

# Clean and Efficient

## Pipestem Resort State Park

### Construction/Relocation of Laundry Facilities



**Chapman  
Technical  
Group**  
a division of  
GRW



**Expression of Interest to provide professional  
Architectural/Engineering Design Services**

**West Virginia Division of Natural Resources  
Pipestem Resort State Park**

Solicitation Number 0310 DNR1500000007

10/14/14 10:39:33AM  
West Virginia Purchasing Division

200 Sixth Avenue  
St. Albans, WV 25177

304.727.5501  
304.727.5580 Fax

Buckhannon, WV  
Martinsburg, WV  
Lexington, KY

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



**Chapman  
Technical  
Group**  
a division of  
GRW

October 14, 2014

Department of Administration  
Purchasing Division  
2019 Washington Street, East  
Charleston, West Virginia 25305-0130

**Re: A/E Services for Pipestem Resort State Park  
Construction/Relocation of Park Laundry Facilities**

Dear Selection Committee:

Chapman Technical Group is most interested in providing the architectural and engineering services for the design of the Construction/Relocation of the Pipestem Resort State Park Laundry Facilities. Having completed the Master Plan of the facilities as part of a previous project, we are very familiar with all of the requirements and issues of the project.

***Our Experience:*** We have completed many projects for the WV State Parks and are currently part of the CAS Structural Engineering team working on improvements to the McKeever Lodge at Pipestem. CAS will also be on our Laundry Facilities team to provide structural engineering. Our full service firm will allow us to address the peripheral issues of the project, such as water and sanitary sewer, effectively and efficiently.

***Our Communications:*** In Chapman Technical Group's project management system, the Project Manager will be the point of contact for the DNR for all communications related to the project. It will be the Project Manager's responsibility to ensure that all project team members receive design directives and are involved in resolving project issues. Having a single point of contact helps minimize confusion and is the most efficient communications method. The Project Manager will also coordinate all progress meetings and site visits during construction and will ensure that all communications are forwarded to the appropriate DNR personnel.

***Our Budget Control:*** Chapman Technical Group has an excellent track record of completing projects in budget. We recently completed nearly \$9 million worth of ski area improvements at Canaan Valley Resort State Park within budget, and are currently completing the snow-making contract at Blackwater Falls State Park, also in budget. Our most recent project is the \$4.1 million renovation of the Jane Lew Elementary School, which came in under budget and is currently under construction.

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Selection Committee  
October 14, 2014  
Page Two

Our method of cost control includes developing accurate opinions of cost in the early stages of design, so that decisions regarding the scope of the project can be addressed early when adjustments to the design are easier to achieve. As the project progresses, we will consider alternate systems that can provide the required result in a way that is cost-effective, both short-term and long-term. We will also develop alternate bid items to ensure that the project stays within the budget. During construction, we will work with the contractors to establish a team relationship so that as issues arise, we can work together to find the most cost-effective solution. We are often able to find alternative means of construction that help to costs associated with unforeseen conditions.

***Our Expertise:*** The Chapman Technical Group team will include Joseph Bird, who will serve as Project Manager. Tom Cloer, AIA, has designed several projects for WV State Parks and will be the lead architect for the Laundry Facilities project. Carol Stevens, CAS Structural Engineering, will provide structural engineering, and Harper Engineering, a St. Albans-based firm, will provide mechanical/electrical and plumbing engineering. Mike Johnson, PE, will be the lead professional in addressing all of the water and wastewater issues. Any surveying that would be required would be completed by our licensed surveyors. Geotechnical engineering would be provided by a consultant.

You will find all of the requested information regarding our firm and our ability to execute the requirements of this project within this submittal. We would very much appreciate the opportunity to present our project team and further discuss your project. In the meantime, if you have any questions or need additional information, please contact me.

Sincerely,

**CHAPMAN TECHNICAL GROUP**

Joseph E. Bird, ASLA  
Vice President

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**SECTION 1.0** Project Approach

# Clean and Efficient Project Approach



## Making the process easy to understand.

The design of the laundry facility is a relatively straightforward design challenge, but there are aspects that will need careful consideration. One of the more important elements of the building will be the heating, cooling and ventilation. Once the engineers start talking about BTUs and fresh air requirements, it doesn't take long for your eyes to glaze over. We'll help you sort through the jargon and break down the complex issues so that everyone understands the advantages and disadvantages of the various HVAC systems.

Early on in the project we'll talk with you about the architectural, structural and equipment options and which will meet your project goals and budget.

The following pages provide an approximate outline of the process that would be followed in the development of your project.

# *Clean and Efficient*

## Project Approach

### **Understanding what's there.**

Of course before we can design a laundry facility, we need to understand what you have and how you use your existing facilities. We'll develop a program for the new building that will complement your existing operations.

We'll also analyze the proposed site to ensure that the building is engineered in a way that is suitable for the site.

Once the documentation and analysis phase is complete, we will review our findings with you and talk to you about our initial thoughts about how to proceed with your project.

# *Clean and Efficient*

## Project Approach

### **First thoughts.**

After we review our initial findings with you, we'll start to formulate some recommendations, based upon engineering and architectural requirements, as well as your goals and objectives.

We'll take all of your input and develop some ideas on paper. We'll also start to look at costs. We'll estimate construction costs so that we can begin to prioritize your needs, and we'll also look at operational costs so that you can have an idea of what your long-term expenditures might be. We'll begin to look at any special issues that may affect your project.

Upon completion of our design concepts, we'll meet with you and go over your budget, establish priorities, help you make informed decisions, and determine our direction of the next phase of design development.

# *Clean and Efficient*

## Project Approach

### **Tightening down the design.**

Once the basic concepts are determined, we'll start to move forward with the detailed design. We'll start to look at the specifics of everything from power and ventilation requirements to water and sewer issues. At this stage of the project, most of the major decisions will have been made and we'll begin working on how it all goes together.

At this stage of the project our opinions of construction cost will be refined and we'll likely begin to think about alternate bid items, to ensure your project remains within budget.

This is one of the more critical phases of the project and we will work with you to evaluate all of the options of the project. By the time this phase is complete, you will have made 95% of the decisions that need to be made.



# *Clean and Efficient*

## Project Approach

### **Back to the drawing boards.**

Well, not really. Of course we'll develop the construction drawings using the latest in computer design and drafting.

At this phase, we are working out the smallest details of the project and writing specifications for the contractor to use in construction. Most of the decisions you will need to make at this point will be minor; all of the hard work has been done in the previous phases.

