



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

Request for Quotation

RFQ NUMBER
 DNR212172

PAGE
 1

ADDRESS CORRESPONDENCE TO ATTENTION OF
 FRANK WHITTAKER
 304-558-2316

RFQ COPY
 TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

DIVISION OF NATURAL RESOURCES
 PARKS & RECREATION SECTION
 324 4TH AVENUE
 SOUTH CHARLESTON, WV
 25303-1228 304-558-3397

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
04/30/2012				

BID OPENING DATE: 05/29/2012 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		961-20		
<p>CONSULTING</p> <p>THE WEST VIRGINIA PURCHASING DIVISION, FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF NATURAL RESOURCES, IS SOLICITING BIDS FOR A MARKET AND FINANCIAL PERFORMANCE STUDY FOR LODGE DEVELOPMENT AT BEECH FORK STATE PARK PER THE ATTACHED SPECIFICATIONS.</p> <p>ALL TECHNICAL QUESTIONS MUST BE SUBMITTED IN WRITING TO FRANK WHITTAKER IN THE WV PURCHASING DIVISION VIA EMAIL AT FRANK.M.WHITTAKER@WV.GOV OR VIA FAX AT 304-558-4115. DEADLINE FOR ALL TECHNICAL QUESTIONS IS 05/09/2012 AT 4:00 PM. ALL TECHNICAL QUESTIONS WILL BE ADDRESSED ADDENDUM AFTER THE DEADLINE.</p> <p>EXHIBIT 5</p> <p>NOTICE TO PROCEED: THIS CONTRACT IS TO BE PERFORMED WITHIN 120 CALENDAR DAYS AFTER THE NOTICE TO PROCEED IS RECEIVED. THE AGENCY WILL ISSUE THE NOTICE TO PROCEED IN WRITING.</p> <p>CANCELLATION: THE DIRECTOR OF PURCHASING RESERVES THE RIGHT TO CANCEL THIS CONTRACT IMMEDIATELY UPON WRITTEN NOTICE TO THE VENDOR IF THE MATERIALS OR WORKMANSHIP SUPPLIED ARE OF AN INFERIOR QUALITY OR DO NOT CONFORM WITH THE SPECIFICATIONS OF THE THE BID AND CONTRACT HEREIN.</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

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GENERAL TERMS & CONDITIONS REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)

1. Awards will be made in the best interest of the State of West Virginia.
2. The State may accept or reject in part, or in whole, any bid.
3. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125 fee.
4. All services performed or goods delivered under State Purchase Order/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods this Purchase Order/Contract becomes void and of no effect after June 30.
5. Payment may only be made after the delivery and acceptance of goods or services.
6. Interest may be paid for late payment in accordance with the *West Virginia Code*.
7. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
8. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
9. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
10. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern the purchasing process.
11. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
12. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
13. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, is available online at www.state.wv.us/admin/purchase/vrc/hipaa.html and is hereby made part of the agreement provided that the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
14. **CONFIDENTIALITY:** The vendor agrees that he or she will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the agency's policies, procedures, and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in <http://www.state.wv.us/admin/purchase/privacy/noticeConfidentiality.pdf>.
15. **LICENSING:** Vendors must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, and the West Virginia Insurance Commission. The vendor must provide all necessary releases to obtain information to enable the director or spending unit to verify that the vendor is licensed and in good standing with the above entities.
16. **ANTITRUST:** In submitting a bid to any agency for the State of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will convey, sell, assign or transfer to the State of West Virginia all rights, title and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the State of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to the bidder.

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership, or person or entity submitting a bid for the same material, supplies, equipment or services and is in all respects fair and without collusion or Fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

INSTRUCTIONS TO BIDDERS

1. Use the quotation forms provided by the Purchasing Division. Complete all sections of the quotation form.
2. Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Unit prices shall prevail in case of discrepancy. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
4. All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications: Department of Administration, Purchasing Division, 2019 Washington Street East, P.O. Box 50130, Charleston, WV 25305-0130
5. Communication during the solicitation, bid, evaluation or award periods, except through the Purchasing Division, is strictly prohibited (W.Va. C.S.R. §148-1-6.6).



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<p>BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.</p> <p>REV. 05/2009</p> <p>NOTICE</p> <p>A SIGNED BID MUST BE SUBMITTED TO:</p> <p>DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130</p> <p>THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:</p> <p>SEALED BID</p> <p>BUYER: 44</p> <p>RFQ. NO.: DNR212172</p> <p>BID OPENING DATE: 05/29/2012</p> <p>BID OPENING TIME: 1:30 PM</p>						

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PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID:						

CONTACT PERSON (PLEASE PRINT CLEARLY):						

***** THIS IS THE END OF RFQ DNR212172 ***** TOTAL: _____						

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Project: Beech Fork Lodge Construction

General Terms and Conditions

- Provide professional services pursuant to gaining necessary US Army Corps approval to construct a 75-room lodge on proposed site near Beech Fork State Park.
- Vendor must have a minimum of five years experience providing such studies. Vendor should provide references or documentation to verify required experience. Experience with state park lodge development or like facility preferred.
- The State is exempt from Federal and State taxes and will not pay for or reimburse such taxes.
- Payment may only be made after the delivery of all goods or services.

Deliverables

- Documents and compact disc containing local area and region analysis, lodging market (supply and demand) analysis, and financial analysis (pro-forma) to be delivered to Kenneth Caplinger, Chief of WV State Parks, by mail to WVDNR, 324 4th Avenue, South Charleston, WV 25303.
- Furnish one (1) intermediate set of documents and compact disc for 50% review, one (1) intermediate set and compact disc for 90% review, and five (5) final sets of documents and compact discs.
- Document to be prepared using Microsoft Word.
- In person presentation of all analysis with ample opportunity for clarifications of information prior to final acceptance of report. (Final report to reflect clarifications as required).

Completion Date

- Final report to be delivered by 120 calendar days after date of notice to proceed.

Scope of Work Required

Objective

1. Provide a document to be used to assess the marketability of proposed lodge and to forecast financial performance.
2. Provide a document to be used in Army Corps review of project for potential approval.

General

1. Market and feasibility studies to be neutral and objective.
2. Sources and assumptions to be documented.
3. Limitations to be noted and explained.

Local Area and Regional Analysis – Compile data to analyze the economic climate in the local area and draw conclusions regarding the ability of the local area and region to support a regional park lodge facility.

1. Analyze local/regional area growth trends in population, demographics, employment, income, residential and commercial construction, highway construction.
2. Analyze local/regional area growth trends in new business development.
3. Analyze local/regional municipal and county government revenue generated from business and occupation tax.
4. Analyze local/regional area major public and private facilities including schools, hospitals, manufacturing, transportation, government.
5. Analyze local/regional area travel and visitor traffic.

Project: Beech Fork Lodge Construction

6. Analyze local/regional area points of natural and historic interest.
7. Assess the proposed lodging with respect to its location within the local area and region.

Lodging Market (Supply and Demand) Analysis – Compile data necessary to assess the present demand for guest rooms and other hotel, and restaurant related services and assess future growth rates for applicable market segments.

