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WV PURCHASING
DIVISION

CHA12017
Coal Heritage Discovery Center
Expression of Interest

msb ARCHITECTS



July 11, 2012

Ms. Connie Hill
2019 Washington Street, East
P.O. Box 50130
Charleston, WV 25305

Dear Ms. Hill,

MSB Architects is pleased to transmit our qualifications for the Coal Heritage Discover Center Design, CHA12017. I affirm that all information contained in this proposal is accurate and we accept all conditions of the EOI.

We have deliberately sized a modest team to provide a short chain of command toward expediting the work in all phases. Each of the consultants is an expert in their field and possesses keen understandings of the complexity that restoration projects can present. Our solution will be practical, technically sound, beautiful and imaginative. We are prepared to start work at once, and assure the Coal Heritage Trail Authority of efficient, creative, and quality progress in the work.

I look forward to hearing from you and appreciate the opportunity to prepare this proposal. If you have any questions regarding the submitted proposal, please don't hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. Scott Bowen', is written over the word 'Sincerely,'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

M. Scott Bowen, AIA

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 | <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 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.

MSB Architects, LLC

 Company



 Authorized Signature

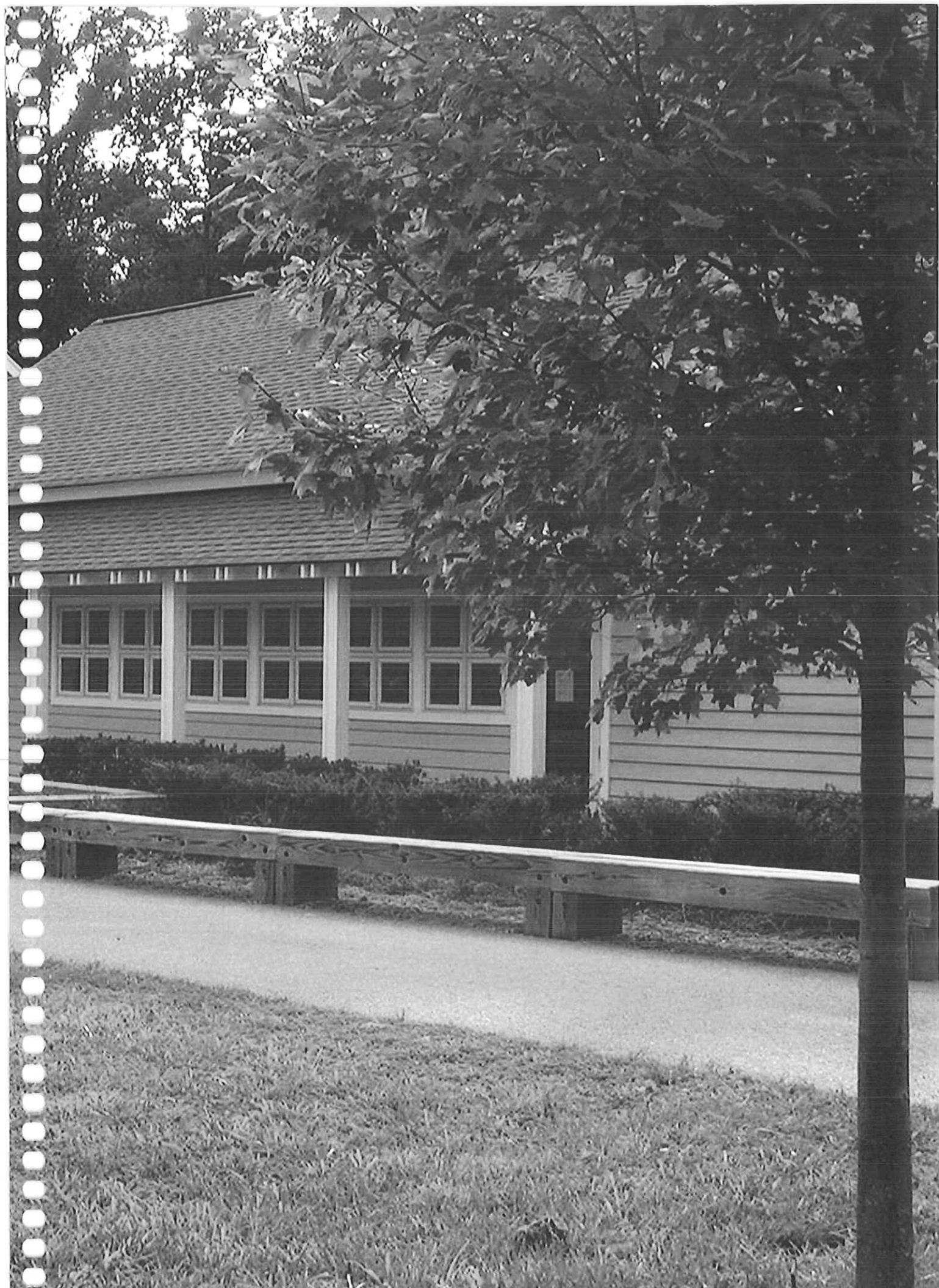
July 11, 2012

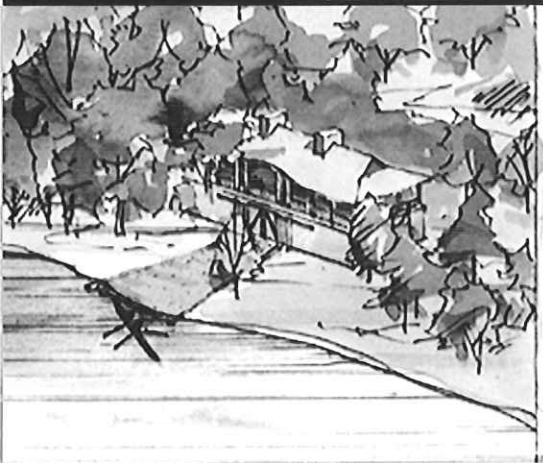
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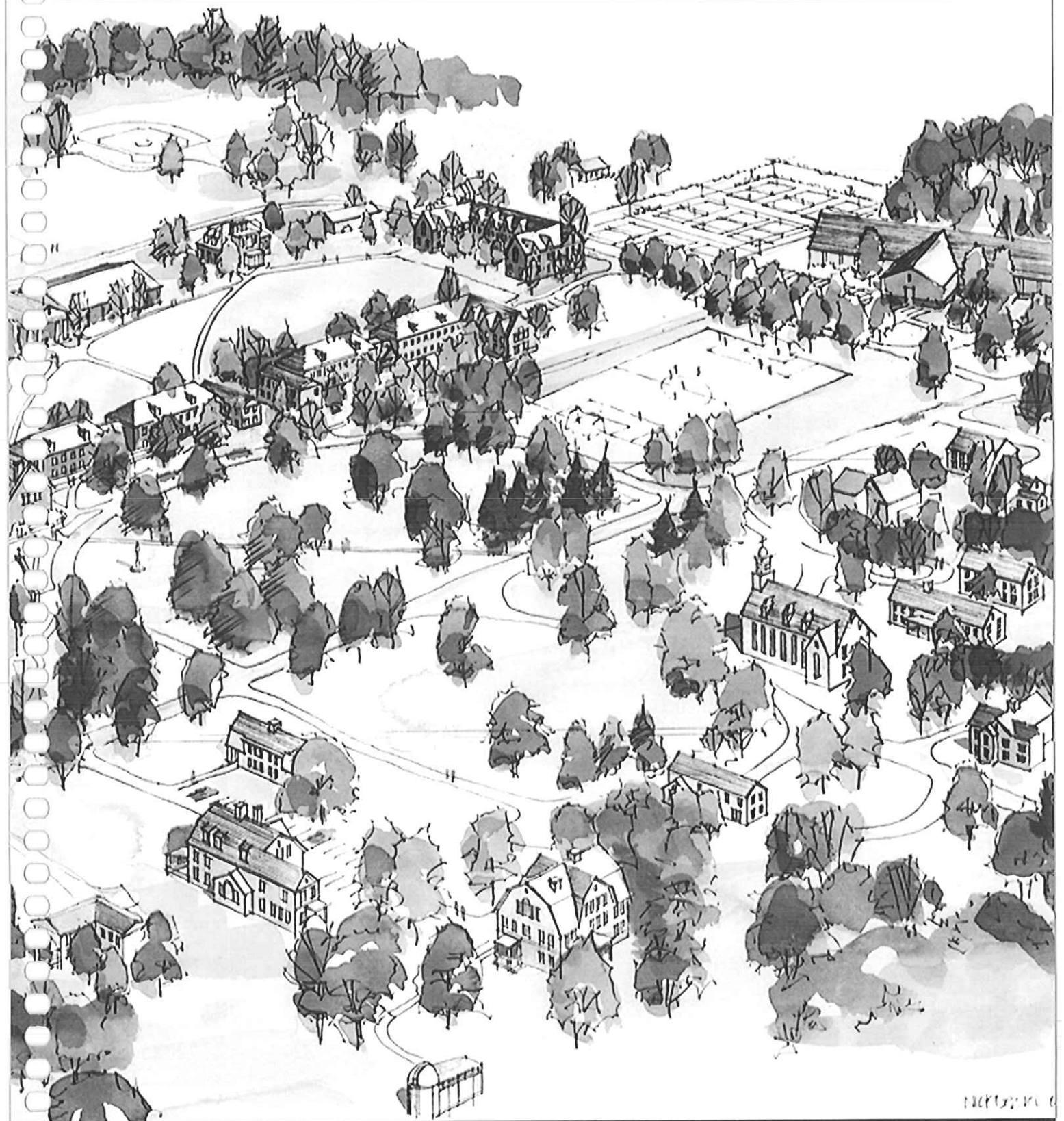
NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.













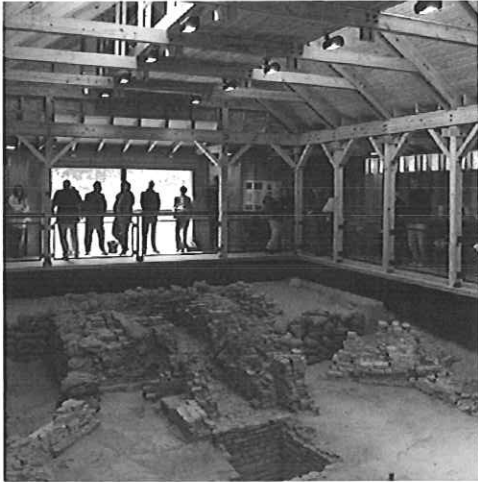
Historic / Visitor Center Projects

Historic

Bowman House at Frontier Museum
Brookgreen Gardens Small Sculpture Gallery
City of Hagerstown Roslyn Building
Dale House at Historic Jamestowne
Endview Plantation Master Plan
Hamilton Hotel Restoration
Lee hall Master Plan and Restoration
Poor Potter Archaeology Site
Restoration of 1907 Jamestown Monument
Thorpewood Dormitory
Walker House, Tristate, and Potomac Walk
Warwick County Clerk's Office Reconstruction
Westmoreland County Museum
Yardley House Restoration
Yorktown Freight Shed

Visitor Centers

Blue Ridge Parkway Headquarters Hemphill Knob
Brookgreen Gardens Low Country Interpretive Center
Colonial Williamsburg Visitor Center
Jamestown Rediscovery Center
John Marshall Foundation Headquarters
Middletown War Memorial
Van Brunt Visitor Center and Mary Riepma Ross Film Institute



Poor Potter Archaeology Site

Colonial National Historic Park

Yorktown, Virginia

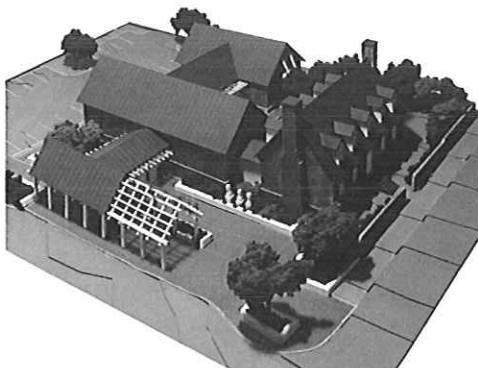
The National Park Service project brief required a structure to replace an aging metal Quonset hut placed over the Poor Potter Archaeological Site in 1975. The Quonset hut had failed to protect the site from erosion and lateral intrusion of groundwater and this became a primary technical concern. Secondary goals included improving visitor access and interpretation of the site.