We'll fine tune the opinion of construction costs and wouldn't expect any surprises. We will finalize the bidding strategy and make any adjustments in alternate bid items that we feel might be prudent.

Once the project is reviewed by the appropriate entities, we'll be ready for bidding.

# Clean and Efficient

## Project Approach

### Now the fun really begins.

When we get the light to bid, we'll assist you in advertising, we'll conduct a pre-bid conference, answer bidder questions and issue addenda, assist you in the receipt of bids, evaluate the bids, and make a recommendation regarding the award of the contract. This is one of the most exciting parts of the project.

And then construction begins. *"These are the times that try men's souls,"* Thomas Paine once said. He was speaking of the American Revolution but he very well could have been speaking of just about any construction project. And no doubt women would agree.

When the project is completed, we will ensure that the contract requirements have been met satisfactorily, that the systems have been tested and are running properly, and that the DNR personnel have been properly trained.

Following completion, we will remain available to assist in any trouble-shooting that may be necessary. We will always be a phone call away.

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## **SECTION 2.0** Project Experience

# Clean and Efficient Project Experience



## Experience that pays you dividends.

Construction projects come with challenges and require the expertise of someone who has done it before - many times. The following projects are representative examples of our experience.

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# ARCHITECTURE



**WV Division of Natural Resources**  
**Canaan Valley Resort State Park - Tube Park Lodge**  
Canaan Valley, West Virginia



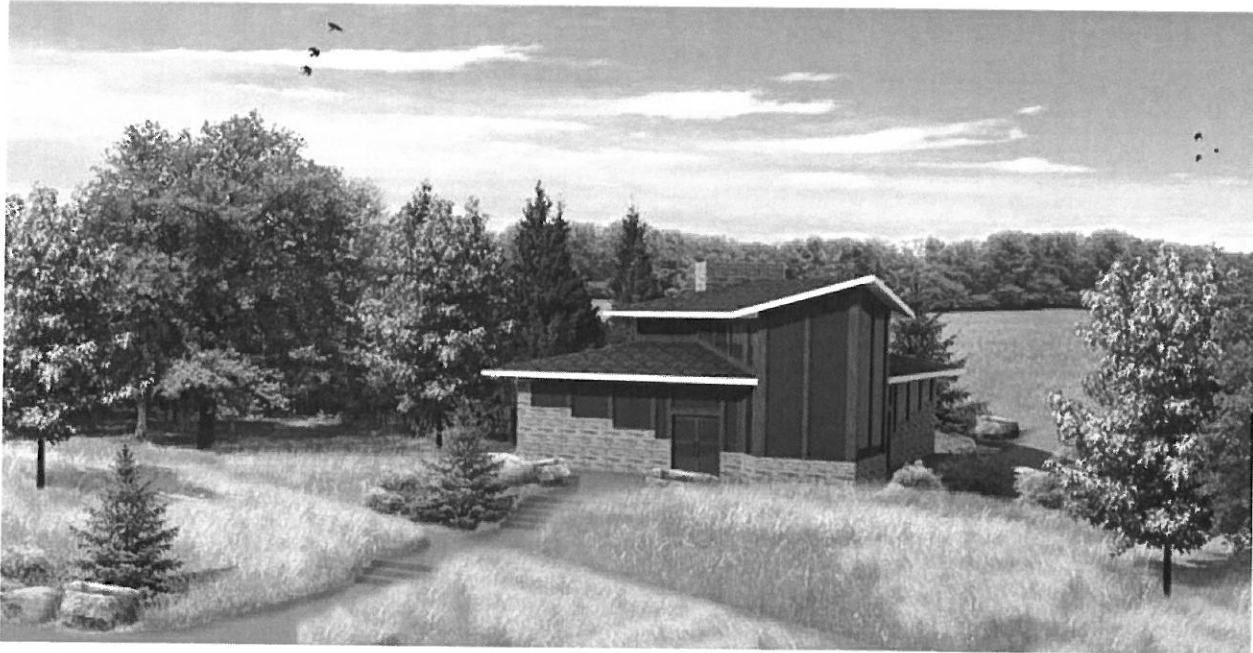
Chapman Technical Group is leading a team of specialists in developing a wide range of improvements at the ski area of Canaan Valley Resort State Park. The upgrades include new facilities that will have a major impact on the resort's operations; others will be little-noticed but important improvements to the resort's infrastructure. A new tubing park will be developed and will feature a 12-lane tube run in excess of 800 feet long with a vertical drop of 90 feet. A new boardwalk conveyor will carry tubers back up the hill. A tubing lodge will feature a wood-burning fireplace, restrooms, and a concession stand for hot drinks, and an outdoor patio will include a wood-burning fire pit. A storage building will house tubes and snow grooming equipment. In the same area, a wobble clay shooting range will be developed as a seasonal activity. Another major improvement will be a new beginners slope and ski school area. This new slope will be easily accessible by beginning skiers and will include new snow guns

and lighting for night skiing. A boardwalk conveyor will carry skiers back to the head of the slope, enabling them to ski at their skill level as long as they want. The main ski lodge, the Bear Paw Lodge, is relatively new, but the older buildings at the base of the ski slopes will get a much-needed face lift. New wall and floor finishes, new furnishings, new lighting and upgrades to the heating and ventilation systems, will make the lodge buildings much more comfortable. The pub will likewise be upgraded with an expanded bar area. Outside, a new plaza with a fire pit will provide more options for outdoor seating. Important infrastructure improvements will include upgrades and major maintenance to the existing ski lifts; snow-making waterline repairs and upgrades; new snow guns; and major storm drainage improvements. A new waterline from the Canaan Valley golf course ponds will provide expanded snow-making capabilities.



**WV Division of Natural Resources**  
**Blackwater Falls Cabins**  
324 Fourth Avenue  
South Charleston, West Virginia

Chapman Technical Group was selected to provide the architectural, civil engineering, and landscape architectural design to construct 13 new cabins in the environmentally-sensitive Blackwater Falls State Park. The project also included site development and utility system upgrades. One of the goals in developing the project was to have as little environmental site impact as possible. A plan to cluster the cabins was developed that would minimize the footprint of the cabin development. As much as possible, the existing grade remained unchanged to preserve the natural vegetation. A natural planting plan was developed using indigenous or naturalized plant species, with a special effort made to provide habitat vegetation for endangered animal species in the area. As part of the project, a low-impact wastewater treatment plant was designed and will result in water clean enough to discharge into the natural waterways of the park. More than a mile of potable water line was also upgraded, which will benefit other areas of the park as well.



