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Header 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1853967
Procurement Type: Central Purchase Order
Vendor ID: VS0000019973
Legal Name: DIEFFENBAUCH & HRITZ LLC
Alias/DBA:
Total Bid: $0.00
Response Date: 01/08/2026
Response Time: 12:41
Responded By User ID: DandHLLC
First Name: Kerry
Last Name: Westfall
Email: kwestfall@dandhengineers.
Phone: 304-985-5555

SO Doc Code: CEOI
SO Dept: 0310
SO Doc ID: DNR2600000004
Published Date: 12/9/25
Close Date: 1/8/26
Close Time: 13:30
Status: Closed
Solicitation Description: A&E - Calvin Price State Forest Storage Building
Total of Header Attachments: 1
Total of All Attachments: 1

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

State of West Virginia
Solicitation Response

Proc Folder:	1853967
Solicitation Description:	A&E - Calvin Price State Forest Storage Building
Proc Type:	Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2026-01-08 13:30	SR 0310 ESR01082600000003824	1

VENDOR

VS0000019973
DIEFFENBAUCH & HRITZ LLC

Solicitation Number: CEOI 0310 DNR2600000004

Total Bid: 0 **Response Date:** 2026-01-08 **Response Time:** 12:41:24

Comments:

FOR INFORMATION CONTACT THE BUYER
Joseph (Josh) E Hager III
(304) 558-2306
joseph.e.hageriii@wv.gov

Vendor
Signature X **FEIN#** **DATE**

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Professional engineering services				0.00

Comm Code	Manufacturer	Specification	Model #
81100000			

Commodity Line Comments:

Extended Description:

Design and contract administration services of a new maintenance and storage building at Calvin Price State Forest.

EXPRESSION OF INTEREST (EOI)

Calvin Price State Forest – Equipment Maintenance & Storage Building
Solicitation No.: CEOI 0310 DNR2600000004

DIEFFENBAUCH & HRITZ
Engineering | Survey | Environmental | Architecture

Submitted by: Dieffenbauch & Hritz
1095 Chaplin Road, Suite 200, Morgantown, WV 26501
Phone: 304.985.5555 | Fax: 304.985.5557

January 8, 2026

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2. SECTION ONE – GENERAL INFORMATION

2.1 Firm Overview

Dieffenbauch & Hritz (D&H) is a multidisciplinary engineering firm providing integrated Architecture and Structural Engineering services through an internal A/E department. This structure allows D&H to deliver coordinated, technically rigorous, and construction-focused design solutions for public-sector agencies, contractors, and private-sector clients.

The Architecture & Structural Engineering Department is led by a dual-licensed Architect and Professional Engineer and is supported by dedicated architectural, structural, and drafting staff. By internalizing these services, D&H reduces reliance on third-party consultants, minimizes coordination risk, and provides clients with a single, accountable design team from concept development through construction administration.

D&H's integrated A/E capabilities are particularly well suited to public-sector and infrastructure-related projects where durability, code compliance, constructability, and long-term operational performance are critical. The firm's experience working with state and municipal agencies, combined with strong technical engineering expertise, positions D&H as a low-risk, high-value partner for public projects.

The firm serves a diversified client base that includes state and municipal agencies, contractor-led design-build and design-assist teams, and private-sector commercial, industrial, and specialty facility owners. This balanced market experience strengthens D&H's ability to deliver reliable service, maintain schedule discipline, and support projects through completion.

2.2 Point of Contact

- **Project Manager:** Michael (Mike) Penix – Senior Project Manager
- **Firm:** Dieffenbauch & Hritz
- **Headquarters:** 1095 Chaplin Road, Suite 200, Morgantown, WV 26501
- **Phone:** 304.985.5555
- **Fax:** 304.985.5557
- **Email:** mpenix@dandhengineers.com

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3. SECTION TWO – UNDERSTANDING OF THE PROJECT

3.1 Project Summary

D&H understands the project consists of a new approximately 40' x 60' steel maintenance and storage building at Calvin Price State Forest (Pocahontas County, WV) to support WV DNR equipment maintenance and storage operations. The building must safely accommodate heavy equipment servicing, operational storage needs, and long-term durability consistent with rural state forest conditions.

