

10/14/21 10:07:26
WV Purchasing Division



Melissa Pettrey, Senior Buyer
Department of Administration, Purchasing Division
2019 Washington Street, East
Charleston, WV 25305-0130

**Re: CEOI GSD 2200000001
Statement of Qualifications
for A/E Design Services**

Dear Ms. Pettrey and Selection Committee:

Chapman Technical Group is proud to provide architectural and engineering services to WV GSD for the Building 36 EIFS and Granite Assessment. Having been to the site and previously discussed the issues with Tim Lee, the project is firmly within the expertise of Chapman Technical Group, and we look forward to having an opportunity to assist in restoring this important structure.

Chapman Technical Group has a proven track record of providing successful façade renovation and historic preservation projects which meet client goals, budgets, and timelines. Our work includes award winning projects such as the entire building restoration of the historic State Road Commission Building in Charleston, WV, and the structural, weatherproofing, and accessibility work at the Upshur County Courthouse. Additionally, we recently completed work for several WVGSD restoration projects at the WV State Capitol for the Main Stairs, Lincoln Plaza, East Plaza, Governor's Entrance, and East Executive Entrance. Ongoing work at the Capitol includes the North Stairs, West Executive Entrance, Booker T. Washington Plaza, North Fountain and Plaza, and redesign of paving work which will more closely align with original Cass Gilbert concepts.

Chapman Technical Group, as part of GRW, has a staff of architects and engineers in our family of over 200 professionals. From this wealth of talent, we will select a team that is experienced in façade restoration preservation projects to efficiently complete your project. To this team, we will add Carol Stevens of CAS Structural Engineering, whom we work with regularly and who has particular expertise in historic structural work.

200 Sixth Avenue
Saint Albans, WV 25177

304.727.5501
304.727.5580 Fax

Buckhannon, WV
Lexington, KY

www.chaptech.com



Selection Committee
October 14, 2021
Page 2

Enclosed are descriptions of our qualifications, experience, and past performance, which include our company overview, awards, relevant experience, discussion of our project team, and reference letters from past clients. A discussion of our goals and objectives includes our method of approach and anticipated concepts for the work. We would very much appreciate an interview to further discuss your project and our capabilities. Meanwhile, if you have any questions or need additional information, please contact me.

Sincerely,

CHAPMAN TECHNICAL GROUP

Phillip A. Warnock, AIA, NCARB
Historic Architect

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COMPANY OVERVIEW & AWARDS



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

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

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

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

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

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

COMPANY OVERVIEW & AWARDS



SRC Building Renovation
WV AIA Merit Award, 2016
Historic Preservation



I-79 Rest Area
AIA Merit Award, 2010

COMPANY OVERVIEW & AWARDS



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



COMPANY OVERVIEW & AWARDS



Upper Big Branch Miners Memorial
WV ASLA Honor Award, 2012



Nuttallburg Historic Mining Complex
WV ASLA Merit Award, 2012



Firm Profile

CAS Structural Engineering, Inc. – CAS Structural Engineering, Inc. is a West Virginia Certified Disadvantaged Business Enterprise structural engineering firm located in the Charleston, West Virginia area.

Providing structural engineering design and/or analysis on a variety of projects throughout the state of West Virginia, CAS Structural Engineering has experience in excess of 30 years on the following types of building and parking structures:

- Governmental Facilities (including Institutional and Educational Facilities)
- Industrial Facilities
- Commercial Facilities

Projects range from new design and construction, additions, renovation, adaptive reuse, repairs and historic preservation (including use of The Secretary of the Interior's Standards for Rehabilitation) to evaluation studies/reports and analysis.

CAS Structural Engineering utilizes AutoCAD for drawing production and Enercalc and RISA 2D and 3D engineering software programs for design and analysis. Structural systems designed and analyzed have included reinforced concrete, masonry, precast concrete, structural steel, light gauge steel and timber.

Carol A. Stevens, PE is the firm President and will be the individual responsible for, as well as reviewing, the structural engineering design work on every project. Carol has over 30 years of experience in the building structures field, working both here in West Virginia and in the York, Pennsylvania vicinity. Carol is also certified by the Structural Engineering Certification Board for experience in the field of structural engineering.

CAS Structural Engineering, Inc. maintains a professional liability insurance policy.

PO Box 469 • Alum Creek, WV 25003-0469  304-756-2564  304-756-2565  www.casstruceng.com

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Chapman Technical Group St. Albans Office

200 Sixth Avenue
St. Albans, West Virginia 25177

The project included the design of the renovation of an existing 7,000 square-foot building and an 8,000 square-foot addition. The building, formerly U.S. Post Office, now serves as the main office of Chapman Technical Group. The renovation was completed in accordance with the U.S. Department of Interior standards and is now on the National Register for Historic Places.

The office was designed to provide optimum working conditions and included custom-designed CADD workstations and lighting, as well as conference and meeting room facilities. The building houses a complete fitness center, including locker rooms and showers, to provide incentive for employee wellness.