## West Virginia Division of Natural Resources Canaan Valley Resort State Park - Ski Area Improvements Canaan Valley, West Virginia

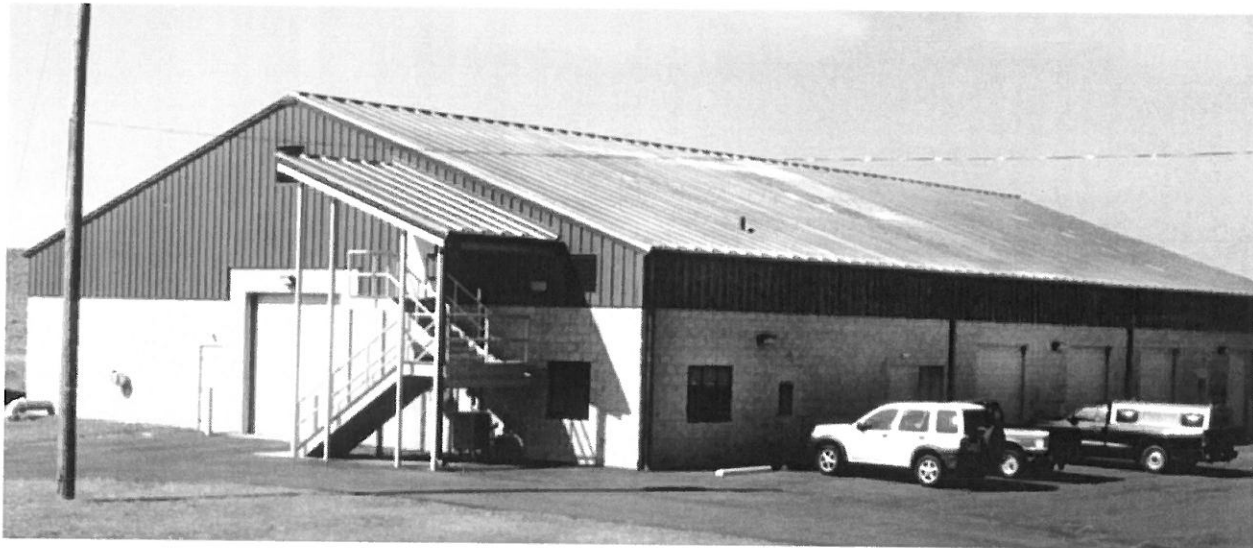
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# ARCHITECTURE



**WV Division of Natural Resources**  
**Mason County Fish Hatchery**  
324 Fourth Avenue  
South Charleston, West Virginia



*Above: The Mason County Fish Hatchery building houses fish rearing facilities as part of WVDNR's hatchery operations at the Robert C. Byrd Locks and Dam. Right: Piping manifolds will distribute both well water and reservoir water to a variety of fish tanks.*



Located at the Robert C. Byrd Locks and Dam at Apple Grove, West Virginia, the Mason County fish hatchery building is the final component to the hatchery complex that also includes a series of fish rearing ponds and a reservoir to supply the ponds. The project also included the design and construction of two residences to be used by hatchery personnel.

The 9,200 square-foot fish hatchery building is a masonry and steel structure housing the actual hatching components, as well as offices and other support facilities. More than half of the building is open space to accommodate the fish hatching egg rack and a variety of rearing tanks that hold the fish until they are mature enough to be transferred to ponds. The tanks are fed from either reservoir water or directly from well water which first passes through a degassing head tank. As water flows continuously through the tanks from an overhead distribution system, it is collected in a series of trench drains in the hatchery floor and eventually makes its way back to the Ohio River.

The hatchery also includes an office, a bunk room and kitchen for seasonal employees, a brine/shrimp room, and storage and maintenance garages. A mezzanine above the office area provides for additional storage.





## **Barbour County Economic Development Authority**

**Belington Multi-Tenant Business Incubator**  
Belington Industrial Park  
Belington, West Virginia

Chapman Technical Group assisted the Barbour County Economic Development Authority by providing design services and construction administration for the Belington Multi-Tenant Building located in the Belington Industrial Park. The Multi-Tenant Building is a 25,100 s.f. metal building which consists of three 8,300 s.f. tenant spaces, each with their own office core and bay spaces.





## Lewis County Board of Education

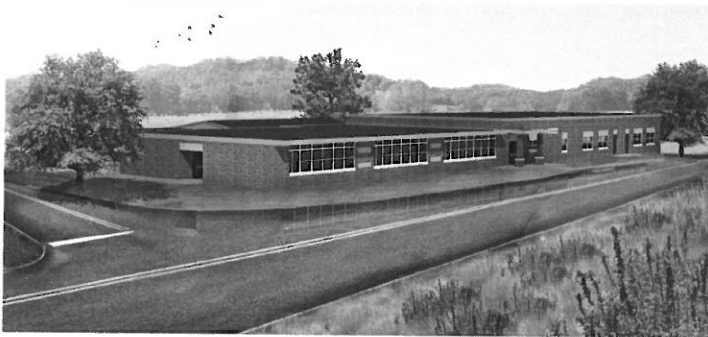
### Jane Lew Elementary Addition

239 Court Avenue

Weston, West Virginia

The project includes five new classrooms, an updated officer suite, and a new building entrance and bus loop. Toilet rooms will also be renovated and new floor finishes will be installed throughout the building. A new HVAC system will serve the addition, and a new sprinkler system and fire alarm will be installed for the entire school. New ceilings and lighting will also be provided throughout. The renovations will allow the students to be housed in a single building that provides the safety, security and educational spaces that are required in a modern school.

# ARCHITECTURE



**Ritchie County Board of Education**  
**Smithville Elementary Renovation/Addition**  
134 South Penn Avenue  
Harrisville, West Virginia

The Smithville Elementary School project included the demolition of two buildings in the existing four building complex and the design of a new classroom wing and a new kitchen addition adjacent to the remaining buildings. The new additions were designed to join with the existing classroom wing and multipurpose building to create a single facility under one roof.

The new school will provide access control and better security, new HVAC systems and better indoor air quality, compliance with ADA/ABA requirements, and modern technology and amenities.