3.2 Site and Technical Considerations

Key anticipated considerations include:

- Rural forest setting and access constraints
- Existing site clearing and rough grading coordination
- Geotechnical investigation to confirm soil bearing and foundation design criteria
- Utility coordination (power, water, wastewater as applicable)
- Stormwater management and erosion/sediment control appropriate for a forested environment

3.3 Regulatory & Code Framework

Design will be coordinated to comply with applicable requirements including:

- WV State Building Code
- ICC energy conservation requirements
- ANSI/ASHRAE/IESNA 90.1 (as applicable through adopted code framework)
- WV DNR and environmental/regulatory requirements and permitting coordination

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4. SECTION THREE – ANTICIPATED CONCEPTS & METHODS OF APPROACH

4.1 Project Understanding and Design Intent

D&H understands this is a mission-critical facility supporting heavy equipment maintenance and long-term storage. The design intent is to deliver a durable, efficient, and easily maintained building that supports daily operations and minimizes long-term operational costs.

Key design drivers:

- Heavy equipment loading and maneuverability
- Durable, low-maintenance systems suitable for rural conditions
- Simple, efficient construction supporting schedule certainty
- Full compliance with applicable codes and WV DNR requirements

4.2 Site-Specific and Geotechnical Approach

D&H will address site conditions and earthwork constraints through:

- Coordination of geotechnical investigation and design criteria confirmation
- Foundations designed for heavy equipment loads and site soils
- Grading and drainage solutions managing stormwater while minimizing erosion
- Erosion and sediment control measures appropriate to forested terrain
- Environmental permitting support (stormwater, ESC coordination, agency coordination)

4.3 Building and Engineering Systems Strategy

Building systems will emphasize reliability, constructability, and long-term value:

- Coordination with a pre-engineered metal building system to achieve a clear-span interior
- Structural systems designed for heavy equipment use and operational flexibility
- Civil and utility design supporting site performance and serviceability
- MEP coordination to ensure functional, maintainable systems suitable for maintenance operations
- Envelope strategies consistent with adopted energy/code requirements

4.4 Project Delivery and Coordination

D&H will implement a disciplined, phased process:

- Programming and site verification with WV DNR staff
- Schematic design emphasizing operational efficiency and constructability
- Design development resolving structural/civil/utility/MEP coordination
- Construction documents prepared to support competitive bidding and reduce change orders

Clear communication and regular coordination with WV DNR will be maintained to ensure alignment with project goals and to minimize disruption to ongoing operations.

4.5 Construction Administration Philosophy

Construction administration will protect WV DNR's interests and support a successful build:

- Responsive bidding support and addenda preparation
- Submittal/shop drawing review
- Site visits and progress observations
- RFI and change evaluation
- Closeout documentation and completion support

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5. SECTION FOUR – CONSTRUCTION CONTRACT ADMINISTRATION

5.1 Bidding Phase Services

- Bid-ready construction documents

- Pre-bid meeting participation
- Addenda preparation

5.2 Construction Phase Services

- Submittal and shop drawing review
- Site visits and observations
- RFI and change management
- Coordination with Agency and Purchasing Division

5.3 Project Closeout

- Substantial completion inspections
- Punch list administration
- Record drawings and closeout documents

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6. SECTION FIVE – QUALIFICATIONS, EXPERIENCE & PAST PERFORMANCE

6.1 Firm Qualifications

Dieffenbauch & Hritz provides integrated architectural and structural engineering services through its internal Architecture & Structural Engineering Department. This model allows the firm to maintain direct control over design quality, technical coordination, and schedule responsiveness throughout the life of a project.

