



THRASHER

Expression of Interest
for
Sullivan Tract Master Plan and
Entrance, Infrastructure &
Building Design

ADJ1700000005

February 14, 2017

02/21/17 09:28:57
WV Purchasing Division

600 White Oaks Blvd | PO Box 940 | Bridgeport, WV 26330
phone: 304-624-4108 | <http://www.thrashereng.com>



February 14, 2017

Jessica S. Chambers, Senior Buyer
2019 Washington Street, East
Charleston, WV 25305
via electronic submission in the WVOASIS system

Dear Members of the Selection Committee:

Thank you for the opportunity to submit a proposal for the development of a Master Plan for the Sullivan Tract property near Beaver, WV. With an office located in Beaver, we are very familiar with the project area. We also have an established relationship with Mr. Woody Duba of Beaver Coal and feel certain we have an excellent understanding of the intended use and future development of the project area. Thrasher is pleased to provide our capabilities for master planning and architecture design.

We truly feel that for a project to be successful, the right design partner must be selected. At Thrasher we feel that every project requires a team that "fits" the scope of work and I can honestly say that this project is a perfect "fit" for our team. Since 2005 our architecture and master planning team has developed an identity as a group that produces creative yet functional and affordable designs. We combine our development experience, knowledge of conventional West Virginia design and construction methods and a common sense approach to provide our clients the overall best value. We understand limited state funding and we assure you we will be designing this project with budget in mind. Our team will use this experience to ensure your project is a success.

We have assembled a team that has the knowledge and understanding to ensure this project is a success. As you will see detailed throughout our proposal, our diverse resume provides us the unique advantage of being well versed in every type of service you are looking for. Whether it be a site master plan, architectural design of a 25,000 to 100,000 SF building an parking lot, preparation of final design documents, cost estimating or construction administration, our team has the experience to get the job done. With all of the services needed under one roof and through close coordination with those divisions you will have one source of responsibility and will make our service seamless.

I appreciate your consideration and look forward to the opportunity to provide an oral presentation regarding this project.

Sincerely,
THE THRASHER GROUP, INC.

A handwritten signature in blue ink that reads "Michael Nestor".

Michael Nestor, PE
Project Manager

THRASHER

Company Profile

Formed in 1983, Henry A. Thrasher and H. Wood Thrasher created Thrasher with a commitment to excellence and professionalism in engineering. After 33 years in business, Thrasher has become the leading consulting engineering firm in the state of West Virginia. Thrasher specializes in all facets of engineering from site development to public works projects. The Thrasher philosophy is PARTNERSHIP.

By providing a full range of quality professional engineering, surveying, architectural, environmental and related field services, this partnership has positioned itself as one of the leading consulting teams in the Mid-Atlantic region.

Disciplinary Practices :

- Civil Engineering
- Land & Site Development
- Roadways / Bridges /Streetscapes
- Architecture
- Land Planning and Landscape
- Survey
- Construction Monitoring
- Materials Testing
- Storm Water Systems
- Water Treatment and Distribution
- Wastewater Collection and Treatment
- Dams and Levees
- Water Intake Design
- Parks and Recreation
- Environmental Services
- Pipeline Inspection
- GIS Mapping Software Development

Areas of Service:

- Planning
- Preliminary engineering
- Funding direction & application assistance
- Regulatory permitting
- Design and construction document preparation
- Bid documentation & process oversight
- Construction administration & monitoring
- Post construction service & on-going commitment
- Cost estimating



MASTER PLANNING

The project approach for our team will follow a task plan. These tasks provide a framework for our master planning process, from the initial kick-off meeting through the final product. Our design process is based on exploration. It is a combination of problem solving, master plan integration, program flexibility, emotional connectivity and architectural sensibility. As part of the design journey, before a single line is drawn, our challenge is found in interpreting the perspectives of each user group that will interact with the development. To achieve this, our designers must understand a myriad of perspectives. It is only by doing so that we can understand the array of issues associated with each group and, beyond that, the detailed qualities that can ensure a successful development.

At Thrasher, we value the design process. It is the conduit between aspiration and reality that can guarantee a successful and iconic development.



MASTER PLANNING

LAUNCH & DATA GATHERING

Task 1: Initial Data Gathering

In preparation for the Sullivan Tract project, initial data gathering will be undertaken.

Task 2: Developer / Consultant Work Session

Our team will kick off the planning process with an intensive, all day effort. All parties involved in and/or influencing the overall project will participate in this goals and objectives session. This session will help to develop the design program for the National Guard facility as well as the rest of the planned development.

PROGRAM DEVELOPMENT

Task 3: Preliminary Program

The purpose of this task is to develop requirements to be utilized in the creation of design criteria and concepts which will be used to develop the Master Plan. This program will include but not be limited to:

- Overall Vision
- Desired Programs for National Guard Parcel
- Desired programs for the remainder of the property
- Access Points (initial and future)
- Utilities
- Special Site Requirements
- General Budget Parameters
- Constraints and Opportunities, Both to the sites and facilities
- Methodology and task resolution

ANALYSIS & CONCEPTUAL PLANNING

Task 4: Analysis & Preliminary Master Plan Concepts

The design team will conceptually design the access/utility corridors and layout the parcel site for the National Guard based on the programming referenced for tasks 1-3. The design team will perform cost estimates for the conceptual plan to ensure it falls within budget requirements.

MASTER PLANNING

Task 5: Refine Preliminary Program

Once the initial concepts and cost estimates have been created, the design team will meet with the developer to review the options. This will be an opportunity to refine the preliminary program to best fit the needs for the successful development of Sullivan Tract.

