

BEECH FORK STATE PARK


E.L.ROBINSON
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 **ZMM**
ARCHITECTECTS & ENGINEERS

LODGE FEASIBILITY STUDY

BEECH FORK LAKE, LAVALETTE, WV

BUILDING IMAGES

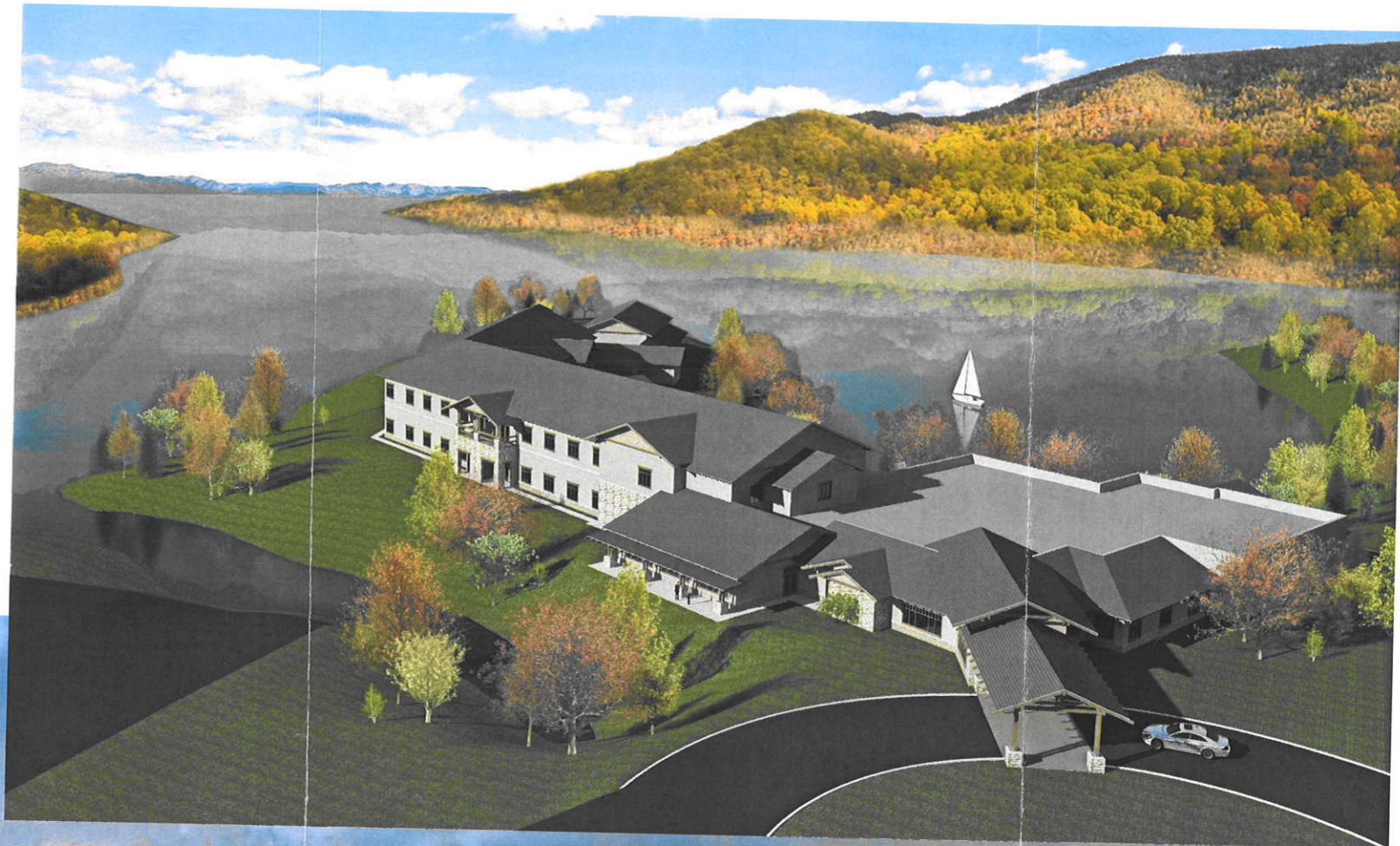
FEBRUARY, 2012
PLANS PREPARED BY:

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BEECH FORK STATE PARK

Prepared For:

West Virginia Division of Natural Resources
and
West Virginia State Parks & Forest

Conceptual Plan & Update of Lodge Feasibility Study

Lavalette, West Virginia
November, 2011



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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 spacial 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.

