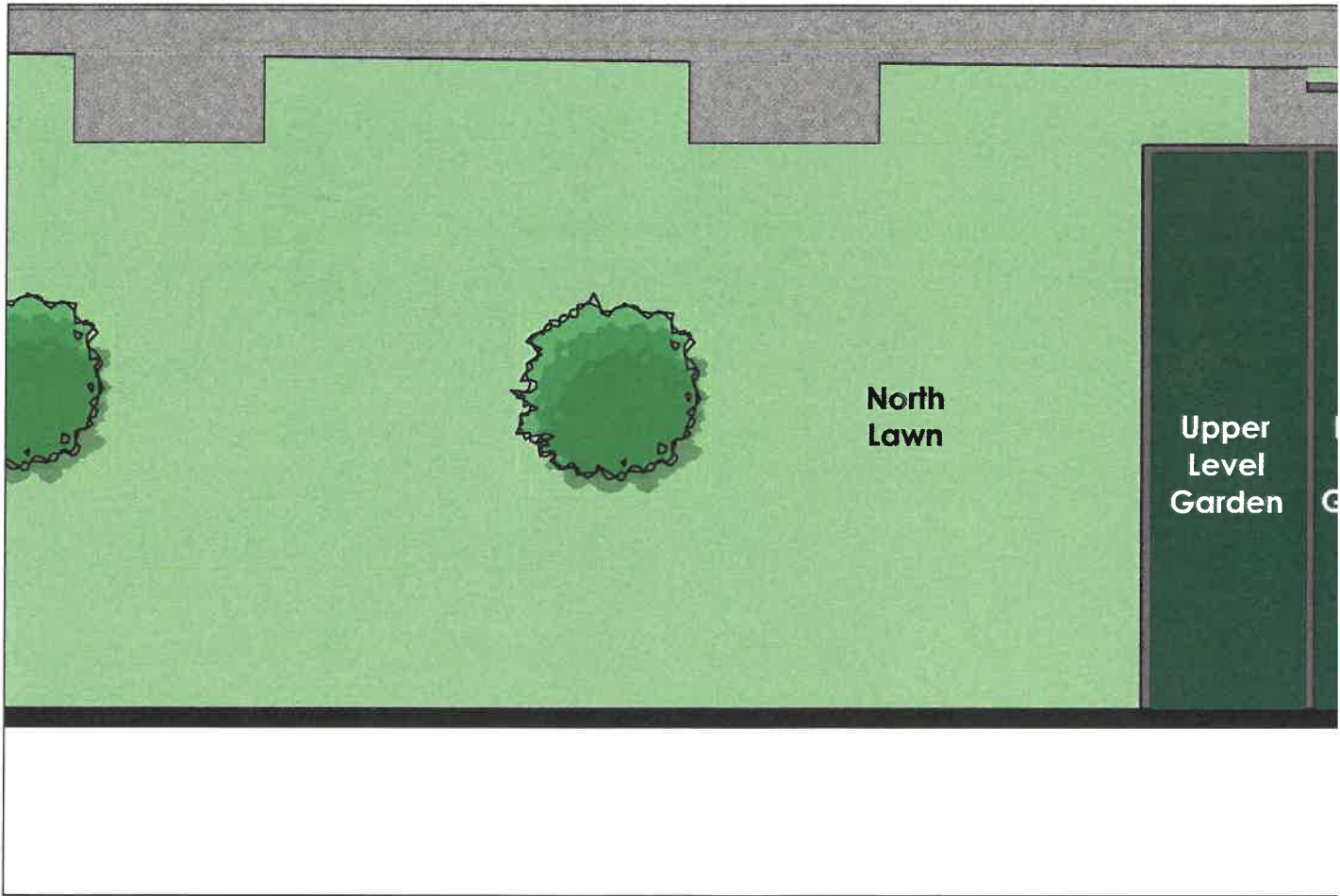
Each Concept addresses these elements:

- Walking Surfaces
  - Replace the plaza paving. Many surface options are available – traditional concrete, colored concrete, concrete or brick pavers, and even slip resistant ceramic pavers. Pavers are available in small scale, such as a traditional brick, or larger (2ft x 2ft) pavers.
  - Integrated with stormwater system. The plaza and ramp systems and the stormwater system must complement one another. Drainage grates must be flush with the pavement to avoid trip hazards.
  - Design for low-maintenance and longevity.
- Inclusive Accessible Design
  - Enable all patrons to access the plaza level.
  - Provide 5' wide ramps and landings to allow full accessibility.
  - Encourage visual connection between steps and ADA egress route.
- New Stormwater System
  - Provide redundancy. Use pumps but provide for power outage and extreme rain events with stormwater storage.
  - Provide new perimeter linear inlets that allow for rapid removal of stormwater from the plaza and ramps.
    - Keep stormwater away from the glass storefronts and slope the plazas away from the building.
    - A perimeter trench drain system is ADA-friendly and provides a variety of grate options to complement the plaza pavement.
  - Provide stormwater detention under plaza for high volume rain events and in case of power failure.
    - Provide precast concrete stormwater containment system below the plaza, sized to contain a heavy rain event. Capacity to be determined with engineering study and calculations.
    - Trench drains empty into the concrete chambers below the plaza.
    - Water is pumped out of the chambers into a rain garden in the lawn area above
  - Pump stormwater from the containment chamber to a new rain garden located in the lawn beside the Gardens, at sidewalk level.
    - A rain garden is a slight depression in a lawn area with engineered soil. This special soil mix absorbs stormwater and allows a shallow pond, usually less than 6 inches deep during heavy rain events. The stormwater slowly dissipates into the engineered soil.
    - Special plant material is selected for rain gardens that thrive in periodic wet soils.
  - Pumping plaza stormwater into an a nearby stormwater system or existing sump area can be an option if it does not impact Culture Center system.