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

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

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





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

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





American Institute of Architects, Honor Award, 2008

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

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



Dome Restoration Detail



After Reconstruction

Marlington Depot Project

Marlington, West Virginia

The project scope was originally an interior and exterior renovation, but a fire consumed the entire depot and the owner then engaged Chapman Technical Group to design a "new" depot. The new depot replicates the original structure very closely. The project also includes renovations to the original restrooms in a separate building, which serves the Greenbrier River Trail. Chapman Technical Group worked with the Marlington Depot Owners for nearly five years to help procure grants and funding for the construction.



Original Depot

ARCHITECTURE



Tucker County Commission

Jailer's Residence Restoration

213 First Street
Parsons, West Virginia

Chapman Technical Group was hired by the Tucker County Commission to provide a conditions report for the stabilization and restoration of the Tucker County Courthouse and Jailer's Residence. After evaluating and assessing the condition of the existing structure; Chapman Technical Group submitted a detailed plan for the stabilization of the structure, and recommendations on how to restore and renovate the structure for future use. A prioritized budget was compiled identifying the most critical and immediate repairs that should be scheduled as soon as funds became available, and restoration, upgrades, and ongoing maintenance that could be delayed to future dates. Phase 1 of this plan was completed in 2011 to refurbish, repoint, and stabilize the chimneys of the Courthouse and the Jailer's Residence (Commission Offices).





U.S. Federal Courthouse Renovation Atlanta, GA

GRW was part of the design-build team selected by the U.S. General Services Administration (GSA) to design and construct improvements for the federal courthouse located on Barr Street in Lexington, KY. The project team's design enhanced security at the building through the renovation of existing space, as well as new construction. Improvements included upgraded security electronics, site blast protection, and circulation / control enhancements.

Built in 1934, the building is listed on the National Register of Historic Places. The Federal Courthouse was originally constructed as a Post Office and is the base for one of six U.S. District Court locations for the Eastern District of Kentucky. The four-story building, plus basement, contains 84,000 SF of rentable space and currently houses both the U.S. District Court, the U.S. Marshals Service, U.S. Attorneys, and the U.S. General Services Administration.

GRW's specific role on the design-build team was to provide civil/site engineering, and mechanical and electrical engineering. Sustainability was a key factor as the addition achieved a 33% energy efficiency improvement over code, exceeding EPA requirements for federal buildings. The project involved a phased construction schedule; work was completed while the building was occupied.





Trust Lounge Renovation

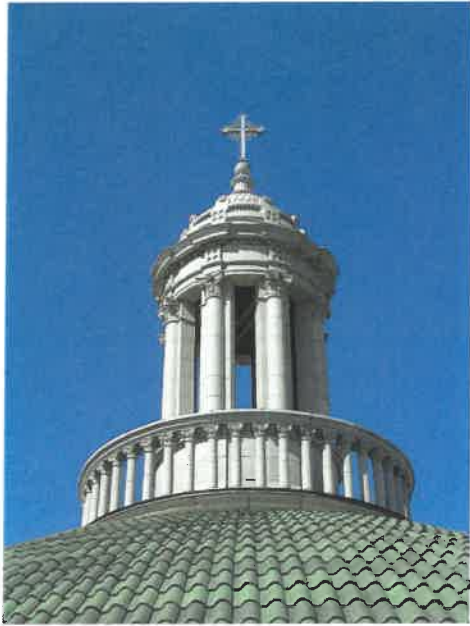
Lexington, KY

In downtown Lexington, Ky., a discovery was made when a brick façade was removed and uncovered the remains of the Phoenix and Third National Bank and Trust. The structure, believed to be constructed circa 1908, suffered severe damage as a result of two previous, extensive department store renovations. For one renovation, the lower half of the building was removed and turned into a conventional glass storefront entrance. In a later renovation, the column capitals and cornice work were destroyed and replaced with a monolithic brick façade. After removal of the brick façade, only a section of very badly damaged architectural glazed terra cotta at the second story level remains from the original structure.

In an effort to restore the historic building, GRW provided design services with the intent to patch and repair as much of the remaining terra cotta façade as possible, and to reconstruct the missing pieces of the façade in a manner that is reminiscent of the original Phoenix and Third National Bank and Trust. GRW used 3D laser scanning technology to survey the existing condition, providing a very accurate record of the structure in its current state.

FIRST PRESBYTERIAN CHURCH EXTERIOR FACADE RESTORATION

Charleston, West Virginia



The terra cotta and limestone exterior of this 1910's building was in need of being restored to prevent continued damage to the exterior and interior of the building. The structural steel in the lantern level was replaced with stainless steel members and wind bracing



The terra cotta balustrade was re-built after the iron components were found to be deteriorated.



The corners of the terra cotta cornice exhibited significant deterioration of the mortar joints and rotation of the units. It was found that the supporting steel members were not adequate for the load that was being supported. They were also replaced with stainless steel components.