Historic Yorktown is a sleepy town, which rarely sees new Architecture and displays a variety of well-proportioned colonial era and colonial revival buildings. The Architect set out to honor the Architecture of the town in scale and proportion and fashion a deliberately direct structure, almost crude in its construction, deferring to the kiln remains and artifacts displayed. As the building would not be conditioned and was intended primarily for day use, ventilation and daylighting were primary concerns. An agricultural building was imagined that would sit comfortably on the landscape.

The excavated area dictated the plan footprint which was increased by the Architect's concept that a Visitor might move around the kiln on an elevated platform in a sequence that would create interpretive opportunities. The roof was manipulated to preserve the scale of the building and reflects the interior organization. Exterior walls were unfenestrated, except at the south gable and the north porch, to preserve the simple volume while allowing after hour visitor viewing into the space.

Structural excavations were limited to 6 inch depths and a shallow perimeter grade beam was designed in combination with interior steel girders that ringed the archaeological excavation. Groundwater solutions and excavation slope stabilization were achieved with the foundation work. A simple wood frame and bolted timber truss roof frame were fabricated and erected on site. The kiln is visible from all angles by a perimeter viewing platform.

Contact:
Patrick MacDonald
National Park Service AE Manager
303.987.6621



Westmoreland County Museum

Montross, Virginia

The Westmoreland County Museum currently shares space with the Northern Neck Historical Society in an early 20th century neo-colonial structure on Polk Street in downtown Montross. The site includes an Edward Gillette designed memorial garden honoring five Westmoreland County citizens that have succeeded to the Presidency of the United States.

The Gillette garden and mature trees were plan determinants as their preservation was critical. The plan included a 2-story addition attached umbilically to the rear of the existing structure to minimize disturbance to the historic fabric and preserve the garden. The 2-story building program includes public assembly spaces, historical exhibits, classrooms and support spaces. The language of the building is derived from the existing structure and highlighted by details that speak to its 21st century purpose and construction methods. The project included linkages to downtown by sidewalks and driveways. Greenspace was preserved on the site for public use and a future addition for the historical society has been planned.

Contact:
Walter Heyer, Museum Solutions, project manager
Chesterfield, VA
804.706.1340

E. Craig Wall, Jr. Lowcountry Center

Brookgreen Gardens
Murrells Inlet, South Carolina

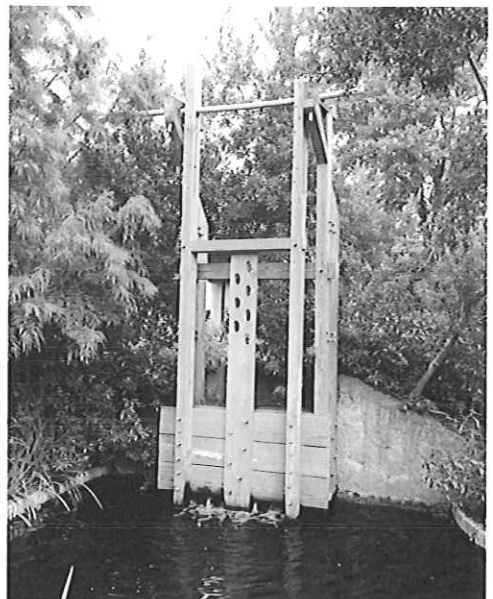
The E. Craig Wall, Jr. Lowcountry Center serves as the gateway to the Lowcountry Trail, the Domestic Animals of the Plantation exhibits and the Native Animal Habitats. It is also the embarkation point for the cruises along the creeks and overland excursions to historical sites.

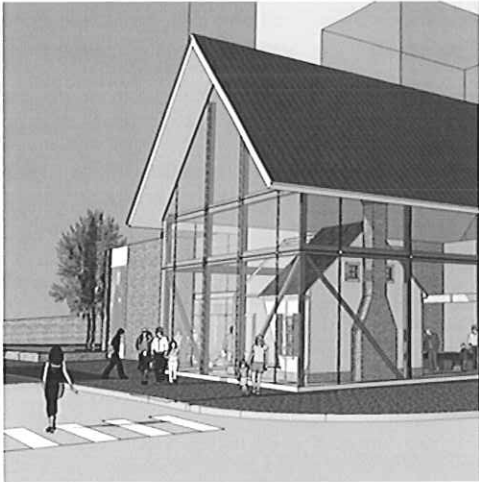
Outside, a beautiful open-air courtyard filled with wildlife sculpture and native plants offers a relaxing alternative for parties and receptions. A cultural garden, complete with seasonal heirloom plants, adds to the appeal of these outstanding surroundings.

Located in the center is the Lowcountry: Change and Continuity exhibit, as well as an auditorium with state of the art audiovisual opportunities. This center and courtyard creates a memorable place for educational meetings and private events.

Daily presenters demonstrate the historical context of the river and rice farming pre-civil war. An artificial rice dike flows through the open courtyard demonstrating how water was controlled as part of rice projection. Two Learning Labs are dedicated classroom space for visiting schools.

Contact:
Lawrence Henry
Brookgreen Gardens
843.235.6000





Visitor / Interpretive Center at John Marshall House Richmond, Virginia

This Visitor Center project will provide a launch point for tours of the Historic John Marshall house, home of America's first chief justice of the Supreme Court. An ambitious effort by the foundations' guild resulted in funding directed specifically to the reconstruction of Justice Marshall's Law office formerly located on the site. As archaeological investigations revealed that the original Law Office site was partially off-site and would not be buildable in its original location, the Architect proposed a partial replication be created in a New Visitor center on the adjacent site. The exhibit will include original furnishings, audio and artifacts from Marshall's productive legal career. The New Visitor and Interpretive Center will allow the proper reception and orientation for groups, a great improvement over the current arrangement which utilizes the basement of the historic home for this purpose.



Leesylvania State Park Visitor Center Leesylvania, Virginia

In 1978, noted philanthropist Daniel Ludwig donated land to the Virginia State Parks, which opened to the public in 1992 as Leesylvania State Park. Locally the area is known as "Freestone Point", referring to the sandstone early settlers took from the property for building. Henry Lee II lived on the property from 1747 until his death in 1787. Henry Lee III (Light Horse Harry) - a cavalry colonel in the revolution, governor of Virginia (1791-1794) and father of Robert E. Lee - was born on the property. Many remnants, including a large chimney that has been restored, remain on the site from the families that resided here. In addition, "Freestone Point" was the site of a Confederate force and gun emplacement during the Civil War.



Leesylvania State Park desired a Visitor Center showcasing the history of the site and the natural wildlife. The design divides the building in half, allowing both subjects to be presented individually. The historic exhibit showcases family trees, an interactive map illuminating the various historical activities that have occurred over time on the site, a civil war uniform, and Native American Indian exhibits. The natural wildlife exhibit features fresh water fish and reptilian display tanks, stuffed local fauna, and a weather station. The main entry and gift shop bridges the gap between the two galleries.

Yorktown Freight Shed Restoration

Yorktown, Virginia

Built in 1935 by the National Park Service after a tropical storm destroyed much of the waterfront, the building was used as a terminal for Baltimore steamships until 1952, when it was remodeled as a post office. The design included moving the structure away from the waterfront threatening its foundation. The freight shed was incorporated into the Yorktown Riverwalk master plan and is currently used as a public facility for County events and for private rental use.

The building was moved and extensively restored in 2005, to comply with Virginia Department of Historic Resources, the U.S. Department of the Interior, and related historic tax credit requirements. The original light steel truss roof frame is now exposed at the interior as it was in 1935. A geothermal HVAC system was designed for this project to satisfy all seasonal heating and cooling loads without electric back-up and to preserve important open space, eliminating outdoor units and associated noise. The building is extensively daylit and employs high efficiency lighting.



Contact:

Mr. Mark Carter

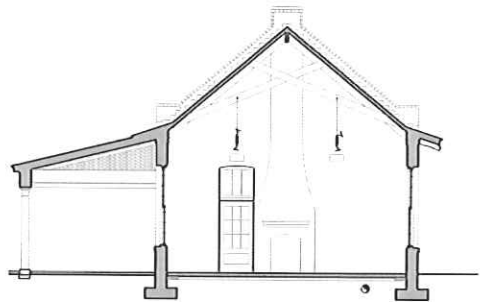
York County

757.890.3337

Historic Dale House Restoration

Jamestown, Virginia

The Dale House was known as the Relic House when it was first built in the early 20th century, housing displays of the artifacts unearthed by the ladies of the APVA and others. Later it served as a pottery demonstration area and museum store, before becoming the headquarters for the Jamestown Rediscovery project from 1994 to 2006. In spite of its small footprint, the Dale House housed all functions of the Rediscovery project for several years, including collections storage, conservation, staff office space and exhibit space. The Dale House was named in honor of Sir Thomas Dale, an early governor of Virginia.



When a new archaeology lab and collections facility was completed at the nearby Yeardley House, the Dale House was planned to be converted into a food service building with light fare. Dave Stemmann worked with DHR to secure the buildings historic status and successfully negotiated a "historic exemption" for its new use, allowing its restoration in a manner that would preserve historic fabric and avoid the perils of full code compliance that would threaten the wonderful exposed wood truss roof framing, large single hung wood windows and exposed stuccoed interior masonry walls.

Contact:

Leslie Ullman

US National Park Service

303.969.2127



Colonial Williamsburg Visitor Center Addition

Williamsburg, Virginia

The Visitor Center complex serves as a hub, intending to educate the visitor about a visit to Colonial Williamsburg, allow informed admissions choices, provide orderly access to the Historic Area as well as Visitor services. The buildings were placed deliberately out of Historic area view sheds and are decidedly modern to serve their modern purpose. The 1957 Visitor Center building was designed by Harrison and Abramowitz of New York, which was later known for their United Nations Building collaboration with LeCorbusier. Any addition to the building would need to honor this valuable piece of the local cultural landscape while serving its state of the art purpose. In contrast to its predecessor, the Visitor Center addition was charged with creating a light and airy space, without departing substantially from the massive language of the original, or creating a competing fenestrated element.

The Visitor Center addition provides a much-needed entry and orientation hall, retail space, and a learning resource center, which has become a vital part of the Colonial Williamsburg outreach. Renovations to the H&A building were returning it to its initial character in spirit, if not in detail, as a number of renovations over the years damaged the original fabric. Ticketing and interpretive operations were revised, to streamline the process, minimize wait time, and provide the maximum amount of information in the condensed sequence. Projection video and plasma screens are employed in the process. The visitor axis through the building is strengthened by the addition to the north and the pedestrian bridge to the south and provides direct access to the expanded historic area and an immediately understandable path.

The building and site remained in operation during construction and was materially affected by this requirement, as design decisions were tested by schedule and constructability.

Contact:
Scott Spence
Colonial Williamsburg Foundation
757.220.7406



Restoration of 1907 Jamestown Monument

Jamestown, Virginia

The Tercentenary Monument at Historic Jamestown was erected by the United States Government to commemorate the 300th anniversary of the establishment of the first permanent English settlement at Jamestowne.

Dedicated by Theodore Roosevelt in 1907 and standing 103 feet tall, the monument is an obelisk and important wayfinding tool at Historic Jamestowne. The setting for the Monument was compromised by a Visitor Center constructed for 1957 commemorations which was sited within 50 feet of the Monument and included a plaza which wrapped around the monuments base.