1. Identify other similar types of lodging facilities located within the local area and region.
2. Determine future growth and expansion plans of similar types of lodging facilities within the local area and region.
3. Identify the type of market segments to be targeted (i.e. business convention and seminar, other groups, travelers, vacation and tourist, local).
4. Identify the present market and growth trends of each market segment.
5. Estimate the growth potential of each market segment based on growth trends.
6. Determine the occupancy of existing similar types of lodging facilities located within the local area and region and the ration of each market segment as a portion of the total occupancy.
7. Predict the ratio of each market segment as a portion of the total occupancy.
8. Estimate total demand for lodging in local area and estimate the proportion of total for each market segment.
9. Estimate the fair market share for the proposed resort lodging facility.
10. Analyze the effect on fair market share for each market segment regarding sensitivity due to pricing, weekends vs. weekday, seasonality, growth rates, market penetration, and inflation.

Financial Analysis (Pro-forma) – Estimate revenue and expenses from operation and maintenance over a stipulated time period to show potential cash flow.

1. Estimate revenue based on fair market share generated by sales from each profit center (i.e. guest rooms, food and beverage, conference room rental, gift shop, other).
2. Estimate maintenance and operation expenses (i.e. labor and supplies for management, administration, housekeeping, security, maintenance, operation, food and beverage, custodial, pool building and grounds, advertising, other).
3. Prepare forecast of annual net operating income over stipulated time period and compare to expenses.

Information to be Furnished by Owner

1. Historical data of guestroom sales at other WV State Parks.
2. Historical data describing demographics and home residence of guests for past five years from Beech Fork and other parks.
3. Historical group sales of guestrooms and conference room space for past five years from other parks as requested by consultant.

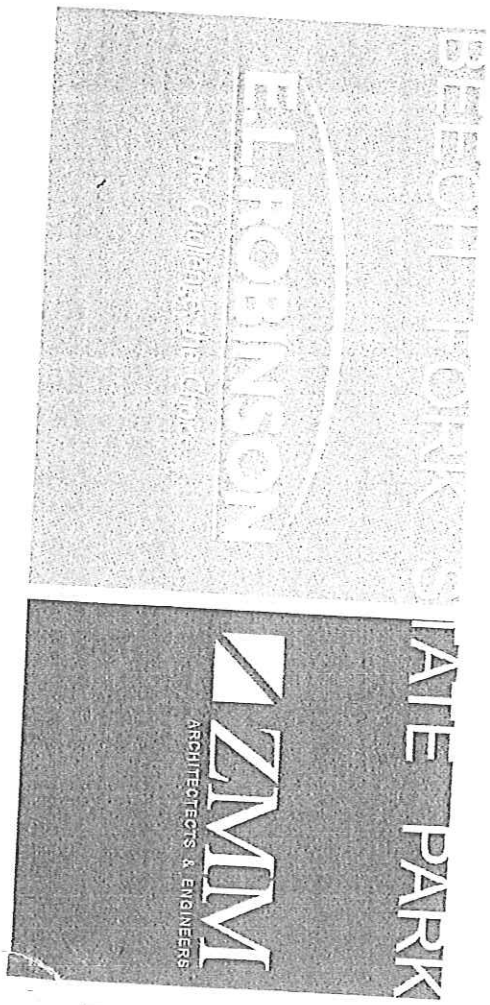
Information to be Furnished by Owner

1. Number and mix of guest rooms proposed.
2. Size of kitchen and dining room proposed.
3. Size of indoor swimming pool and fitness center proposed.
4. Meeting space and other revenue producing facilities.
5. General program of spaces for each in sufficient detail commensurate with conceptual plan.
6. Conceptual plan of each component.

Project: Beech Fork Lodge Construction

Other Owner Furnished Information – For the purpose of assisting potential bidders understand the scope of this proposed project, a copy of the full conceptual plan and cost estimates are attached to this request for bid.

Lump Sum Bid: \$ _____



LODGE FEASIBILITY STUDY BEECH FORK LAKE, LAVALETTE, WV

BUILDING IMAGES

FEBRUARY, 2012
PLANS PREPARED BY:

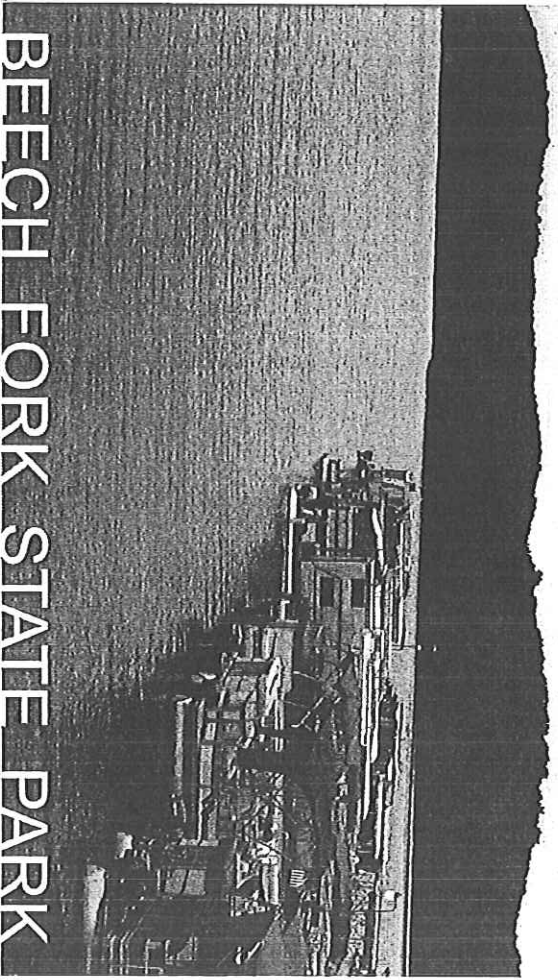


Professional Building Design
Architectural Services
1000 West Main Street
Martinsburg, WV 26150
Phone: 304.261.1234
Fax: 304.261.1235



ZMM
Architectural & Planning
1000 West Main Street
Martinsburg, WV 26150
Phone: 304.261.1234
Fax: 304.261.1235





BEECH FORK STATE PARK

Prepared For:

Norfolk Division of Metropolitan Parks
(NMP)
East Virginia State Parks & Trails

Conceptual Plan & Update of Lodge
Feasibility Study

Prepared by:
November 2011





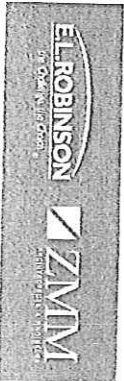



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ZMM	
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USACOE Beach Access Road	
Parking Upgrades for Lodge Access	
Lodge Site Concept & Access Road	
Access Road Alignment	
Recommended Lodge Placement	
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First Floor Plan	
Second Floor Plan	
North Elevation and Building Section	
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Introduction

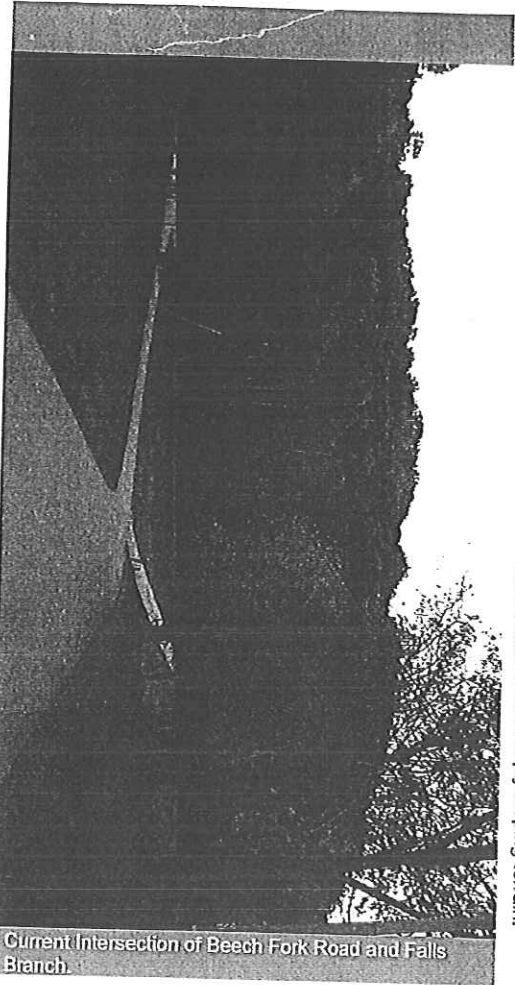
West Virginia Division of Natural Resources (WVDNR) retained the team of E.L. Robinson Engineering and ZMM Architects to prepare a conceptual plan to conform to U.S. Army Corps of Engineers approval requirements and to update earlier versions of the feasibility study for a 75 room lodge at the Stowers Branch, also known locally as Twin Coves. This site is located near the swimming beach owned and operated by US Army Corp of Engineers and two miles by road from the Beech Fork Lake Dam.