PARAPET/BALUSTRADE INVESTIGATION MAIN CAPITOL BUILDING

Charleston, West Virginia

This project was recently completed and involved an exploratory investigation of the Main Capitol Building parapet and balustrade in an effort to determine the source of movement in the limestone panels. In addition, the leaking that is currently occurring in the upper floor ceilings was addressed. This building is listed on the National Register of Historic Places.



There are a number of locations around the parapet where limestone panels or joints exhibit cracks and significant movement.

There is evidence of minor efflorescence within the ceiling space as well.





The exploratory investigation involved removing limestone and brick at several locations, documenting the findings, and developing a budget estimate for repairs to the parapet.

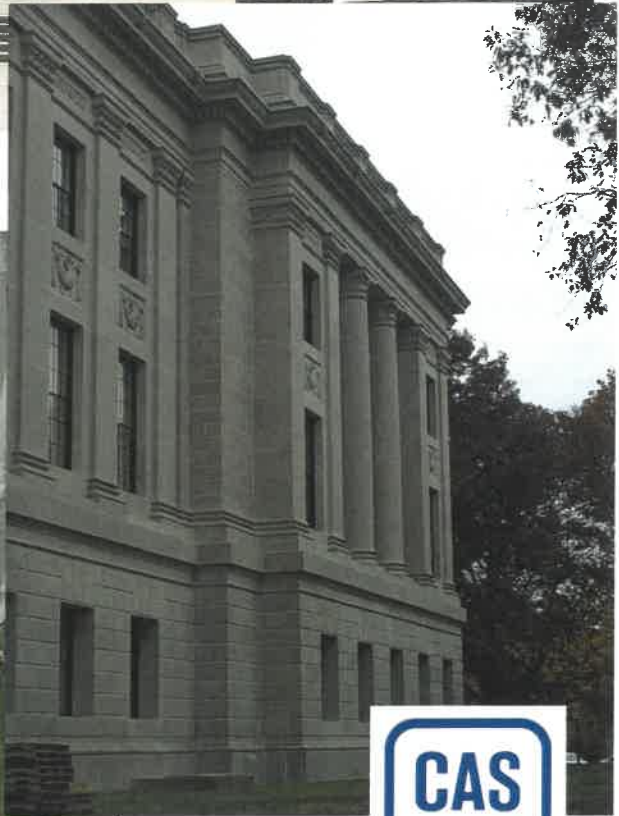


EXTERIOR FAÇADE RESTORATION MAIN CAPITOL BUILDING

Charleston, West Virginia



Exterior façade restoration included cleaning, pointing, and repairs to the limestone and terra cotta components, windows and doors.

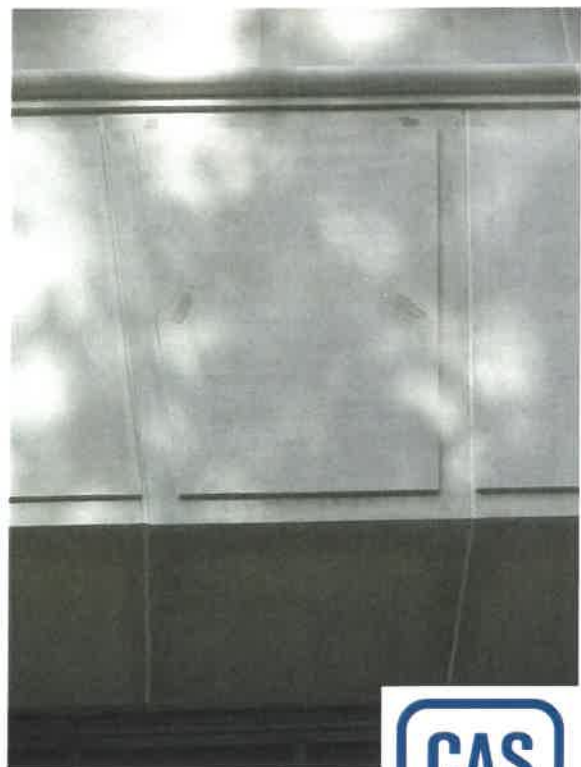




Portions of the limestone cornice were damaged to the point that they fell when work was being conducted and had to be pinned back in place.



Other repairs included various spall repairs, pinning and epoxy injection of larger cracks and lifting and pinning keystones over windows.



LEWIS COUNTY COURTHOUSE INVESTIGATION AND REPAIRS

Weston, West Virginia



This 1887 courthouse is constructed of brick masonry walls with heavy sandstone foundations and wood roof structure. This project involved several phases, including an assessment phase to detail the repair needs for the facility and a construction cost estimate for these repair items.

The bell tower and cupola framing need structural repairs, some of which were completed during the roofing repair phase of this project. Additional structural roof framing repairs have been identified but the design documents have not been developed at this time.