PRELIMINARY MASTER PLAN

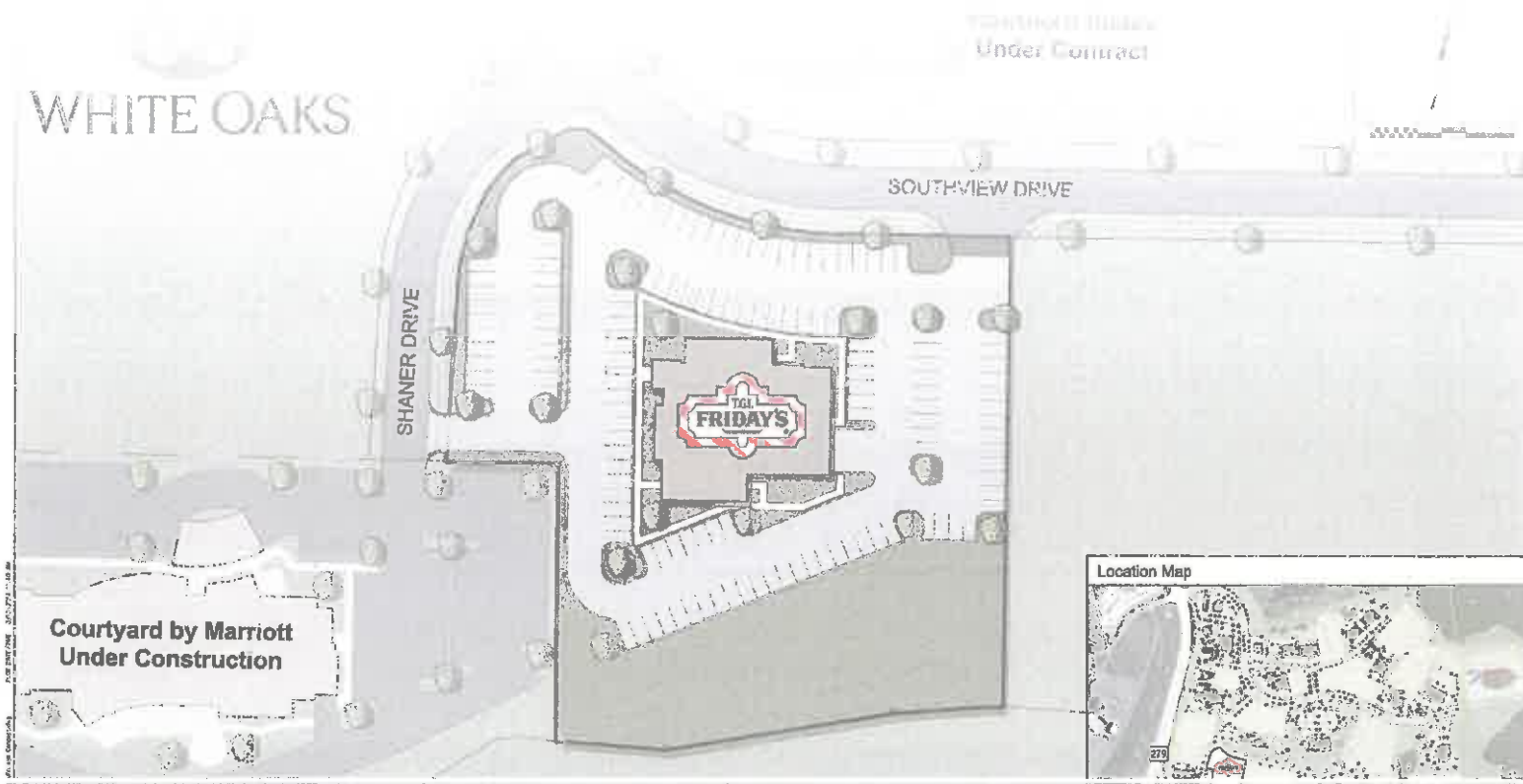
Task 6: Master Plan Concepts

After the program has been refined the design team will get back to work at developing planning alternatives using the feedback they received. Once completed, the design team will present these revised alternatives with preliminary construction budgets and a comparative review of which options most closely meet the design program.

FINAL MASTER PLAN

Task 7: Final Master Plan

Once the developer has narrowed the design alternatives to a single option the design team will develop the final master plan which will act as the framework of development for National Guard facility.

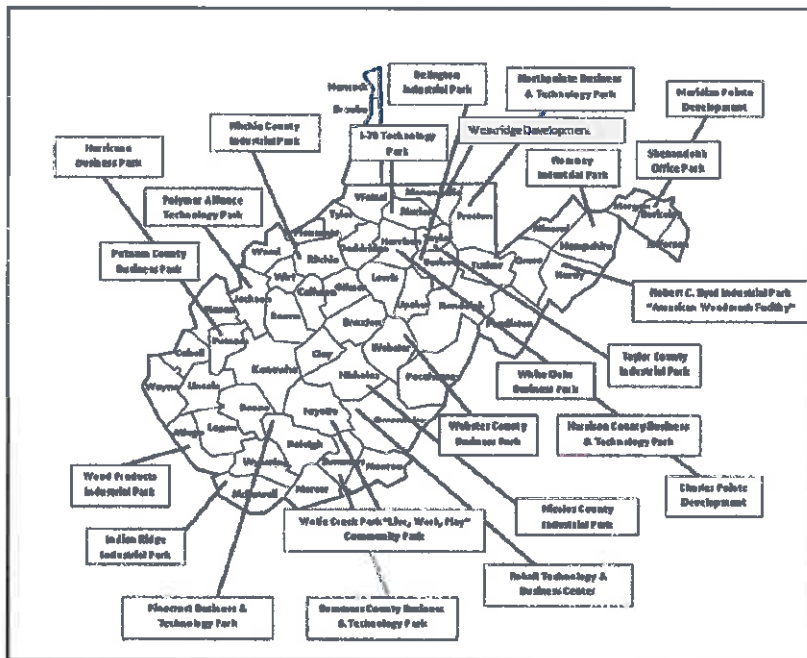


Related Experience

Business and Industrial Park Projects

Thrasher has earned a reputation of delivering very aggressive and nearly impossible deadlines. We are available upon notice to proceed to assist with project schedules and we embrace meeting tough deadlines.