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.

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 Lavallette 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 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

Stream confluence at the lodge development site to be protected.



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 WVDEP, WV Bureau of Public Health for sewer and water utility services, and WVDOH 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



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) 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	\$37,950.00
6) Waterline Extension to the Beach Area	LF	5,560	\$35.00	\$194,600.00
7) Gasline 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				\$659,000.00
			15% Contingency	\$98,850.00
			A/E Service Fees	\$90,942.00
			Grand Total	\$848,792.00
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) Revised 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) 48" Stream Culvert	LF	50	\$400.00	\$20,000.00
7) Gasline Extension	LF	550	\$20.00	\$11,000.00
8) Waterline 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



CONSTRUCTION COST ESTIMATE

Lodge Access Road

1) Clearing	AC	6	\$5,000.00	\$30,000.00
2) Earthwork	CY	15,000	\$8.00	\$120,000.00
3) Storm Drainage	ALLOW	1	\$50,000.00	\$50,000.00
4) Road Pavement	LF	2,620	\$146.00	\$382,520.00
5) Guard rail	ALLOW	1	\$35,000.00	\$35,000.00
6) Gasline extension	LF	2,620	\$20.00	\$52,400.00
7) Waterline Extension	LF	2,620	\$35.00	\$91,700.00
8) Electric Extension	LF	2,620	\$25.00	\$65,500.00
9) Sediment & Erosion Control / Seeding	ALLOW	1	\$45,000.00	\$45,000.00

PHASE 4 TOTAL **\$872,120.00**

15% Contingency	\$130,818.00
A/E Service Fees	\$120,352.56

Grand Total	\$1,123,290.56
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Lodge Site Development

1) Clearing	AC	10	\$5,000.00	\$50,000.00
3) Earthwork	CY	100,000	\$8.00	\$800,000.00
4) Road Pavement	LF	1,160	\$146.00	\$169,360.00
5) Pavement for parking	SF	120,000	\$3.00	\$360,000.00
6) Curbing	LF	6,805	\$25.00	\$170,125.00
7) Sidewalks	ALLOW	1	\$100,000.00	\$100,000.00
8) 60" Drainage Pipe	LF	510	\$500.00	\$255,000.00
9) Site Storm drainage	ALLOW	1	\$60,000.00	\$60,000.00
11) Lighting	ALLOW	1	\$80,000.00	\$80,000.00
12) Landscaping	ALLOW	1	\$75,000.00	\$75,000.00
13) Exterior Lodge Hardscape	ALLOW	1	\$100,000.00	\$100,000.00
14) Recreational Amenities	ALLOW	1	\$200,000.00	\$200,000.00
15) Waterline Extension	LF	1,160	\$35.00	\$40,600.00
16) Gasline Extension	LF	1,160	\$20.00	\$23,200.00
17) Electric Extension	LF	1,160	\$25.00	\$29,000.00
18) Sewage Treatment plant	LS	1	\$500,000.00	\$500,000.00
19) Sewage Lift Station	LS	1	\$100,000.00	\$100,000.00
20) Sanitary Sewer piping / manholes	LS	1	\$50,000.00	\$50,000.00
21) Sediment & Erosion Controls / Seeding	ALLOW	1	\$100,000.00	\$100,000.00

PHASE 5 TOTAL **\$3,262,285**

15% Contingency	\$489,342.75
A/E Service Fees	\$450,195.33

Grand Total	\$4,201,823.08
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Total	phases 1- 5	\$5,939,105.00
	x 15% cont	\$890,865.75
	x A/E	\$819,596.49

Grand Total	\$7,649,567.24
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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				
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
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Sheet 1 of 3

Dam at
Beech Fork Lake

Marina

Sheet 2 of 3

Beach at
Beech Fork

Sheet 3 of 3

Lodge
Site

Map Legend:

Page Separation 

Match Line 

Site Locations 



0 400 800
SCALE IN FEET

LODGE FEASIBILITY STUDY BEECH FORK LAKE, LVALETTE, WV

EXISTING SITE CONDITIONS
AND PROPOSED CORRECTIONS

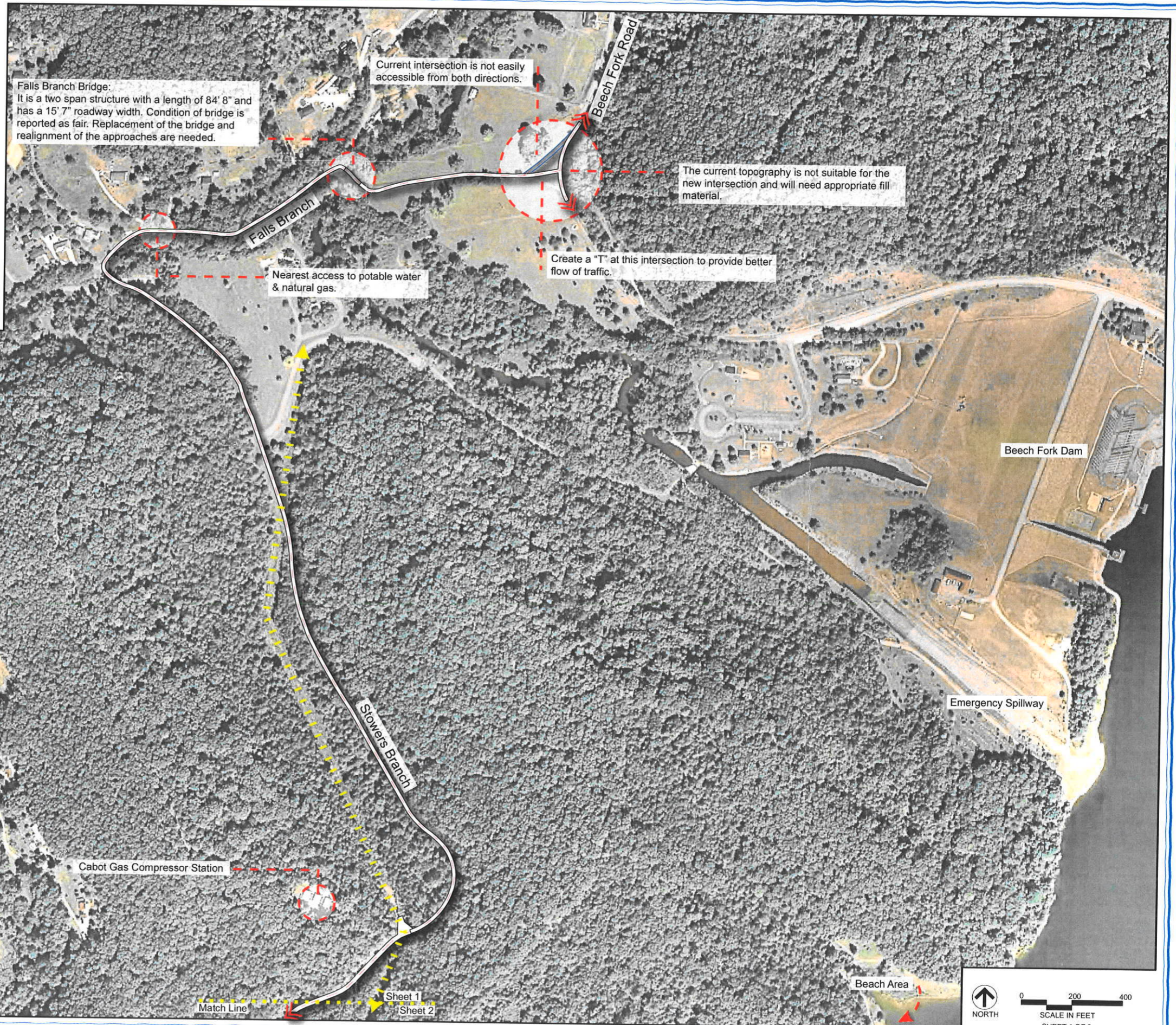
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Falls Branch Bridge:
It is a two span structure with a length of 84' 8" and has a 15' 7" roadway width. Condition of bridge is reported as fair. Replacement of the bridge and realignment of the approaches are needed.








Current intersection is not easily accessible from both directions.

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

Create a "T" at this intersection to provide better flow of traffic.

Nearest access to potable water & natural gas.