Early master plan concepts for the site proposed demolition of the poorly sited Visitor Center, suggested by the discovery of the 1607 James Fort nearby and as an opportunity to liberate the monument and create a proper setting. The arrival of Hurricane Isabel and flooding of the Visitor Center in 2003 forced an important decision that was made in favor of the ambitious master plan.

Field investigations indicated that the base of the monument was damaged by the 1957 construction process and the new work would need to include measures to stabilize the monument. In consultation with the State SHPO, the architect devised a scheme to raise the grade around the monument and place flowable concrete fill below its tiered base. The monument was digitally surveyed in 3d and is being re-surveyed annually to detect any further movement. At this time the monument has remained stable for 7 years.

A pedestrian bridge and arrival plaza was designed by the Architect to allow visitors to experience the monument at a variety of scales and from different vantage points. National Park Service programming has developed engaging interpretive and orientation programs conducted at this "gateway to the historic area".

Van Brunt Visitor Center and Mary Riepma Ross Film Institute

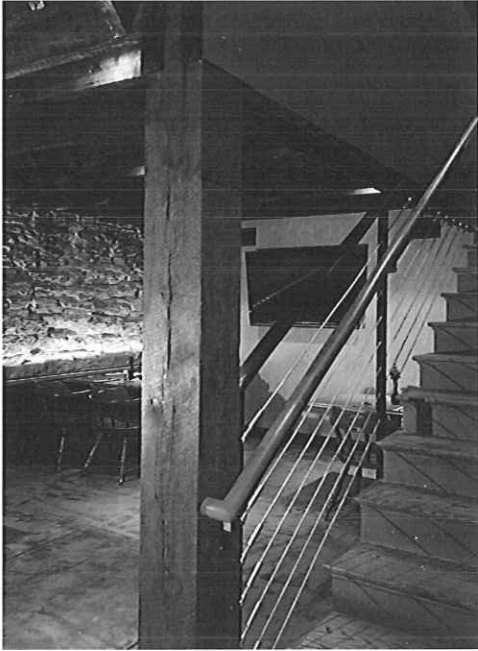
Lincoln, Nebraska

Mary Riepma Ross Film Theater and the UNL Van Brunt Visitor Center on the campus of the University of Nebraska-Lincoln is the gateway to the University of Nebraska-Lincoln campus. The Van Brunt Visitor Center and Mary Riepma Ross Film Theater reinforces the unique character of UNL while honoring the wishes of the donors. The facility is exciting, uplifting, and inviting, while being friendly and open to visitors and patrons of all ages. The Visitor Center/Ross Film Theater facility shares a lobby, large and small film theaters, and other support spaces.

The lobby, an atrium space, is used for visitor orientation and information, special events, and exhibits of UNL programs. In addition to the two theaters which are also used as classrooms, the Mary Riepma Ross Film Theater portion of the complex contains film program offices, a small reference library, a film storage room, and facilities for teaching media production. The Van Brunt Visitor Center and Mary Riepma Ross Film Theater facility provide unique services while serving as the front door to the University of Nebraska-Lincoln. It greets visitors to campus, aids in the recruitment of prospective students, provides information on University programs and events, as well as provides space for intellectual and instructional programs, multiple uses, and special events.

Contact:
Tracey Askamit
University of Nebraska





Walker House, Tristate and Potomac Walk Renovation Hagerstown, Maryland

The renovation of the historic Walker House, Tristate Building, and the addition of the Potomac Walk Building, create a multi-use facility that provides downtown Hagerstown with office space and a restaurant. The top floor houses a penthouse condo. The historic front of the Tristate Building was restored to its original context, and the existing stone foundation wall and wood framing are exposed and featured in the restaurant space.

In addition to office space, the renovation of the Tristate Building in downtown Hagerstown houses the Bulls & Bears Restaurant. The original unoccupied basement was lowered exposing more of the original stone foundation wall featured in the "Bull Pen."

Contact:
Mr. Irv Gish
Bowman Development
301.582.1555



Mary Alice and Bennett A. Brown Sculpture Court Brookgreen Gardens Murrells Inlet, South Carolina

Archer M. Huntington opened Brookgreen Gardens in 1930 with America's first public sculpture gallery in Murrells Inlet, South Carolina. The Brown Sculpture Court, located in the center of the Huntington Sculpture Garden, contains a permanent exhibition of smaller works and most of the white marble pieces in the collection. Poor lighting, lack of landscaping, and narrow walkways did not provide a positive visitor experience.

With increased natural lighting, this newly renovated gallery enhances the visitor experience, and compliments the display of over one hundred sculptures. The gallery features a solemn reflecting pool at the entrance to the exhibit. The characteristic masonry work of the property remains, and softened with landscaping. The lower gallery exhibit is focused around a cascading fountain with an elegant white marble sculpture integrated into the center pool's water feature.

Contact:
Lawrence Henry
Brookgreen Gardens
843.235.6000

Energy and Funding

Sustainability

Sustainable Projects

Funding

Sustainability

MSB Architects' goal is to make buildings that function for our Clients, while minimizing their carbon footprint on the landscape. This is accomplished by listening to our Clients' sustainable goals, then strategizing the use of materials, building size and orientation, and site selection. Weaving all of these strategizes into a successful final design is our fundamental challenge.

Sustainability involves more than just selecting energy efficient equipment. It includes selecting local and renewable materials, reusing materials from old buildings, specifying durable materials, utilizing renewable energy, reducing building water usage, systems controls, and construction waste management. The building envelope is often overlooked, contributing to energy loss and atmospheric hazards to the building occupants. Window glazing is the primary exterior component considered when discussing energy efficiency in the exterior envelope, but it usually represents less than half of the building façade. We emphasize the use of air and vapor barriers, and placing the insulation outside the stud cavity. This completely seals the building envelope and ensures that moisture is not trapped in the stud cavity.

MSB Architects' conservation ethic emphasizes healthy human environments, eco-friendly and durable materials, buildings that respect their site and that respond to local conditions. During design, we prepare a building energy model analysis that we revisit regularly as the project progresses. This analysis considers individual building systems, materials, and how they affect the reduction of the carbon footprint. If desired, we also conduct an assessment to determine a project's feasibility for LEED certification.

Using our early leadership in passive solar design as a foundation, we maintain a commitment to lead by example. When searching for a new office building in 2006, we found the perfect space in the old post office in Myersville – an existing structure with plenty of natural light. To further expand commitments to sustainability, MSB Architects implemented a recycling program to properly dispose of waste paper produced during the design process along with digitally archiving completed projects in PDF format rather than the traditional method of multiple paper copies.

In 2008, construction was completed on The Lucy School – the first LEED Platinum Certified School in the State of Maryland. We currently have several buildings slated for LEED certification. These include the APUS Academic Center, the APUS Finance Center, the APUS Human Resources Offices, and the Frederick County Agricultural Complex.



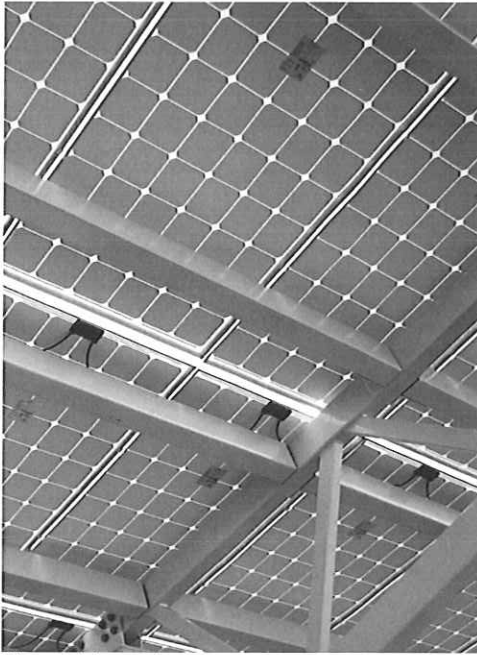
Vegetated roof



Solar array / parking lot shading



Cellulose insulation



Photovoltaic panel



Solatube daylighting system



ICF (insulated concrete form)

MSB Architects develops, critiques, and implements sustainable design strategies for all of its projects. Listed below are specific strategies that we typically use.

Building Size, Orientation, and Respect for the Site

- Minimize building size while maximizing function
- Size and orient building to minimize energy for heating and cooling
- Minimize excavation that disrupts natural landforms
- Use efficient exterior lighting to minimize light pollution

Provide Good Indoor Air Quality

- Select interior finishes minimizing noxious emissions
- Provide fresh air ventilation/use heat exchangers to recover energy

Choose Materials Carefully

- Consider how building components will be recycled when their life cycle is complete
- Avoid old growth timber and wood harvested from rain forests
- Find durable materials to promote building longevity
- Choose materials that don't require finishes, esp. oil-based finishes
- Select materials which meet the "recycled content" definition

Reduce Consumption for an Energy-neutral Building

- Construct an airtight, draft-free building envelope; and use low emissivity inert gas-filled glass in windows and doors
- Reduce domestic hot water load through conservation
- Use daylight 'harvesting' (lights dim when space is lit by sunlight)
- Employ efficient systems for HVAC and hot water
- Use "Smart" technology in control and lighting systems
- Use heat recovery systems

Use Renewable Energy Sources

- Design buildings to reduce need for artificial lighting during the day
- Provide south-facing roofs for solar panels
- Seek opportunities to incorporate alternative energy sources (water, wind, photovoltaic, geothermal, biomass)

Conserve Water and Preserve its Quality

- Minimize use with low flow fixtures
- Recycle gray and black water
- Collect rainwater for reuse
- Use xeriscape landscaping to eliminate irrigation

Waste

- Provide locations for recycling inorganic materials such as metals, glass, paper, and plastics
- Establish goals to minimize waste during construction

Operations and Maintenance

- Institute an active recycling program
- Use environmentally-friendly and non-toxic cleaners, polishes, paper products and waxes

Sustainable Projects



Lucy School - Primary School

A 7,000 square foot "state of the art" facility showcasing the latest in green design; including photovoltaic solar panels, rainwater collection, natural lighting, and ground source heat pumps. The school has four classrooms, an art room, and open classroom space for multipurpose events. In 2011 the school became the first LEED Platinum Certified School in the State of Maryland and in 2012 was named to the inaugural class of U.S. Department of Education Green Ribbon Schools.



American Public University System - Academic Center

This 45,000 square foot, four story administration building houses the University's Admissions and Academic departments and was the first new building the University constructed in Charles Town. In keeping with the historic nature of downtown Charles Town, APUS desired a building in harmony with its surroundings and the University's tradition of renovating historic buildings elsewhere in town. Sustainable features include photovoltaic solar panels on the roof, large windows for natural lighting, low VOC paints, coatings, adhesives, sealants and flooring, and regionally sourced materials. The project is in the final process of LEED certification and is anticipating a LEED Gold rating.



American Public University System - Parking Lot Solar Canopy

A 1,660 panel solar array capable of producing 480,000 kWh of electricity, located adjacent to the University's Finance Center. The array is mounted on a canopy structure providing covered parking and fifteen universal electric car charging stations for the building's occupants and visitors.