The roof repair work was completed in the fall of 2011. Structural repairs within the bell tower were completed at that time.



TUCKER COUNTY COURTHOUSE INVESTIGATION AND REPAIRS

Parsons, West Virginia



This 1898 courthouse is constructed of massive red brick with and is a centerpiece in Parson, Tucker County, WV. This project included providing a condition assessment report for stabilization and restoration of this structure.



The façade elements are in need of repair in many locations.



The chimneys are in need of repointing and new caps. Additionally, there are several structural issues related to framing that are in need of repair. The assessment report, which included budgeting of the repair items, led to the first phase of repairs/restoration of the chimneys.



UPSHUR COUNTY COURTHOUSE STONE COLUMN RESTORATION

Buckhannon, West Virginia



The structural sandstone columns were coated with a cementitious coating that helped to deteriorate the natural stone by trapping moisture within the stone.



After the coating was removed, additional areas of the columns and bases required extensive repairs.



The repairs included pinning the columns across cracks, building up architectural elements with Cathedral Stone Jahn Repair Mortars, and also included pinning new stone to the original host stone.



AIA West Virginia Honor Award 2008





Phillip A. Warnock, NCARB, AIA

Project Architect/Historic Architect

Experience

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

Years of Experience: 27
Years with Chapman: 18

Education

B.S., Architecture, 1995
University of Tennessee

Registration

Architect: WV, KY, IN, TN

Affiliations

National Council
of Architectural
Registration Boards

WV Chapter,
American Institute
of Architects

Awards

Honor Award, WV AIA
Upshur County Courthouse

Merit Award, WV AIA
I-79 Burnsville Rest Area

Merit Award, WV AIA
State Road Commission
Building

Publications

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

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

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

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

State Road Commission Building; Charleston, WV

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

Upshur County Courthouse Renovations; Buckhannon, WV

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

Marlinton Depot Project; Marlinton, WV

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

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

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



Joseph E. Bird, ASLA

Senior Vice President
Project Manager

Experience

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

Years of Experience: 42
Years with Chapman: 36

Education

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

Registration

Architect: WV, KY, IN

Affiliations

Council
of Landscape
Architectural
Registration Boards

WV Chapter,
American Society of
Landscape Architects

WV DOH District One Master Plan; Charleston, WV

Project Manager and Designer for the development of a master plan for the West Virginia Division of Highways District One campus to plan for future building sites, pedestrian and vehicular circulation, and the relocation of overhead utilities underground. The project also included the implementation of sustainable stormwater principles including bioswales, pavement infiltration where possible, and underground stormwater detention, to help alleviate chronic flooding which has plagued the project area.

Smith Street Streetscape; Charleston, WV

Project Manager and Landscape Architect for the design of a streetscape project as part of the overall development of the District One Campus project. The plan includes placing overhead utilities underground, new street lights, new sidewalks and curb ramps, and new street trees.

Covington Streetscape Project; Covington, KY

Project Manager and Landscape Architect for the design of seven blocks of streetscape in Covington, Kentucky. The plan includes placing overhead utilities underground, new street lights, new sidewalks and curb ramps, and new street trees. The project also included the design of new traffic signals and pedestrian crossing signals.

Scottsville Streetscape Project; Scottsville, KY

Landscape Architect for the design of two blocks of streetscape in Scottsville, Kentucky. The plan includes placing overhead utilities underground, new street lights, new sidewalks and curb ramps, and new street trees.

WV DOH Alternative Transportation Projects

Project Manager and Designer for the Alternative Transportation and Trail projects throughout West Virginia, including sidewalk projects, streetscape projects, and recreational trail projects. Managed and designed several phases of the ongoing streetscape projects for the City of St. Albans.



Jimmy Piper, Jr., AIA, LEED AP BD+C Architect

Experience

Jimmy has comprehensive architectural services experience, having worked with clients on programming, planning, design, construction documents, bidding, and construction phase services. He regularly provides leadership in architectural design and project management for new building design and renovation projects including higher education facilities, municipal buildings, and historic and cultural renovations.

Relevant Project Experience

Historic Moore Building, Versailles, KY – Project Manager. Schematic studies for a 3,600 SF Family Court Room fit-up in an existing building on historic Main Street.

Trust Lounge Renovation, Lexington, KY – Principal. Design services to restore original architectural glazed terra cotta façade of structure (circa 1908) which suffered severe damage as a result of two previous extensive façade renovations. Work includes patch and repair of remaining terra cotta façade to extent possible, and reconstruction of missing pieces. 3D laser scanning technology utilized to survey existing condition; data can be used to reverse engineer and replicate pieces of the existing façade.