Thrasher understands the responsibility we have to not only deliver projects in the time allocated but within the budget set. As a thriving A/E business with projects throughout the Mid-Atlantic Region, we understand the importance of setting and adhering to budget constraints.



The above map and the following list showcase the dozens of site development projects completed by Thrasher. Additionally, each of the projects required us to develop schedules and meet budgets.

- Westridge Development, Morgantown, WV
- White Oaks Business Park, Bridgeport, WV
- Meridian Point Development, Martinsburg, WV
- Route 24 Industrial Park, Bridgeport, WV
- Baker Hughes Site, Bridgeport, WV
- Williams Oak Grove, Moundsville, WV
- Wolf Creek Park, Fayette County, WV
- Pinecrest Business Park, Raleigh County, WV
- Glade Creek Business Park, Nicholas County, WV
- Mid-Atlantic Aerospace Park, Harrison County, WV
- Belington Industrial Park, Barbour County, WV
- Northpoint Business Park, Preston County, WV
- Polymer Alliance Zone and Tech Park, Wood County, WV
- Harrison County Business Park, Harrison County, WV
- Robert C. Byrd Industrial Park, Hardy County, WV
- Webster County Business Park, Webster County, WV
- Indian Ridge Industrial Park, McDowell County, WV
- Raleigh County Airport Industrial Park, Beckley, WV
- I-79 Technology Park, Marion County, WV
- Putnam County Business Park, Putnam County, WV
- Shenandoah Office Park, Martinsburg, WV
- Wood Products Industrial Park, Mingo County, WV

Related Experience

Project Owner:
Indian Ridge Park

Development Company:
McDowell County Commission | 304-436-8548

Description:

The objective of this project was to push back an existing highwall and enlarge the flat area on the McDowell County's Indian Ridge Park, a portion of which is being used to accommodate a Federal Prison.

Thrasher provided the site development engineering services for that facility. This project consisted of the design, bidding, and construction management for the preparation of an industrial park and federal prison site. Inclusive in our scope of work was site grading, sediment and erosion control, stream relocations, and wetland mitigation. This work involved laying back an existing highwall and placing the excavated material into a nearby valley to increase the developable acreage of the site.

Project Start and Completion Dates:
2010 -2013

Project Cost:
\$220,000,000

INDIAN RIDGE



Related Experience

Development Company:

Garrett County Department of Community Planning and Development | Ms. Meg Ellis | 301-334-1921

Description:

Thrasher was retained by Garrett County, Maryland to provide engineering design, construction/bidding documents for various components of the McHenry Business Park including roadways with appurtenances and associated stormwater controls. Thrasher work included construction plans and engineers construction cost estimates. Thrasher was also involved in the bid phase of the project which included pre-bid meetings, development of addendum and bidding questions.

Thrasher also provided construction administration including drawing review and submittal, engineering during construction and inspection and materials testing.

Project Start and Completion Dates:

2012

Project Cost:

\$2,759,000

MCHENRY BUSINESS PARK



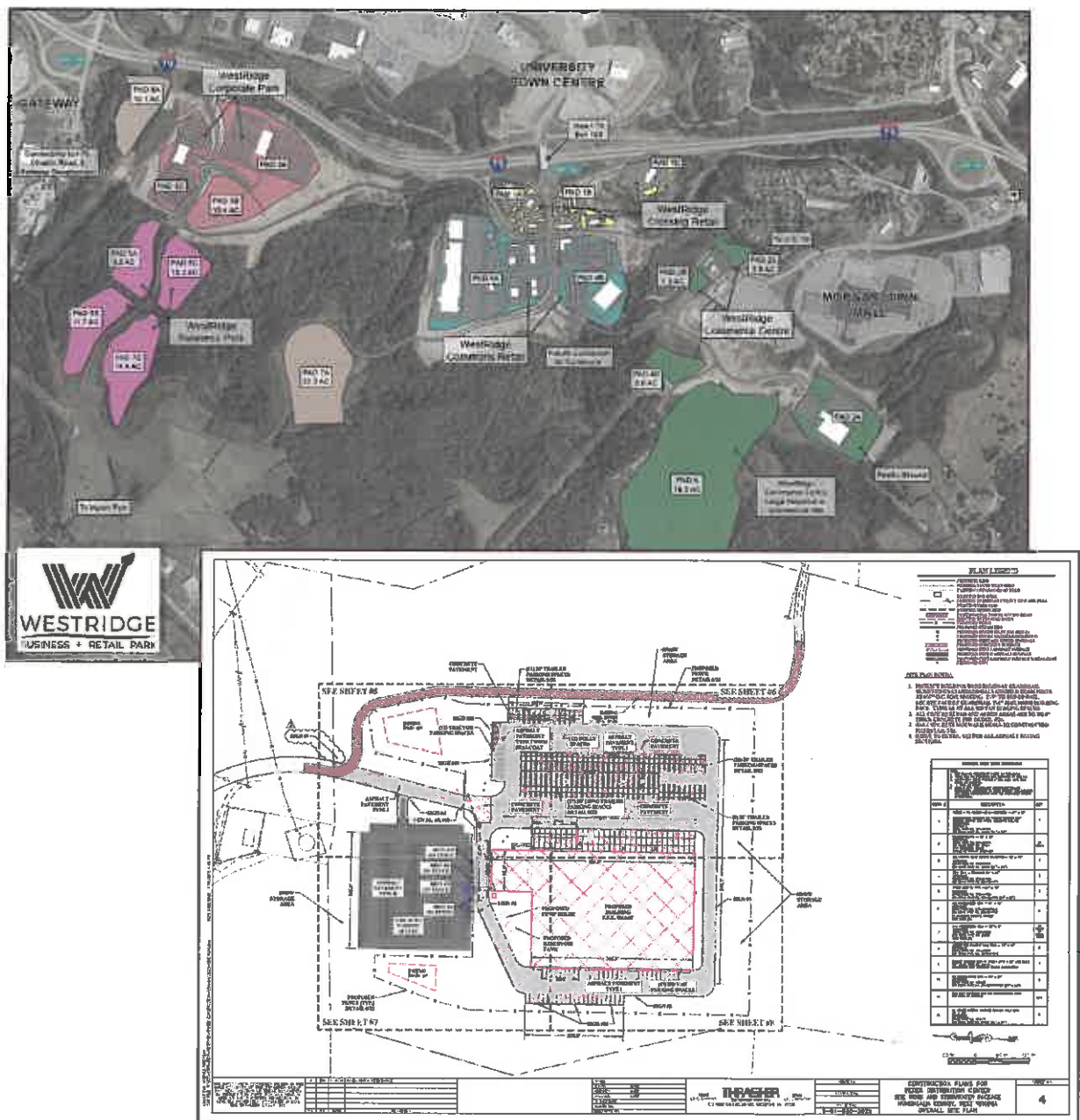
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Related Experience