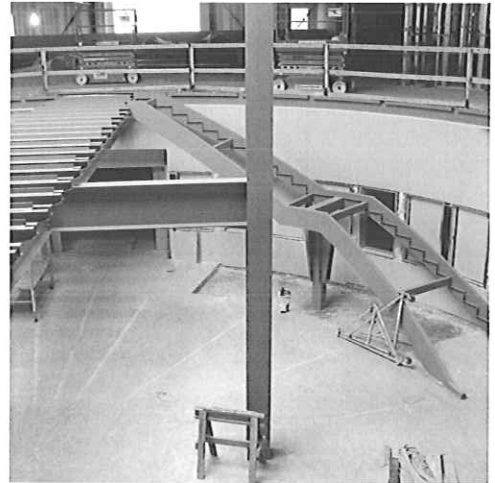
American Public University System - Human Resources

Two separate buildings, one three stories and the other four, are adjoined by an all glass connector. Totalling 125,000 square feet, these administration buildings house the University's Human Resources, IT, Facilities and Marketing Departments. Utilities, managers' and directors' offices compose the central core of both buildings, with open offices around the perimeter. This maximizes the amount of natural daylight entering the building, and promotes interaction between employees and departments. Sustainable features include recycled and regionally sourced materials, large windows for natural lighting, high efficiency variable refrigerant HVAC systems and low VOC paints, coatings, adhesives, sealants and flooring. The project is targeting LEED Silver certification.



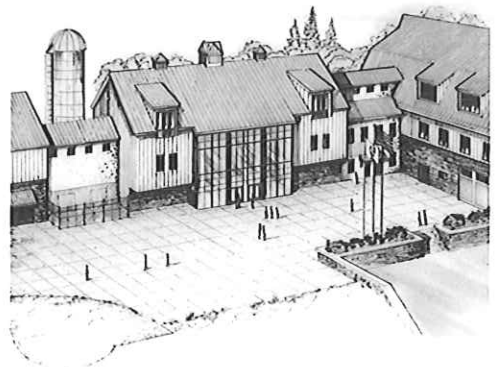
American Public University System - Finance Center

The renovation of an existing warehouse, located next to the University's Academic Center, into a 90,000 square foot administration building for the Finance Department of the American Public University System. The Finance Center is three stories, with the second story open along the perimeter for increased natural lighting. A centrally located circular atrium houses skylights that bring natural light into the interior of the building. Sustainable features include recycled and regionally sourced materials, large windows for natural lighting, a high efficiency variable refrigerant HVAC system and low VOC products. The project is targeting LEED Silver certification and is scheduled for completion in Fall of 2012.



Frederick County Agricultural Complex

A 65,000 square foot facility that will be the focal point of the agricultural community in Frederick County. The proposed design reflects the multi-functional nature of the complex with organizational, governmental, and educational services available from a central location while respecting and celebrating Frederick's agricultural heritage. Sustainable features include a rainwater collection system, native and adaptive plant selection and stormwater quality and quantity control. The project is targeting LEED Silver certification. Construction is expected to commence in Fall of 2012.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

- Name of Property:** Hamilton Hotel

Address of Property: Street 90-98 West Washington Street

City Hagerstown County Washington

Name of historic district: Hagerstown Commercial Historic District

Grants & Loans

Andrew J. Bowen V has acquired over \$9,200,000 in both grants and loans for infrastructure improvement projects. Some of these projects include a water tower, wastewater treatment plant, sewerage pumping station, town park, computer hardware, municipal building, parkland acquisition, road improvements, stream bank restoration, safety equipment, transportation studies, and historic tax credits.

Commercial Historic Tax Credits

28 South Potomac Street (Demcore) \$450,000
Hamilton Hotel \$750,000

MDE Revolving Loan & Grant Program

\$3,400,000 – Wastewater Treatment Plant Loan
\$1,400,000 – Water System Improvements and Water Storage Tank
\$567,000 – Inflow & Infiltration Loan
\$50,000 – Sewer Pump Station Upgrade Grant
\$75,000 – Stream Bank Restoration Project

Program Open Space Grants

Land Acquisition – \$452,000
Development – \$1,750,000

DHCD Loan Program

East Green Street Road Expansion – \$357,000

Construction Oversight and Process

Construction Oversight

Design Process

Construction Oversight

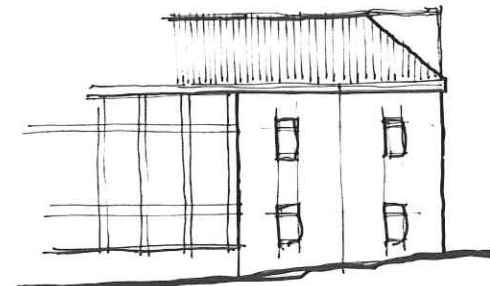
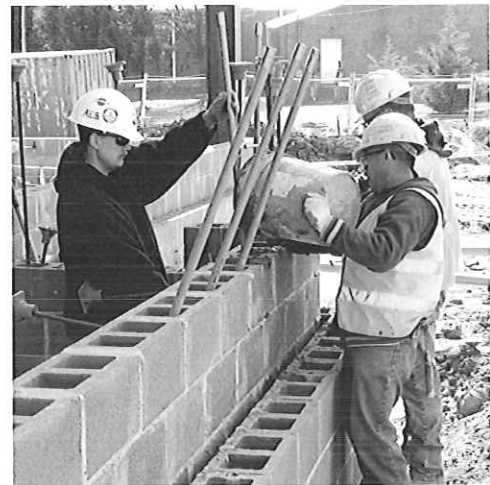


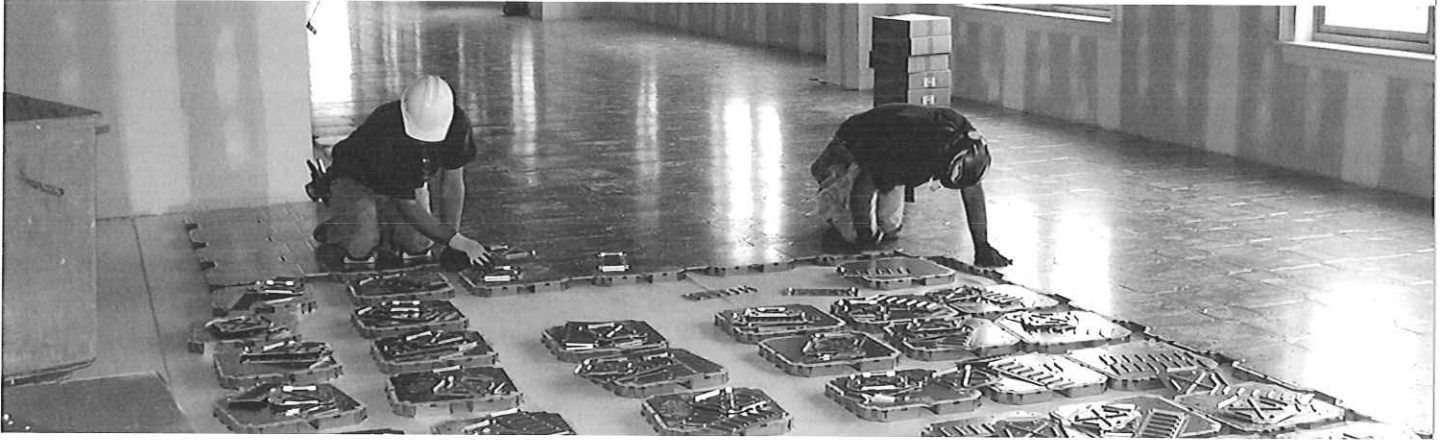
Historic Structures Construction Oversight with State and Federal Funding

Federal and State funded restoration projects require diligence in their execution, to assure that available funds are not jeopardized by non-conforming work. This task is made particularly challenging in the context of historic structures, where discoveries during construction often require expeditious problem-solving which must comply with Department of Interior standards.

We have found that success in this critical phase of the project must be predicated by diligence in its earliest stages. From idea conception to the preparation of the preliminary historic structures report to the grand opening, accuracy and completeness, communication and regular review of participating agencies is critical. Architectural Preservation is not an exact science and opinions vary among experts as to the proper course of action, while both may be consistent with NEPA 106 guidelines.

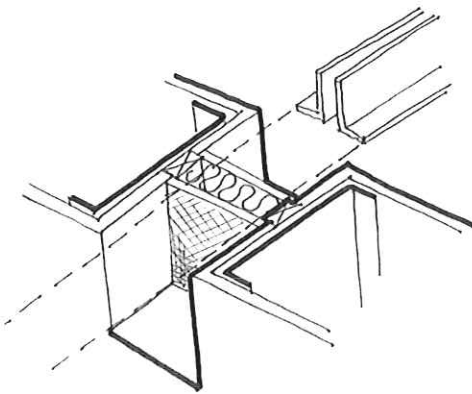
We have been successful including the State Historic Preservation officer in discussions early on for sensitive projects, where important objectives can be promptly articulated. During the construction phase, with a history of shared decision-making and intentions established, the work will be executed by team members that have been involved in the process from the beginning. They understand the sensitivities of the project, assuring the projects is completed in compliance with requirements of funding agencies and local authorities.





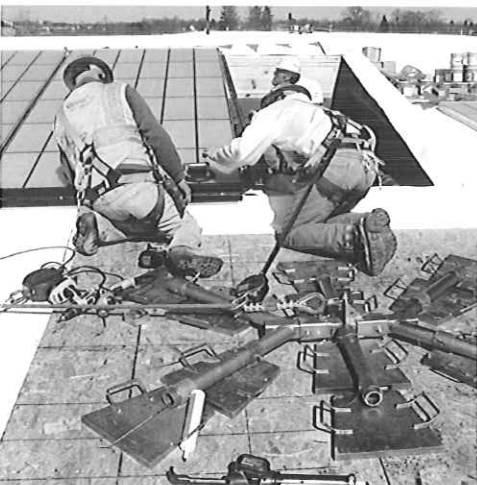
Pre-Construction

- Document review for completeness and constructability
- Evaluate the proposed budget and schedule of values
- Perform analysis of construction schedule
- Assist with bidding procedures and selection of Contractor
- Assist with bid collection and management



Construction

- Attend construction meetings
- Perform site visits and field reports
- Ensure that coordination occurs on a timely basis
- Assist with procurement and pre-ordering of long lead time items
- Monitor construction progress
- Monitor OSHA safety compliance measures
- Implement the use of a third-party testing and inspection agency
- Oversight and assistance in construction quality control
- Review as-built drawings
- Provide periodic financial reporting including actual vs. budgeted amounts and changes
- Evaluate Contractor Pay Applications and retainage amounts
- Analyze Change Order requests for legitimacy, accuracy, and fairness
- Records management including Submittals, Request for Information (RFIs), and Change Order logs
- Monitor Certificate of Occupancy (CO) activities
- Oversee manuals, training, and maintenance programs
- Monitor warranty compliance
- Develop and implement a punch list strategy



Our Construction Oversight services can range from extensive on-site monitoring and reporting to a simple advisory role, depending on the individual client's requirements.

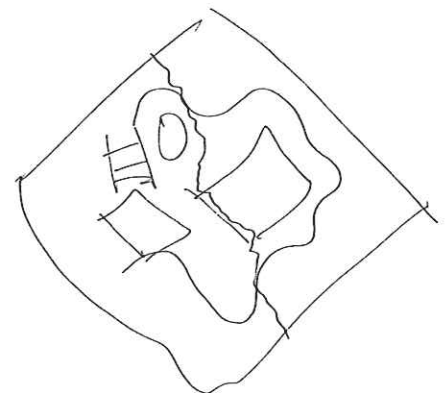
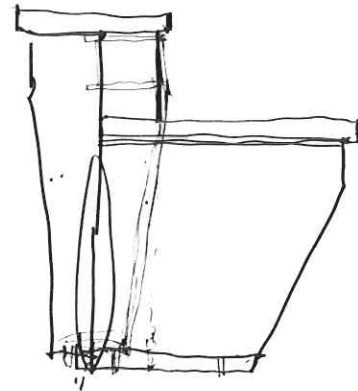
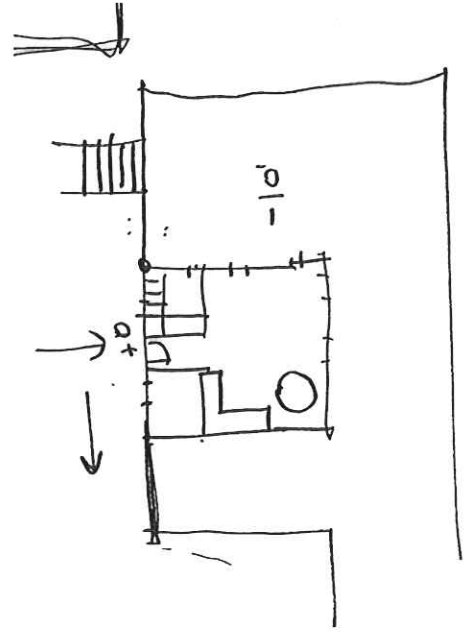
Design Process

MSB Architects employs a participative leadership style, where all members of the design team work collectively from the beginning of the project to determine the best design solutions. This allows each design team member to participate in their specialties, while maintaining the holistic vision for the project. MSB Architects has developed several methods for including people in the design process. These can be as simple as one-on-one conferences, or as elaborate as full scale design workshops involving committees. MSB Architects will utilize this leadership style, when working on the Coal Heritage Discovery Center.