Key qualifications include:

- Architectural design services from concept development through construction administration
- Structural engineering design and analysis for steel, metal building, and foundation systems
- Civil engineering services including site grading, drainage, stormwater management, and utility coordination
- Surveying services including boundary, topographic, and construction survey support

- Environmental permitting support including stormwater, erosion and sediment control, and coordination with applicable state and regulatory agencies
- Construction administration and inspection services including bidding support, construction observation, and closeout
- Experience supporting public-sector procurement, documentation, and permitting requirements
- Design-build and design-assist services for contractor partners
- Facilities designed to support operational, maintenance, and heavy-equipment use

By delivering architecture and structural engineering under one roof and coordinating supporting disciplines, D&H reduces errors and omissions, improves responsiveness, and provides clear communication during design and construction—an advantage for public-sector projects requiring clarity, compliance, and effective construction administration.

6.2 Architecture & Structural Engineering Service Capabilities

- Architectural design (programming, schematic design, design development, construction documents, construction administration)
- Structural engineering design and analysis
- Foundation and framing systems designed for heavy equipment and operational loads
- Design-build/design-assist support
- Public-sector documentation, bidding support, and permitting coordination
- Owner/agency representation during construction

6.3 Relevant Project Experience

D&H's project experience includes comparable facilities and delivery requirements, including:

- Equipment maintenance and storage facilities with integrated architectural planning
- Metal and steel-framed buildings requiring architectural coordination and constructability-focused design
- Projects requiring coordination of architectural, geotechnical, civil, structural, MEP, and utility design

- Facilities located in rural or environmentally sensitive settings with site-responsive architectural solutions

Project Example #1 – Southern Gap Transportation & Logistics Center College (Representative Experience)

Southern Gap, Buchanan County, Virginia

The Southern Gap Transportation and Logistics Center College is a 23,000-square-foot workforce training facility developed through a partnership between the Buchanan County IDA, VCEDA, and Southwest Virginia Community College. The facility supports CDL training, diesel repair/mechanic programs, SNAP-ON certifications, and other credentialing programs, and includes local county bus maintenance functions. The project is a cornerstone of a 3,000-acre development on a reclaimed surface mine site.

The project was led by the project Architect while with a previous firm and is presented as representative experience demonstrating directly applicable expertise in diesel training facilities, maintenance operations, metal building systems, heavy vehicle loading, and site-constrained development. Responsibilities included architectural coordination, integration of structural systems, coordination with civil and utility disciplines, and construction-phase support.

Project Example #2 – Southern Gap Visitor Center (Representative Experience)

Southern Gap, Buchanan County, Virginia

The Southern Gap Visitor Center is a premier 7,500-square-foot facility serving as the "Gateway to Virginia's Elk Country" and the primary trailhead for the Spearhead Trails Coal Canyon system. Opened in July 2019, it functions as a multi-use community, tourism, and event hub located at over 2,000 feet elevation on a reclaimed surface mine.

The project was delivered as a public-private investment totaling approximately $1.36 million for the building, within a larger $3.174 million investment for the overall adventure complex. Public funding included $750,000 from VCEDA and $610,000 from Buchanan County IDA funds, with additional private investment provided by Mooseport Properties, LLC. As of late 2024, the facility transitioned to public ownership and management under Breaks Interstate Park.

The facility includes a banquet/event room, observation deck, conference space, gift shop/camp store, accessible restrooms, and parking designed for RVs and trailers. The building was designed using a metal building system integrated with architectural finishes and includes dedicated maintenance space for equipment servicing and storage to support ongoing site operations.

The project was led by the project Architect while with a previous firm and is presented as representative experience demonstrating expertise in visitor center and tourism facility design, adaptive site planning on reclaimed mine land, multidisciplinary coordination, and construction-phase support.

Project Example #3 – Poplar Gap Park Gymnasium (Representative Experience)

Poplar Gap, Buchanan County, Virginia

The Poplar Gap Park Gymnasium (often referenced as the “Poplar Gap Gym”) is a key indoor recreational facility within the 3,000-acre Southern Gap development. It serves as a community hub for sports, gatherings, and regional events.