Map Legend:

- Beech Fork Access Road 
- Road Center Line 
- Existing Intersection 
- Falls Branch Bridge 
- Electric Corridor 
- Match Line 
- Site Locations 

Map Notes:

- This span of the access road measures a length of 5,200 feet to the USACOE access road to the Beach Area.
- The existing road width is 15' 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

Match Line Sheet 1 Sheet 2

NORTH
0 200 400
SCALE IN FEET
SHEET 1 OF 3

LODGE FEASIBILITY STUDY BEECH FORK LAKE, LAVALETTE, WV

BEACH AREA PARKING DESIGN
AND ROAD ALIGNMENT

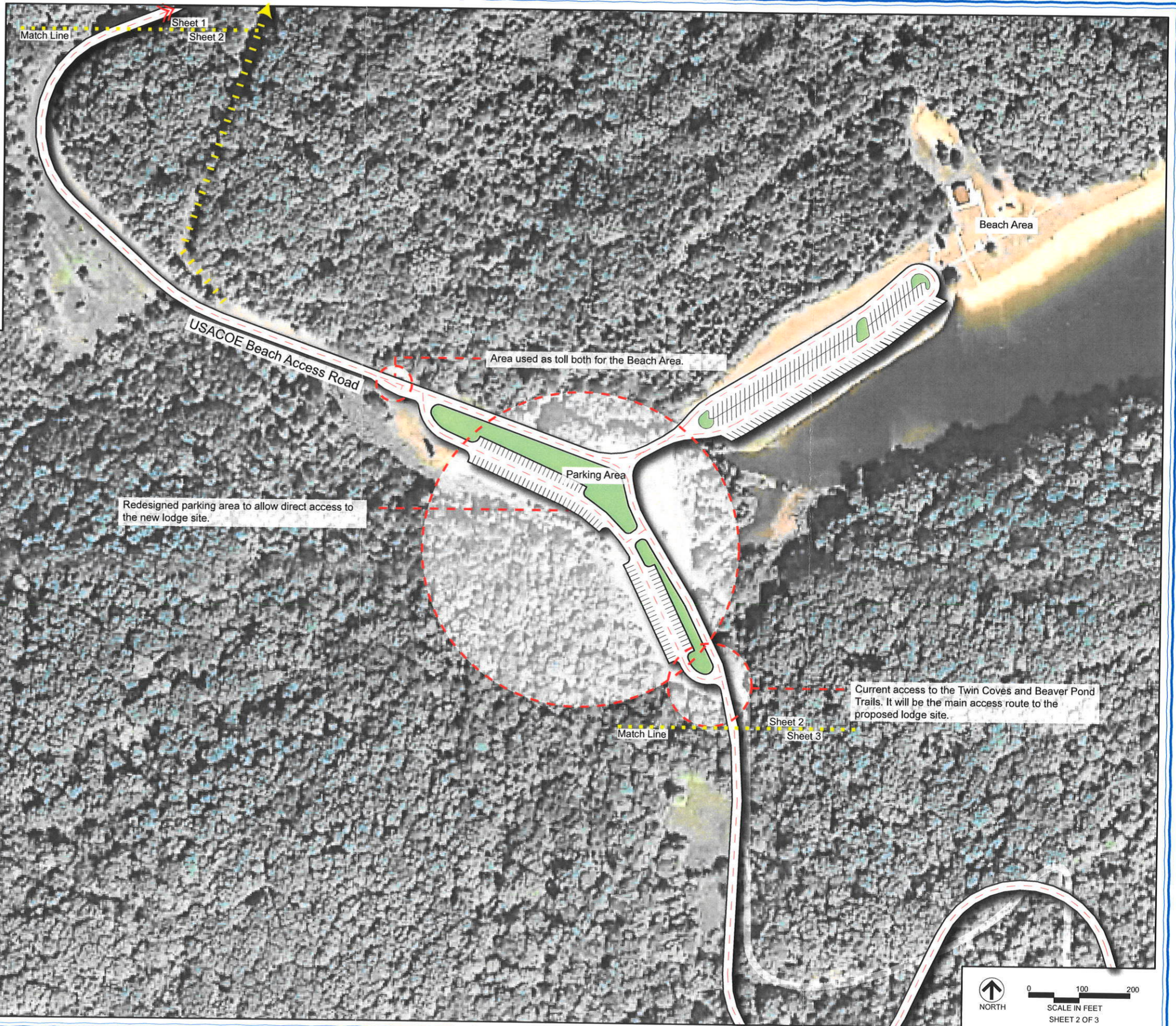
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Map Legend:

- Beech Fork Access Road
- Road Center Line
- Existing Intersection
- Electric Corridor
- Match Line
- Site Locations
- Twin Coves 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.

