

WV General Services Division Building 10 Holly Grove Renovation

CEOI 0211 GSD2300000008

Expression of Interest for
Architectural/Engineering Services

April 20, 2023

04/20/23 11:18:31
WV Purchasing Division



**Chapman
Technical
Group**
a division of
GRV





**Chapman
Technical
Group**
a division of
GRW

April 20, 2023

Ms. Melissa Pettrey
Department of Administration
Purchasing Division
2019 Washington Street, East
Charleston, West Virginia 25305

**Re: A/E Services for Building 10
Holly Grove Mansion Renovation**

Dear Ms. Pettrey:

Chapman Technical Group is most interested in providing the required A/E services for the Building 10 Holly Grove Renovation. Chapman Technical Group has a proven track record of providing successful historic preservation projects which meet client goals, budgets, and timelines. Our team offers:

- One of the most experienced historic architects in the state, Phill Warnock.
- One of the most experienced structural engineers in the state with historic structures experience, Carol Stevens.
- Elizabeth Moss, Historic Preservation Specialist with institutional knowledge of Holly Grove.
- Mechanical, electrical, and plumbing engineers with historic structures experience.
- A proven relationship with GSD and SHPO.
- A proven track record of responsiveness and accountability.
- Key project team members within a half hour of the project site.
- As a division of GRW, our staff includes nearly 200 professionals, ensuring our capability to take on large and complex projects.

Our work includes award winning projects such as the restoration of the historic State Road Commission Building in Charleston, and the structural, weatherproofing, and accessibility work at the Upshur County Courthouse. Additionally, we have completed work for several restoration projects at the WV State Capitol for the Main Stairs, Lincoln Plaza, East Plaza, Governor's Entrance, and East Executive Entrance, as well as numerous historic renovation projects. We were also recently selected by the Preservation Alliance of West Virginia to provide a master plan for the development of the West Virginia Statewide Historic Preservation Center in Arthurdale, West Virginia.

200 Sixth Avenue
Saint Albans, WV 25177

304.727.5501

Buckhannon, WV
Lexington, KY

www.chaptech.com

Ms. Melissa Pettrey
April 20, 2023
Pate Two



Enclosed are descriptions of relevant past projects that demonstrate our overall capabilities, firm and team information, as well as a discussion of project schedule and budget, and letters of reference from previous clients. We would very much appreciate a personal 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

A handwritten signature in black ink, appearing to read 'J. Bird', written over a circular stamp or watermark.

Joseph E. Bird, ASLA
Senior Vice President



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

State of West Virginia
 Centralized Expression of Interest
 Architect/Engr

Proc Folder: 1199702		Reason for Modification:	
Doc Description: EOI: Building 10 Holly Grove Renovation		Addendum No.1	
Proc Type: Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2023-04-06	2023-04-20 13:30	CEOI 0211 GSD2300000008	2

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: 000000207246
Vendor Name : Chapman Technical Group
Address : 200
Street : Sixth Avenue
City : Saint Albans
State : West Virginia **Country :** USA **Zip :** 25177
Principal Contact : Joseph E. Bird, Senior Vice President
Vendor Contact Phone: 304.727.5501 **Extension:** 3154

FOR INFORMATION CONTACT THE BUYER

Melissa Pettrey
 (304) 558-0094
 melissa.k.pettrey@wv.gov

Vendor Signature X

FEIN# 550704766

DATE April 20, 2023

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

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.

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

(Address) 200 Sixth Avenue, Saint Albans, WV 25177

(Phone Number) / (Fax Number) 304.727.5501/304.727.5580

(Email address) jbird@chaptech.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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/Contract 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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Chapman Technical Group

(Company)

(Signature of Authorized Representative)

Joseph E. Bird Senior Vice President April 13, 2023

(Printed Name and Title of Authorized Representative) (Date)

304.727.5501/304.727.5580

(Phone Number) (Fax Number)

jbird@chaptech.com

(Email Address)

ADDENDUM ACKNOWLEDGEMENT FORM

SOLICITATION NO.: CEOI 0211 GSD2300000008

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification. Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