The project was led by the project Architect while with a previous firm and is presented as representative experience demonstrating expertise in public-sector gymnasium and community facility design, long-span structural systems, multidisciplinary coordination, and site-constrained development. Responsibilities included architectural design leadership, coordination of structural systems for the

gymnasium space, coordination with civil, utility, and MEP disciplines, and construction-phase support.

The facility includes an approximately 10,000-square-foot gymnasium constructed using a metal building system, with an estimated construction cost of approximately $1.7 million.

6.4 Key Personnel Qualifications

- **Principal-in-Charge:** Overall responsibility for project execution, QA/QC, and Agency coordination
- **Project Manager:** Day-to-day management, consultant coordination, and schedule control
- **Architect and Engineering Support:** Architectural, structural, civil, environmental, and survey professionals experienced in metal building facilities and site design

6.5 Past Performance and Client Satisfaction

D&H has a demonstrated record of completing projects that meet client expectations for quality, schedule, and functionality. References can be provided upon request consistent with EOI requirements.

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7. SECTION SIX – STAFFING PLAN

Dieffenbauch & Hritz will staff this project with a multidisciplinary team experienced in public-sector facilities, site development, and construction coordination. The team integrates architectural, structural, civil, environmental, surveying, and construction management expertise to support the project from design through construction.

Project Leadership and Management

- **Eric N. Stewart, PE – Vice President of Engineering / Principal-in-Charge**
  Provides contractual authority, QA/QC oversight, and senior-level agency coordination.
  Education & Registration: B.S. Civil Engineering, West Virginia University; PE (WV, NC, OH, PA, TN)
- **Michael Penix – Senior Project Manager**
  Primary project manager and point of contact; manages communications and schedule.
  Education: M.S. Business Administration, West Virginia University; B.S. Landscape Architecture, West Virginia University

- **James R. Osborne II, AIA, PE – Director of Architecture & Structural Engineering**
  Architectural/structural design leadership and technical oversight.
  Education & Registration: B.S. Engineering Technology (Civil/Structural/Building Construction), Old Dominion University; Registered Architect (WV, OH, MD, VA, TN); Professional Engineer (WV, VA)

Engineering and Technical Leads

- **Jordan Martin, PE – Senior Project Manager / Project Design Lead (Civil)**
  Civil lead for grading, drainage, stormwater, utilities.
  Education & Registration: B.S. Civil Engineering Technology, WVU Institute of Technology; PE (WV)

- **Elena Hoeg – Project Engineer**
  Hydrology/hydraulics and stormwater support.
  Education: M.S. Civil Engineering, WVU; M.S. Chemical Engineering, St. Petersburg State Institute of Technology; B.S. Chemical Engineering, St. Petersburg State Institute of Technology

Environmental, Survey, and Construction Support

- **Vincent Attardi, MS – Environmental Services Manager**
  Environmental permitting and regulatory coordination; stormwater/ESC oversight.
  Education & Certification: M.S. Biology, Rutgers University; B.S. Marine Science/Biology, University of Tampa

- **Jason Littler, PS – Survey Services Manager**
  Survey oversight and professional charge.
  Education & Registration: B.S. Engineering Technology/Surveying, West Virginia Institute of Technology; PS (WV, PA)

- **Madelaine Shultz – Project Manager (Bidding & Contract Documents)**
  Bid documents and contracting support.
  Education: B.S. Mechanical Engineering, Indiana Institute of Technology

- **Jim Barnett – Construction Inspection Services Manager**
  Construction inspection oversight.
  Education & Certification: Pre-Engineering Drafting & Design Certification, M-Tech, Morgantown, WV

This staffing approach ensures clear responsibility, strong discipline coordination, and consistent support through design, bidding, and construction.

8. SECTION SEVEN – AVAILABILITY & COMMITMENT

Dieffenbauch & Hritz confirms the availability of key personnel identified in this submission and commits to providing continuous support through design, bidding, and construction administration to meet project schedule and objectives.

9. CERTIFICATION & SIGNATURE

Authorized representative signature.

James Roger Osborne II AIA | PE

Director of Architecture & Structural Engineering

January 8, 2026