- Permeable pavers could be used to minimize peak flow into the new stormwater system. The pavers allow some water to flow through the paver system into a gravel system below. It can then dissipate into soil or travel to a stormwater system.
- Landscaping
  - Provide plant material that will thrive where it is planted
  - Use native WV plant material whenever possible
  - Low maintenance plant material
  - Provide visual flow with the space
  - Use as security control where appropriate
- Lighting
  - Provide appropriate levels of mood lighting for different functions
  - Lighting will fit into the original design
  - Energy efficient, inherently dimmable LED lighting at plaza
  - Pathway and perimeter lighting to provide safety and security
  - Consider lighting the landscape within the Gardens to add impact to the space
- Security
  - Integrate gates into design elements so they appear to be intentional
  - Provide security level lighting throughout plaza and ramps, via brightening, additional lighting fixtures, motion detection, etc.
  - Consider security camera linked to Campus Police
  - Keep public away from elevated garden levels, via retaining walls, fencing, or plant material
- Other Considerations
  - Clean and repair existing remaining structures – retaining walls, façade, railing, etc.
  - Screening or move HVAC equipment to reduce noise and visual impact



**South Garden  
Existing Site Plan**



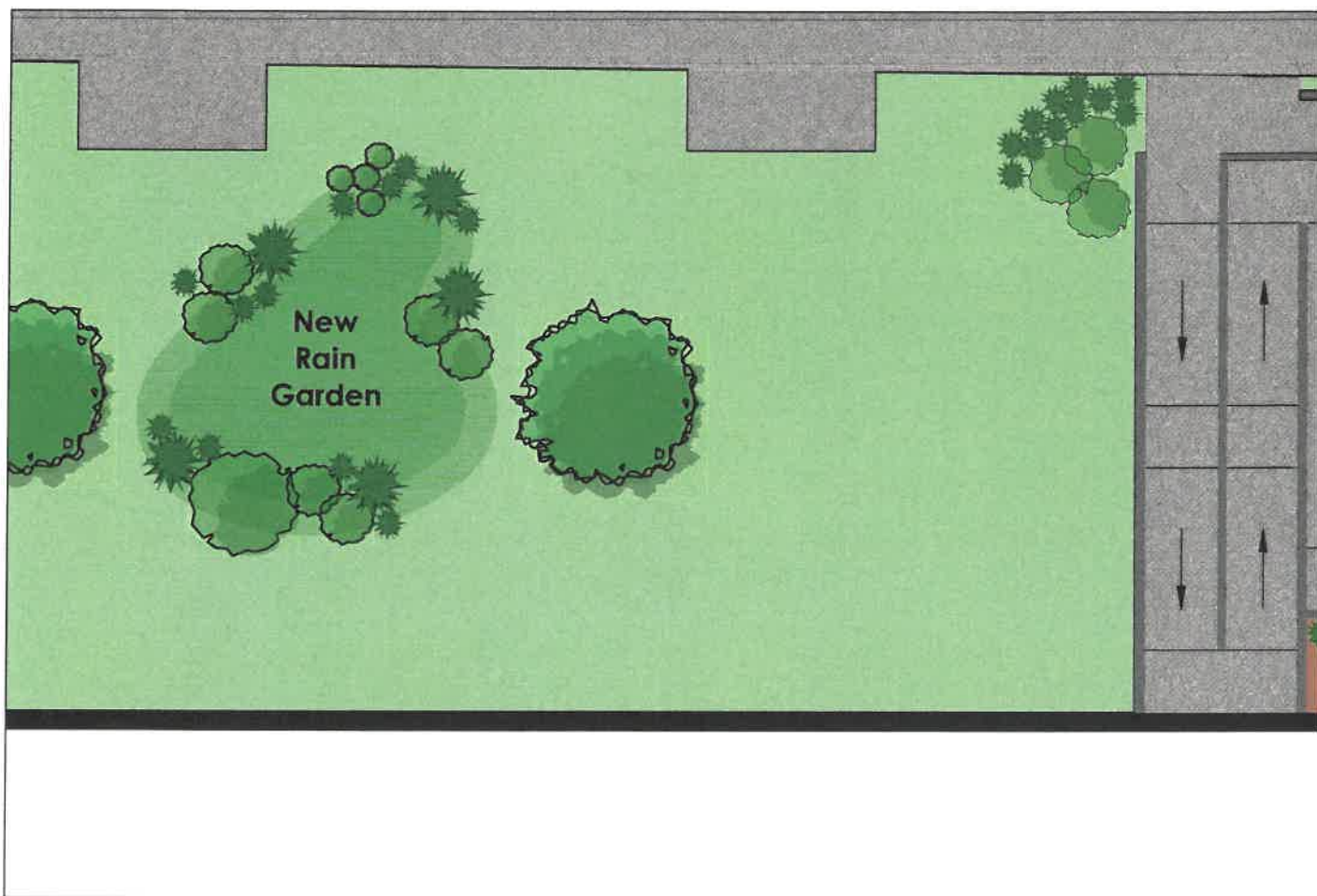
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**North Garden  
Existing Site Plan**