This site was selected after two previous studies completed in 1994 and 2008. It was concluded that after studying six other possible locations, the Stowers Branch Site proved to be the most desirable site.

WVDNR asked the design team to utilize the information from the previous reports to develop the lodge schematic design for the building and site. The lodge architectural plans are to be similar to the spatial requirements of other recent WVDNR lodge developments at Chief Logan, Stonewall Jackson, Cacapon and Canaan Valley State Parks. The site development will modify the 1994 plan with the new floor plan for the Lodge and additional review of the site constraints.

Site Analysis

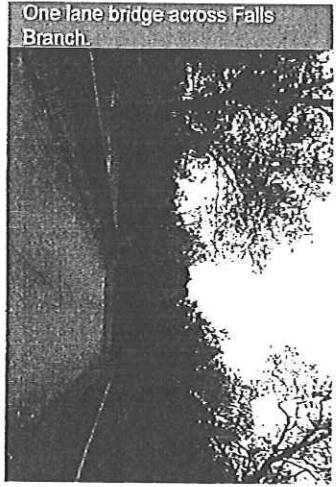
The access to the site is off Beech Fork Road (CR 30) about ½ miles from the dam site. From Beech Fork Road, turn on to Falls Branch Road via a Y intersection down steeply sloping terrain.



Current Intersection of Beech Fork Road and Falls Branch.



This intersection will need to be upgraded to a T intersection to improve safety. Within 800' a one lane bridge crosses Falls Branch at a 90° turn on the north approach. Even though WVDOH rates this bridge as fair it will need to be considered for replacement if the lodge is built. Continue onto Fall Branch to Stowers Branch Road. Both Falls Branch and Stowers Branch Roads are about 15'



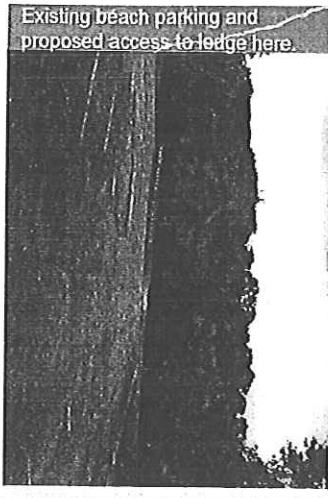
One lane bridge across Falls Branch.



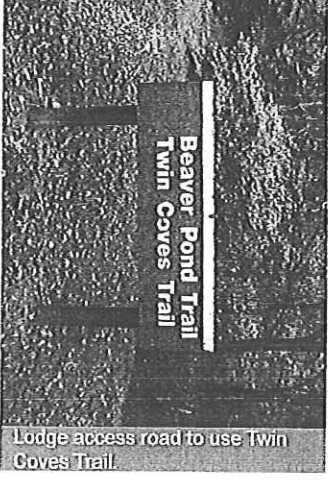
Stowers Branch Road to the proposed lodge site.

wide with limited shoulder for nearly one mile. When Stowers Branch Road meets the USACOE access road to the beach, the road widens to 20+ feet with curb and gutter for about .4 mile until turning south for the new road to the lodge site. The first (0.1) mile of the new lodge road would also require the reconfiguration and construction of the beach parking and toll collection for this lake facility. The rest of this new .72 mile road with maximum 12% grades both uphill and downhill roughly follows the Twin Coves Trail, a drivable jeep trail, until reaching the lodge site.

The South Stowers Branch has a total area of 71.6 acres with the best area being 10.8 acres, most of which is concentrated in an open area close to the lake. Another factor deals with the 100 year floodplain covering a portion of this open space. The normal pool elevation of the lake is 592.0' while the 100 year flood plain elevation is 614.5'. Most of the site is below the 100 year floodplain requiring the entire building elevation to be set above that elevation. The parking could



Existing beach parking and proposed access to lodge here.



Lodge access road to use Twin Coves Trail.

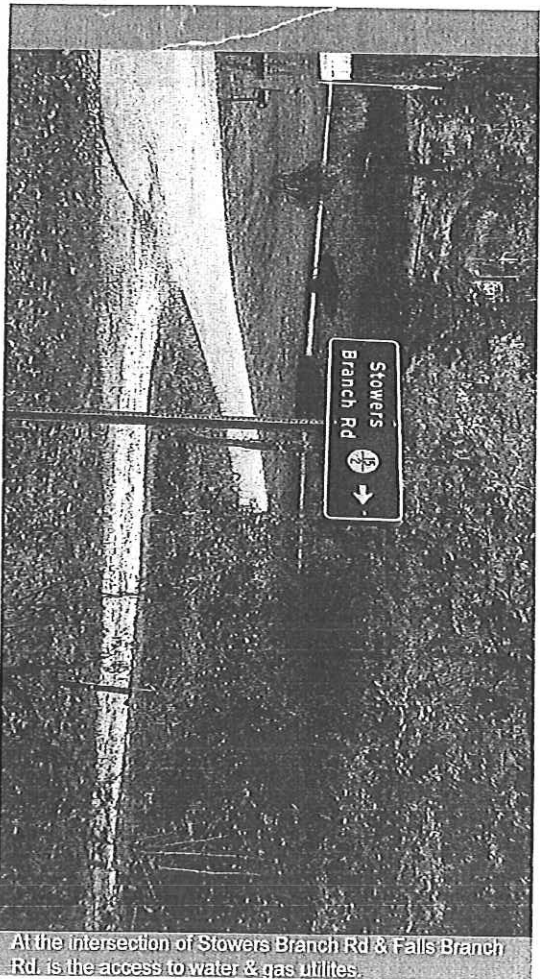
EL ROBINSON
 ARCHITECTURAL FIRM
 ZVM
 ARCHITECTURAL FIRM

be lower than the floodplain elevation. Since this site is closest to the lake, it offers good views of the water from many points. One site feature that may require further investigation is a cemetery that was located on a point by the lake. It is unknown if this was relocated. There is no visual evidence of it still being there.

The soils on the site are typically poor when considered for construction purposes. The soil properties on the severely steep slopes are a constraint due to slippage potential and erosion. Wetness is a problem in low areas next to the lake and the drainage swales entering the lake due to the high water table and flooding potential of these soils. The area needs to have a wetland delineation performed to determine if this area contains significant wetlands. The site would require substantial fill material which in addition to the access road construction additional fill would need to come from an adjacent site close to the lodge site to minimize the trucking costs of the fill material. Several of the existing creek channels in this low area will need to be filled and culverted to support the lodge development. This will require state and federal permits from WVDNR, WVDEP, and USACOE.