Harlan County Courthouse Renovations, Harlan, KY – Project Manager. Design for phased renovation of 31,040 SF, 4-story courthouse constructed in 1922 of poured-in-place concrete columns, beams, floor slabs and roof deck, and classically-styled Indiana limestone exterior. Initial phase provided masonry and metal cornice restoration at parapet area, roof replacement. Phase 2 included addition of four-stop elevator and ADA/code upgrades; Phase 3 involved replacement of water main feed and all interior water lines. Phase 4 encompassed new public restrooms on second floor; renovation of existing non-ADA compliant ground floor restrooms; renovation of courtroom to provide small meeting rooms and fit-up for use as multi-purpose meeting room. Vacant County Judge Executive suite on ground floor was renovated for use by Commonwealth Attorney.

Fred M. Vinson Birthplace/Visitor Center Renovation, Louisa, KY – Project Manager. Design for historic renovation and restoration of the 2,400 SF birthplace home of a former Truman cabinet member and Supreme Court Chief Justice to provide exhibition spaces for display of memorabilia and historic artifacts. Involved masonry restoration, window restoration, exterior porch reconstruction, exterior soffit restoration, interior stair replacement, interior finishes, and electrical/plumbing/HVAC upgrades.

Years of Experience: 35
Years with GRW: 26

Education

Bachelor of Architecture,
1987, University of Kentucky

Registration

Registered Architect: KY, IN, VA,
OH, MI, GA

National Council of Architectural
Registration Boards (NCARB)
Certification

LEED Accredited Professional
BD+C

Affiliations

Kentucky Housing, Buildings and
Construction Advisory Committee
(2016-2017, 2017-2018)

AIA East Kentucky Chapter
Board of Directors (2017)

American Institute of Architects
(AIA)

Kentucky Masonry Institute
Certified Masonry Specialist
Steel Window Restoration
Seminar, Kentucky Heritage
Council

AIA School Facilities Construc-
tion A to Z Continuing Education



W. Thomas Cloer, III, NCARB, AIA Project Architect

Experience

Tommy has extensive architectural experience, having worked with clients on programming, planning, budget analysis, design, construction documents, meeting coordination, bidding / negotiation services, construction phase services, and code compliance. He regularly provides leadership in architectural design and project management for new building design and renovation projects such as K-12, parks and recreation, and government and municipal facilities.

Years of Experience: 20
Years with Chapman: 14

Education

B.S., Architecture, 2001
University of Tennessee

Registration

Architect: WV, VA, KY

Affiliations

National Council
of Architectural
Registration Boards

WV Chapter
American Institute
of Architects

St. Albans Historic District
Committee Member

Comprehensive Educational Facilities Plan

Tommy has worked as part of a team to develop the 2020 Comprehensive Educational Facilities Plan (CEFP) for both Ritchie County Schools and Clay County Schools. Work on the CEFP's include facilities assessments and reports, participation in educational planning committee meetings, presenting findings to the county board of education and assisting the county in translating educational needs into facility needs.

Jane Lew Elementary School Addition; Jane Lew, WV
Project Architect for the design of an addition and renovation project that included five new classrooms, an updated office suite, and a new building entrance and bus loop. Toilet rooms were also renovated and new floor finishes were installed throughout the building. A new HVAC system serves the addition, and a new sprinkler system and fire alarm were installed for the entire school. New ceilings and lighting were also provided throughout.

Smithville Elementary School Addition; Smithville, WV
Project Architect for the addition and renovation of the Smithville Elementary School project which included the demolition of two buildings in the existing 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.

Man K-8 Addition; Man, WV
Project Architect for the Man K-8 Addition which included the design and space planning for a 9,360 square-foot addition to the existing school. The addition included four new classrooms, a 2,400 square-foot gymnasium/multipurpose room, ADA compliant restroom facilities, and a small landscaped courtyard. The design and construction was accomplished in 10 months and nearly 15% below budget.

Other School Experience

Tommy has served as an architect and designer on numerous school projects throughout West Virginia ranging from small renovation projects to new middle schools. He is well versed in the requirements and procedures of the West Virginia School Building Authority and the West Virginia Department of Education Policy 6200.



Monty Maynard, PE, LEED AP BD+C

Vice President

Experience

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

Years of Experience: 41
Years with GRW: 21

Education

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

Registration

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

LEED Accredited Profes-
sional, Building Design +
Construction

Affiliations

National Fire Protection
Association

International Society of
Automation

American Council of
Engineering Companies

National Council of
Examiners for Engineering
and Surveying

Cumberland Valley Technical College Building One

Renovation, Harlan, KY - Electrical Engineer. Renovation design for 31,000 SF building including updated exterior appearance, and modernized teaching spaces. Work included total replacement of building mechanical and electrical systems.

Fort Knox Macdonald Elementary School Renovation

, Ft.

Knox, KY - Principal-in-Charge. Renovation of a 63,000 SF Army school with year-round schedule. Involved a new standing seam roof installed over 48,000 SF to create an attic for 100% replacement of existing HVAC system equipment with geothermal-based heat pump system, new electrical service system, and fire alarm system upgrade.

Lexington Catholic High School Phase II Addition

, Lexington,

KY - Engineering Manager. 48,000 SF addition included 1800-seat two level gymnasium and running track, performing arts stage, art wing, and new administration area.