**South Garden  
Preliminary Site Plan**

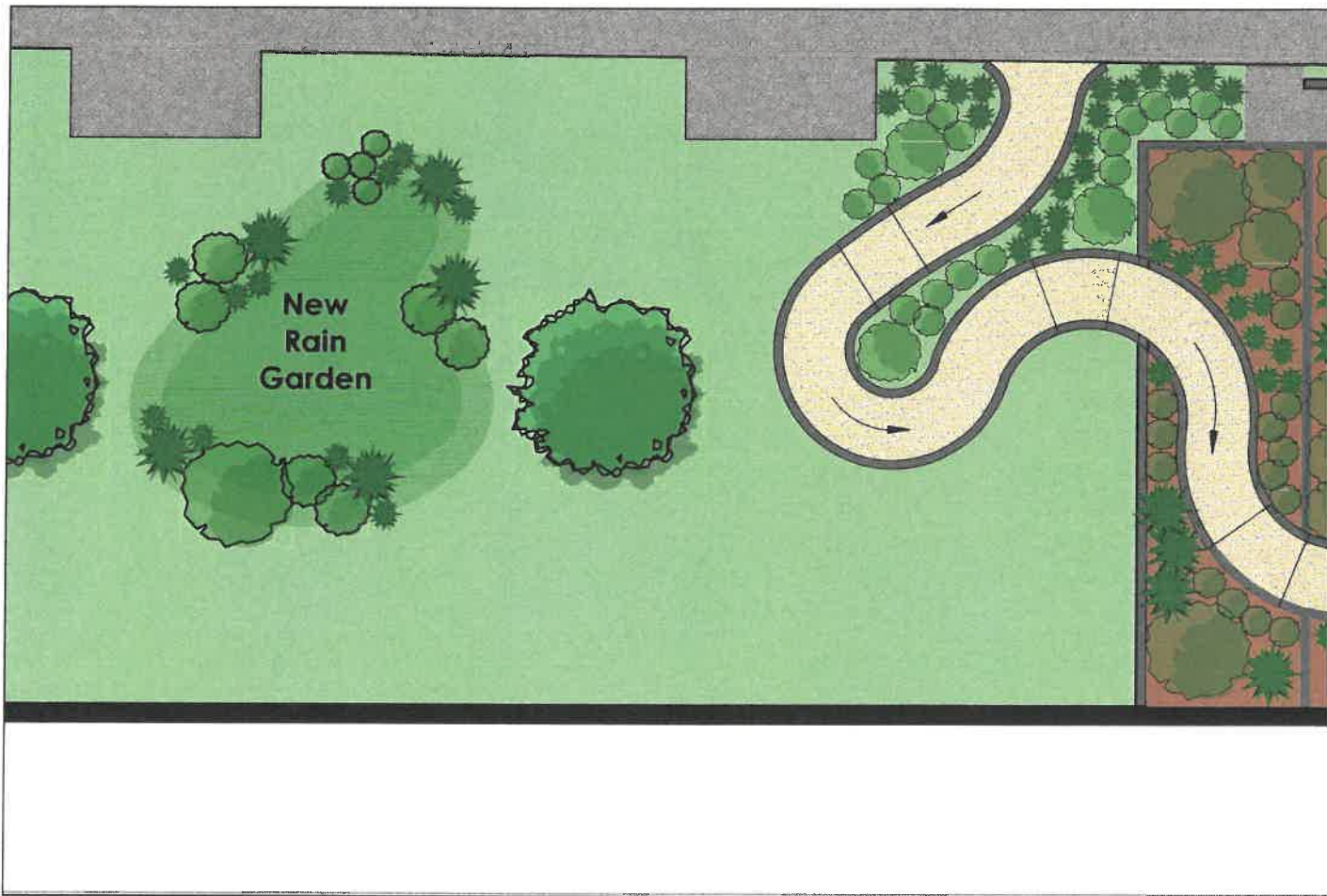


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## North Garden Preliminary Site Plan