Utilities

Potable water is available at the intersection of Falls Branch and Stowers Branch Road. There is a 6" line with an estimated 110 psi at this location according to Richard Smith of the Lavallette Public Service District - phone: 304-525-3771.



At the intersection of Stowers Branch Rd & Falls Branch Rd, is the access to water & gas utilities.

EL ROBINSON
ARCHITECTS & PLANNERS
ZMM
ARCHITECTS & PLANNERS

Natural gas is available at the same location with a 4" line available from Consumers Gas Company according to Rex Barker – phone: 304-523-9223. Electric service is provided by Appalachian Power Company to the swimming beach. There is only single phase service to the beach. The contact for Appalachian Power is Brian Stevens – phone: 304-696-1266. There are no sanitary sewer lines near enough to the site. The closest is over three miles away about ¾ miles past the Lavallete Elementary School near Dellwood Road. It is managed by Northern Wayne County Public Service District. A sewage treatment plant at a higher elevation of the lodge upstream the nearby stream next to the lodge will require a lift station from the lodge to the plant.

Mapping & Site Review

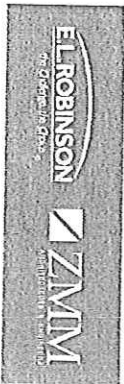
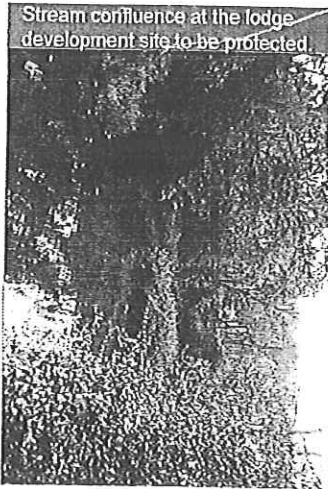
Mapping of the site dating back to April, 1965 was obtained from Ms. Betty Ackerman with the Corp of Engineers, Planning Division, Huntington Office – phone: 304-399-5259. Because of the age and lack of digital topography, we utilized the statewide GIS aerial photography and topography available from West Virginia University. The contour interval for this mapping is 10' whereas the 1965 mapping is 5', but the digital mapping allowed the study to be completed in a fully digital format.

Field information regarding the site was provided with the help of Robert Shultz, Park Ranger with the USACOE at the Beech Fork Dam site-phone: 304-525-4831.

Site Development

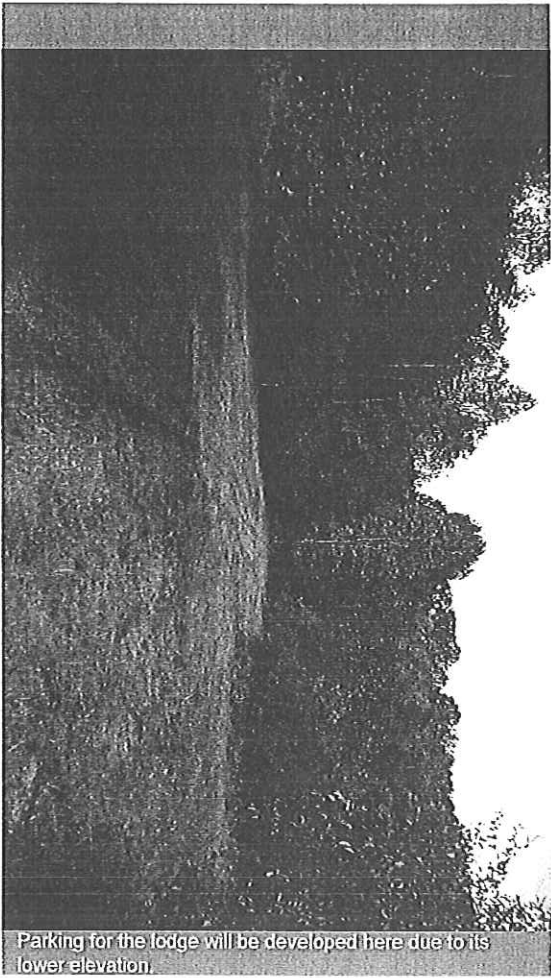
The lodge will be constructed on the peninsula that creates the "Twin Coves" name mainly because it is the highest land on site. Fill material will still be required here so the lodge structure is above the 614.5' 100 year floodplain elevation. Also, positioning the guest rooms on the peninsula allows lake views out both sides of the lodge. The lodge entry will be positioned over the larger of the two stream channels on site and the parking for the lodge would be within the lowest lying area next to the lake. This area will also require the most fill material. The previous study in 1994 called for significantly filling the stream channel next to lodge and dredging the lake to create more land on the shorelines of Twin Coves. The current approach reduces those impacts and lessens the fill material required from over 200,000 cubic yards to 100,000 cubic yards. The design strives to minimize impacts to the shore line, stream channels and wetlands on site.

The parking area of approximately 250+ cars is more than sufficient for a 75 room lodge; however, with it having conference room space, the additional parking allows for the events also with the guests and employees. For the most part, the major utilities will be within the access road's ROW with the exception of the sanitary



sewer which will require an on site treatment plant. This plant location will need further study based on possible cabin development.

The access road into the site follows the trail alignment somewhat but deviates from it to lessen the road's slope to a maximum grade of 12%.



Permitting

Environmental and cultural review of the site and access road will need to be completed. A wetlands delineation will need to be part of this study. A review of the cemetery location needs to be done. Based on the pre-flood mapping, the site includes a cemetery and is referenced in the 1994 study, but there are no visual clues of its continued presence on site. Permits required will include the Clean Water Act 404 Permit and 401 Certification from the U. S. Army Corp of Engineers, WVDNR Public Lands Permit for Stream Crossing, Floodplain Permit for construction from Wayne County, NPDES Stormwater Permit from WVDNR, WV Bureau of Public Health for sewer and water utility services, and WVDH permits for road and bridge upgrades for the site development.

Lodge Architectural Plans

This concept for a 75-room lodge located on the banks of Beech Fork Lake in Wayne County,



West Virginia is designed to benefit a variety of visitors to Beech Fork State Park. The form of the building was influenced by the site configuration as well as the functions contained within it.

The floor plan is arranged in a way to separate the guestrooms and other guest-only facilities from the more public functions of the building such as the restaurant, pub, gift shop and meeting room. This allows visitors who may not be staying at the lodge to use these areas without encroaching on the privacy of lodge guests. All of the guestrooms are arranged to have access to views of the lake. Those views are also shared by the restaurant, meeting room and the recreation areas.

The exterior of the building is designed to simulate the craftsman style to evoke a more relaxed, comfortable and informal feel for guests and visitors. The brick, stone, siding and metal roof materials are common to the area and offer low maintenance and durability to provide a long-lasting, attractive structure.

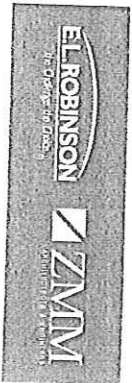
Cost Estimates

The construction cost estimate which follows is divided into the site infrastructure and development costs completed by E. L. Robinson Engineering and the lodge building, furnishings and equipment costs completed by ZMM Architects and Engineers.

They both include contingency and architectural / engineering service amounts for the proposed project.