WestRidge Development

This 180 acre commercial and light industrial development is located along I-79 in Morgantown, WV. The project lies in the heart of the university city and will be the home to multiple future shops and businesses with immediate access to the interstate.

As part of this project, a new on and off ramp is being constructed to allow easier access to the sites. This project will enhance the economy and traffic flow in one of West Virginia's fastest growing cities.



Related Experience

White Oaks Business Park

White Oaks Business Park is located along the 1-79 Corridor in Bridgeport, West Virginia. Thrasher serves as the prime consultant on the project, supplying project management, civil engineering, architecture, survey, and construction monitoring. The Thrasher team initiated the business park with a detailed market analysis to identify opportunities in the regional marketplace and assess the ability to support the development objectives. Based on the findings of the market analysis a master plan was created for the park. Thrasher then was responsible for setting the restrictions and guidelines for the business park development. Today the park is thriving with over 30 businesses operating. There is also many other buildings under construction.



Project Owner:
High Tech Corridor, LLC
Mr. Woody Thrasher, PE, Principal
PO Box 940
600 White Oaks Blvd.
Bridgeport, WV 26330
304-669-8664



Architectural Design

If there's one thing our team understands, it's successful development. We not only realize the importance of designing buildings that look nice but also the importance of designing buildings that can be built cost effectively. In the last 5 years our team has designed and built over 600,000 SF of business and warehouse space. What this experience ensures is that you have a team that understands the complexities of these types of projects. We put extra effort into things typically overlooked by most architects. For example, we design with the goal of reducing operating costs as much as possible to ensure your energy costs stay low.

At Thrasher we have refined our design process to ensure all of the project goals are met. We do this by making sure the process is as collaborative as possible by involving all owner's reps, tenants, and fellow design partners. Through design charrettes and constant interaction with all stakeholders, we can guarantee your project is a success.



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Architectural Design

The following is a brief overview of our architectural design process once the conceptual design is complete:

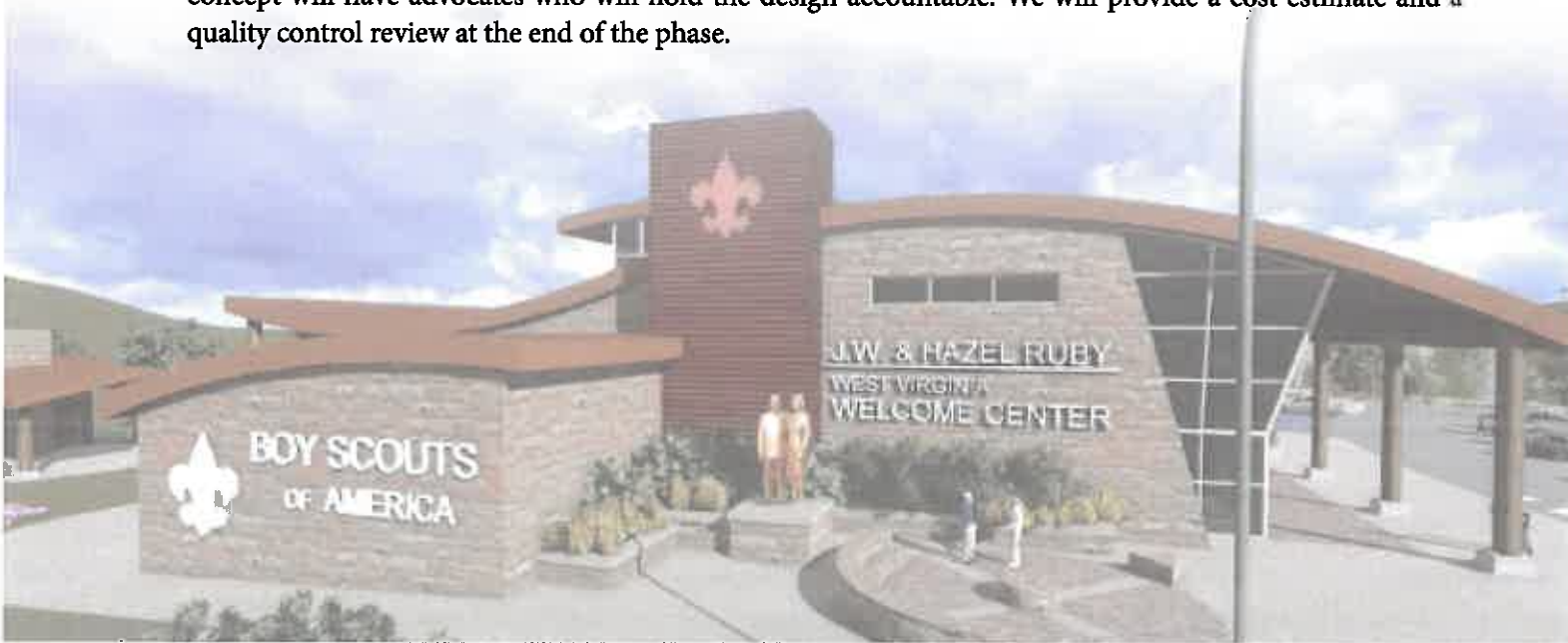
Schematic Design Phase

After approval of the Conceptual Design by the client, the project moves into the Schematic Design which will elaborate upon the concept and begin to design plans and elevations consistent with that concept. Typically, we propose that the client organize end-user groups (depending on the size of the client and key stakeholders) and that we establish a weekly or biweekly meeting schedule where these user groups are met individually. We have found that this creates an investment mentality in the end user and establishes the framework for conducive, constructive dialog where the best design emerges.

At the conclusion of that series of meetings, we recommend holding a 'core team' meeting. This core team is a group of persons, preferably 4-6, that are empowered as decision makers and arbiters of conflicting request or directions. At each core team meeting they are updated as to the progress of design, the end user group meetings and outstanding issues. We will provide a cost estimate at the end of this phase. During this phase we will arrange face-to face preliminary reviews with the State Fire Marshall and other code officials to ensure there are no major issues with our designs.

Design Development

Once the Schematic Design is approved by the client, Design Development begins. We propose continuing the end user and core team meetings. The primary purpose of design development is to define and describe all-important aspects of the project. The design: planning layouts, exterior designs and system designs are refined and begin the coordination process. With the end user continuously engaged the continuity of the concept will have advocates who will hold the design accountable. We will provide a cost estimate and a quality control review at the end of the phase.



Architectural Design

Construction Documents

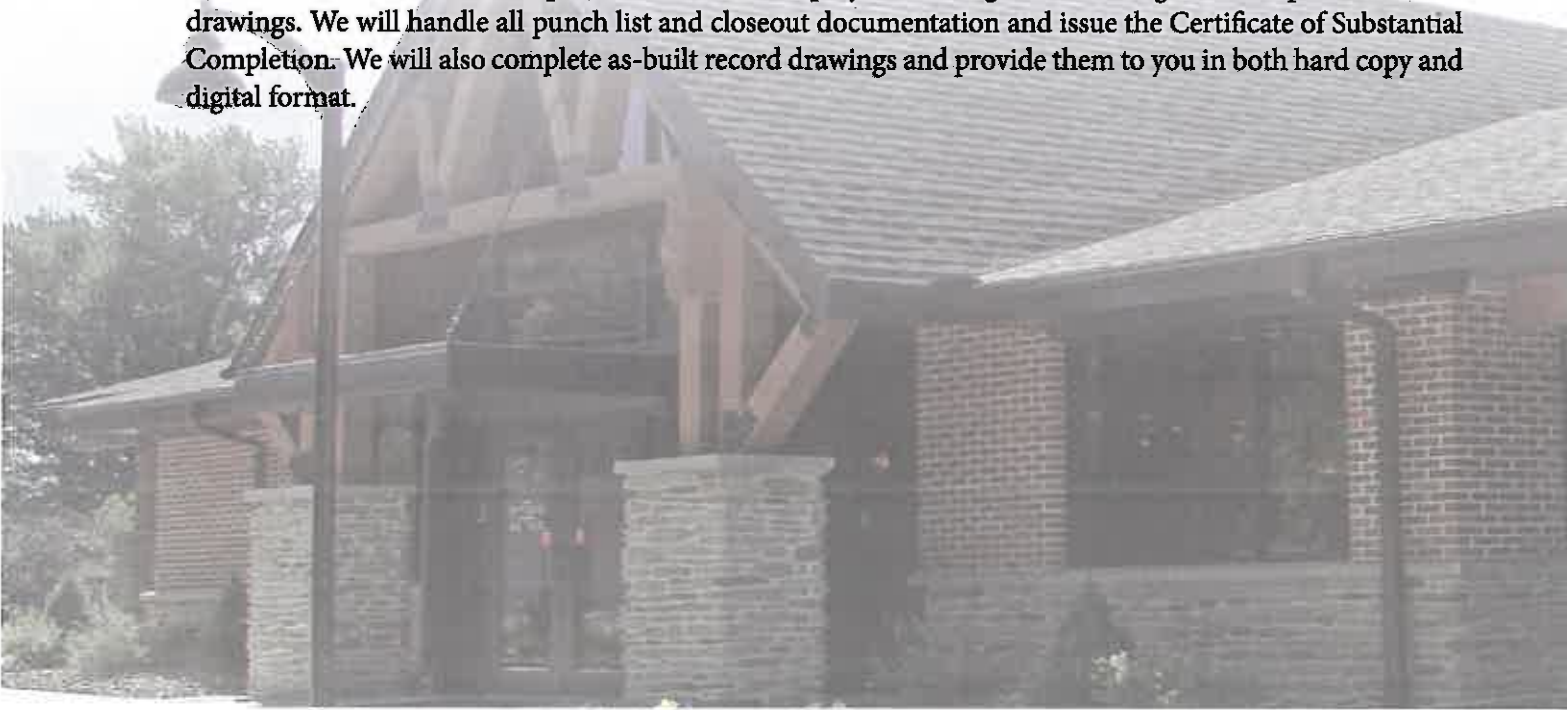
As the final phase of the design phase begins, after approval of the design development by the client, we propose a less frequent meeting schedule with the end users and core team. This phase is focused on documenting and detailing all the decisions that have been previously made, coordinating disciplines and establishing a completed biddable set of documents. Some end-user and core team meetings will be required as update meetings. We have found that this continues the spirit of cooperation that has been fostered throughout the process and is an outward expression of the respect that the design professional has for this team approach of design and problem solving. We will provide a quality control review and final cost estimate prior to bidding. We will submit final drawings to the State of West Virginia Fire Marshall, and other code officials for approval at the end of this phase.