**South Garden  
Preliminary Site Plan**

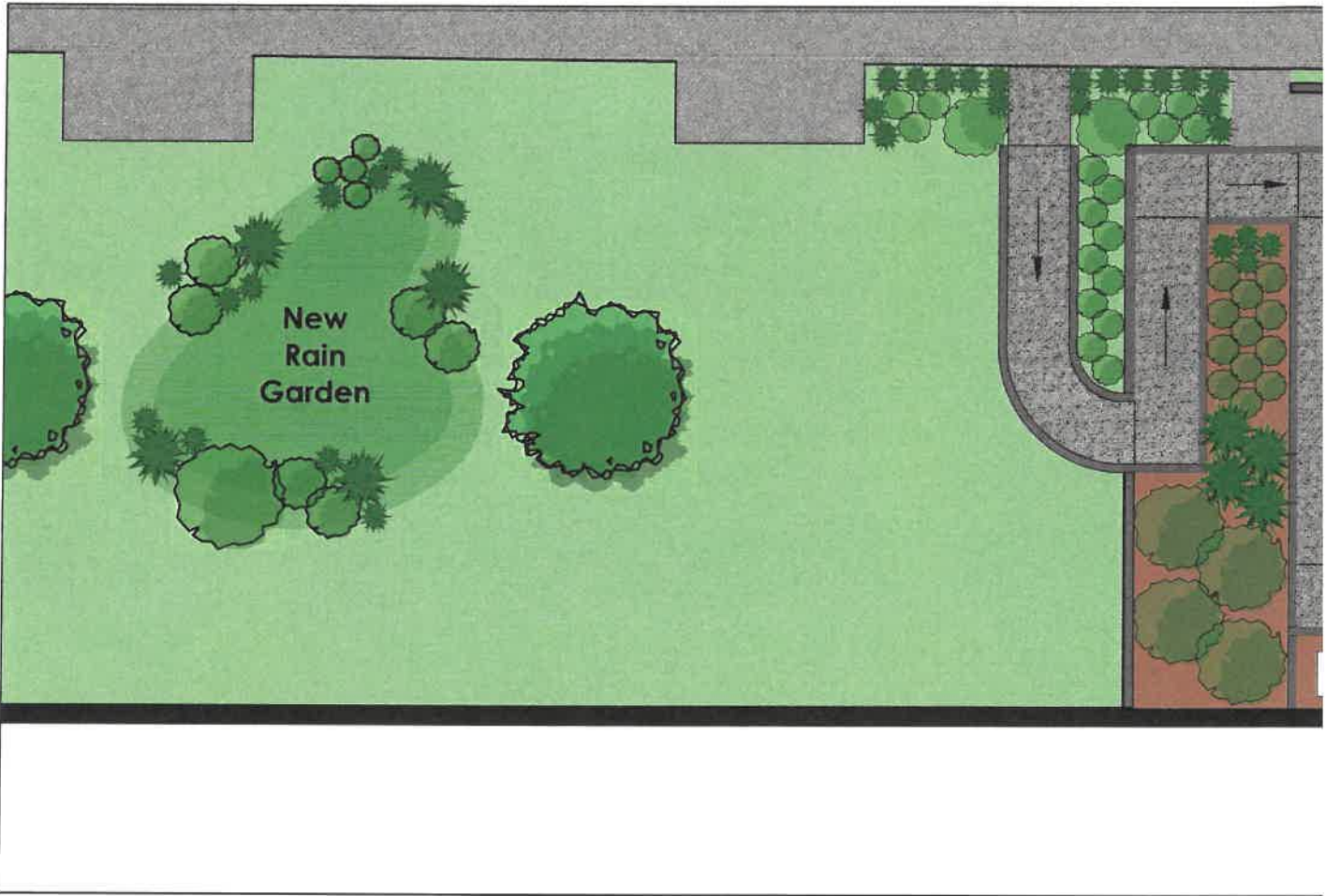


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## North Garden Preliminary Site Plan



**South Garden  
Preliminary Site Plan**



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# North Garden Preliminary Site Plan

# COMPANY OVERVIEW & AWARDS



Established in 1984, Chapman Technical Group has steadily grown into a diverse firm of professionals, many of whom were educated in West Virginia colleges and universities. We have achieved an outstanding reputation for developing high-quality projects, while meeting schedules and budgets.

In 2013, Chapman Technical Group was acquired by the Lexington, Kentucky based A/E firm of GRW, allowing us to provide a wider range of services while expanding our resources. Now, in addition to our offices in St. Albans, Buckhannon, and Martinsburg, West Virginia, as part of the GRW family, we also work in Kentucky, Ohio, Tennessee, and Indiana.

Our architectural group not only designs new buildings from the ground up, but also specializes in renovations and historic restoration projects. Our award-winning landscape architects provide master planning, as well as detailed site design for parks and public spaces projects.

In addition to our building studio, our engineering support staff gives us the ability to meet almost any challenge a project may present. All of our mechanical, electrical, plumbing engineering is provided in-house, and our civil engineers work with our landscape architects to provide site designs that are functional while achieving a high level of aesthetics.

Water and sewer system design is accomplished by our environmental engineers, and when on-site wastewater treatment is required, we can do it.

Working with our airport group, we can provide full airport design services, from runway and lighting design, to hangars and terminal buildings.

# COMPANY OVERVIEW & AWARDS



SRC Building Renovation  
WV AIA Merit Award, 2016  
Historic Preservation



I-79 Rest Area  
AIA Merit Award, 2010



# COMPANY OVERVIEW & AWARDS



Upshur County Courthouse Renovations  
WV AIA Honor Award, 2008  
Historic Preservation



# COMPANY OVERVIEW & AWARDS



Upper Big Branch Miners Memorial  
WV ASLA Honor Award, 2012



Nuttallburg Historic Mining Complex  
WV ASLA Merit Award, 2012



## West Virginia Department of Administration WV State Capitol Main Stairs and Lincoln Plaza Restoration Charleston, West Virginia

Built in 1930's, ninety years of use and exposure to elements deteriorated the monumental entry stairs and Lincoln Plaza at the WV State Capitol. Chapman Technical Group designed and provided construction administration for their restoration of the 28,000 SF, \$1.6M historic project.

Limestone at stairs, fountains, and landings were repaired with stone mortar, re-surfaced, re-set, or were replaced entirely. That limestone was repointed along with the brick plaza pavers. The concrete walks and ramp were replaced with the ramp's curved bronze handrails now providing access to the plaza level. Failed trench drains were replaced with stainless steel to manage storm water that caused some of the deterioration. The limestone base for the statue of Lincoln was re-set, with new lead caps protecting the transition to the granite. This work, plus the stair wing walls, were cleaned using methods appropriate for historic work.





## West Virginia Department of Administration WV State Capitol East Plaza, Governor's Entry, and East Executive Stairs Charleston, West Virginia

Deterioration of limestone pavers and granite stairs caused trip hazards at various locations around the historic WV State Capitol, circa 1933. Chapman Technical Group designed and provided construction administration for their restoration and repair. Deteriorated limestone pavers were replaced, and all pavers were re-set over a concrete slab to reinforce them against occasional vehicular traffic. The granite stair slabs were reset over concrete to eliminate differential settlement that had become problematic. Handrails were replaced with bronze rails.