The cost estimates are subdivided as follows:

1. Falls Branch Road Upgrade	\$1,107,551.00
2. Stowers Branch Road Upgrade	\$848,792.00
3. U.S. Army Corps of Engineers Beach Parking and Lodge Access Road Reconfiguration	\$368,110.00
4. Lodge Access Road	\$1,123,291.00
5. Lodge Site Development	\$4,201,823.00
6. Lodge Building, Furnishings and Equipment	\$20,836,153.00
Total Cost	\$28,485,720.00



Beech Fork Lodge Development
 Lavalata, West Virginia
 11/23/2011



CONSTRUCTION COST ESTIMATE

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
Falls Branch Road Upgrade				
1) Clearing	AC	1	\$5,000.00	\$5,000.00
2) Earthwork	CY	7,500	\$10.00	\$75,000.00
3) New Bridge (100' x 30')	LS	1	\$600,000.00	\$600,000.00
4) Storm Drainage	ALLOW	1	\$35,000.00	\$35,000.00
5) Additional Road Width	LF	1,400	\$45.00	\$63,000.00
6) Full width road -20'	LF	250	\$135.00	\$33,750.00
7) 1' Wearing Course	LF	1,650	\$11.00	\$18,150.00
8) Sediment & Erosion Controls / Seeding	ALLOW	1	\$30,000.00	\$30,000.00
Phase 1 TOTAL				\$859,900.00
			15% Contingency	\$128,985.00
			A/E Service Fees	\$118,666.20
			Grand Total	\$1,107,551.20

Stowers Branch Road Upgrade				
1) Clearing	AC	2	\$5,000.00	\$10,000.00
2) Earthwork	CY	7,000	\$10.00	\$70,000.00
3) Storm Drainage	ALLOW	1	\$45,000.00	\$45,000.00
4) 5' Additional Road Width	LF	3,450	\$45.00	\$155,250.00
5) 1' Wearing Course	LF	3,450	\$11.00	\$37,850.00
6) Valerine Extension to the Beach Area	LF	5,560	\$35.00	\$194,600.00
7) Gravelle Extension to the Beach Area	LF	5,560	\$20.00	\$111,200.00
8) Sediment & Erosion Control / Seeding	ALLOW	1	\$35,000.00	\$35,000.00
Phase 2 Total				\$359,000.00
			15% Contingency	\$53,850.00
			A/E Service Fees	\$90,942.00
			Grand Total	\$543,792.00

USACOE Beach Parking and Access Rd. Reconfiguration				
1) Clearing	AC	1	\$5,000.00	\$5,000.00
2) Earthwork	CY	2,500	\$10.00	\$25,000.00
3) New parking area pavement	SF	19,000	\$3.50	\$66,500.00
4) Rerouted Toll booth area	ALLOW	1	\$20,000.00	\$20,000.00
5) Lodge Access Road pavement at Beach	LF	550	\$146.00	\$80,300.00
6) 46' Stream Culvert	LF	50	\$400.00	\$20,000.00
7) Gravelle Extension	LF	550	\$20.00	\$11,000.00
8) Valerine Extension	LF	550	\$35.00	\$19,250.00
9) Electric Extension	LF	550	\$25.00	\$13,750.00
10) Sediment & Erosion Controls / Seeding	ALLOW	1	\$25,000.00	\$25,000.00
Phase 3 TOTAL				\$285,800.00
			15% Contingency	\$42,870.00
			A/E Service Fees	\$39,440.40
			Grand Total	\$368,110.40

Beach Fork Lodge Development
 Leviatia, West Virginia
 1/12/2011



CONSTRUCTION COST ESTIMATE

Lodge Access Road		AC	CY	15% Contingency	A/E Service Fees	Grand Total
1) Clearing	6	\$5,000.00				\$30,000.00
2) Earthwork	15,000	\$8.00				\$120,000.00
3) Storm Drainage	1	\$90,000.00				\$90,000.00
4) Road Pavement	2,020	\$148.00				\$302,520.00
5) Guard rail	1	\$35,000.00				\$35,000.00
6) Gravel extension	2,620	\$20.00				\$52,400.00
7) Waterline Extension	2,620	\$35.00				\$91,700.00
8) Electric Extension	2,620	\$25.00				\$65,500.00
9) Sediment & Erosion Control / Seeding	1	\$45,000.00				\$45,000.00
PHASE TOTAL						\$322,220.00
				15% Contingency		\$130,818.00
				A/E Service Fees		\$120,522.58
						Grand Total \$1,123,290.58

Lodge Site Development		AC	CY	15% Contingency	A/E Service Fees	Grand Total
1) Clearing	10	\$5,000.00				\$50,000.00
2) Earthwork	100,000	\$8.00				\$800,000.00
3) Road Pavement	1,160	\$148.00				\$169,380.00
4) Pavement for parking	120,000	\$3.00				\$360,000.00
5) Curbing	6,805	\$25.00				\$170,125.00
6) Sidewalks	1	\$100,000.00				\$100,000.00
7) 60" Drainage Pipe	510	\$500.00				\$255,000.00
8) Site Storm drainage	1	\$60,000.00				\$60,000.00
9) Lighting	1	\$75,000.00				\$75,000.00
10) Landscaping	1	\$100,000.00				\$100,000.00
11) Exterior Lodge Hardscape	1	\$100,000.00				\$100,000.00
12) Recreational Amenities	1	\$200,000.00				\$200,000.00
13) Waterline Extension	1,160	\$35.00				\$40,600.00
14) Gasline Extension	1,160	\$25.00				\$28,000.00
15) Sewerage Treatment Plant	1	\$500,000.00				\$500,000.00
16) Sanitary Sewer piping / manholes	1	\$100,000.00				\$100,000.00
17) Sediment & Erosion Control / Seeding	1	\$50,000.00				\$50,000.00
PHASE TOTAL						\$322,220.55
				15% Contingency		\$489,342.75
				A/E Service Fees		\$450,195.33
						Grand Total \$4,201,823.08

Total	phases 1 - 5	\$5,939,105.00
	x 15% cont	\$890,865.75
	x A/E	\$819,598.49
Grand Total		\$7,649,567.24

Beech Fork State Park Lodge Study
 Estimate of Probable Building Construction Cost
 November 23, 2011

Building Costs	Quantity	Unit	Cost per Unit	Extension
Guestroom Units	40,866	SF	\$175	\$7,151,550
Dining, Pub, Kitchen, Meeting Room	9,530	SF	\$250	\$2,382,500
Swimming Pool, Recreation Area	10,053	SF	\$290	\$2,915,370
Administration, Storage, Staff Areas	13,225	SF	\$200	\$2,645,000
Subtotal				\$15,094,420

Furnishings & Equipment	Quantity	Unit	Cost per Unit	Extension
Guestrooms	75	EA	\$6,000	\$450,000
Lobby	1	EA	\$50,000	\$50,000
Pub/Lounge	1	EA	\$150,000	\$150,000
Kitchen	1	EA	\$450,000	\$450,000
Administration	1	EA	\$40,000	\$50,000
Game Room	1	EA	\$46,000	\$46,000
Exercise Room	1	EA	\$80,000	\$80,000
Swimming Pool	1	EA	\$25,000	\$36,000
Subtotal				\$1,312,000

Building and F&E		\$16,406,420
Contingency	15%	\$2,460,963
Fees (A/E, Geotech, Survey, etc.)	12%	\$1,968,770
Total Probable Construction Cost		\$20,836,153

This estimate is based on current construction costs. After summer of 2012 escalation should be figured in accordance with CPI escalation factors.