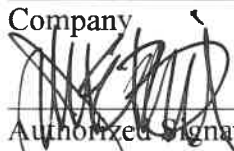
Addendum Numbers Received:
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor’s representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Chapman Technical Group

Company



Authorized Signature

April 20, 2023

Date

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

TABLE OF CONTENTS



Section 1.0 - Project Approach

Section 2.0 - Company Overview & Awards

Section 3.0 - Project Experience

Section 4.0 - Resumes

Section 5.0 - References

PROJECT APPROACH



The scope of the project can be summarized very simply: complete restoration/renovations of the Holly Grove Mansion. With that being said, we will need to provide a full assessment of the structure, and note and track each issue to its source. We will determine the optimum solution in addressing the root cause of each issue, and not simply provide a superficial fix. This must be done while maintaining the historical integrity of Holly Grove.

Of course having the technical knowledge and skills is the first priority to consider in selecting your design professional. We have assembled an outstanding team, including Elizabeth Moss and Carol Stevens, who were both previously involved in the evaluation and restoration design of Holly Grove.

- We have one of the most experienced historic architects in the state, Phill Warnock.
- We have one of the most experienced structural engineers in the state with historic structures experience, Carol Stevens.
- We have Elizabeth Moss, Historic Preservation Specialist with institutional knowledge of Holly Grove
- We have mechanical, electrical, and plumbing engineers with historic structures experience.
- We have a proven relationship with GSD, SHPO.
- We have a proven track record of responsiveness and accountability.
- We have key project team members within a half hour of the project site.
- As a division of GRW, our staff includes nearly 200 professionals, ensuring our capability to take on large and complex projects.

PROJECT APPROACH



Holly Grove Exterior

With previous renovations of Holly Grove, the exterior appears in relatively good condition. The roofs will need to be evaluated and the slate roof will need to be replaced or repaired as necessary. Consideration could be given to using alternative materials other than slate that would have the same appearance as slate but perhaps be more cost-effective and less burdensome on the structure. Doors and windows will need to be evaluated, although it appears the windows were recently renovated.



The wood components are showing deterioration and will need to be repaired and/or replaced. Brick and masonry will need some repointing and repair. Additionally, an ADA-compliant access needs to be provided. If ADA access to other floors is necessary, methods must be determined.



There are also non-contributing elements that should be removed and historic features should be restored, including appropriate designs for the replication of missing period elements.



PROJECT APPROACH

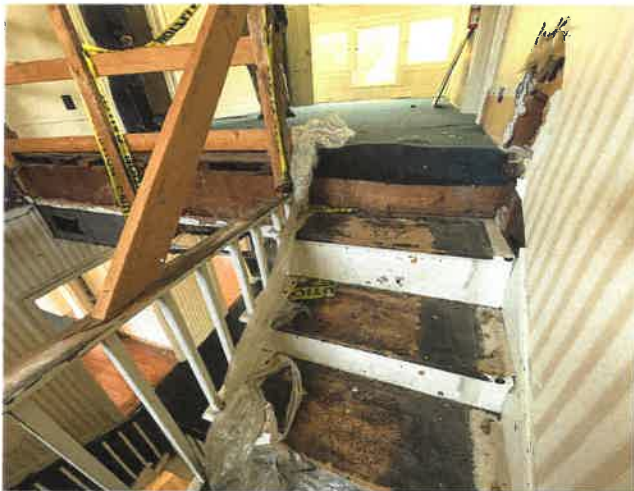


Interior Architecture

There have been many alterations to the building over the years but a significant portion of its historic fabric remains. These elements should be identified and restored where possible. There is a mix of historic plaster and drywall, the treatment of which will be determined through consultation with SHPO.

There are also numerous structural deficiencies that will need to be addressed, as well as architectural code issues such as irregular stairs and ADA accessibility issues.

The previous evaluation and design effort identified the 1815-period paint colors and wallpaper. Based upon this research and field observation the building it might be appropriate to restore the building to its original 1815 and 1903 appearance respectively.



PROJECT APPROACH



Building Systems

The building's mechanical, electrical and plumbing systems are functionally obsolete and new systems need to be installed to meet modern energy codes, but must be done in a way that is sympathetic to the building's historic nature.