*Suggested enhancement to parking area entrance.*

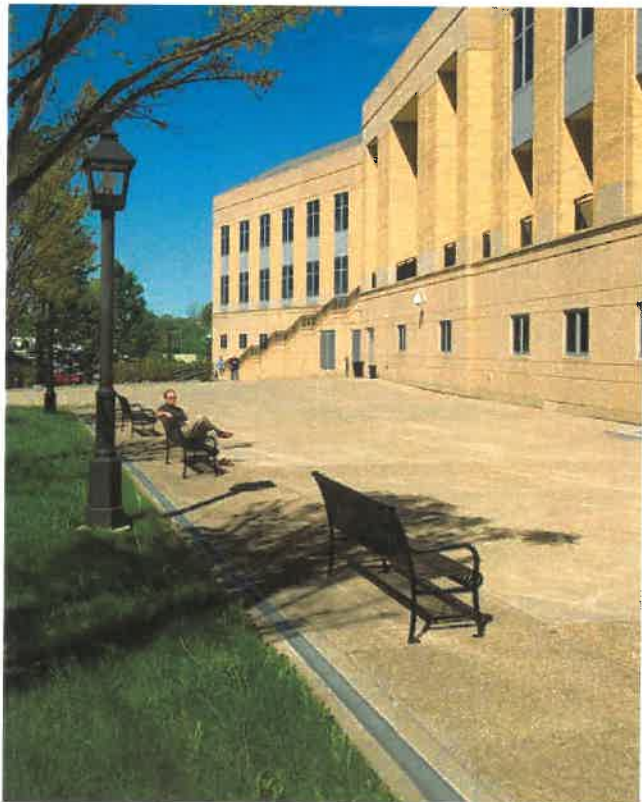
## West Virginia Capitol Hardscape Evaluation

West Virginia Department of Administration  
Charleston, West Virginia

The West Virginia Department of Administration engaged Chapman Technical Group to do a detailed review and evaluation of all aspects of the Capitol campus hardscape. The evaluation identified trip hazards, drainage issues, ADA accessibility issues, and made recommendations to correct the issues. The report also suggested enhancements to the hardscape which could improve the functional circulation for vehicles and pedestrians, and enhancements which could improve the aesthetic appeal of the Capitol campus.



*Sidewalk study at Buildings 5 and 6.*



## Robert C. Byrd Federal Courthouse and IRS Complex

Beckley, West Virginia

Working with Project Architect Robert A. M. Stern of New York and Einhorn Yaffee and Prescott of Washington, D.C., Chapman Technical Group provided the design and construction services for Phase I excavation, shoring and existing utility relocations in support of Phase II building construction. Phase II design and construction services included all site civil and site structural engineering and landscape architectural design including site grading and drainage, storm and sanitary sewage systems, retaining walls, underground electric and communication systems, natural gas supply, potable water and fire services, roads, parking facilities, pedestrian circulation, and site security enhancements.



## Frankfort Plant Board New Administration Building Frankfort, KY

The Frankfort Plant Board, a municipal utility company that provides cable, broadband, telephone, security, electric and water for the city of Frankfort, KY, and surrounding areas, hired GRW to provide programming, planning and design services for its new consolidated administration building and associated 30-acre site.

The new three-level, 46,000 SF administration building project consolidates the Frankfort Plant Board's administrative offices for accounting, human resources, management, IT, and dispatch. In addition, facilities were provided for the Plant Board's public customer service functions including cashier/payment service stations, exterior drive through tellers, product service representation, and a board/community room. The facility also includes backup utility systems and a designated shelter area.

Parking and pedestrian circulation were designed with a high aesthetic and included curved parking and pedestrian pathways. Landscaping and lighting complement the overall design and serve to soften the impact of the building mass.





## Old Central City Square Huntington, WV

Old Central City in Huntington, West Virginia is a retail and industrial district rich in history and full of small-town charm. In the heart of the district is a grand gazebo, which has served as the focal point for events and street fairs. The City of Huntington, working with local shop owners and other interested parties, was looking for ideas to reinvigorate the gazebo property and to make it more attractive not only for special events, but for everyday use. GRW was engaged to develop concepts and a master plan of development which the City can use to upgrade the property as funds become available.

The gazebo itself is a landmark for the area, but the area surrounding the gazebo had become tired and the spaces themselves were not inviting for everyday use. The new master plan creates two café plazas that act as outdoor rooms, and provide an inviting place for visitors to relax with a cup of coffee or a sandwich from nearby restaurants. Careful planning of spatial relationships provide a variety social opportunities, affording visitors the opportunity to sit together, or to maintain a comfortable distance to ensure a feeling of safety. Pedestrian corridors are designed to provide ample public space which is important for people just passing through.

The project will be phased and will include smaller construction projects so that can be accomplished by volunteer groups.





## Renaissance Square

Hinton, West Virginia

A vacant corner lot in downtown Hinton, West Virginia was an ideal location for a multi-use public space. Chapman Technical Group developed a concept that would allow the space to be used for special events ranging from concerts to cultural heritage gatherings.

The topography of the site allows for vertical separation of spaces, which are used in the concept to create separate outdoor rooms. These spaces have different characteristics and allow for a diversity of uses.





## Lincoln Square Hodgenville, Kentucky

To prepare Hodgenville, Kentucky for the nation's Lincoln Bicentennial Celebration event, GRW designed a fast-track project renovating the town square to improve traffic flow and increase safety for residents and visitors while maintaining the historical integrity of the town square. The project involved improvements to the central square area of downtown Hodgenville, which is a National Register Historic District, through the design of a roundabout to ease traffic flow and allow visitors to safely visit a monument to Abraham Lincoln at its center.

The use of a roundabout went beyond the typical design to encompass parking areas, splitter islands as crosswalks, all to ensure the safety of both pedestrians and vehicles. Features included signage,

parking, brick paver fields, lighting, underground utilities installation and surface drainage. The entire project, including street lights, was designed in accordance with the Kentucky Transportation Cabinet (KTC) standards since both intersecting roads are state highways.