LODGE FEASIBILITY STUDY

BEECH FORK LAKE, LAVALETTE, WV

BEECH FORK LODGE INDEX PAGE

NOVEMBER, 2011
PLANS PREPARED BY:

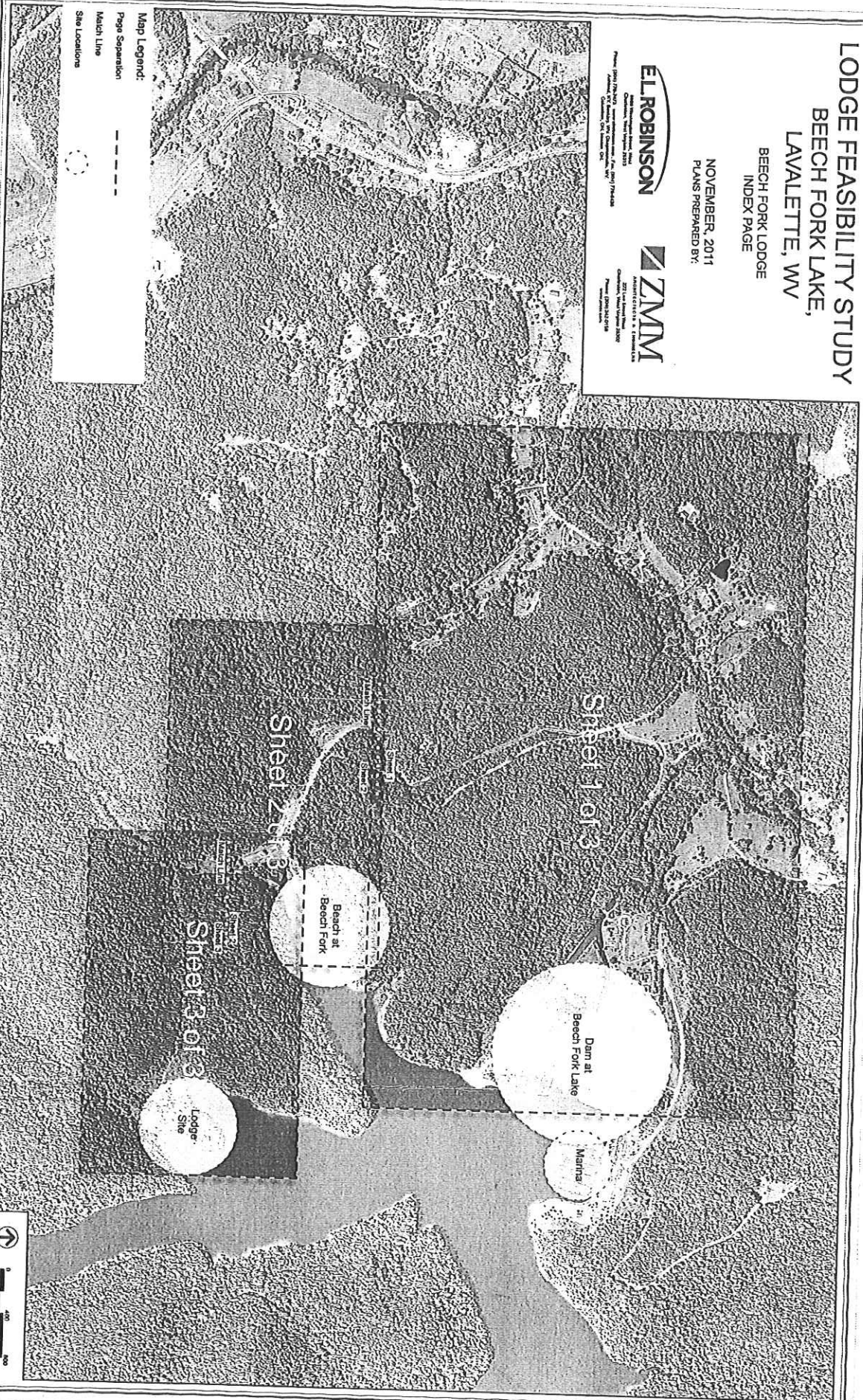


Professional Engineer
Professional Surveyor
Professional Geologist
Professional Environmental Engineer
Professional Environmental Scientist
Professional Environmental Planner
Professional Environmental Analyst
Professional Environmental Designer
Professional Environmental Scientist
Professional Environmental Planner
Professional Environmental Analyst
Professional Environmental Designer



ZMM
2011
Professional Engineer
Professional Surveyor
Professional Geologist
Professional Environmental Engineer
Professional Environmental Scientist
Professional Environmental Planner
Professional Environmental Analyst
Professional Environmental Designer

Map Legend:
Page Separation
Match Line
Site Locations



LODGE FEASIBILITY STUDY BEECH FORK LAKE, LAVALETTE, WV

EXISTING SITE CONDITIONS
AND PROPOSED CORRECTIONS

NOVEMBER, 2011
PLANS PREPARED BY:

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Map Legend:

- Beech Fork Access Road
- Road Center Line
- Existing Intersection
- Falls Branch Bridge
- Electric Centerline
- Match Line
- Site Location

Map Notes:

- This span of the access road measures a length of 5,200 feet to the USAOC/E access road to the Beech Area.
- The existing road width is 16' and needs to be expanded to a 20' minimum.
- The bridge is currently not scheduled for any updates, and has no weight restrictions posted.
- Water Utility: Lavalette Public Service District.
- Public Sewer: Not Available
- Electric: Appalachian Power Company
- Gas: Consumers Gas Company

Falls Branch Bridge:
This is a two span structure with a length of 60' and has a 15' roadway width. Condition of bridge is reported as fair. Replacement of the bridge and realignment of the approaches are needed.

Current intersection is not easily accessible from both directions.

Nearest access to potable water & natural gas.

Create a 'T' at this intersection to provide better flow of traffic.

The current topography is not suitable for the new intersection and will need appropriate fill material.