Procurement

Our team will provide a complete set of drawings and specifications in order to obtain accurate and competitive bid proposals from contractors. We will work with you to review all bids and assist in awarding and preparing contracts for construction.

Construction Administration

We view our role during the construction phase as an important part of the process. We take our job of representing our clients best interests during this phase very seriously. We will be on site as required per the RFP for construction meetings and reviews and we will be available for RFI's throughout construction schedule. We will review the project to ensure the project is being built as designed and specified in the drawings. We will handle all punch list and closeout documentation and issue the Certificate of Substantial Completion. We will also complete as-built record drawings and provide them to you in both hard copy and digital format.



Related Experience



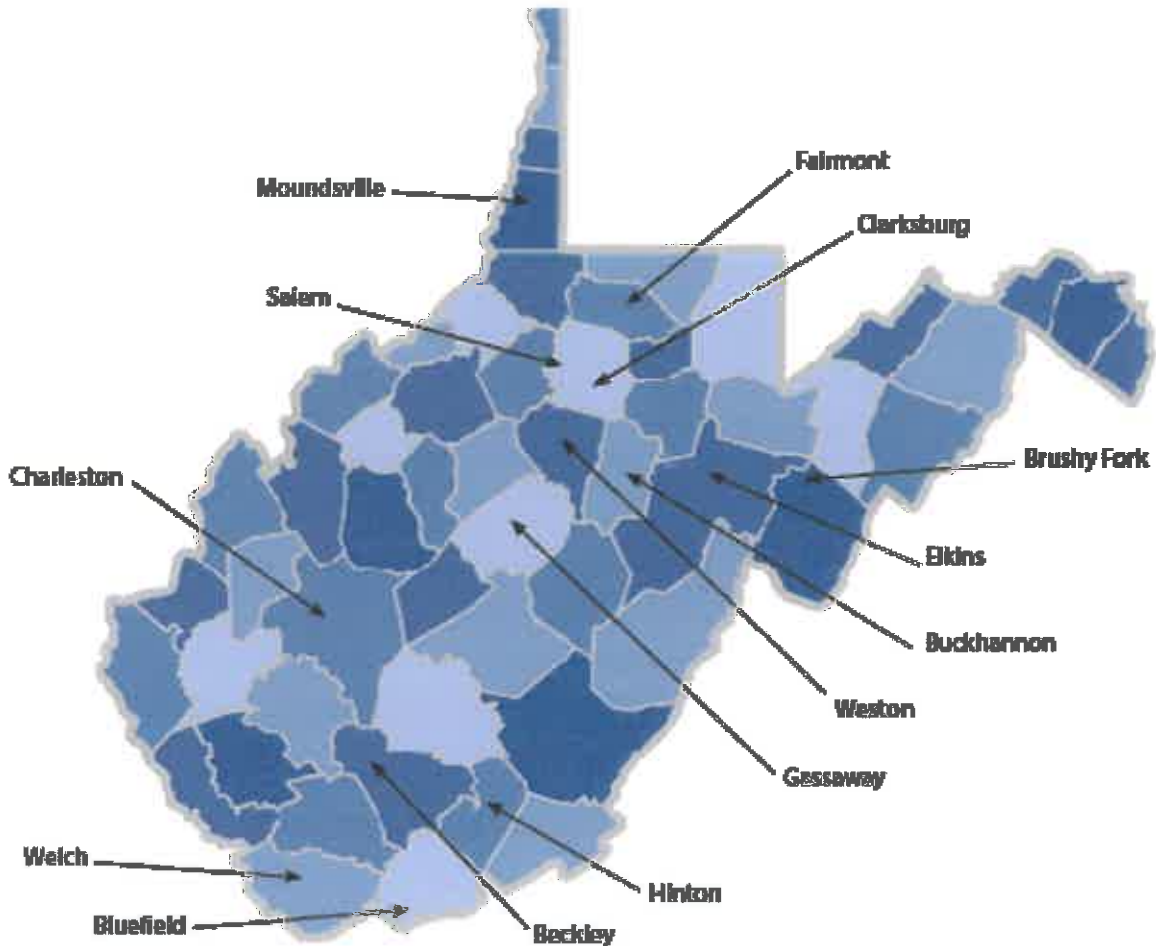
- Beverage Distributors
- Extreme Plastics
- Precision Supply Company
- Waldorf Distribution
- Preston County Schools Vocational Agriculture Building
- Novelis Aluminum Plant (Various Projects)
- Op Shop of Fairmont
- Horizons Church and Educational Building
- Malden Public Service District Office Building
- Sanders Construction Office Building
- Rahall Technology Center Office Building
- Preston County Schools Vocational and Agricultural Building
- Mason County Schools Point Pleasant Locker Rooms
- Camp Upshur Quantico Base Warehouse
- Bealko Racing Garage Facility
- Spelter Volunteer Fire Department