New lighting standards and luminaires resemble historically accurate fixtures from the past as indicated in details provided in the contract drawings. The project included 20 new lighting standards, along with ground mounted floodlighting for the existing Lincoln Statue and for a future statue. Lighting standards included duplex receptacles for holiday decorations.



## WV Division of Highways State Road Commission Building Renovation Charleston, WV

As part of the West Virginia Division of Highways District One Campus Renovation, the former State Road Commission Building was renovated to serve as an office building for various DOH personnel. The historical 40,000 square-foot facility retained many historical features, including original doors and transoms, while providing energy-efficient and cost effective systems throughout. In addition to a complete interior makeover that included a historic information center and radio studio, the building also received new exterior doors, windows, roofing and a new elevator. A skywalk connects the building to a new Headquarters Building being constructed beside the SRC Building. A courtyard was also constructed for employee use.





## **B&O Building Restoration** **WV Northern Community College** Wheeling, West Virginia

Built in 1908, the B&O Building served as the main terminal building of the Baltimore and Ohio Railroad in Wheeling, WV, until 1962. A private owner purchased the building in the 1960s and used part of the building as a bar. The State of West Virginia purchased the building in 1975 and opened it for community education in 1976 and it is now home to the Northern West Virginia Community College.

In 2021 the College engaged Chapman Technical Group to evaluate the current conditions of the B&O Building and recommend cleaning and repairs to the masonry, terra cotta, and windows.





*American Institute of Architects, Honor Award, 2008*

**Upshur County Commission**  
**Upshur County Courthouse Renovations**  
38 West Main Street  
Buckhannon, West Virginia

Since the design and construction of the courthouse annex in 1995, Chapman Technical Group has been involved in several improvement and restoration projects at the Courthouse in Buckhannon. In 2005, a lift was installed and plaza renovated in make the original Courthouse accessible. In 2006, the Courthouse dome and clock tower were completely restored. In 2007, the Courthouse portico stonework was restored, and in 2008 the work was honored by the AIA, WV for Excellence in Architecture.



*Dome Restoration Detail*



## Coal Heritage Area Authority Coal Heritage Discovery Center Mt. Hope, West Virginia

The Coal Heritage Discovery Center will occupy the historic Patteson Building in downtown Mt. Hope. The Coal Heritage Discovery Center will consist of offices, meeting rooms, an historic information center, a small theater space, a public lobby area, a gift shop, and a small café area. There will also be an outdoor patio which can be used as exterior café seating.

The Center will be constructed in two phases. The first phase consisted of remedial work to weatherize the building and included the installation of a new roof and roof structure; repointing and repair of the exterior brick; cleaning the interior of the building and the installation of new doors and storefront.



*Right: Interior prior to renovation.*



## Joseph E. Bird, ASLA

Senior Vice President  
Project Officer

### Experience

Joe has been involved in a wide range of projects in his 40+ years of experience. In addition to his landscape architectural design experience, he has served as Project Manager for many major multi-discipline projects ranging from campus development projects to ski area renovations. His experience includes coordinating the efforts of various local, state, and federal agencies.

#### Site Development

Site planning and project management for numerous projects throughout West Virginia ranging from small campus sites to large sites for commercial, government, industrial, and institutional development. Projects include military complexes, campuses, public housing developments and other public facilities.

#### Parks and Recreation

Projects include swimming pools, bathhouses, cabins and support facilities for the West Virginia Division of Natural Resources and similar facilities for county and municipal park systems. Also involved in the design of facilities such as softball fields, fishing access facilities, recreation facilities for prisons, as well as passive recreation areas for public and private clients.

#### Miscellaneous

Other project experience includes the urban planning and development, streetscape design, roadway and storm drainage projects, as well as the project management of numerous major architectural projects throughout West Virginia.

#### Recent Relevant Experience

Old Central City Gazebo Space Redesign; Huntington, WV  
Smith Street Streetscape; Charleston, WV  
St. Albans C Street Plaza; St. Albans, WV  
Scottsville Streetscape; Scottsville, KY  
Meadow River Trail; Greenbrier County, WV  
Clear Fork Trail; Raleigh County, WV

**Years of Experience: 43**  
**Years with Chapman: 37**

#### Education

B.S., Landscape  
Architecture, 1978  
West Virginia University

#### Registration

Architect: WV, KY, IN

#### Affiliations

Council  
of Landscape  
Architectural  
Registration Boards

WV Chapter,  
American Society of  
Landscape Architects



**Years of Experience: 29**  
**Years with Chapman: 5**

#### **Education**

*West Virginia University  
BS Landscape  
Architecture, 1993*

## **Kelly Estep, ASLA**

Project Manager

### **Experience**

#### **Construction Industry**

Kelly has been involved in the design and construction industry. For 13 years, she worked in commercial construction as a Project Manager. She managed design-build and design-bid-build projects for private entities and State agencies. Significant projects included WV Department of Environmental Protection Headquarters building, two University of Charleston resident housing projects, and a multi-agency office building for the WV Department of Health & Human Resources. Working with clients, designers, and subcontractors, Kelly coordinated design-build projects from conception to completion. She managed project design development, monitored budgets, issued contracts, developed and maintained the project schedule. She worked with project superintendents to coordinate subcontractors, submittals, and material purchases.

#### **Design**

Kelly recently joined Chapman Technical Group as a designer and Project Manager. Her experience with CTG includes curb ramp and sidewalk replacement projects throughout West Virginia, bio-retention and rain gardens, and streetscapes.