Marshall University Weisberg Family Engineering Laboratory

,

Huntington, WV - Electrical Engineer. New, 16,000 SF engineering laboratory building. Building security systems included access control and CCTV. HVAC systems feature rooftop VAV systems with variable electric reheat.



Cory Sharrard, PE, LEED AP

Mechanical Engineer

Experience

Cory possess more than 20 years' experience with mechanical engineering including design of traditional water source heat pump (WSHP), geothermal WSHP, hybrid geothermal WSHP, variable refrigerant flow (VRV), split system, rooftop units, unit ventilators, variable air volume (VAV), and ice storage systems. Her experience includes numerous K-12, higher education, vocation school, detention center, church, and library projects.

Years of Experience: 21
Years with GRW: 1

Education

B.S., Industrial Technology,
1996, Murray State
University

B.S., Mechanical
Engineering, 1998,
University of Kentucky

Registration

Professional Engineer: KY
(NY & WV, Reciprocity
Pending)

NCEES Member allows
reciprocity with other
states

LEED AP

Affiliations

American Society of
Heating, Refrigerating and
Air-Conditioning Engineers

Kentucky Society of
Professional Engineers

Projects

Berea Independent Schools HVAC Renovation: *Berea, KY*

Corbin Independent Schools Middle School HVAC
Renovation, Corbin: *Corbin, KY*

Western Kentucky University Boiler Replacement: *Bowling
Green, KY*

Madison County Schools Bus Garage: *Richmond, KY*

Sayre School New Lower School: *Lexington, KY*

Scott County Schools Facility Surveys: *Georgetown, KY*

Scott County Schools Cooling Tower Projects: *Georgetown, KY*

Scott County Schools Energy Projects: *Georgetown, KY*

Western Kentucky University Boiler Replacement: *Bowling
Green, KY*

Hickman County Justice Center: *Clinton, KY*

Bullitt County Detention Center: *Shepherdsville, KY*

Frankfort Public Safety Facility and Emergency Operations
Center: *Frankfort, KY*

Olive Hill Community Center: *Olive Hill, KY*

City Hall: *Upper Sandusky, OH*

Capital Plaza Complex HVAC Renovation: *Frankfort, KY*



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. Another project included complete analysis of structure for new use. Building is on the National Register of Historic Places and was constructed in 1815.

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, State Capitol Complex, Main Capitol Building Exterior Façade Restoration: Investigation and preparation of details for repairs to limestone and terra cotta exterior façade. Building is on the National Register of Historic Places and was constructed in the 1920's and 1930's.

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, Roane County Courthouse: Structural analysis of existing floor framing for addition of new high-density file storage system on upper floor level.

West Virginia, Lewis County Courthouse: Structural investigation for work required to update structure and apply for grant monies through WVCFIA.

West Virginia, Tucker County Courthouse: Structural investigation for work required to update structure and apply for grant monies through WVCFIA.

West Virginia, Boone County Courthouse: Structural analysis of existing floor framing for addition of high-

density file storage systems at different locations.

West Virginia, Gilmer County Courthouse: Structural analysis of existing floor framing for addition of high-density file storage system on upper floor level.

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, 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, 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, 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.

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.

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.

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

REFERENCES



1. Mr. Travis Knighton, P.E.
WV Department of Transportation
Division of Highways
1338 Smith Street
Charleston, WV 25301
(304) 356-3840
2. Mr. Joe Paxton, Superintendent
Clay County Schools
P.O. Box 120
Clay, WV 25043
(304) 587-4266
3. Mr. Bradley Leslie, P.E., Assistant Chief
WV Division of Natural Resources
Parks and Recreation
324 4th Avenue
South Charleston, WV 25303
(304) 558-2764
4. Ms. Christy Bailey
National Coal Heritage Area Authority
P.O. Box 15
Oak Hill, WV 25901
(304) 465-3720
5. Mr. Mark Crites
WV Department of Administration
General Services Division
112 California Avenue, Building 4
Charleston, WV 25305
(304) 957-7142

ANGELINA STONE & MARBLE, LTD

55341 WEST CENTER STREET

BRIDGEPORT, OHIO 43912

Phone 740-633-3360

Fax 740-633-3363

E-mail:angelinastoneltd@comcast.net

SPECIALIST IN MASONRY & STONE RESTORATION

TO WHOM IT MAY CONCERN:

Angelina Stone & Marble has worked with Chapman Technical Group On Historic preservation projects. They are very knowledgeable and detail oriented about historical preservation. They are a very good company to work with and we always look forward to working with them.

Thank You
John Emery/Vice President
Angelina Stone & Marble ltd
740-310-1484



National Coal Heritage Area Authority
P. O. Box 15
Oak Hill, WV 25901
304-465-3720

April 6, 2021

To whom it may concern:

Please consider this a letter of reference for Chapman Technical Group in regard to work they did for us on a historic structure, located in the Mount Hope Historic District. This project involved the exterior restoration of the building located at 814 Main Street, Mount Hope, WV. The building had numerous issues to be addressed including restoration of crumbling masonry, a completely new roof, restoration of the storefront and replication of the original windows in the rear of the building.