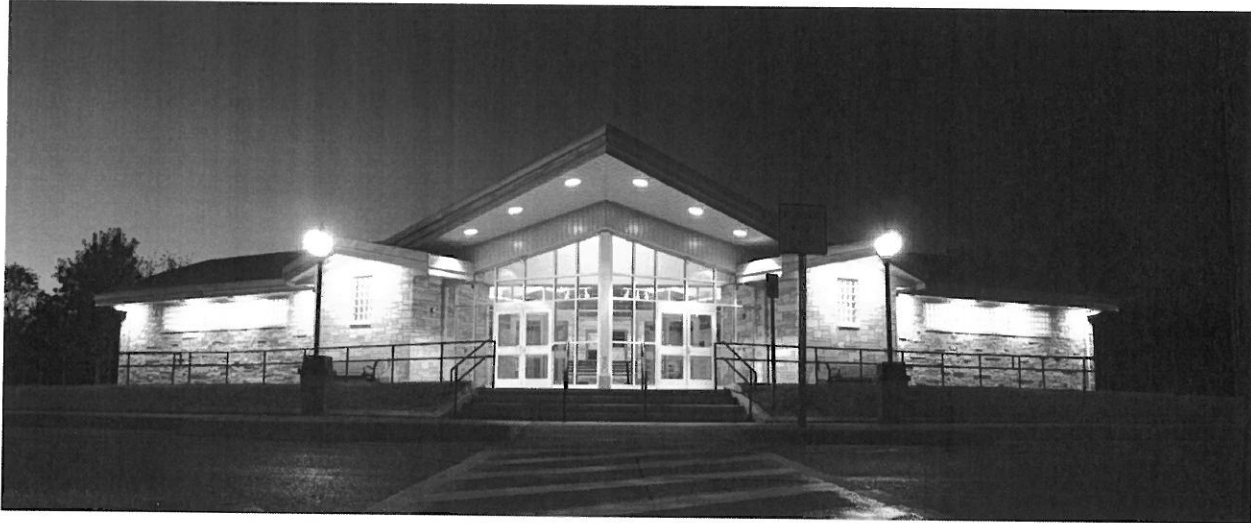




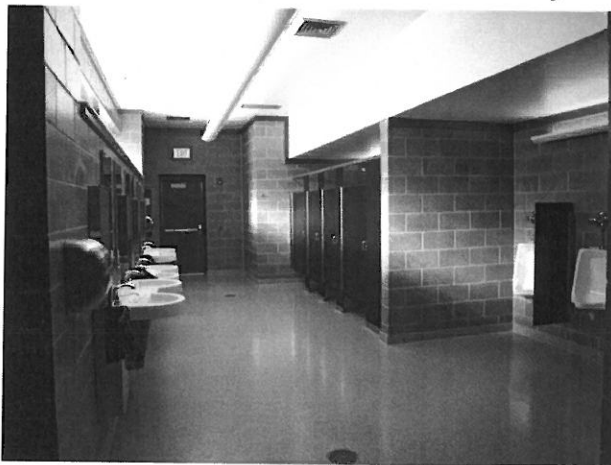
## WV Division of Highways State Road Commission Building Renovation Charleston, WV

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 many 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, and a courtyard between the two will be provided for employee use.





*American Institute of Architects, Merit Award, 2009*



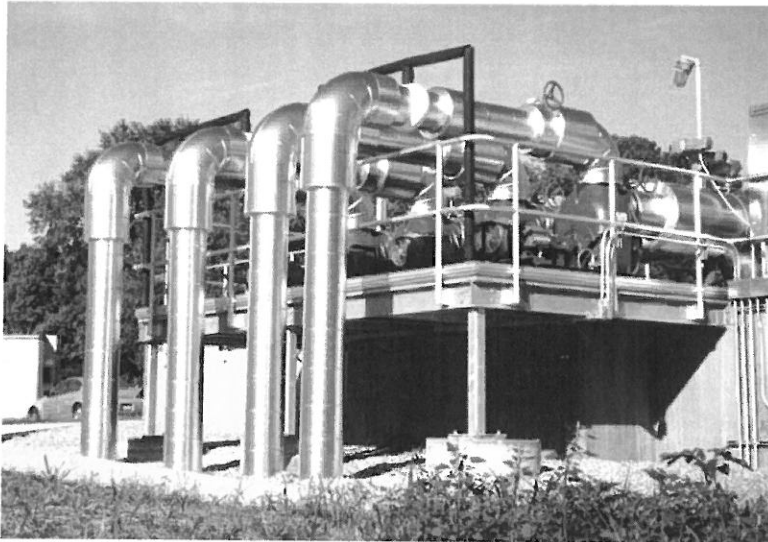
## **WV DOT Division of Highways**

**Burnsville Rest Area**  
Burnsville, West Virginia

The Burnsville Rest Areas are the first of the new standard rest areas to be built around the state for the West Virginia Department of Transportation. A dual-facility layout ensures that demand will be met for many years. Native materials, including smooth cut and rough stone, were used inside and out. Low maintenance but highly durable materials including

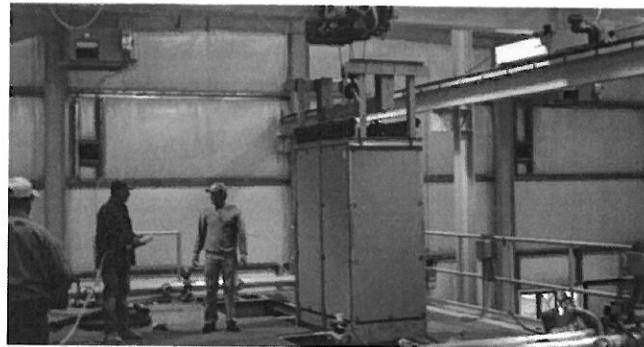
the tern-coated stainless steel roof, glass, aluminum, wood, polished groundfaced CMU, and epoxy terrazzo were used throughout. The design plays off of West Virginia imagery and creates safe, warm, and welcoming spaces. Separate maintenance and vending buildings complement the main structures.