Interior walls that are currently open and judicious use of chases and bulkheads can effectively manage the necessary upgrades while maintaining the buildings's historic essence.



The Design Process

It should go without saying that at every stage of the evaluation and design, the Chapman Technical Group team will involve the owner's representatives in the decision making process. We also involve SHPO and the State Fire Marshal early on as their opinions will heavily influence how the restoration takes shape.

Of course project costs will also drive design decisions and at every step of the way we will develop opinions of probable construction costs



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



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.





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.





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



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

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

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



Right: Interior prior to renovation.



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

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

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





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.





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



Lewis County Commission Courthouse Conditions Report/Roof Restoration Weston, West Virginia

Chapman Technical Group provided the Lewis County Commission with a report to identify and evaluate the conditions of their courthouse, including prioritized recommendations for repairs and restorations for the building envelope and structure, based on the urgency and consequences of the work. These recommendations were coupled with anticipated construction cost, to assist the Commission in determining funding and scheduling phases for the work to be accomplished. The Commission then selected Chapman Technical Group to design and provide construction administration services for the most urgent of the Courthouse needs, which included retoring the steel domes and roofing, providing structural improvements where past leaks had caused damage to bell tower members.



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).





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

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





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 EAct requirements for federal buildings. The project involved a phased construction schedule; work was completed while the building was occupied.





Cardome Centre Restoration

Cardome Centre

Georgetown, KY

This circa 1896 building, which previously housed a convent and academy, is one of the oldest and most historic properties in Scott County, Kentucky. The project involved plaster repair and restoration in the main meeting hall/sanctuary. Work included plaster demolition, and replacement of the vault ceiling substructure and plaster ceiling. The work area was approximately 30 feet above the finish floor.





Harlan County Courthouse Renovations

Harlan, KY

Completed July 7, 1922, the Harlan County Courthouse is constructed of poured-in-place concrete columns, beams, floor slabs and roof deck. The exterior is classically-styled Indiana limestone.

To address long-term roofing and ADA compliance issues, the Harlan County Fiscal Court selected GRW to design a phased renovation. GRW field measured the four-story, 31,040 SF building, identified upgrade/renovation issues, estimated construction cost, and developed phased packages based on the most urgent needs. This phased approach allowed the County to form a long-term budget to complete the renovations.

Phase 1 provided hazardous materials abatement, reroofing, and masonry and metal cornice restoration at the parapet area. Phase 2 added a four-stop elevator and ADA/code upgrades; Phase 3 provided replacement of the water main feed and all interior water lines. Phase 4 on the second floor adjacent to the existing courtroom, renovation of the existing non-ADA compliant ground floor restrooms.

The scope of work also included renovation of a courtroom to provide small meeting rooms and fit-up of the existing courtroom space for use as multi-purpose meeting room. The vacant County Judge Executive suite on the ground floor was renovated for use by the Commonwealth Attorney. A future phases will entail HVAC replacement, and renovation of the vacant fourth floor jail into a history and art museum.



HOLLY GROVE MANSION

Charleston, West Virginia



Completed some exterior envelope repairs on this early 1800s structure including repointing, lintel repair and other exterior work to porches.



Performed extensive investigation of interior structural framing for interior restoration and repairs that were bid but not completed.



WEST VIRGINIA GOVERNOR'S MANSION RENOVATIONS

Charleston, West Virginia



Renovations of this red brick Georgian Colonial 1920's structure was completed in several phases, some by staff of the General Services Division at the State of West Virginia and the remainder by a general contractor. This structure is listed on the National Register of Historic Places.

During the renovations, a number of deficiencies were discovered, some of which had been covered by prior construction and some as a result of prior construction.



The structural repairs were made with masonry, wood framing and steel as required to support the loadings that were anticipated.



DIVISION OF MOTOR VEHICLES—BUILDING 3 CAPITOL COMPLEX Charleston, West Virginia



The limestone at the canopy was deteriorated to the point that pieces were loose and ready to fall. The project included an investigation to determine the support conditions for the stone.

During the investigation, it was determined that the support structure was not as shown on the original construction documents.



The repair of this element was completed in 2002.