We were extremely pleased with the work that Chapman did on this project and the outcome met all our expectations. Phil Warnock, who was the architect on the project worked closely with us in development of the design plans and facilitated regular meetings with our staff, the general contractor and other Chapman staff as he performed construction management services. Mr. Warnock was also very effective in securing the appropriate approvals from the State Historic Preservation Office, revising plans and documents as needed.

If you require additional information or have questions, please feel free to contact me at cbailey@coalheritage.org or at the phone number above.

Sincerely,

Christy Bailey

Christy Bailey
Executive Director



STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
GENERAL SERVICES DIVISION
State Capitol
Charleston, West Virginia 25305

Allan L. McVey
Cabinet Secretary

Gregory L. Melton
Director

April 9th, 2021

Mr. Phillip A. Warnock, AIA, NCARB
Project Architect
Chapman Technical Group
200 Sixth Avenue
St. Albans, WV 25177

Dear Mr. Warnock,

It is my pleasure to recommend Chapman Technical Group (CTG) for upcoming roles as Project Architects, Engineers and Construction Managers for any small, medium, or large-scale projects you seek. I have worked with the CTG design team for the past (4) years serving as a Building Project Management Specialist for the State of West Virginia and CTG has exhibited excellent professional skills and delivered spectacular results on all projects.

CTG has also demonstrated extensive knowledge of project management and superb communication skills. The team's ability to facilitate clear communication has ensured project change orders and overruns were few and far between. Their in-depth knowledge of the A/E profession has led to the increase of projects completed on-time and within budget.

The team's work on the Lincoln Plaza Restoration, located at the main entry to the West Virginia State Capitol Building, as well as restorations to the East and West Main entries have brought much of the old grandeur back to the building and grounds. Their design for the extensive campus-wide Spot Repair Project, now in construction, is demonstrating remarkable results by eliminating existing trip hazards, correcting multiple ADA deficiencies, as well as improving current water runoff conditions.

CTG has my highest recommendation for professional design services.

Sincerely,

Mark A. Crites
Building Project Management Specialist
General Services Division – Engineering Section
Building 4, Fifth Floor
112 California Avenue
Charleston, WV 25305



WEST VIRGINIA DEPARTMENT OF TRANSPORTATION

Division of Highways

**Office of the District Engineer/Manager
District One**

1340 Smith Street · Charleston, West Virginia 25301-1492 · (304) 558-3001

**Byrd E. White, III
Secretary of Transportation/
Commissioner of Highways**

**Jimmy Wriston, P. E.
Deputy Secretary/
Deputy Commissioner**


April 6, 2021

Gentleman:

I would like to take this opportunity to express my appreciation for the services Chapman Technical Group has provided over the years to the West Virginia Division of Highways. It has been a positive experience working on the Redmond/McClausland House and the SRC Renovation contracts with the dedicated staff of your company. Your professionalism has been appreciated in every phase of the projects.

Again, we appreciate your services and look forward to continuing our professional relationship on future contracts.

**Very truly yours,
Travis Knighton, PE
District Engineer**

By: 
**Gary W. Mullins, PE
Construction Engineer**

GWM



RECEIVED DEC 19 2006

JAMES E. MORROW LIBRARY
400 Hal Greer Boulevard
Huntington, West Virginia 25755-2060
304/696-3120

December 15, 2006

Dale E. Withrow
Chapman Technical Group
200 Sixth Avenue
St. Albans WV 25177

Dear Mr. Withrow,

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. You and the contractors were generous with your time in keeping us informed, allowing us to attend your meetings and asking for our input, and extending us every courtesy.

The workmen were friendly and generous in their interaction with us. We were also very satisfied with the workmanship done on the third floor of the library.

Overall we enjoyed having you work on this project.

Sincerely,

Lisle G Brown, Curator
Special Collections
Marshall University



WILSON RESTORATION, INC.

P.O. Box 14250

Pittsburgh, PA 15239

Phone: (412) 793-4400 Fax: (412) 793-1301

April 15, 2021

Mr. Phil Warnock
Chapman Technical Group
200 Sixth Avenue
St. Albans, WV 25177

RE: Letter of Recommendation

To Whom it May Concern:

Wilson Restoration, Inc. is a masonry restoration company that specializes in historical restoration of masonry buildings. We have had the good fortune to work alongside of Chapman Technical Group on many historical projects in the past. Chapman Technical Group has shown a deep knowledge of historic masonry and the specialty products used to repair the substrates. They are quick to respond to questions that arise during these projects and are able to give repair directions in a timely manner.