## Roger Kennedy, ASLA

Landscape Architect

### Experience

Roger has a very diverse professional background, having been involved in parks and recreation projects, highway design, stormwater management, and trail and streetscape design. Other experience includes the use of various civil design software packages for use in site development and road design, digital terrain modeling, hydraulic analysis and related computer aided design tools, as well as the development and management of the computing resources of the company.

**Years of Experience: 32**  
**Years with Chapman: 31**

### Education

B.S., Landscape  
Architecture, 1990  
West Virginia University

### Registration

Landscape Architect: WV,  
KY

### Affiliations

Treasurer, WV Chapter,  
American Society of  
Landscape Architects

Member, St. Albans Rotary

Scoutmaster, Scouts BSA  
Troop 146

Member, Sigma Lambda  
Alpha Honor Society of  
Landscape Architects

### Awards

WV Division of Highways  
Engineering Excellence:  
WV Route 10  
2011, 2000  
Corridor H  
2013

### Site Design and Land Development

Responsibilities include grading design, site planning and layout, analysis of existing features and services, storm water design and management, erosion control, as well as project management. Projects include streets and sidewalks, trails, military complexes, banks, airports, subdivisions, boating facilities, fueling stations and other public facilities.

### Recreation Design and Master Planning

Projects include pedestrian and multi-use trails; waterfront development; fishing and boating facilities; ski developments; sports fields; cabins and support facilities.

### Recent Relevant Experience

Meadow River Trail; Greenbrier County, WV  
Clear Fork Trail; Raleigh County, WV  
Lewisburg Sidewalk Projects; Lewisburg, WV  
Guyandotte Boat Ramp; Huntington, WV  
Winfield Boat Ramp; Winfield, WV  
WV State Capitol East Campus; Charleston, WV  
Pollard Mills Sidewalk Project; Ashland, KY  
Civil War Trail; Lewisburg, WV  
Church and Court Streets Traffic Calming Plan; Lewisburg, WV



## Phillip A. Warnock, NCARB, AIA

Project Architect/Historic Architect

### Experience

Phill is an award-winning architect with extensive experience, having worked with clients on programming / planning, budget analysis, design, construction documents, meeting coordination, bidding / negotiation services, construction phase services, and code compliance. He is especially skilled in renovation and historic restoration projects for government and municipal facilities.

**Years of Experience: 27**  
**Years with Chapman: 18**

#### Education

B.S., Architecture, 1995  
University of Tennessee

#### Registration

Architect: WV, KY, IN, TN

#### Affiliations

National Council  
of Architectural  
Registration Boards

WV Chapter,  
American Institute  
of Architects

#### Awards

Honor Award, WV AIA  
Upshur County Courthouse

Merit Award, WV AIA  
I-79 Burnsville Rest Area

Merit Award, WV AIA  
State Road Commission  
Building

#### Publications

Structure Magazine,  
February 2010  
"A Gem in the Mountains"  
Upshur County Courthouse  
Restoration

**WV DOH District One Structure Evaluations**; Charleston, WV  
Responsible for documenting nine historic structures for submission of Historic Property Inventory forms to the West Virginia State Historic Preservation Office in conjunction with the redevelopment of the District One campus.

**WV State Capitol Main Stairs and Lincoln Plaza Restoration**;  
Charleston, WV

Project Architect for the restoration of the 28,000 SF, \$1.6M historic project, including limestone and brick repair and repointing at the main stairs, fountains, and landing of the West Virginia State Capitol.

**State Road Commission Building**; Charleston, WV

Project Architect for the restoration of the historic State Road Commission Building for the West Virginia Division of Highways. The 40,000 square-foot building houses offices and support facilities for the local highway district. In addition to a complete interior makeover that included a historic information center and radio studio, the building also received new exterior doors, windows, roofing and a new elevator. A skywalk connects the building to a new Headquarters Building that was constructed beside the State Road Commission Building.

**Upshur County Courthouse Renovations**; Buckhannon, WV

Project Architect for several improvement and restoration project at the Courthouse in Buckhannon. The projects made the courthouse accessible, restored the dome and clock tower, and repaired the sandstone columns at the main portico.

**Marlinton Depot Project**; Marlinton, WV

Project Architect for the rebuilding of the historic C&O Railroad Terminal Building after the original building was destroyed by fire. The building was reconstructed from drawings of the original structure on its original foundations.

**WV State Capitol East Plaza, Governor's Entry, and East Executive Stairs**; Charleston, WV

Project Architect for design and construction administration for the restoration and repair for the restoration of limestone plazas and granite stairs at the West Virginia State Capitol.



## Robert C. Denzie, P. E.

Senior Vice President

### Experience

#### Water Systems

Overall experience includes planning and design of various public water system projects throughout West Virginia. Specific project experience includes distribution system design, treatment plant design, existing system analysis, construction management, and observation.

#### Wastewater Systems

Overall experience includes design of various public wastewater system projects throughout West Virginia. Specific project experience includes design of gravity and force main transmission systems, lift stations, and existing system rehabilitation.

#### Stormwater Systems

Overall experience includes planning and design of various public and private stormwater system projects throughout West Virginia. Specific project experience includes, modding complete project watersheds and construction changes to site surface conditions to design storm water systems. Design of roadway stormwater collection systems to mitigate flow spread and ponding in compliance with applicable standards and design of stormwater management and discharge features to meet MS4 community "on-site" volume management and runoff reduction requirements. Experience also includes construction stormwater permitting and coordination with West Virginia DEP and local MS4 community regulators.