Pre-Engineered Buildings

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Related Experience

Thrasher acquired Gustafson & Associates, Inc. and currently employs Lee Gustafson, who completed renovation projects for approximately one-third of the Army National Guard Armories throughout the state of West Virginia. The work performed primarily included structural evaluations and investigation of laminated wood beam apparatuses, restroom upgrades to meet ADA compliance codes, fire alarm and life safety work, as well as the addition of stairwells and bleachers at some of the facilities. The map below shows the Armories where Mr. Gustafson has completed renovation projects:



WVARNG Experience

Related Experience

ARFF Facility (Benedum Airport)



CONTACT

North Central West Virginia Airport
2000 Aviation Way
Bridgeport, WV 26330
304-842-3400

PROJECT LOCATION

Harrison County, West Virginia

PROJECT TYPE

- New Pre-Engineered Metal Building

PROJECT SIZE

- 12,000 SF

Airport Maintenance

Related Experience



Groundbreaking, September 2016

CONTACT

Randy Amtower
111 N. Davis Street
Keyser, WV 26726
304-813-4660

PROJECT LOCATION

Mineral County, West Virginia

PROJECT TYPE

- New Pre-Engineered Metal Building

PROJECT SIZE

- 60,000 SF
- Autoclave aerated concrete manufacturing facility

Americas Best Block

THRASHER

Related Experience



CONTACT

Aurora Flight Sciences
3000 E. Benedum Industrial Drive
Bridgeport, WV 26330
304-842-8100

PROJECT LOCATION

Harrison County, West Virginia

PROJECT TYPE

- New Pre-Engineered Metal Building

PROJECT SIZE

- 10,000 SF

Aurora Flight Sciences

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Team Chart



Craig Baker, CEFP
Quality Assurance/Control

Michael Nestor, PE
Project Manager/Engineer

Master Planning

David Hafley
Urban and Regional Planning

Samuel A. Rich,
Associate ASLA
Landscape Designer

Architectural Design

Matt Breakey, AIA, LEED AP
Lead Architect

Ashley Shaver
Project Architect

Thrasher In-House Survey,
Environmental and Field Services

Structural and Mechanical,
Electrical and Plumbing

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Craig Baker, CEFP, has extensive experience in designing, renovating and planning buildings for industrial, academic, hospitality and other public and private clients. Mr. Baker has designed, managed and completed many projects during his tenure at Thrasher. He has a vast knowledge centered on the following: sports complexes, administrative office space, classroom design, academic building expansion, government buildings, residences, medical facilities and restaurants.

Craig is experienced in CADD and building information modeling design programs relative to architecture. Craig has excellent client communication, coordination of construction, detailed construction document preparation, bidding, construction management and contract administration and is an experienced project manager.

Education:

Advanced Certificate, Educational Facilities Plan - San Diego State University

Bachelor of Science, Architectural Engineering - Fairmont State University

Affiliations/Certifications:

- American Institute of Architects - Associate, West Virginia and National Chapters
- Certified Educational Facilities Planner (CEFP)
- Council of Educational Facilities Planner
- West Virginia Energy Services Coalition

Related Experience:

- The Greenbrier Resort Chapel - Greenbrier County, West Virginia
- Boy Scouts of America Welcome Center - Fayette County, West Virginia
- White Oaks Business Park Architectural Development and Design - Harrison County, West Virginia
- Dominion Resources Headquarter Facility - Harrison County, West Virginia



Michael Nestor, PE joined Thrasher in 2005, upon graduation from Fairmont State University. Mr. Nestor has accrued an extensive resume in commercial site development projects throughout his career. His breadth of work has led him to utilize all aspects of infrastructure design including massive earth movement, utilities, storm water, street and roadway design and other infrastructure needs of these systems to developments.

Mr. Nestor is highly knowledgeable in the EPS's Municipal Separate Storm Sewer Systems (MS4) conveyances. Mike has completed multiple MS4 plans and dozens of projects that utilized his sharp storm water management skills. Mike has designed dozens of industrial business park sites and these projects have all included miscellaneous drainage structures as well as coordination with permitting agencies and various local utilities companies.

Education:

Bachelor of Science, Civil Engineering Technology - Fairmont State University

Registrations:

- Registered Professional Engineer
 - State of West Virginia

Affiliations/Certifications:

- Past President of the North Central WV Chapter of American Society of Highway Engineers
- American Society of Civil Engineers

Related Experience:

- White Oaks Business Park - Bridgeport, West Virginia
- Wolf Creek Park, Fayette County, WV
- Pinecrest Business Park, Raleigh County, WV
- Glade Creek Business Park, Nicholas County, WV
- Meridian Pointe Development, Martinsburg, WV
- Mid-Atlantic Aerospace Park, Harrison County, WV
- Charles Pointe Development - Bridgeport, West Virginia
- West Virginia University Silver Lot Storm Water Project - Morgantown, West Virginia
- Simpson Creek Storm Water Study - Harrison County, West Virginia

David Hafley joined Thrasher in 2016 and serves as a Urban and Regional Land Planner. He brings over twenty years experience to Thrasher's team. He has supported Thrasher as project manager in preparing master plans for many projects including the 1060-acre mixed use development of industrial, commercial, residential and community and civic uses in rapidly developing Fayette County.