LODGE FEASIBILITY STUDY

BEECH FORK LAKE, LAVALETTE, WV BEACH AREA PARKING DESIGN AND ROAD ALIGNMENT

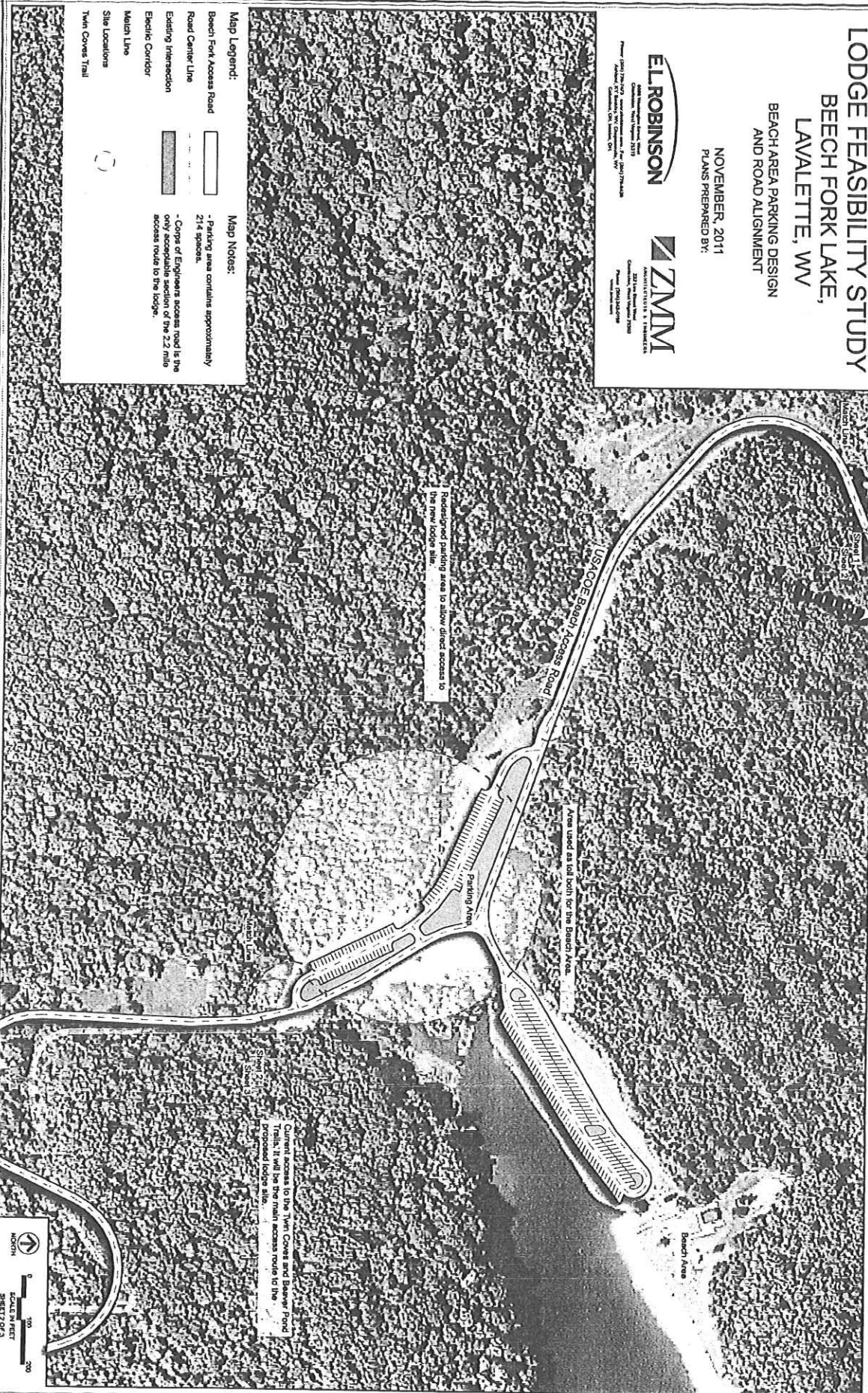
NOVEMBER, 2011
PLANS PREPARED BY:



Professional Engineer
No. 12004
Professional Surveyor
No. 12004
1000 West Virginia
Avenue, Charleston, WV 25302
Phone: 304.263.1234



2021 East River Road
Martinsburg, WV 25401
Phone: 304.263.1234



Map Legend:

- Beach Fork Access Road
- Road Center Line
- Existing Intersection
- Electric Corridor
- Match Line
- Site Locations
- Twin Cove Trail

Map Notes:

- Parking area contains approximately 214 spaces.
- Corps of Engineers access road is the only acceptable section of the 2.2 mile access route to the lodge.



LODGE FEASIBILITY STUDY

BEECH FORK LAKE, LAVALETTE, WV

LODGE CONCEPT & ACCESS ROAD

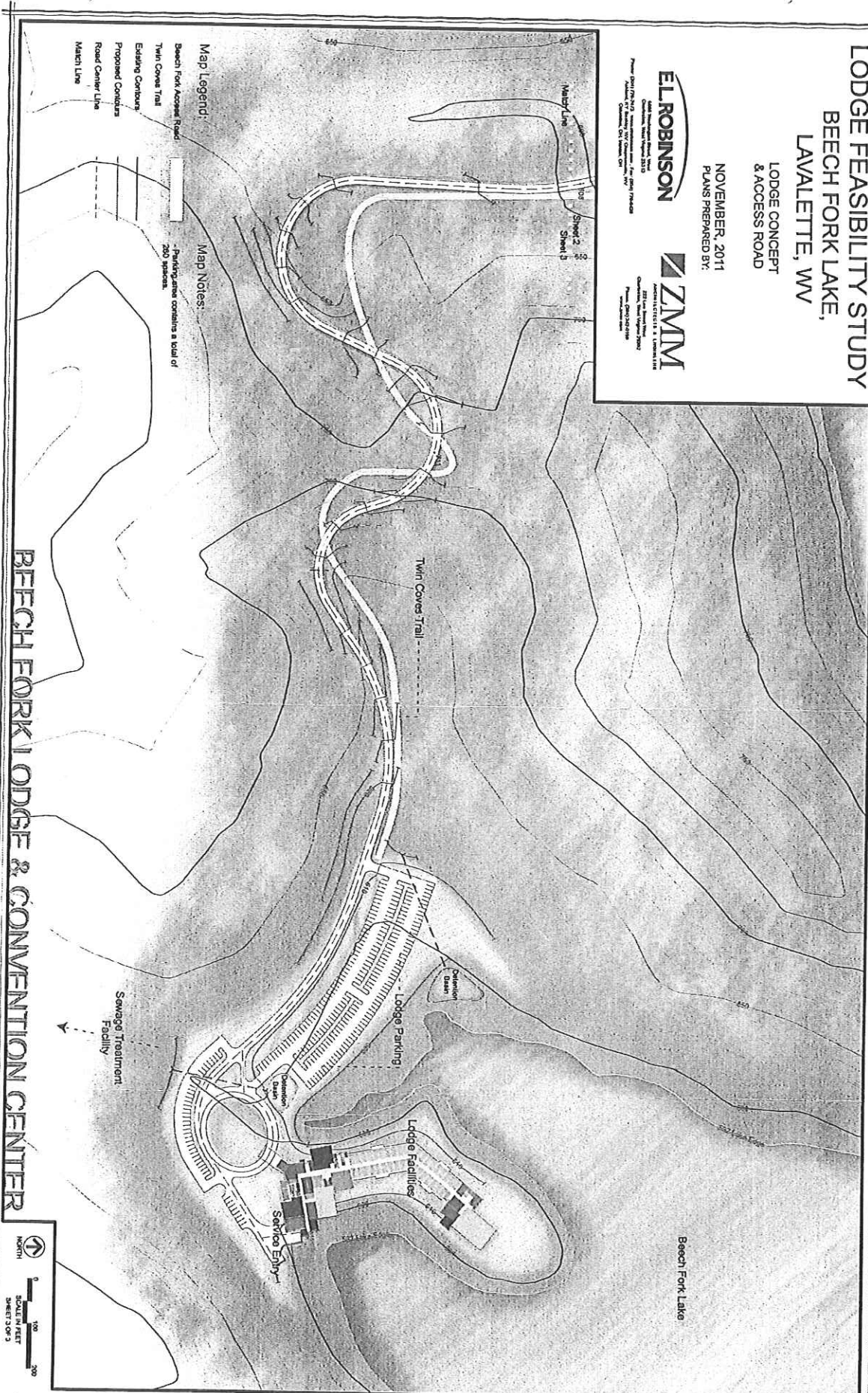
NOVEMBER, 2011
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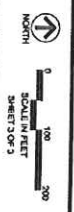
Map Legend:

- Beech Fork Access Road
- Twin Coves Trail
- Existing Contours
- Proposed Contours
- Road Center Line
- Marsh Line

Map Notes:

- 1. Parallelogram contains a total of 200 spaces.