**Years of Experience:** 7  
**Years with Chapman:** 7

#### Education

B.S., Civil Engineering, 2014  
Marshall University

#### Registration

Member, American Water Works Association  
Member, Water Environment Federation

#### Affiliations

Member, American Water Works Association  
Member, Water Environment Federation

#### Projects Include

WV DOT District One Shop  
Equipment Building  
(Charleston, WV)

Clay County Public Service  
District  
Water System Improve-  
ments  
(Lizemore, WV)

West Virginia DNR  
Chief Logan State Park  
Cabins  
(Logan, WV)



## Monty Maynard, PE, LEED AP BD+C

### Vice President

### Experience

Monty's experience with electrical design, process instrumentation and control design, and project management is extensive. He has been involved with the design of building systems for more than 300 projects, ranging from water resources projects to the design-build of federal prisons with total construction values as high as \$984 million. His areas of technical expertise include electrical power distribution, substation design, alarm systems, communications, lighting, lightning protection, instrumentation/controls/telemetry, power quality, energy efficiency and code compliance.

**Years of Experience: 41**  
**Years with GRW: 26**

#### Education

B.S., Electrical Engineering,  
1978,  
University of Kentucky

#### Registration

Professional Engineer  
(Electrical): KY, WV, IN, GA,  
TN, TX, NV, NC, MS, MI, AL,  
CA

NCEES Member allows  
reciprocity with other  
states

LEED Accredited  
Professional, Building  
Design + Construction  
Affiliations

National Fire Protection  
Association

International Society of  
Automation

American Council of  
Engineering Companies

National Council of  
Examiners for Engineering  
and Surveying

#### West Virginia Division of Natural Resources Building 74 Renovation; South Charleston, WV

Principal. Among improvements selected for design are replacement of heating and cooling systems, windows, T5 lighting with LED fixtures, and replacement of ceilings and floor finishes, as well as new DDC controls throughout building.

**West Virginia ANG 130th Airlift Wing Squadron Operations Facility Repair;** Charleston, WV Electrical Engineer. Designed to achieve USGBC LEED Certified rating, meet all ANG Sustainable Design criteria.

**U.S. Federal Courthouse Renovation;** Lexington, KY Project Manager. Design-build improvements. Built in 1934, the federal courthouse is listed on National Register of Historic Places.

#### Murray State University Woods Hall Renovation, Phase I; Murray, KY

Principal-in-Charge. Electrical service upgrade for renovation of a 3-story building originally constructed as a dormitory.

#### Covington 6th Street and Scott Boulevard Streetscape; Covington, KY

Electrical Engineer of Record. Among other items project was scoped for placing electric and communications utilities underground, overall streetscape beautification including pedestrian-scale street lighting, decorative paving accents, curb bump outs and rain gardens.



## Katherine Menk, PE

### Electrical Engineer

### Experience

Katherine's experience with lighting systems design has encompassed settings and projects ranging from offices, parking lots, and warehouse interiors to façade lighting for educational facilities and highway interchange mast lighting. Her areas of expertise include electrical power distribution, communication systems, interior/site lighting, lighting control systems and code compliance. She offers excellent proficiency with the use of AutoCAD, Revit, CATIA V5, CCD Cadex, CADRA, and other programs.

**Years of Experience: 19**  
**Years with GRW: 4**

#### Education

B.S., Electrical Engineering,  
2003, University of  
Kentucky

#### Registration

Professional Engineer,  
Electrical: KY

#### Professional Affiliations and Training

AGi32 Advanced Lighting  
Design and Analysis (2021)

AGi32 Advanced  
Roadway Lighting Design  
and Analysis (2018)

#### West Virginia State Capitol East Campus Warehouse/Grounds Building; Charleston, WV

Electrical Engineer. Planning, design, and bidding services for a 26,771-SF warehouse facility with a store, office area, maintenance shop, grounds shop, and equipment storage facility serving the WV Department of Administration, General Services Division.

#### West Virginia Division of Natural Resources Building 74 Renovation; South Charleston, WV

Electrical Engineer. Among improvements selected for design are replacement of heating and cooling systems, windows, T5 lighting with LED fixtures, new DDC controls and other items.

#### Clay County High School Renovation and Addition; Clay, WV

Electrical Engineer. Design and construction administration phase services.

#### Holt House Restoration; Hardinsburg, KY

Electrical Engineer. Multiphase restoration of historic three-story home circa 1850.

#### Campbell County Courthouse Clerk's Area Renovation; Alexandria, KY

Electrical Engineer. Renovation of upper floor clerk's area - included electrical/data/communications for new service counter and area layout.

#### East Kentucky Power Cooperative Headquarters Renovations; Winchester, KY

Electrical Engineer. Included reconfiguring lighting and power, as well as providing new finishes and HVAC systems.

#### Covington 6th Street and Scott Boulevard Streetscape; Covington, KY

Electrical Engineer. Included design for electric and communications utilities underground, sidewalk replacement, mast arm signalization, and overall streetscape beautification including pedestrian-scale street lighting, decorative paving accents, curb bump outs and rain gardens.

## REFERENCES



1. Mr. Gary Mullens, P.E.  
WV Department of Transportation  
Division of Highways  
1340 Smith Street  
Charleston, WV 25301  
(304) 205-6983
2. Mr. Joe Paxton, Superintendent  
Clay County Schools  
P.O. Box 120  
Clay, WV 25043  
(304) 587-4266
3. Mr. Bradley Leslie, P.E., Assistant Chief  
WV Division of Natural Resources  
Parks and Recreation  
324 4th Avenue  
South Charleston, WV 25303  
(304) 558-2764
4. Ms. Christy Bailey  
National Coal Heritage Area Authority  
P.O. Box 15  
Oak Hill, WV 25901  
(304) 465-3720
5. Mr. Mark Crites  
WV Department of Administration  
General Services Division  
112 California Avenue, Building 4  
Charleston, WV 25305  
(304) 957-7142