# WASTEWATER ENGINEERING



## Corporation of Shepherdstown Wastewater Treatment Plant Post Office Box 248 Shepherdstown, West Virginia

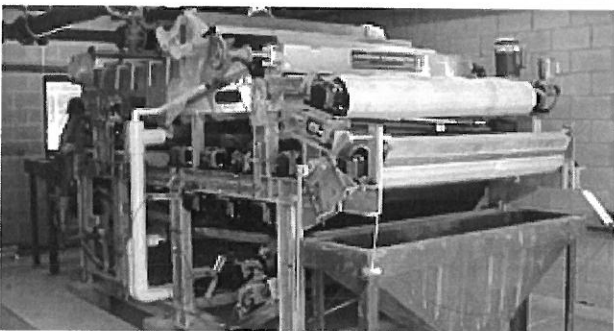
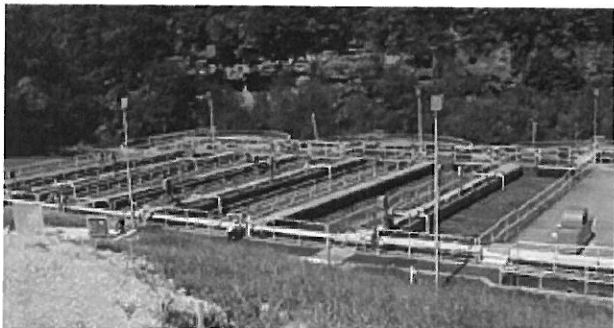
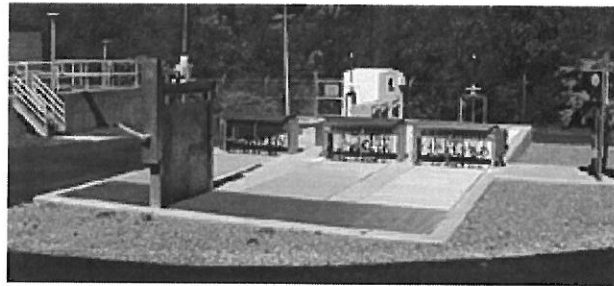
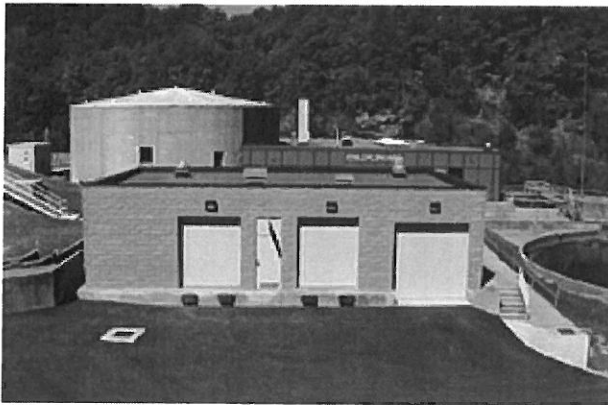
Chapman Technical Group provided design and construction observation services for Wastewater System Improvements project consisting of the renovation and upgrade of the existing wastewater treatment plant in order to meet growth and nutrient removal initiated by the Chesapeake Bay Program. The treatment capacity will increase from 0.40 MGD to 0.80 MGD. The upgrade/renovation consists of a new headworks facility featuring one (1) 3 mm coarse screen, two (2) 2 mm fine screens, screening wash compactor, 2.5 MGD grit removal system, all housed in a 1,120SF metal building; 800,000 GPD Membrane Bioreactor (MBR) treatment system consisting of converting the existing aeration basins to bioreactor treatment basins, construction of new membrane treatment tanks and MBR equipment housed in a 5,100SF pre-engineered metal building; new aerobic digester; new UV disinfection unit; non-potable water system; chemical feed equipment; renovate existing plant lift station; relocate existing rotary fan press; new sludge conveying equipment; improvements to the existing Control Building and demolition of existing aerobic digester, break room building, sludge drying beds, existing secondary clarifiers, existing sludge pump building and chlorine contact tank.



# WASTEWATER ENGINEERING

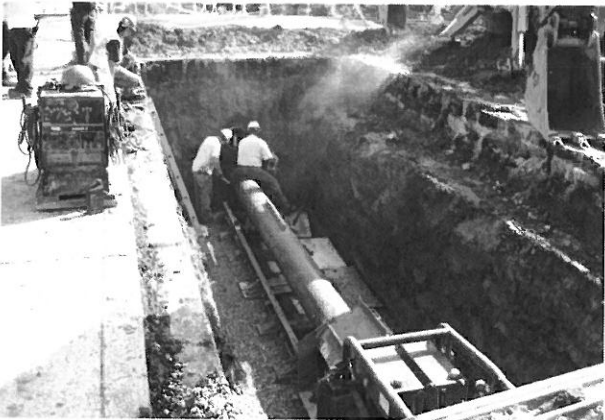


**City of Beckley Sanitary Board**  
**Piney Creek Wastewater Treatment Plant**  
301 South Heber Street  
Beckley, West Virginia



The Wastewater Treatment Plant Project consisted of the construction of a new 4.5 MGD WWTP and improvements to the existing 3.5 MGD Piney Creek WWTP. The new WWTP operates in conjunction with the existing WWTP and began operation in July 1999. The design average daily and peak daily flows for the combined treatment plants are now 8.0 MGD and 18.0 MGD, respectively. The new 4.5 MGD WWTP includes: two sequencing batch reactor (SBR) treatment tanks; equalization basin; SBR control/blower building; influent distribution box; rate-of-flow control valve; 18.0 MGD ultraviolet (UV) disinfection system; emergency generator; and site work. Improvements to the existing treatment plant included a new headworks building housing a mechanically-cleaned bar screen, grit removal system, septage receiving unit, and vector truck dumping station; headworks lift station; plant lift station; belt filter press building with two (2) 1.5 meter combination belt presses and sludge handling pumps, and two sludge holding tanks. Also included was the replacement of the existing mechanical surface system with fine bubble diffused aeration and a 300 HP single-stage centrifugal blower, sludge transfer and digester pumps, combined effluent outfall, and SCADA system. The Beckley Sanitary Board solicited bids and pre-purchased the SBR equipment, combination belt filter presses, and the UV disinfection system equipment in advance of the general construction contracts. We prepared all procurement documents and performed the evaluation of all proposals received.

# WATER STORAGE AND DISTRIBUTION



**City of Lewisburg Public Works  
Downtown Waterline Replacement**  
531 Feamster Road  
Lewisburg, West Virginia

Chapman Technical Group provided design and construction observation services for the City of Lewisburg’s water distribution system improvements project. The project consisted of removing and replacing 100 year old waterlines in an effort to reduce unaccounted for water. The improvements consisted of the construction of removing and replacing approximately 9,000 LF of 8" PVC and 2" PVC waterlines including valves and fire hydrants.