Mr. Bowen manages all projects for the firm, and is the primary contact for MSB Architects' clients. He assigns a project manager as a secondary contact for our clients and the design team, and the project manager remains on the project through its completion. For this project, Katie House will be the project manager, and she will attend all of the meetings with Mr. Bowen. Katie House will also coordinate the design with the contractor and the selected engineering consultants throughout the project. This helps maintain the project schedule and design goals, create a smoother process for all involved, and contribute to a lower chance of miscommunication.

MSB Architects will explore basic layout possibilities based on the Coal Heritage Discovery Center's concept plan, keeping in mind the existing and future needs of the facility. We will present plans, sketches and construction costs to the Coal Heritage Discovery Center for review at each step of the design. Coal Heritage Discovery Center's responses will be reflected in revised schemes, which will then be reviewed for further deliberation. A cycle of design and review continues until a preferred design is agreed upon.

Once a concrete plan is established, MSB Architects will coordinate with the contractor and the selected engineering consultants, further refining the plans and details. The design team's drawings and specifications describe the finished design details, and the quality of craftsmanship, in preparation for bidding to general contractors. Throughout the construction documents process, the Coal Heritage Discovery Center will provide guidance on each element of the design. During this phase, a cost estimate of the project is done for confirmation of the budget. It is revised, as necessary, to meet the Coal Heritage Discovery Center financial expectations.



Design Team

Architect

MSB Architects

Visitor Center & Museum Consultant

David Stemann Architect

Civil Engineer

Dewberry

Mechanical, Electrical, and Plumbing Engineer

Consolidated Engineering , LLC

Structural Engineer

Cates Engineering, Ltd.

Grant Writer & Funding Consultant

Bowen Consulting

Firm Profiles

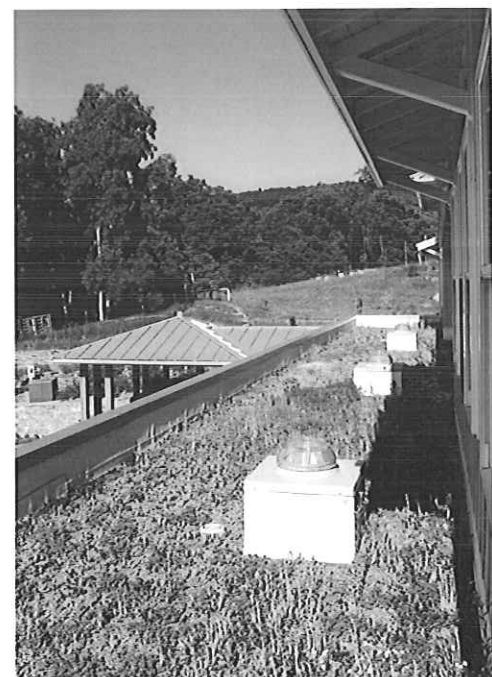
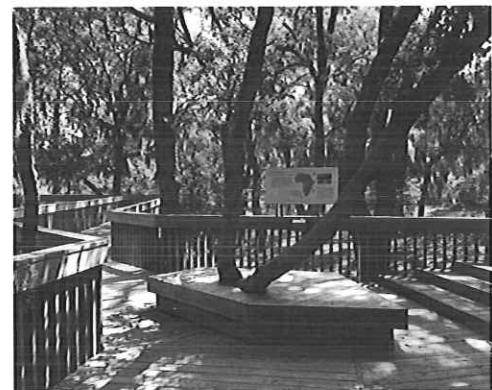
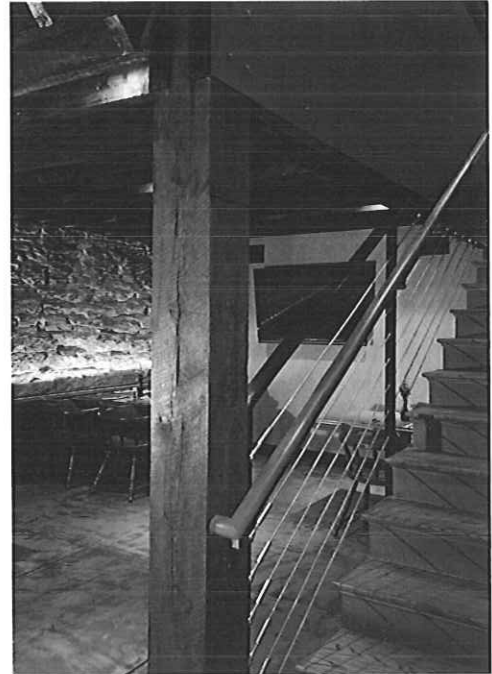
MSB Architects

MSB Architects, formerly HameBowen Architects & Planners, was established in 2004 with a mission to design buildings that enhance both the built and the natural environment. MSB Architects offers diverse design experience and excellence in residential, commercial, institutional, and educational projects.

Teamwork forms the core of our firm's philosophy, combining the professional skills of our personnel with job specific consultants to create focused and effective project teams. Principal, M. Scott Bowen, personally manages each project from start to completion, allowing for better client communication and an efficient decision making process.

Project Managers Michael Summers and Katie House manage and coordinate the design team, assembling a project's complex details for construction. Their involvement, along with Mr. Bowen's, in Client meetings is critical in communicating the Owner's intent to the design team. Each team member at MSB Architects has full access to Mr. Bowen's calendar and the authority to add meetings at will, reducing communication time with our Clients and Consultants when coordinating meetings.

The staff at MSB Architects brings a combined 30 years of sustainable design experience to every project. The firm aspires to produce projects that exist in harmony with their surrounding environments. We advocate the re-use of existing structures and the use of local materials, to reduce the impact our projects have on the environment.



Organization Chart



**The Coal Heritage Highway
Authority**
Client

MSB Architects
M. Scott Bowen, AIA
Principal

- Lead design team
- Review design objectives
- Attend owner meetings
- Monitor and enforce project schedule
- Perform quality check of documents
- Attend construction meetings

MSB Architects
Katie House, LEED AP
Project Manager

- Design architectural improvements
- Coordinate design with consultants
- Review drawings
- Attend owner meetings
- Review shop drawings
- Attend construction meetings

**Visitor Center & Museum
Consultant**
David Stemann, AIA, LEED AP
Principal

- Analyze Owner requirements
- Direct design team on visitor center and museum components of the project
- Periodic review of design
- Attend historic review meetings

Cates Engineering
Structural Engineer

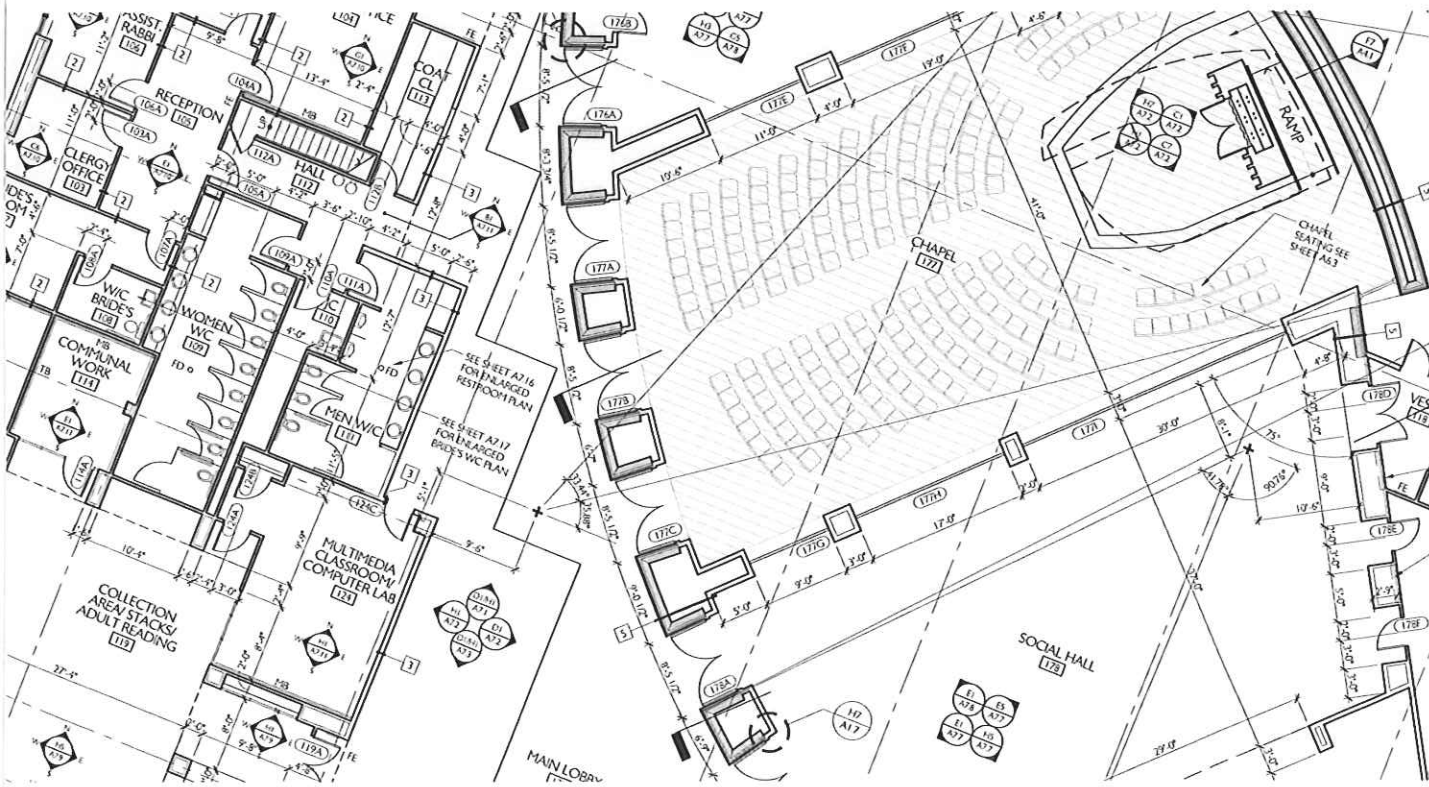
- Design Structural Systems
- Coordinate design with consultants
- Prepare construction documents
- Review shop drawings

Consolidated Engineering
MEP Engineer

- Design MEP systems
- Coordinate design with consultants
- Prepare construction documents
- Review shop drawings

Dewberry
Civil Engineer

- Review site with governing agency
- Prepare site plan
- Coordinate with consultants
- Prepare construction documents