COLLETT HOUSE

Beverly, West Virginia



The original portion of this structure was constructed as a log cabin in the 1770's. This project included foundation stabilization and log wall and floor framing repairs.

The foundation had settled over the years. As a result, the rear portion of the building had to be jacked up approximately 6-inches and new foundation supports were installed.



GOFF HOUSE CHIMNEY

Beverly, West Virginia



This 1700's structure was purchased on 1830 by Col. David Goff and the front porch was added soon afterward. This structure is listed on the National Register of Historic Places.

The roof in the vicinity of the chimney was exhibiting signs of distress and was investigated.



The investigation led to an emergency project where the chimney was removed below the roof level as it was not being supported correctly. The former hole through the roof was covered.

Additional support for the first floor framing was also to be installed as part of the project.



ROBINSON GRAND THEATRE RESTORATION

Clarksburg, West Virginia



This early 1900's structure was devastated by fire and partially re-built in 1939. The front portion of the building was salvaged, and the rear of the auditorium and stagehouse were reconstructed. This structure is listed on the National Register of Historic

Additional framing and reinforcing of the existing structure was installed below the ballroom on the second floor to comply with current building codes.



The design included a large two-story addition to the side to provide dressing rooms for performers on the 1st floor and conference space on the 2nd floor. Additional structural modifications and additions were included for accessibility and egress. Construction is expected to be completed during the fall of 2018.





Joseph E. Bird, ASLA

Senior Vice President Project Manager

Years of Experience: 44
Years with Chapman: 37

Education

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

Registration

Architect: WV, KY, IN

Affiliations

Council
of Landscape
Architectural
Registration Boards

WV Chapter,
American Society of
Landscape Architects

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 site development to major architectural projects. His experience includes coordinating the efforts of various local, state, and federal agencies.

Site Development

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

Parks and Recreation

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

Miscellaneous

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

Recent Relevant Experience

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



Phillip A. Warnock, NCARB, AIA Project Architect

Years of Experience: 31
Years with Chapman: 19

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

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.

WV Division of Natural Resources, Building 74 Renovation; Charleston, WV

Project Architect for evaluation and recommendations for possible improvements and upgrades to building systems in three-story, 37,000 SF, masonry-construction facility that houses approximately 100 employees. Among improvements selected for design are replacement of heating and cooling systems, windows, T5 lighting with LED fixtures, and replacement of ceilings and floor finishes, as well as new DDC controls throughout building.

WV DOT Rest Areas and Welcome Centers

Project Architect for the design and construction of the prototype rest areas and welcome centers for various locations throughout West Virginia.

State Road Commission Building; Charleston, WV

Project Architect for the renovation 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.

District One Equipment Shop Building; Charleston, WV

Project Architect for the design of the new \$10 million vehicle equipment shop building for District One which includes multiple service bays, parts storage, welding shop, and offices.

Coal Heritage Discover Center; Mt. Hope, WV

Project Architect for the Coal Heritage Discovery Center, which is a rehabilitation of the historic Patterson Building in downtown Mt. Hope. The Coal Heritage Discovery Center is designed to house WVDNR WMA Storage Buildings offices, meeting rooms, an historic information center, a small theater space, a public lobby area, a gift shop, and a small café area. There will also be an outdoor patio which can be used as exterior cafe seating.



W. Thomas Cloer, III

NCARB, AIA
Project Architect

Years of Experience: 20
Years with Chapman: 15

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

Experience

Tommy has extensive architectural experience, having worked with clients on programming, planning, budget analysis, design, construction documents, bidding, 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.

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

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.

Clay County High School Flood Repair; Clay, WV
Project Architect for FEMA-funded project to repair flooding damage including considerable damage to Clay County High School football and softball fields, restrooms and pressbox, lower level gymnasium locker room, gymnasium floor, and bus garage. Work included floodplain analysis of Elk River to evaluate impacts of proposed improvements to athletic fields.

WV Division of Natural Resources, Sled Run Building Renovations;

Thomas, WV
Project Architect for the renovation of the Sled Run ticket and concessions building. The project included an addition and reconfiguration of the existing space.