# Clean and Efficient

Project Team



Chapman  
Technical  
Group  
a division of  
GRW



LAUNDRY BUILDING

## The people you will get to know.

The Chapman Technical Group project team will be lead by Joseph Bird, Vice President, who will serve as the Project Manager and be responsible for all project coordination. Tom Cloer, AIA will serve as Project Architect and will lead the architectural design effort. Carol Stevens, P.E. will provide structural engineering and Jason Harper, P.E. will lead the design of the electrical and HVAC system. Mike Johnson, P.E. will lead the design of water and sanitary sewer systems. Their resumes, along with key support staff personnel, are included in this section.

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## **SECTION 3.0** Project Team

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# Joseph E. Bird, ASLA

## Senior Vice President, Project Manager



**Years of Experience:** 36  
**Years with Chapman:** 29

### Education

B.S., Landscape Architecture,  
1981, West Virginia University

### Registration

Landscape Architect: WV, KY

### Affiliations

WV Chapter, American Society of  
Landscape Architects

### Awards

Honor Award, WV ASLA  
Shrewsbury Street Development Plan

### Projects Include

St. Albans Streetscape Improvements  
(St. Albans, WV)

Robert C. Byrd Federal Courthouse  
Site Design (Beckley, WV)

VA Medical Center Healing Garden  
and Site Design (Huntington, WV)

Canaan Valley State Park Ski Facility  
Improvements (Canaan Valley, WV)

Lewisburg L & R Recreation Trail  
(Greenbrier County, WV)

Smith Street Streetscape Improvements  
(Charleston, WV)

Sixth Street Streetscape Improvements  
(Covington, KY)

## Qualifications

### 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. His recent relevant project experience includes the design and/or management of major recreation projects including the Beech Fork State Park Campground Improvements; the Beech Fork State Park Cabin Project; the Beech Fork State Park Swimming Pool and Bathhouse; the Blackwater Falls Cabin Projects; the Canaan Valley Golf Course Drainage Improvements Project, and the Canaan Valley Ski Area Improvements Project.

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# W. Thomas Cloer, III, NCARB, AIA

## Project Architect



**Years of Experience:** 13  
**Years with Chapman:** 8

### Education

B.S., Architecture, 2001  
University of Tennessee

### Registration

Architect: WV, VA

### Affiliations

National Council of Architectural  
Registration Boards  
WV Chapter,  
American Institute of Architects  
St. Albans Property and Maintenance  
Board Member  
St. Albans Historic District  
Committee Member

## Qualifications

### Architectural Design

Experience ranges from drafting, detailing and design through project management and construction administration of building projects throughout West Virginia and Virginia.

### Experience Includes

- Public School Facilities
- Government Facilities
- Office Buildings
- Medical Office Facilities
- Single Family Housing
- Multi-Family Housing
- Recreational Facilities
- ADA Assessments
- Site Planning

### Projects Include

Smithville Elementary School Renovation/Addition  
(Ritchie County, WV)

Man K-8 School Addition  
(Logan County, WV)

Jane Lew Elementary School Addition  
(Lewis County, WV)

New Blackwater Falls State Park Cabins  
(Davis, WV)

New Canaan Valley State Park Ski Lodge  
(Canaan Valley, WV)

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# Stephen M. Johnson, P.E.

## Civil/Environmental Group Manager



**Years of Experience:** 10  
**Years with Chapman:** 8

### Education

B.S., Civil Engineering, 2004,  
West Virginia University  
Institute of Technology

### Registration

Civil Engineer: WV, NC, VA

### Affiliations

Water Environment Association  
WV American Water Works Association  
WV & VA Rural Water Association  
Water for People

### Miscellaneous

NEC Certified, 2011  
SDI Certified SCUBA Diver

### Projects Include

Bluefield Sanitary Board  
Wastewater System Improvements  
(Bluefield, WV/VA)

St. Albans Water/Wastewater/Stormwater  
Improvements (St. Albans, WV)

Elkins Road PSD Water System Improvements  
(Elkins, WV)

Middle Creek Decentralized Wastewater  
System Improvements  
(Tazewell County, VA)

## Qualifications

### Water Systems

Overall experience includes planning, design, bidding, and construction administration/management of various public and private water system projects throughout West Virginia, Virginia, and North Carolina. Specific project experience includes distribution systems, river crossings, horizontal directional drills, wells, raw water intakes, transmission lines, booster stations, treatment plants, ground and elevated water storage tank design, painting, and rehab, SCADA systems, computer modeling, treatment process evaluation, and problem troubleshooting in existing systems.

### Wastewater Systems

Overall experience includes comprehensive system master plans, design, bidding, construction administration and management of various public and private wastewater system projects throughout West Virginia, Virginia, and North Carolina. Specific project experience includes gravity and low-pressure collection systems, pump stations and force main transmission systems, treatment plant process evaluation and design, trenchless pipeline rehabilitation, bypass pump system design, odor and corrosion control, effluent infiltration ponds, decentralized and alternative on-site disposal systems, and SCADA systems.

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# Jason E. Brown, P.S.

## Professional Surveyor



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

### Education

A.S., Land Surveying, 2002,  
Glennville State College, WV

### Registration

Professional Surveyor: WV, KY

### Affiliations

WV Society of Professional Surveyors

## Qualifications

### Highways

Established control, site surveying, topographic surveying, courthouse research, drawing production, Right-of-Way Questionnaires, bore hole stake out, and all surveying associated with the initial and final design of WV highways.

### Site Development

Experienced in all types of surveying associated with site development, to include control, topographic boundaries, research, and drawing production. Projects include military complexes, public housing, commercial development, industrial and institutional complexes, churches, resorts and public facilities throughout the state.

### Parks and Recreation

Associated surveying for projects including swimming pools, bathhouses, cabins and support facilities for the West Virginia Division of Natural Resources and similar facilities for county and municipal park systems.

### Water/Wastewater/Stormwater Systems

Associated surveying for the design of water systems, sanitary sewer systems, and stormwater systems, including treatment facilities for both private and public systems throughout the state. Also, field experience in the inventory and collection of attribute data using GPS equipment for uploading to GIS databases.

### Airports

Associated surveying for the design of runways, airport facilities, lighting, and asphalt design for holding pads for small and large airport facilities throughout the state.

### Boundary Surveys

Experienced in full boundary surveys and ALTA surveys for military complexes, private residences, prison facilities, commercial sites, and all boundaries associated with various engineering projects throughout the state.