David approaches each project by looking at the sustainable economic and community development intended to meet the employment, housing and community needs of a diversifying economy.

Education:

Masters of Science, Urban and Regional Planning - University of Oklahoma

Bachelors of Science, Urban and Regional Planning - Northern Michigan University

Related Experience:

- **White Oaks Private Covenants Design Document;** supporting Thrasher in preparing private covenants and deed restrictions for private mixed use development adjacent I-79 corridor. The design guidelines described requirements for land use, landscaping and urban design, building location, massing, materials and corridor and view shed protection requirements. Administration, enforcement and appeal provisions were included in the standards document.
- **Ft. Thomas Urban Design and Streetscape Master Plan, Kentucky;** project manager of a comprehensive plan project for the city of Fort Thomas. Responsible for leading a team of planners, designers, engineers and placemaking specialists in developing alternatives for establishing a new "town center" within the downtown. Major tasks included alternative development and evaluation; recommending streetscape improvements and an urban design plan; preparing architectural review guidelines; updating sign ordinance for the new urban center; providing cost estimates and an implementation strategy.
- **Additional Development Guidelines and Urban Design Standards Projects:**
 - Danville-Boyle County Zoning and Development Guidelines, Kentucky
 - Miamisburg Ohio Master Plan and Development Guidelines
 - Miracle Lane Ohio Development Guidelines
 - Sebree Development Guidelines Kentucky
 - Eddyville and Lyon County Zoning and Subdivision Regulations, Kentucky
 - Madisonville Zoning Ordinance and Development Guidelines Kentucky

Samuel A. Rich, Associate ASLA joined Thrasher in 2014 as a landscape designer/site planner. He has three years of experience in high end residential landscape industry designing landscapes, hardscapes, lighting, and drainage systems. In his time as a designer Samuel has performed various duties including sales, estimating, client consultation, and construction oversight.

In 2011 Samuel worked as an intern for the District of Columbia Office of Planning where he worked with multiple partner agencies to develop historical landscape restoration plans for various National Park Service owned downtown D.C. parks. He worked not only on the design of these parks but presented the designs to the NPS for approval and gave several presentations necessary to secure funding for installation of the pilot project.

Education:

Bachelor of Science, Landscape Architecture - West Virginia University

Related Experience:

- City of Green, Ohio Master Plan - Summit County, Ohio
- WVU - Milan Puskar Stadium Renovations Landscape Plan – Monongalia County, West Virginia
- Marriott Hotel Event Space and Landscape Design – Dayton, OH
- Sheetz Landscape Plan – Monongalia County, West Virginia
- Town of Bath Green Infrastructure Plan – Morgan County, West Virginia
- Custom Detailers Site Design Package – Harrison County, West Virginia
- Mount Vernon Square District National Parks Historical Landscape Restoration Plan – Washington, D.C.
- Various Private Residential Landscapes – Alexandria, Virginia & Beckley, West Virginia
- Canal Place Market Place - Cumberland, Maryland



Matt Breakey, AIA, NCARB, LEED AP, joined the team at Thrasher in the fall of 2014. Mr. Breakey brought with him over 20 years of experience providing architectural design and management services to a wide variety of clients including those in the education sector (K-12 and higher education clients), State, Federal, Correctional, Commercial, Multi-Unit Residential, and Healthcare System.

Mr. Breakey spent part of his career providing oversight for major capital construction projects for two auxiliary entities at a Higher Education Institute. This work has given him a refined eye for both the design aspect as well as project construction and feasibility. Mr. Breakey's combination of experience and education have made him a highly sought after architect in the region.

Education:

- Bachelors of Architecture - Pennsylvania State University
- Bachelors of Science, Architecture - Pennsylvania State University

Registrations:

- Registered Architect
 - States of West Virginia, Maryland, Pennsylvania and Kentucky

Affiliations/Certifications:

- LEED Accredited Professional, US Green Building Council
- NCARB Certification
- American Institute of Architects (AIA)
- AIA West Virginia Chapter - member
- Council of Educational Facilities Planners International (CEFP)

Related Experience:

- Washington High School - Jefferson County, West Virginia
- The Greenbrier Resort Chapel - Greenbrier County, West Virginia
- Boy Scouts of America Welcome Center - Fayette County, West Virginia
- Dominion Resources Headquarter Facility - Harrison County, West Virginia
- WVU Engineering Sciences Building East Wing Addition - Monongalia County, West Virginia
- WVU Student Health Building - Monongalia County, West Virginia
- WVU College of Physical Activities and Sports Sciences Building - Monongalia County, West Virginia

Ashley Shaver began at Thrasher in 2013 as an Architectural Intern and is currently pursuing Architectural Licensure. Ashley has been involved in a wide array of projects including public and private office design, recreational facilities, public safety buildings, building additions and renovations, and several historic preservations.

Ashley is able to maneuver projects on a large scale without sacrificing attention to detail. Ms. Shaver is highly knowledgeable in all facets of design and construction and places a large emphasis on sustainable green techniques. She has a working expertise in several critical 2D and 3D CADD design programs, most notably including a mastery of Autodesk Revit.

Education:

Master of Architecture - Miami University of Ohio

Bachelors of Science, Architecture - Fairmont State University

Related Experience:

- Richwood Clinic Fit-Out Design - Nicholas County, West Virginia
- Cherry River Elementary Clinic Fit-Out Design - Nicholas County, West Virginia
- Minnie Hamilton Healthcare Facility Schematic Design- Preston County, West Virginia
- West Virginia University Institute of Technology Building Assessment Project- Monongalia County, West Virginia