BEECH FORK LODGE & CONVENTION CENTER



LODGE FEASIBILITY STUDY

BEECH FORK LAKE,
LAVALETTE, WV

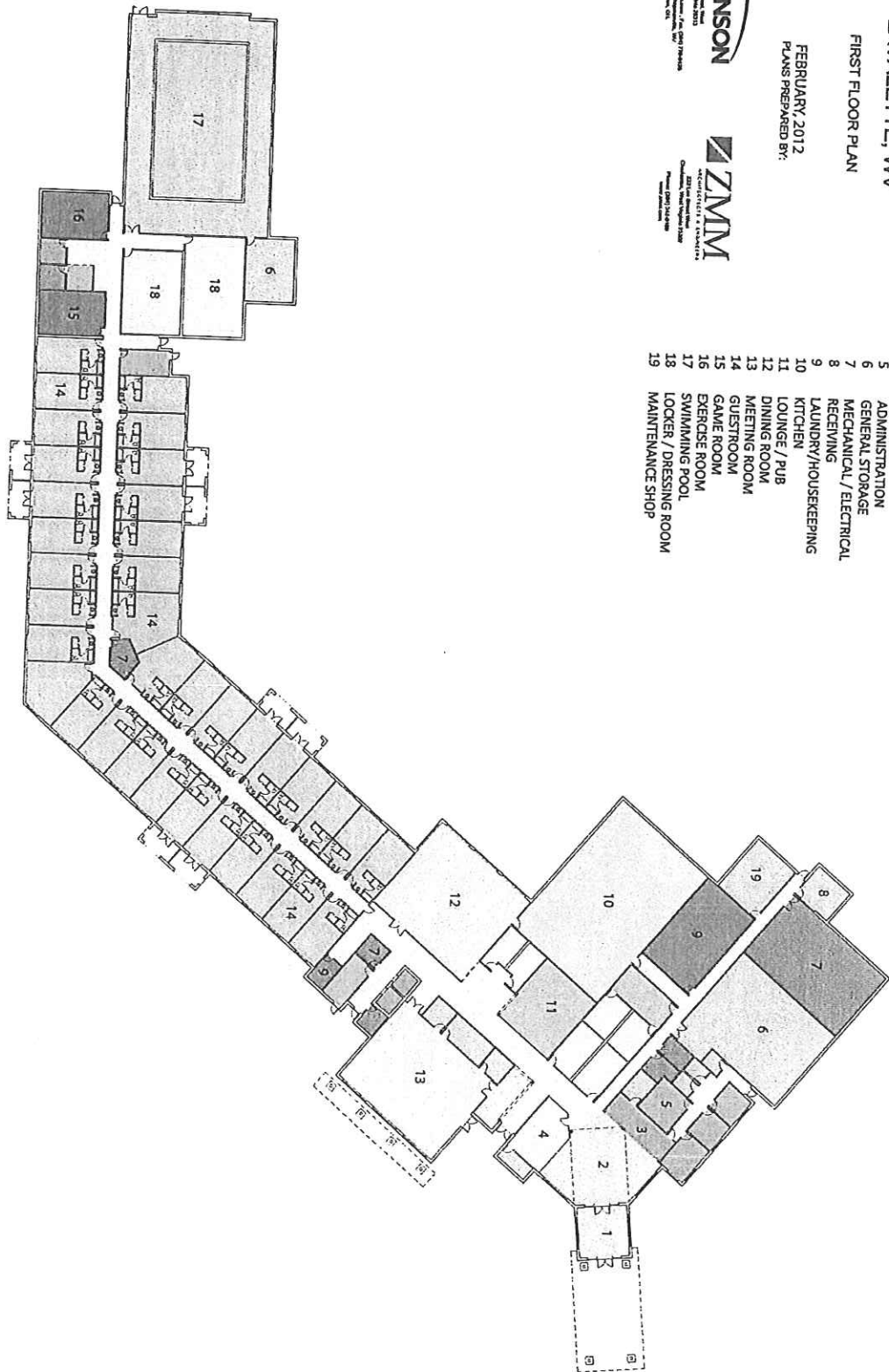
FIRST FLOOR PLAN

FEBRUARY 2012
PLANS PREPARED BY:

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 Fax: (304) 762-1235
 www.zmm.com

- 1 ENTRANCE
- 2 LOBBY
- 3 REGISTRATION
- 4 GIFT SHOP
- 5 ADMINISTRATION
- 6 GENERAL STORAGE
- 7 MECHANICAL / ELECTRICAL
- 8 RECEIVING
- 9 LAUNDRY/HOUSEKEEPING
- 10 KITCHEN
- 11 LOUNGE / PUB
- 12 DINING ROOM
- 13 MEETING ROOM
- 14 GUEST ROOM
- 15 GAME ROOM
- 16 EXERCISE ROOM
- 17 SWIMMING POOL
- 18 LOCKER / DRESSING ROOM
- 19 MAINTENANCE SHOP



LODGE FEASIBILITY STUDY

BEECH FORK LAKE, LAVALLETTE, WV

BUILDING ELEVATIONS

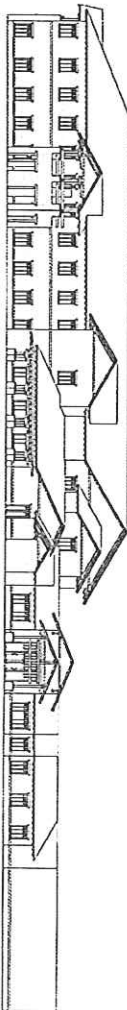
FEBRUARY, 2012
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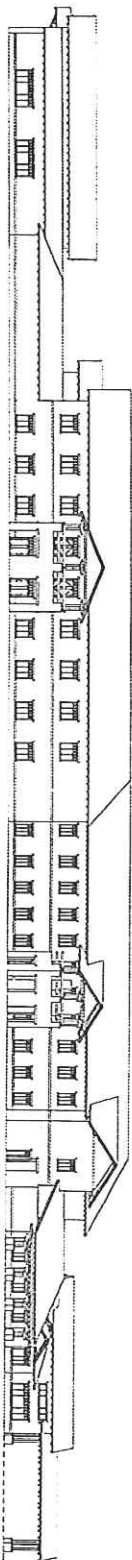
1000 West Virginia Avenue, Suite 100
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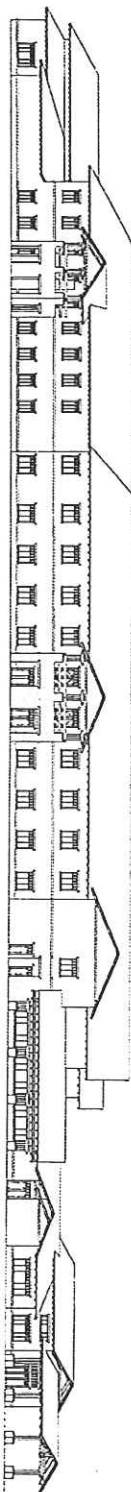
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East Elevation
1/32" = 1'-0"



Northwest Elevation
1/32" = 1'-0"



West Elevation
1/32" = 1'-0"

LODGE FEASIBILITY STUDY

BEECH FORK LAKE,
LAVALETTE, WV

SECOND FLOOR PLAN

FEBRUARY 2012
PLANS PREPARED BY:



- 1 ENTRANCE
- 2 LOBBY
- 3 REGISTRATION
- 4 GIFT SHOP
- 5 ADMINISTRATION
- 6 GENERAL STORAGE
- 7 MECHANICAL / ELECTRICAL
- 8 RECEIVING
- 9 LAUNDRY/HOUSEKEEPING
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- 19 MAINTENANCE SHOP