# Carol A. Stevens, PE, F.ASCE

## Structural Engineer



### EDUCATION

West Virginia University, BSCE, 1984  
Chi Epsilon National Civil Engineering Honorary  
The Pennsylvania State University, ME Eng Sci, 1989

### PROFESSIONAL REGISTRATION

P.E.	1990	Pennsylvania
P.E.	1991	West Virginia
P.E.	1994	Maryland
P.E.	2008	Ohio
P.E.	2010	Kentucky
P.E.	2013	Virginia

### BACKGROUND SUMMARY

2001 – Present	President, Structural Engineer CAS Structural Engineering, Inc.
1999 – 2001	Structural Engineer Clingenpeel/McBrayer & Assoc, Inc.
1996 – 1999	Transportation Department Manager Structural Engineer Chapman Technical Group, Inc.
1995 – 1996	Structural Engineer Alpha Associates, Inc.
1988 – 1995	Structural Department Manager Structural Engineer NuTec Design Associates, Inc.
1982 – 1988	Engineer AAI Corporation, Inc.

### PROFESSIONAL ASSOCIATIONS

American Society of Civil Engineers  
National Society of Professional Engineers  
American Concrete Institute  
American Institute of Steel Construction  
West Virginia University Department of Civil and  
Environmental Engineering Advisory Committee  
West Virginia University Institute of Technology  
Department of Civil Engineering Advisory Committee

### EXPERIENCE

**West Virginia, State Capitol Complex, Holly Grove Mansion:** Structural evaluation report for preliminary condition assessment of building structure. Building is on the National Register of Historic Places and was constructed in 1815.

**West Virginia, State Capitol Complex, Main Capitol Building Parapet:** Exploratory investigation of limestone/brick parapet/balustrade of Main Capitol Building to determine cause of movement/cracking/ leaks. Construction contract for repairs has been completed. Building is on the National Register of Historic Places and was constructed in the 1920's and 1930's.

**West Virginia, Job's Temple:** Structural repairs to 1860's log structure. Building is on the National Register of Historic Places.

**West Virginia, Collett House Structural Repairs:** Structural renovations of 1770's log and framed structure to stabilize foundation and make repairs to log wall and floor. Building is on the National Register of Historic Places.

**West Virginia, First Presbyterian Church Restoration:** Structural renovations of steel in lantern level and terra cotta cornice, overview of repairs to limestone and terra cotta façade of 1920's structure.

**West Virginia, Hawks Nest State Park Lodge:** Repairs to spandrel beams at roof level and analysis and repairs of structural cracks in stairtower.

**West Virginia, State Capitol Complex, Governor's Mansion:** Structural analysis and design in addition to evaluation report for modifications and renovations to several areas of mansion. Building is on the National Register of Historic Places and was constructed in the 1920's.

**West Virginia, Twin Falls Resort State Park Addition:** Structural design for new addition to existing facility.

**West Virginia, State Capitol Complex, Main Capitol Building Dome:** Exploratory investigation of structural steel components of Lantern Level of dome and development of contract documents for repairs. Building is on the National Register of Historic Places and was constructed in the 1930's. Received a NYAIA Merit Award for Design Excellence.

**West Virginia, Twin Falls Resort State Park:** Structural evaluation of existing recreation building.

**West Virginia, Pipestem Resort State Park:** Structural evaluation of existing recreation building.

**West Virginia, Historic Putnam-Houser House (Parkersburg):** Designed system for stabilization and upgrades to floor framing of building that was constructed in the 1700's.

**West Virginia, Upshur County Courthouse:** Developed construction documents for structural repairs to main entrance, dome and monumental sandstone columns of 1899 structure. Work was recently completed and received a WVAIA Honor Award for Design Excellence.

**Ohio, Mahoning County Courthouse:** Completed preliminary structural observation report of exterior façade conditions to recommended phased repairs for terra cotta and granite façade. Building is on the National Register of Historic Places and was constructed in the early 1900's.

**West Virginia, State Capitol Complex, Building 5:** Structural design and analysis for support of new boilers and other mechanical equipment to be placed in mechanical penthouse.

**West Virginia, State Capitol Complex, Building 7:** Investigation and development of Construction Documents for new elevators.

**West Virginia, State Capitol Complex, Building 3:** Structural design and construction administration of repairs to limestone canopy. Building is eligible to be placed on National Register of Historic Places and was constructed in the 1950's.

**West Virginia, State of West Virginia Office Building #21, Fairmont, WV:** Preliminary structural observation report for condition assessment of building structure.

## **PREVIOUS EXPERIENCE**

**West Virginia, State Capitol Building, North Portico Steps:** Designed structural system to replace deteriorated reinforced concrete slab at landing on north side of Capitol steps. Building is on the National Register of Historic Places and was constructed in the 1930's.

**West Virginia, Beech Fork State Park Pool, Bathhouse and Cabins:** Designed structure for new bathhouse, swimming pool and cabins.

**West Virginia, Moncove Lake State Park Pool:** Designed structure for new swimming pool.

**West Virginia, Upshur County Courthouse Annex:** Performed structural evaluation and design for repairs to existing multi-story Annex addition.

**West Virginia, Farrell Law Building:** Performed analysis of existing deteriorated structural sidewalk over parking area. Recommended repair solutions for reinforced concrete and aged terra cotta façade of 1920's building.

**West Virginia, Canaan Valley Resort and Conference Center:** Structural feasibility study to upgrade lodging units.

**West Virginia, West Virginia University Masterplan:** Investigated structural floor load capacity of several university buildings as a consultant to a large national architectural firm for masterplan.

**West Virginia, Morgantown High School Additions:** Designed steel framing and foundations for science classroom, cafeteria and gymnasium additions to existing education complex.

**West Virginia, Grafton High School Addition:** Designed steel framing and foundations for new science classroom addition to existing high school.

**Pennsylvania, York County Government Center:** Structural analysis and design of 1898 former department store converted to county government offices. Interior renovations included adding floor framing at mezzanine level, analyzing and redesigning deficient floor framing, and adding new elevators. Exterior renovations included complete façade rework to recreate original appearance.

**Pennsylvania, Metropolitan Edison Company, Headquarters:** Structural design for new 80,000 SF two-story office addition to existing complex.