Wilson Restoration, Inc. has just completed a large ten (10) month historic project with Chapman Technical Group at the State Capitol in Charleston, WV. The project encompassed cleaning of brick and stone, repointing of brick, patching of stone, stone replacement, and recaulking of all masonry. This project was performed on time and the customer was extremely pleased with the results.

I would recommend Chapman Technical Group to any building owner and feel confident in their abilities in historical restoration.


Michael Lowe, Vice President



Anticipated Concepts

Generally, we will closely observe the issues, determine the cause or causes of the problems, discuss possible solutions with you, develop solutions that meet your budget, and put those solutions into biddable documents. We will help with the bidding process through WV Purchasing, answering questions and assisting with addenda as required. We will provide construction phase services, including submittal review, site visits, dealing with found conditions and changes, applications for payment review, and other services through verifying the punch list is complete.

As for Building 36, a quick viewing of the facility revealed many of the issues the around the building.

A discussion of the various issues noted follow.

PROJECT APPROACH AND CONCEPTS



EIFS (Exterior Insulation Finish System)

Cracking and delamination of the EIFS, including a couple areas of EIFS between the courtyard side windows delaminated, fell from the building, and had to be replaced. The South face of the building has extensive cracking of the EIFS, and damage is apparent all around the building and at the inside corners by the windows.

The finish layer of the EIFS on the south side of the building is failing. Removal of test portions of the EIFS will likely confirm that there is no drainage plane behind the EIFS and the infiltration of water is deteriorating the adhesive bond of the EIFS to the substrate. Although the rest of the building is not as damaged, it is expected to follow the same pattern as cracks develop on the other facades.

Although many options exist, removal and replacement of the EIFS, either in kind or with some other material, is probable on the south façade. Further investigation may determine it is required over the entire structure, or that a new finish may be applied over the existing EIFS. However, an EIFS system without a drainage plane will eventually have this problem and need replaced.



Previously repaired EIF areas at Columns between the banks of windows.



Cracked EIFS on the southern facade.



EIFS damage at ground level.



EIFS cracking at windowsills.

PROJECT APPROACH AND CONCEPTS



South facade granite tile delaminated and fell from the building.



Roof and parapet caps.



Efflorescence on the tile.

Granite Tile

A couple years ago, the granite tile on the south side of the building began delaminating and, in some areas, falling from the building. The first inclination with this problem is to check the roofing, however the roof had been replaced well prior to the onset of the problem, appears in good condition, and has a full parapet cap to protect the wall from infiltration from the top of the wall. The granite tiles are in good condition; however, the mortar joints have separated from the edges of the tile in many places.

This is allowing the water behind the tile, once again deteriorating the bond to the substrate, and eventually causing the tiles to pop off. Efflorescence on the tile illustrates how water is working its way out from behind the tiles and leaving the salts it collects on the faces.

Although options for repair include replacing missing tile in kind and repointing the entire area with epoxy mortar, the issue will recur if the tiles are not cleaned extremely well and the new mortar does not bond to the tile correctly. And over time it may recur anyway.



Horizontal joint failure at both upper and lower allow infiltration.

PROJECT APPROACH AND CONCEPTS



Water damage and mildew.



Landscaping is sloping toward the building.

Elevator Leak

The elevator area has obvious damage from water infiltration. Drywall is damaged and mildewed. Exterior landscaping is piled on the EIFS and is sloping toward the building.

Although more observation needs to be provided to determine the entire cause of the water infiltration at the elevator, getting the landscaping to slope away from the building is essential. It may be possible to provide foundation drains in the area to encourage water away as well. Removal of the damaged drywall may also reveal if there are other paths for the water to get into the building.

PROJECT APPROACH AND CONCEPTS



Maintenance of drainage system is required. Steel Doors and frames are corroding.



Entry at Lee street is worn and sloping toward the building potentially due to slab jacking.



Window trim is detaching in several areas.

Other Issues

A few other maintenance items were noted which may cause additional deterioration if not remediated.

Detof steel doors and frames, a clogged trench drain, a jacked entry platform, and detached window framing are problems that will grow and cause additional issues which are more expensive to correct if left unattended.

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

ALL CONTRACTS: Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

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

DEFINITIONS:

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

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

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: Chapman Technical Group

Authorized Signature: *Robert G. Belcher* Date: 10-14-21

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 14th day of October, 2021

My Commission expires October 17, 2024

AFFIX SEAL HERE



Gina R. Moore

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



(Name, Title)

Robert G. Belcher, Senior Vice President

(Printed Name and Title)

200 Sixth Avenue, Saint Albans, WV 25177

(Address)

304-727-5501/304-727-5580

(Phone Number) / (Fax Number)

gbelcher@chaptech.com

(email address)

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

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

Chapman Technical Group

(Company)



(Authorized Signature) (Representative Name, Title)

Robert G. Belcher, Senior Vice President

(Printed Name and Title of Authorized Representative)

10-14-21

(Date)

304-727-5501/304-727-5580

(Phone Number) (Fax Number)