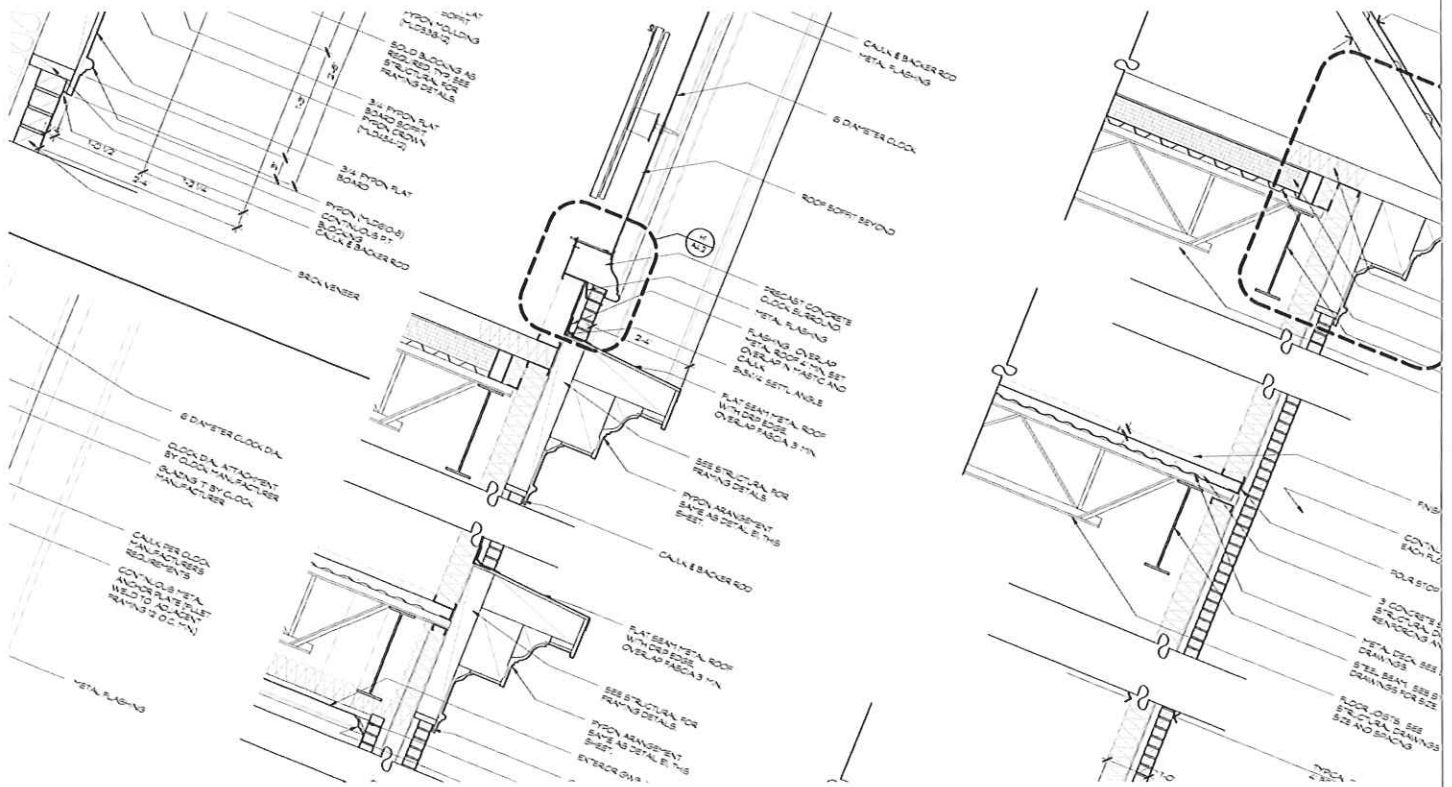
M. Scott Bowen, AIA
Architect and Principal

Mr. Bowen is a registered architect in Virginia, Maryland, West Virginia and the District of Columbia.

"Combine art with architecture; create inspiring environments that meet the client's needs"

Mr. Bowen graduated with a Bachelor of Architecture from The Catholic University of America's School of Architecture and Planning in 1995, where he was selected as a member of the Who's Who of Collegiate Architects. He began his career with the award-winning firms of Carlton Abbott and Partners in Virginia and Centerbrook Architects in Connecticut. In 2004, Mr. Bowen formed HameBowen Architects and Planners, and in 2009 it was renamed MSB Architects. Scott continues to meet the needs of his clients, as principal of MSB Architects. His practice ranges from private houses, commercial, educational, and religious projects, with over one million square feet of completed projects since 2004.

In addition to his practice, Mr. Bowen is an adjunct faculty member at Frederick Community College teaching 'Introduction to Architecture' and 'Advanced Architecture CAD.' He is a member of the Frederick Community College CAD Advisory Board and the local Rotary Club.

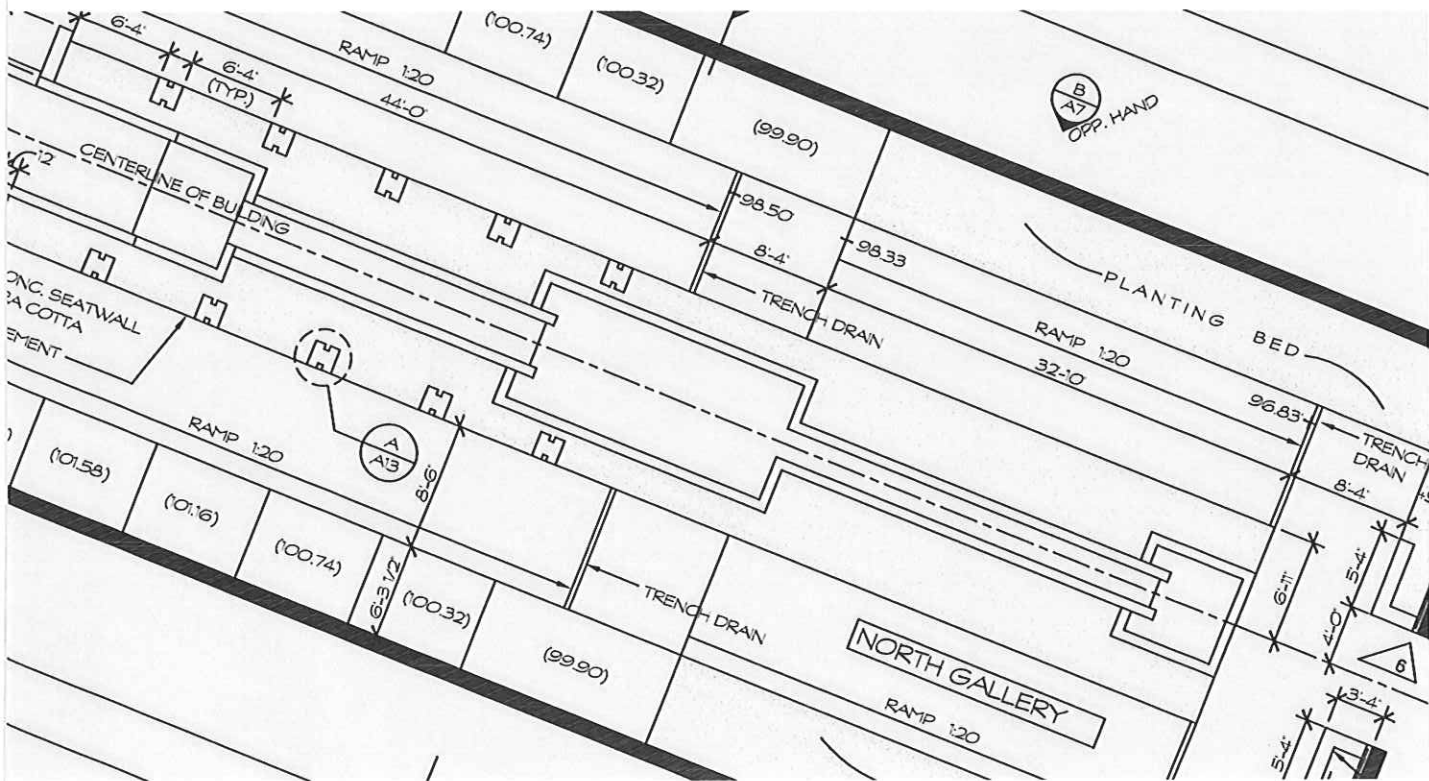


Katie House, LEED AP BD+C

Katie House graduated from Virginia Tech in 2007, with a Bachelor of Architecture degree, and minors in Building Construction and English. She graduated with Cum Laude honors, and was a two-time recipient of the Bovis Lend Lease Architectural/Engineering Scholarship.

Katie interned with both architecture and construction firms her Junior and Senior years in high school, and every summer break throughout her Virginia Tech schooling, except for the summer of 2005. She participated in Virginia Tech's Study Abroad Program in 2005, travelling through Western Europe. The summer of 2003, she interned with Bovis Lend Lease, the construction manager at the Rosedale Residences in Bethesda, MD. The summer of 2006, she interned with Grunley Construction, the construction manager at the Eisenhower Executive Office Building (EEOB) in Washington, DC. Katie has experience with residential, commercial, education, transit intermodal and transit oriented development; as well as new construction, historical renovation and adaptive reuse. Katie earned her LEED AP certification in March 2009, and attained her specialty credential in Building Design & Construction in September 2011.

David Stemann Architect

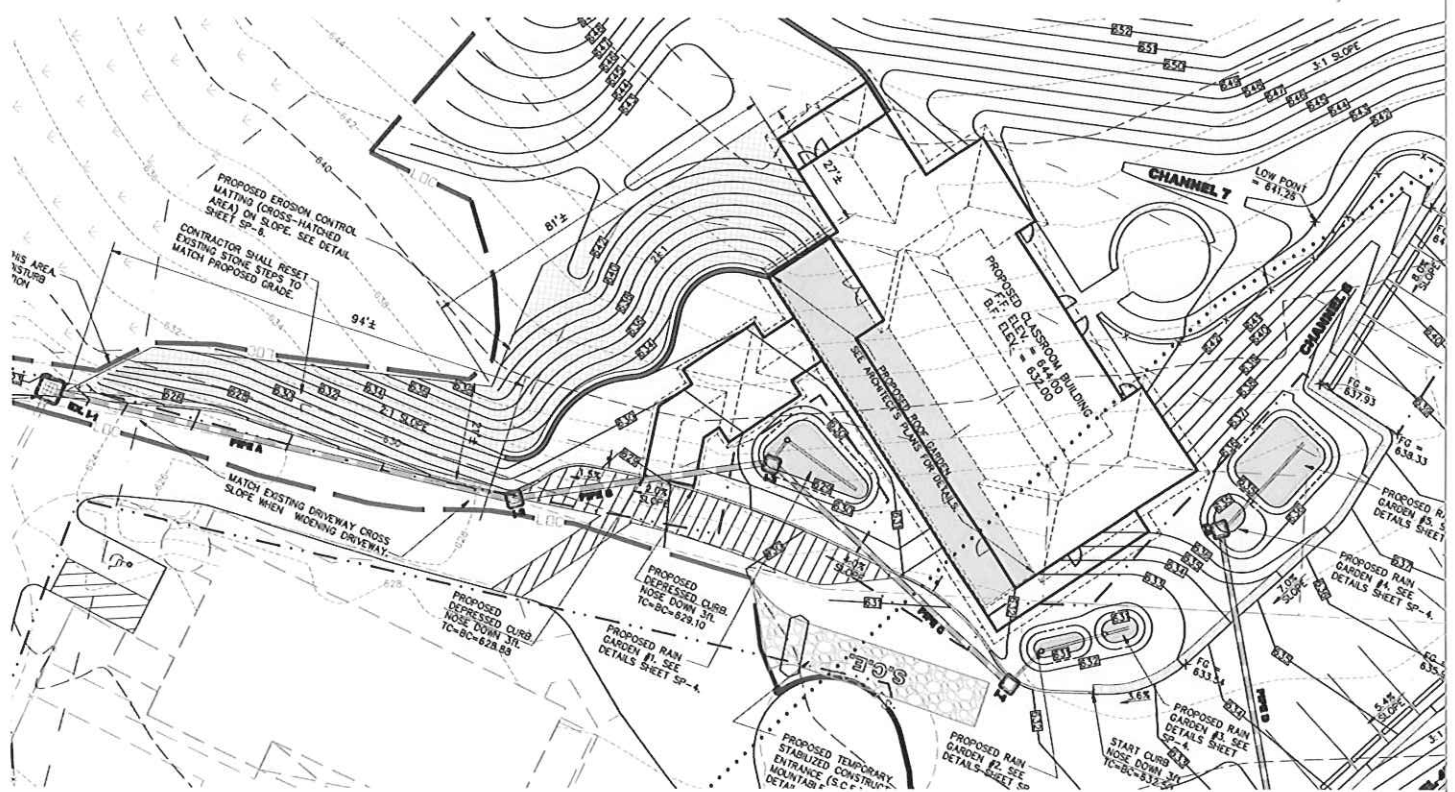


David Stemann, AIA, LEED AP Principal

David M. Stemann, AIA, architect, is the founder of David Stemann Architect, LLC, a full-service architectural practice with offices at 209 North Boundary St. in the City of Williamsburg. The broad-based range of projects at the firm includes museum and exhibit design, residential, preservation, sustainability and commercial works for regional clients including Riverside Hospital, Preservation Virginia, the College of William and Mary, and the Colonial Williamsburg Foundation. Stemann launched the firm after serving as senior project architect at Carlton Abbott and Partners for 24 years, where his projects were awarded 21 design awards in state and local programs. Mr. Stemann is a LEED accredited professional with the United States Green Building Council and is currently serving a 4 year term on The Architectural Review Board for the City of Williamsburg.