# **HE** Harper Engineering, PLLC

52 B Street  
St. Albans, WV 25177  
Office: 304.722.3602 Fax: 304.722.3603



Jason E. Harper, PE  
(304)-541-1390  
jason@harperengwv.com

## **Education**

West Virginia University Institute of Technology  
Montgomery, WV  
Bachelor of Science-Mechanical Engineering

## **Registrations/Professional Affiliations**

Licensed Professional Engineer – WV  
ASHRAE  
NFPA

## **Experience**

Jason E. Harper, PE brings 12 years design experience to our firm. He has experience with HVAC, Electrical, plumbing, and fire alarm system design. His projects include educational facilities (including colleges and universities), health care facilities, office buildings, banks, emergency services facilities, postal facilities, and government buildings.

## **Projects**

Addition and Renovation to Geary School  
Baileysville Elem. HVAC Renovations  
W. Kent Carper Justice and Public Safety Complex  
Dominion Gas Office Building  
Renovations to Glenville ES  
Addition to Shady Spring Middle School  
Addition and Renovations to Flinn Elementary  
Renovations to Park Middle School

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## SECTION 4.0 References

# Clean and Efficient References



Chapman  
Technical  
Group  
a division of  
GRW



Mr. Travis Knighton, P.E.  
West Virginia Division of Highways  
District One  
Charleston, WV 25301  
(304) 356-3840

Mr. John Gerlach  
Mason County Administrator  
Mason County Courthouse  
200 Sixth Street  
Pt. Pleasant, West Virginia 25550  
(304) 675-1110

Honorable Dick Callaway, Mayor  
City of St. Albans  
Post Office Box 1488  
St. Albans, WV 25177  
(304) 727-2971

*"Your design work has resulted in the renovation of our 32,000 square-foot research and office complex, which has enhanced the facility's appearance and increased the building's energy efficiency. Your attention to detail and the guidance of the contractor made the renovation process painless."*

Roger Anderson, WV DNR

*"I wish to express the appreciation of my department for your work in renovating the third floor of the Morrow Library. We had a thoroughly pleasant experience while you were working on this project."*

Lisle Brown, Marshall University

*"Your design, expertise and foresight brought this elementary facility into the 21st century. The diligence and professionalism demonstrated by your staff made the entire construction experience more pleasant and rewarding for all involved."*

David Weekley, Ritchie County Schools



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

State of West Virginia  
 Centralized Expression of Interest  
 02 – Architect/Engr

Proc Folder: 18835

Doc Description: Parks - Pipestem - A/E Laundry Facilities

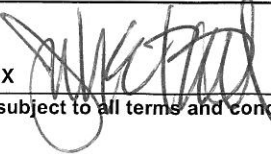
Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2014-09-05	2014-10-14 13:30:00	CEOI 0310 DNR150000007	1

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

VENDOR
Vendor Name, Address and Telephone Number:
Chapman Technical Group 200 Sixth Avenue St. Albans, West Virginia 25177 (304) 727-5501

**FOR INFORMATION CONTACT THE BUYER**  
 Dean Wingerd  
 3045580468  
 dean.c.wingerd@wv.gov

Signature X  FEIN # 550704766 DATE 10/14/2014

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

INVOICE TO		SHIP TO	
DIVISION OF NATURAL RESOURCES PARKS & RECREATION-PEM SECTION 324 4TH AVE SOUTH CHARLESTON WV25305 US		SUPERINTENDENT DIVISION OF NATURAL RESOURCES PIPESTEM STATE PARK 3405 PIPESTEM DR PIPESTEM WV 25979-0150 US	

Line	Comm Ln Desc	Qty	Unit Issue
1	Architectural/Engineering Services for Pipestem Laundry		

Comm Code	Manufacturer	Specification	Model #
81101508			

**Extended Description :**

TO PROVIDE NECESSARY ARCHITECTURAL AND ENGINEERING SERVICES FOR THE RELOCATION OF EXISTING LAUNDRY FACILITIES INTO A NEW BUILDING IN A NEW LOCATION AT PIPESTEM RESORT STATE PARK.

DNR150000007	<b>Document Phase</b> Final	<b>Document Description</b> Parks - Pipestem - A/E Laundry Facilities	<b>Page 3</b> of 3
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**ADDITIONAL TERMS AND CONDITIONS**  
**(Architectural and Engineering Contracts Only)**

1. **PLAN AND DRAWING DISTRIBUTION:** All plans and drawings must be completed and available for distribution at least five business days prior to a scheduled pre-bid meeting for the construction or other work related to the plans and drawings.
2. **PROJECT ADDENDA REQUIREMENTS:** The Architect/Engineer and/or Agency shall be required to abide by the following schedule in issuing construction project addenda:
  - a. The Architect/Engineer shall prepare any addendum materials for which it is responsible, and a list of all vendors that have obtained drawings and specifications for the project. The Architect/Engineer shall then send a copy of the addendum materials and the list of vendors to the State Agency for which the contract is issued to allow the Agency to make any necessary modifications. The addendum and list shall then be forwarded to the Purchasing Division buyer by the Agency. The Purchasing Division buyer shall send the addendum to all interested vendors and, if necessary, extend the bid opening date. Any addendum should be received by the Purchasing Division at least fourteen (14) days prior to the bid opening date.
3. **PRE-BID MEETING RESPONSIBILITIES:** The Architect/Engineer shall be available to attend any pre-bid meeting for the construction or other work resulting from the plans, drawings, or specifications prepared by the Architect/Engineer.
4. **AIA DOCUMENTS:** Contracts for architectural and engineering services will be governed by the AIA document B101-2007, as amended by the Supplementary Conditions for the State of West Virginia, in addition to the terms and conditions contained herein when procured under Chapter 5G of the West Virginia Code.
5. **GREEN BUILDINGS MINIMUM ENERGY STANDARDS:** In accordance with West Virginia Code § 22-29-4, all new building construction projects of public agencies that have not entered the schematic design phase prior to July 1, 2012, or any building construction project receiving state grant funds and appropriations, including public schools, that have not entered the schematic design phase prior to July 1, 2012, shall be designed and constructed complying with the ICC International Energy Conservation Code, adopted by the State Fire Commission, and the ANSI/ASHRAE/IESNA Standard 90.1-2007: Provided, That if any construction project has a commitment of federal funds to pay for a portion of such project, this provision shall only apply to the extent such standards are consistent with the federal standards.

**ADDITIONAL TERMS AND CONDITIONS**

See attached document(s) for additional Terms and Conditions

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**MANDATE:** 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 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: October 14, 2014

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 14<sup>th</sup> day of October, 2014.

My Commission expires September 20, 2020.

AFFIX SEAL HERE

NOTARY PUBLIC

[Signature]

Purchasing Affidavit (Revised 07/01/2012)