Sharon L. Chapman

Interior Design

Years of Experience: 25
Years with Chapman: 24

Education

B.A., Art and Interior
Design, 1993
University of Charleston

Registration

Allied Member, American
Society of Interior
Designers

Affiliations

Allied Member, ASID

St. Albans Rotary

Thomas Memorial Hospital
Foundation

Gabriel Project of WV

Experience

Sharon has extensive experience in space planning and interior design and has worked on a variety of projects ranging from industrial facilities to schools and high-end professional offices. She offers a unique perspective, understanding the need to provide durable, low maintenance finishes, while enhancing the basic architectural design with just the right aesthetic touch.

Jane Lew Elementary School Addition; Jane Lew, WV
Interior Designer for the addition and renovation project that included five new classrooms, and an updated office suite.

Smithville Elementary School Addition; Smithville, WV
Interior Designer for the addition and renovation of the Smithville Elementary School project which included the design of a new classroom wing and a new kitchen addition adjacent to the remaining buildings.

State Road Commission Building; Charleston, WV
Interior Designer for the renovation 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.

WV Division of Natural Resources, Building 74 Renovation; Charleston, WV
Interior Designer for evaluation and recommendations for possible improvements and upgrades to building systems in three-story, 37,000 SF, masonry-construction facility that houses approximately 100 employees. Improvements included new ceilings, floor finishes, and wall finishes.

Various State Park Cabins

Interior Designer for three new 2,200 sf deluxe 4-bedroom cabins at Chief Logan State Park; thirteen new 1,500 sf modern 4-bedroom cabins at Blackwater Falls State Park; and the renovation of nine cabins at Watoga State Park.



Cory Sharrard, PE

LEED AP

Mechanical Engineer

Years of Experience: 23
Years with GRW: 3

Education

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

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

Registration

Professional Engineer: KY, IN,
OH, WV, NY, TN

NCEES Member allows
reciprocity with other states

LEED AP

Affiliations

American Society of Heating,
Refrigerating and Air-
Conditioning Engineers

Kentucky Society of
Professional Engineers

Experience

Cory possesses 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.

WV Division of Natural Resources Building 74 - South Charleston, WV
Mechanical Engineer for evaluation and recommendations for possible improvements and upgrades to building systems in three-story, 37,000 SF, masonry-construction facility that houses approximately 100 employees. Among improvements selected for design are replaced of heating and cooling systems, windows, TS fighting with LED lighting LED fixtures, and replacement of ceilings and floor finishes, as well as new DDC controls throughout building.

WV Capitol East Campus - Charleston, WV
Mechanical Engineer for planning, design, and bidding services for a 26,771 SF warehouse facility with surplus and receiving, a warehouse store, office area, maintenance shop with welding, grounds mechanic shop for vehicle maintenance, and equipment storage facility serving the General Services Division on the Capitol East Campus. Included are an open storage and bulk storage building, as well as a separate building for Capitol mail room.

Clay County Schools Bus Garage; Clay, WV
Mechanical Engineer; FEMA funded project for new bus garage constructed above 100 year flood elevation. Project included 5,000 SF masonry garage (constructed on deep foundations) with two service bays, wash bay, parts storage, and drivers lounge. Separate building houses spare tires.

Clay County High School Renovation and Addition; Clay, WV
Mechanical Engineer; Design and construction administration phase services for gymnasium and locker rooms, commons area, and HVAC system renovations; door/window replacement; and security/communications system improvements. Portion of construction will occur during summer months, but most was completed while school is occupied.

Buffalo Trace Distillery Design-Build Process Building at Wastewater Treatment Plant; Frankfort, KY

Architectural, mechanical, process, and structural design services for design-build of process building at Buffalo Trace Distillery's wastewater treatment plant in Frankfort, KY. Approximate 13,000 SF pre-engineered metal building, with height of up to 33 feet, houses equipment and processes for new wastewater treatment plant.



Monty Maynard, PE

LEED AP BD+C

Vice President

Years of Experience: 44
Years with GRW: 25

Education

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

Registration

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

LEED Accredited
Professional, Building
Design + Construction

Affiliations

National Fire Protection
Association

International Society of
Automation

American Council of
Engineering Companies

National Council of
Examiners for Engineering
and Surveying

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.

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.