Experience

- Blue Ridge Parkway Headquarters Hemphill Knob
- Bowman House at Frontier Museum
- Colonial Williamsburg Visitor Center
- Dale House at Historic Jamestowne
- John Marshall Foundation Headquarters
- Poor Potter Archaeology Site
- Restoration of 1907 Jamestown Monument
- Warwick County Clerk's Office Reconstruction
- Westmoreland County Museum
- Yorktown Freight Shed

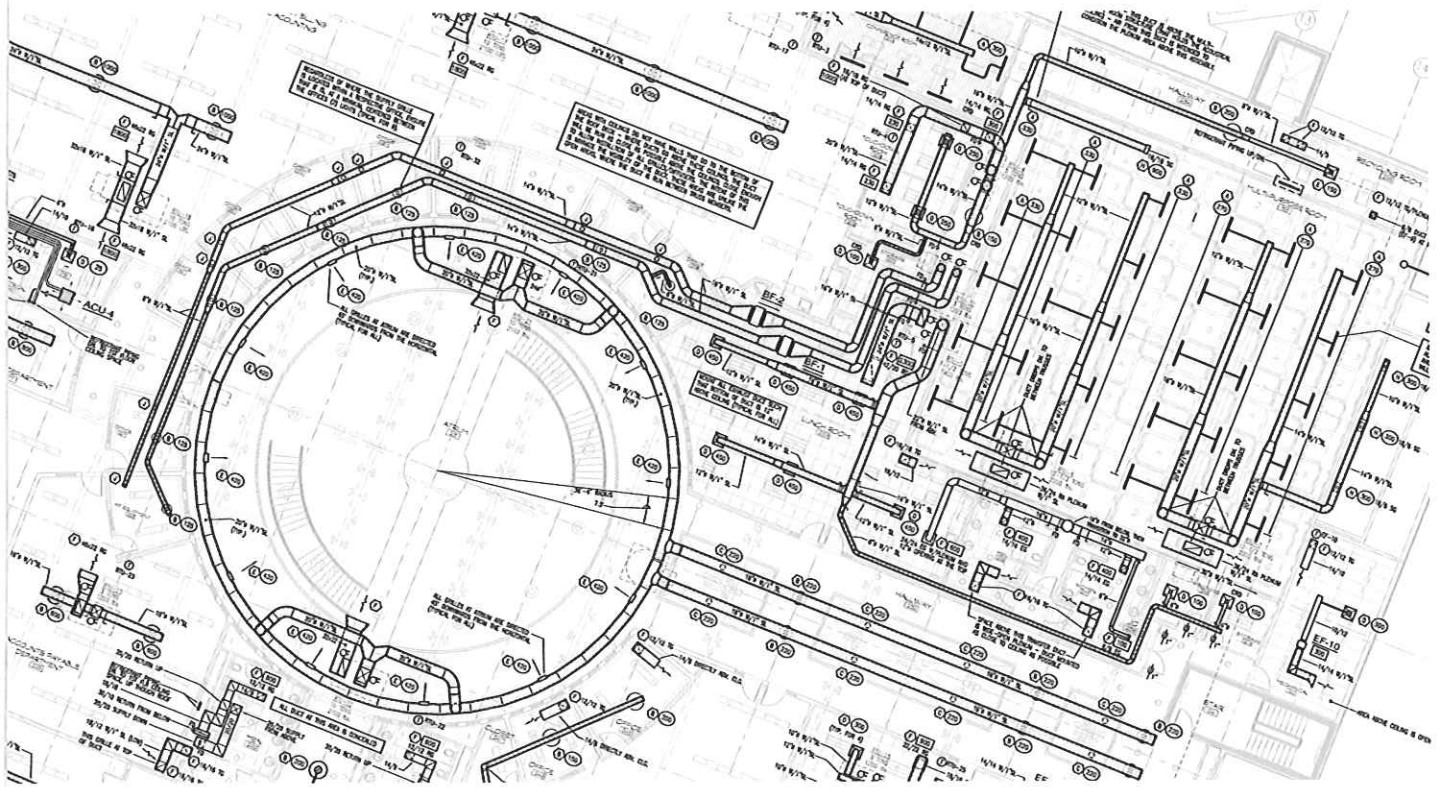


Lisa McCauley, P.E.
Project Manager, Associate

Ms. McCauley graduated from Bucknell University in 1986 with a degree in Civil Engineering and is currently serving as a Project Manager for the Leesburg, Virginia office of Dewberry. Her 25 years of experience in both West Virginia and Virginia includes all aspects of engineering design, public representation, and management for residential, commercial, and industrial site plans and construction plans. Initial project work includes development of concept plans, Land Evaluations and Site Assessments, feasibility studies, and variance applications and representation. She has also performed wetland delineations in conjunction with project design and was a speaker at the 2008 "Developing Communities on Karst" seminar held annually at the National Conservation Training Center in Shepardstown, WV.

Experience

Jefferson Crossing II Shopping Center, Jefferson County, WV
 Cress Creek Development, Shepherdstown, WV
 Potomac Towne Center, Ranson, WV
 Lakeland Place at Fairfax Crossing, Ranson, WV
 Allstadt's Center, Harper's Ferry, WV
 North Hills at Cress Creek, Shepherdstown, WV
 American Public University Academic Center, Charles Town, WV
 American Public University Finance Center, Charles Town, WV
 Jefferson Memorial Hospital Emergency Department Expansion, Ranson, WV



Pete Moskios, PE, LEED AP

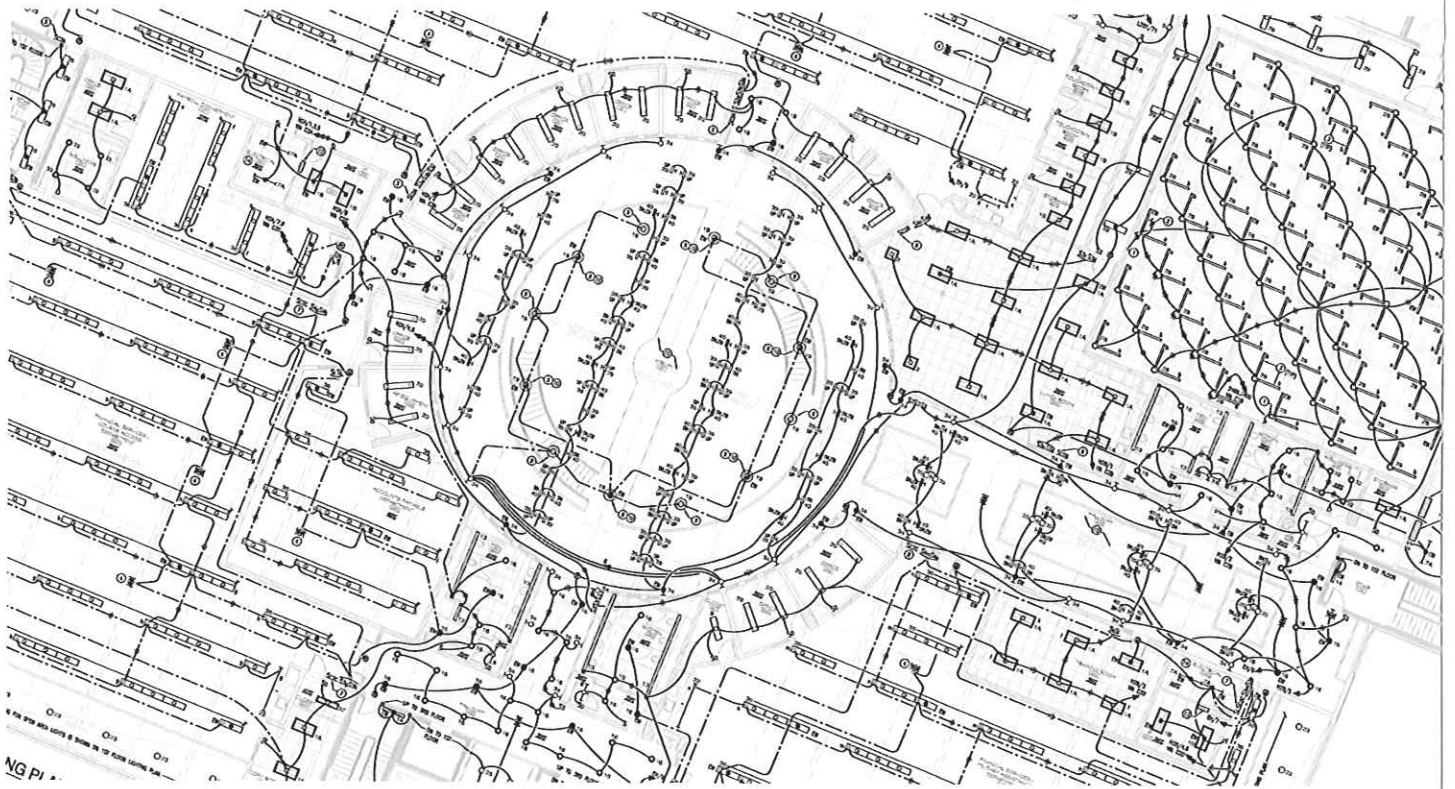
Mr. Moskios earned a Bachelor of Science Degree in Mechanical Engineering from the University of Maryland - College Park in 1994, and holds his EIT and PE. He started as a Junior Engineer after graduating from the University of Maryland, and worked diligently to become Project Director.

He has 16 years of experience in the consulting engineering field. During this time, Pete has developed a high level of engineering and project management capability, and understands how to meet all client requirements.

"...quality with coordination are the keys to a successful project."

Mr. Moskios is registered in 20 states and the District of Columbia. He is a LEED accredited professional, a senior ASHRAE member, and members of both the NFPA and NCEES.

As Owner / Chief Mechanical Engineer for Consolidated Engineering in Bowie, MD, Mr. Moskios is intimately involved with all projects and serves as the Quality Assurance Director.