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, Riverview at Clendenin School: Structural evaluation report and construction documents for renovations to a 1912 historic school. Proposed use was senior apartments and a non-profit community health center.

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, 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.

ELIZABETH MOSS, LEED AP

Historic Preservation Specialist

Ms. Moss's 25 years of experience have been focused on restoration, preservation, rehabilitation and adaptive reuse of existing commercial, civic, religious and residential buildings. She is experienced in all phases of the design and construction process and is an expert in the evaluation and preservation of historically significant structures. Ms. Moss is experienced in historic archaic materials investigation and the subsequent preparation of conservation studies, historic structure reports, specifications, construction documents, and construction administration. Her technical training and research abilities enable her to perform detailed hands-on field surveys and investigations as well as in-house laboratory paint color identifications. As Owner of Moss Preservation Works, LLC, she is involved with all aspects of business development, staffing, project management and oversight of the design and technical development of work on historically significant structures of all building types.



Professional Education University of Pennsylvania, Master of Science, Historic Preservation, 1998
McCrone Research Institute, Microscopy for Art, Conservators, IFA, 1994
Vassar College, Bachelor of Arts, 1992

Professional Experience Moss Preservation Works, LLC 2015 to Present
Director of Historic Preservation, Swanke Hayden Connell Architects, 2000 – 2015
Designer, SUPERSTRUCTURES Engineers + Architects, 1999
Architectural Conservator, Jablonski Berkowitz Conservation, 1997 – 1999
Conservator, ECR Antiques Conservation & Restoration, 1994 – 1996

Select Project Experience

Cooper Hewitt Museum – Miller/Fox, New York, NY
Preservation assistance to Contractor awarded the Miller Fox Building Envelope Repair project of this National Register Landmark. Preparation of Historic Preservation Program plan, submittals review, pre-construction investigations and construction administration.

Barnum Museum, Bridgeport, CT
Preparation of a comprehensive conditions evaluation and subsequent construction documents to restore the 1890s National Register listed museum, including 79 windows (incl. leaded glass), clay tile roof, terra cotta, brick and stone. All work coordinated with CT SHPO.

Bulova Watchcase Factory Building, Sag Harbor, NY
With BLD Architects, performed exterior conditions assessment, materials testing program and preparation of Historic Preservation repair documents of this 100,000-sf 1881 National Register Landmark for conversion to residential properties.

First Presbyterian Church, Charleston, WV
Subsequent to an initial conditions assessment report, this \$2.8 million exterior restoration of an historic 1915 church included the restoration of stained glass windows, limestone and terra cotta façade and cupola and roofing replacement.

The Women's Building, New York, NY
Evaluation and condition assessment phase of a complete renovation and adaptive re-use of this 111,000-sf 1931 Art Deco building that most recently served as a women's prison. Work reviewed by the New York State Historic Preservation Office.

Tavern on the Green Restoration, New York, NY*
\$15.8 million core and shell rehabilitation, building envelope restoration and infrastructure upgrades for a subsequent interior fit-out for Tavern on the Green. The project was designed to achieve LEED Silver certification for sustainable design.

West Virginia State Capitol, Charleston, WV*
\$12 million restoration of 1932 Cass Gilbert landmark building, including structural repairs and regilding of the dome, masonry repairs, cleaning and bronze and steel window rehabilitation, as well as selective interior paint color characterization and chandelier conservation.

Internal Revenue Service Headquarters, Washington, DC*
Comprehensive materials investigation and testing program to prepare prescriptive technical specifications as part of the restoration of a 1.4 million-sf Beaux Arts federal office building.

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Holly Grove Mansion, Charleston, WV*

Preparation of a comprehensive conditions evaluation and subsequent construction documents to rehabilitate the 1815 National Register listed mansion, including infrastructure upgrades, façade restoration & ADA compliance. Project subject to WV SHPO review.

Soldiers' and Sailors' Monument, New York, NY

Evaluation and condition assessment of this historic war memorial in Manhattan's Riverside Park, dedicated by Theodore Roosevelt in 1902. Significant repairs are needed throughout the landmarked site to restore the Beaux-Arts marble and bronze to its original condition.