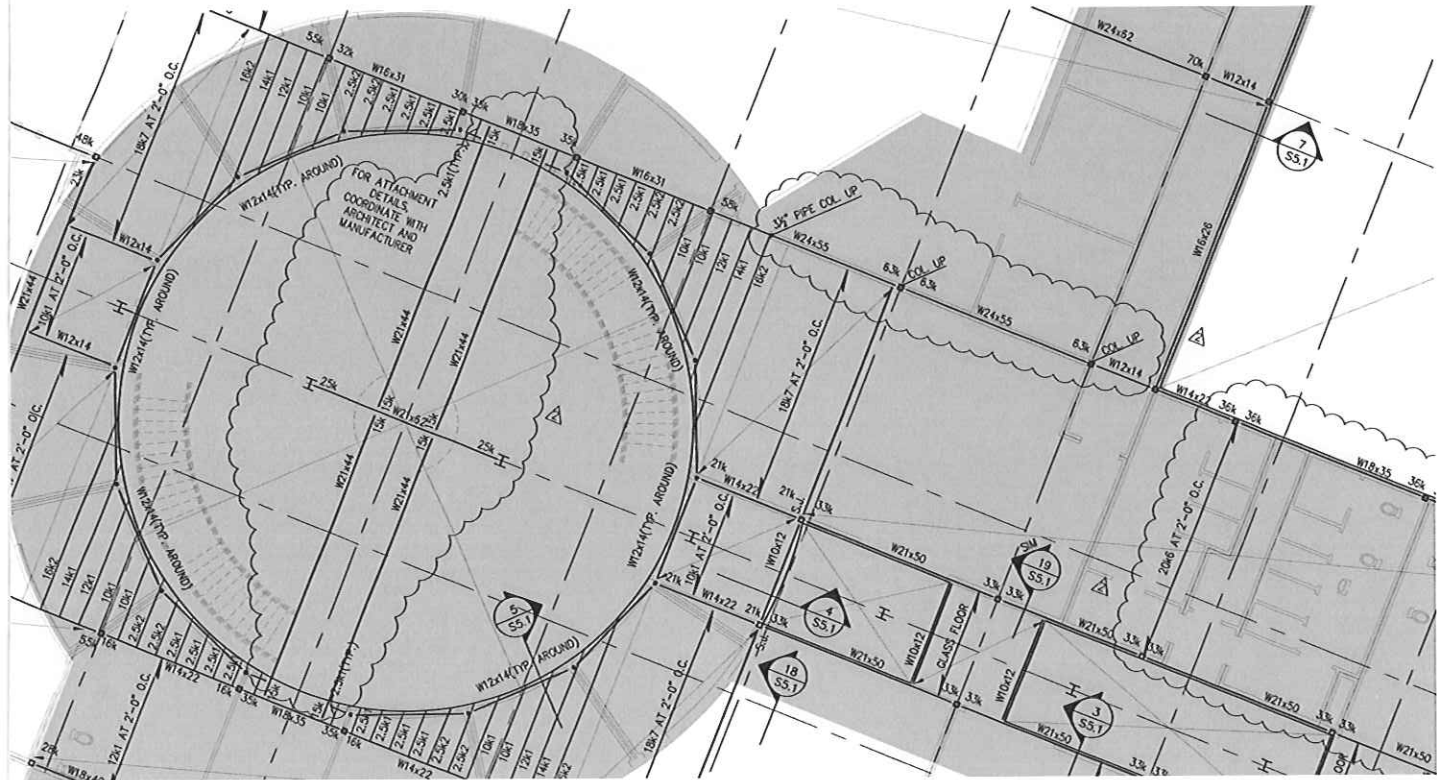


L. Frank Bowie

Attended Carnegie Mellon University, Pittsburgh, PA studying Electrical Engineering.

Over 40 years of electrical design experience for commercial, multi-family, residential, institutional, military, and medical projects. Commercial projects include speculative and owner occupied office buildings, mixed use buildings with retail, office, and hotel occupancies, retail spaces, restaurants, and research buildings. Multi-family projects include low rise and high rise rental units and condominium units. Institutional projects include elementary and high schools, college classrooms, lecture halls, and teaching laboratories, campus power distribution systems, and campus fire alarm and communications systems. Military projects have included dining facilities, housing units, maintenance and testing facilities, site distribution for power and communications, and upgrading of existing systems. Medical projects include hospital expansions and additions, research facilities, ambulatory surgery centers, operating room renovations, MRI facilities including research magnets, ICU's, CCU's, NICU's, emergency departments, and power system analysis.

Member of the NFPA



Michael Sladki, P.E., LEED Associate
Structural Engineer and Engineering Manager

Michael Sladki has worked with Cates Engineering since 2005, managing company assets, ensuring that all projects meet standards, and reviewing work from all engineers, drafters and field technicians. Michael has performed structural engineering analysis and design services for all phases of wood, concrete and steel structures, including services related to design of new structures as well as renovations to existing structures. He is responsible for the production of construction documents, construction observation, shop drawing, and contractor submittal review.

Michael earned a Bachelor of Science in Civil Engineering in 1998, and a Master of Science in Civil / Structural Engineering from Virginia Polytechnic Institute and State University. He is licensed in the state of Virginia, and previously had Nuclear Clearance to work in Nuclear Power Plants through the NRC.

Experience

- APUS Finance Center, Charles Town, WV
- Penrose Square, Arlington VA
- The National at Woodland Park, Fairfax County, VA
- 20 M Street, SW Washington, DC
- 3601 Wilson Boulevard (The Hawthorn), Arlington, VA
- 555 Massachusetts Avenue, Washington, DC
- 2400 M Street, Washington, DC
- 14th & N Street, Washington, DC

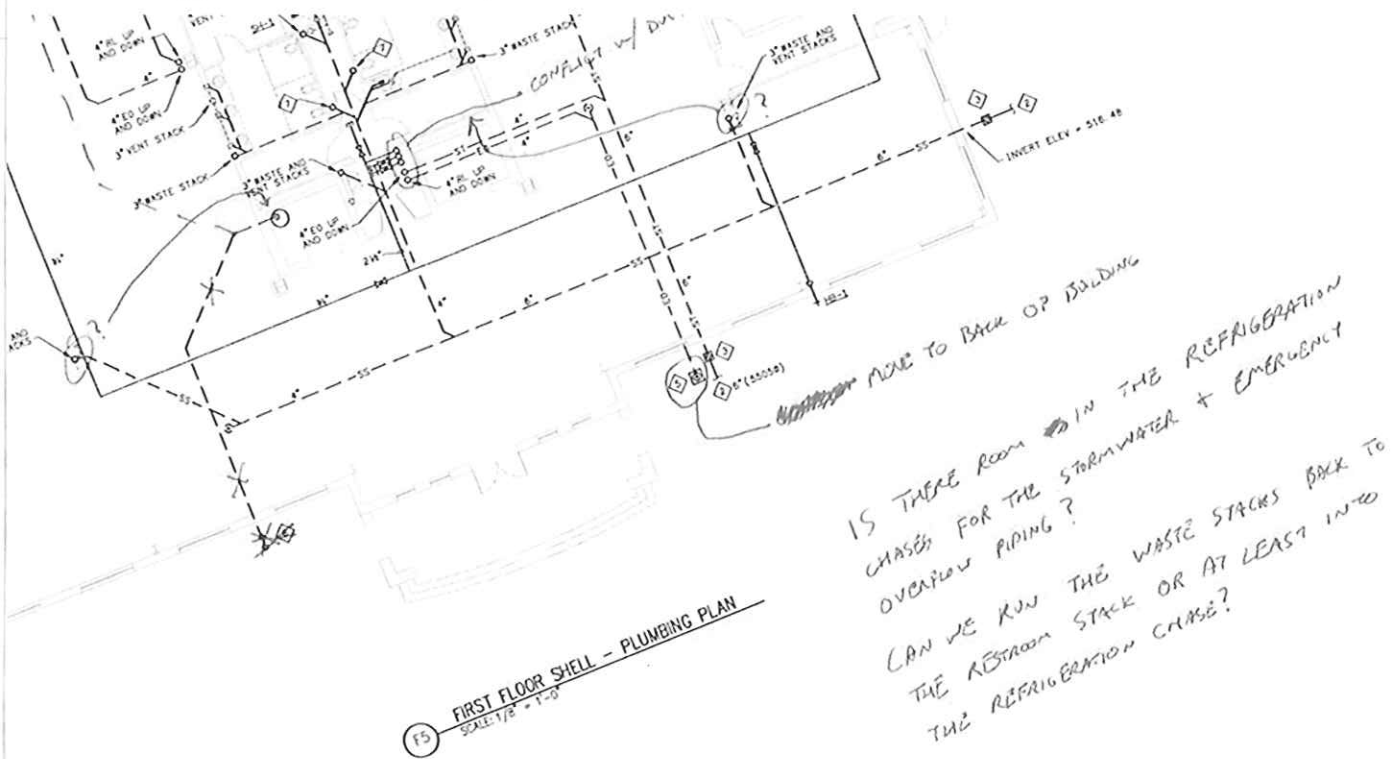
Debt Service (Loan Payment)	20.00	Low Range	
	\$ 125.00	\$ 668,000.00	\$ 2,000,000.00
		\$ 5,425,000.00	\$ 175,000.00
	\$ 3.50	\$ 1,000,000.00	\$ 4,000,000.00
		\$ 6,425,000.00	\$ 151,900.00
		\$ 516,100.00	
	20		
	7.2%		
	30%	\$5,383,600.33	
		\$1,615,080.10	
	40	\$3,768,520.23	
	4.96%		
	30%		

Andrew J. Bowen, V
Grant Writer & Funding Consultant

Mr. Bowen graduated with a Bachelor of Science and Management from the Georgia Institute of Technology in 1989 and a Master of Business Administration from Frostburg State University in 2000. He has spent over 20 years working with private, local, state, and federal agencies with regarding to construction planning, financing, permitting, and construction inspections for projects ranging from wastewater treatment facilities to historic commercial property rehabilitation. Mr. Bowen has helped clients acquire over \$1,200,000 in historic tax credits and over \$8,000,000 in grants and loans to complete projects. Mr. Bowen specializes in helping weave the local, state, and federal regulations for moving projects forward.

In addition to consulting work, Mr. Bowen is a member of the Washington County Planning Commission and serves on the St. Ann Catholic Church Finance Committee and on the Boy Scouts of America Troop #103 Committee.

Design Team History

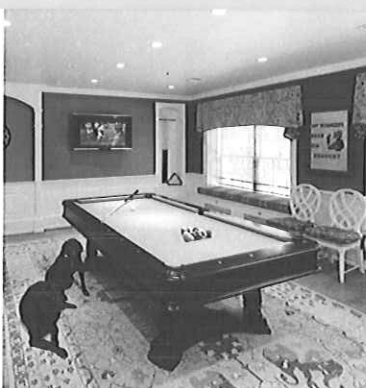


Continuity of a design team is essential for quality control, quick flow of design ideas, and shared project success. Over the past seven years, MSB Architects has worked with the same team members on most of their projects. During this time, the staff of each firm has remained consistent and learned to work efficiently to meet or exceed our clients' schedules and budgets.

Through shared CAD files, our design team minimizes coordination mistakes. MSB Architects utilizes the 'Redi-Check' review process prior to final construction documents. The success of this process is due in large part to the selection of a coordination reviewer that is not part of the design team. MSB Architects selects a design staff member not involved in the project to overlay all floor plans, structural plans, mechanical plans, electrical plans, and plumbing plans, searching for conflicts between each design discipline. This provides a fresh pair of eyes that is able to locate conflicts more efficiently than design members previously involved in the project.

The reviewer 'red-lines' each design discipline's drawings, indicating the conflict. Once the review is complete, each designer receives a copy of the reviewer's comments. MSB Architects' project manager is responsible for final coordination of the construction documents and revisions based on the reviewer's comments.

The review process is critical for maintaining minimal change orders. MSB Architects is proud of its 5% or less total cost of change orders, with most construction projects at 3% or less.



msb Architects

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