Home Life Insurance Building and Postal Telegraph Building, 253-256 Broadway, New York, NY*

\$15 million restoration project of two interconnected 1894 municipal buildings as part of a comprehensive façade and window repair and replacement project.

National Society Daughters of the American Revolution, Washington, DC*

Assisted with master plan, facilities assessment and subsequent rehabilitation of the 500,000-sf, 3-building complex, which includes a concert hall, museum and office headquarters.

Liberty Theatre/Famous Dave's, New York, NY*

Preparation of preservation plan and oversight of restoration of this historic 42nd Street 1904 theatre auditorium for adaptive restaurant use.

PS 157, Brooklyn, NY*

\$12.5 million façade restoration of historic 1907 public school that required the fabrication of over 6,000 new terra cotta units, as well as underlying structural steel repairs and an exterior maintenance manual.

Hall of Records, 31 Chambers Street, New York, NY*

\$4 million façade restoration of 1899 Beaux Arts landmark; \$3million second floor rehabilitation, including a building systems upgrade and tenant improvements.

24 Fifth Avenue, New York, NY*

Restoration of scagliola, marble, travertine, wood, ornamental metal and decorative finishes for this 420-unit, 18-story circa 1926 apartment building.

132-140 Greene Street, New York, NY*

Comprehensive rehabilitation of three 6-story 19th century cast-iron NYC landmarked façades, including energy efficient wood window replacement.

**Prior experience.*

Awards and Honors

- Lucy G. Moses Award, New York Landmarks Conservancy, 2015
- Silver Award, Building Design + Construction, 2014
- Lucy G. Moses Award, New York Landmarks Conservancy, 2013
- Gold Award of Excellence, Society of American Registered Architects (SARA) NY Design Awards, 2013
- Award of Honor, Society of American Registered Architects (SARA) NY Design Awards, 2012
- Lucy G. Moses Award, New York Landmarks Conservancy, 2012
- Lucy G. Moses Award, New York Landmarks Conservancy, 2011
- Award of Merit, Society of American Registered Architects (SARA) NY Design Awards, 2011
- Excellence in Historic Preservation Award, Preservation League of New York State, 2001
- Lucy G. Moses Award, New York Landmarks Conservancy, 2001
- Samuel H. Kress Fellowship: 1994, 1996, 1997 and 2001 field seasons at Caesarea, Israel and Catalhoyuk, Turkey

Professional Qualifications & Affiliations

- Historic District Commissioner, Town of New Shoreham, RI
- Board of Directors, Association for Preservation Technology Northeast Chapter, 2003 – 2013
- US/ICOMOS, Brick Masonry and Ceramics Committee
- LEED® Accredited Professional, U.S. Green Building Council
- NYC DOB 16-hour Scaffold Training Certification
- JOS Microabrasion and Manufacturer Certification
- Asbestos Awareness Training
- OSHA 10-hour Training

Publications and Presentations

- "Withstanding the Test of Time: The WV Dome Revisited Ten Years Later," *Durability and Design*, June 2015
- "Asphalt Green's Fresh Face: A Construction Team Copes with the Unexpected in Restoring a NY Landmark," *Durability and Design*, May 2014
- "Use of Contemporary Painted Coatings in the Restoration of Exterior Historic Elements at the WV State Capitol," SSPC PACE Conference Expo Proceedings, February 2010
- "Temporary Site Protection for Earthen Walls and Murals at Catalhoyuk, Turkey," *Conservation and Management of Archaeological Sites*, 2004
- "Notwithstanding the Test of Time: The Dilemma of the NY Public School System," APT Conference Proceedings, 2001

Moss Preservation Works, LLC

504 West 48th Street. #3E, New York, NY 10036

REFERENCES



1. Ms. Damita Johnson
City Manager
City of Oak Hill
100 Kelly Avenue
Oak Hill, WV 25901
(304) 469-9541
2. Honorable Scott James, Mayor
City of St. Albans
1488 MacCorkle Avenue
St. Albans, WV 25177
(304) 722-3391
3. Mr. Matt Yeager
Deputy Chief, Planning, Engineering, and Maintenance
West Virginia Division of Natural Resources
South Charleston, WV 25303
(304) 558-2764