NORTH
SCALE IN FEET
SHEET 2 OF 3

LODGE FEASIBILITY STUDY BEECH FORK LAKE, LAVALETTE, WV

LODGE CONCEPT
& ACCESS ROAD

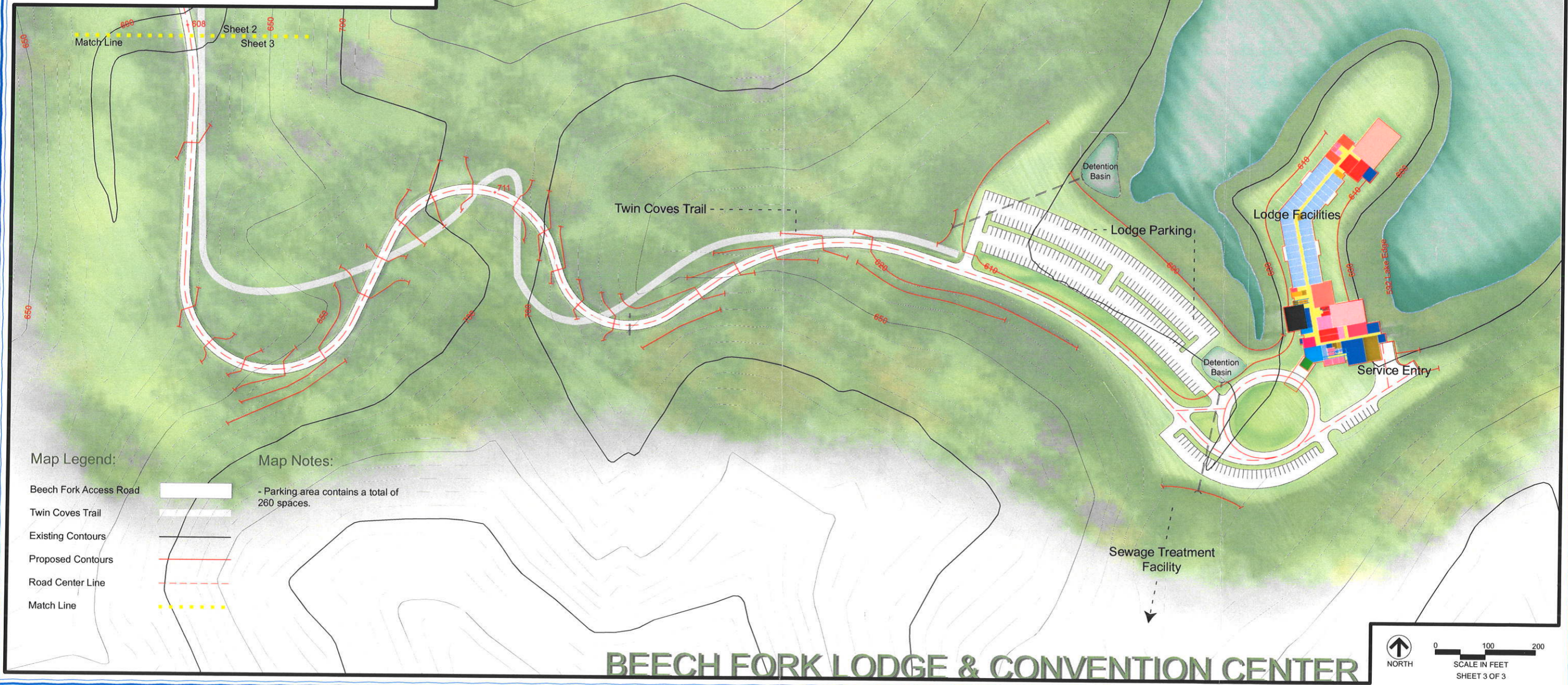
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Map Legend:

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

Map Notes:

- Parking area contains a total of
260 spaces.

BEECH FORK LODGE & CONVENTION CENTER



0 100 200
SCALE IN FEET
SHEET 3 OF 3

LODGE FEASIBILITY STUDY

BEECH FORK LAKE, LAVALETTE, WV

FIRST FLOOR PLAN

FEBRUARY, 2012
PLANS PREPARED BY:

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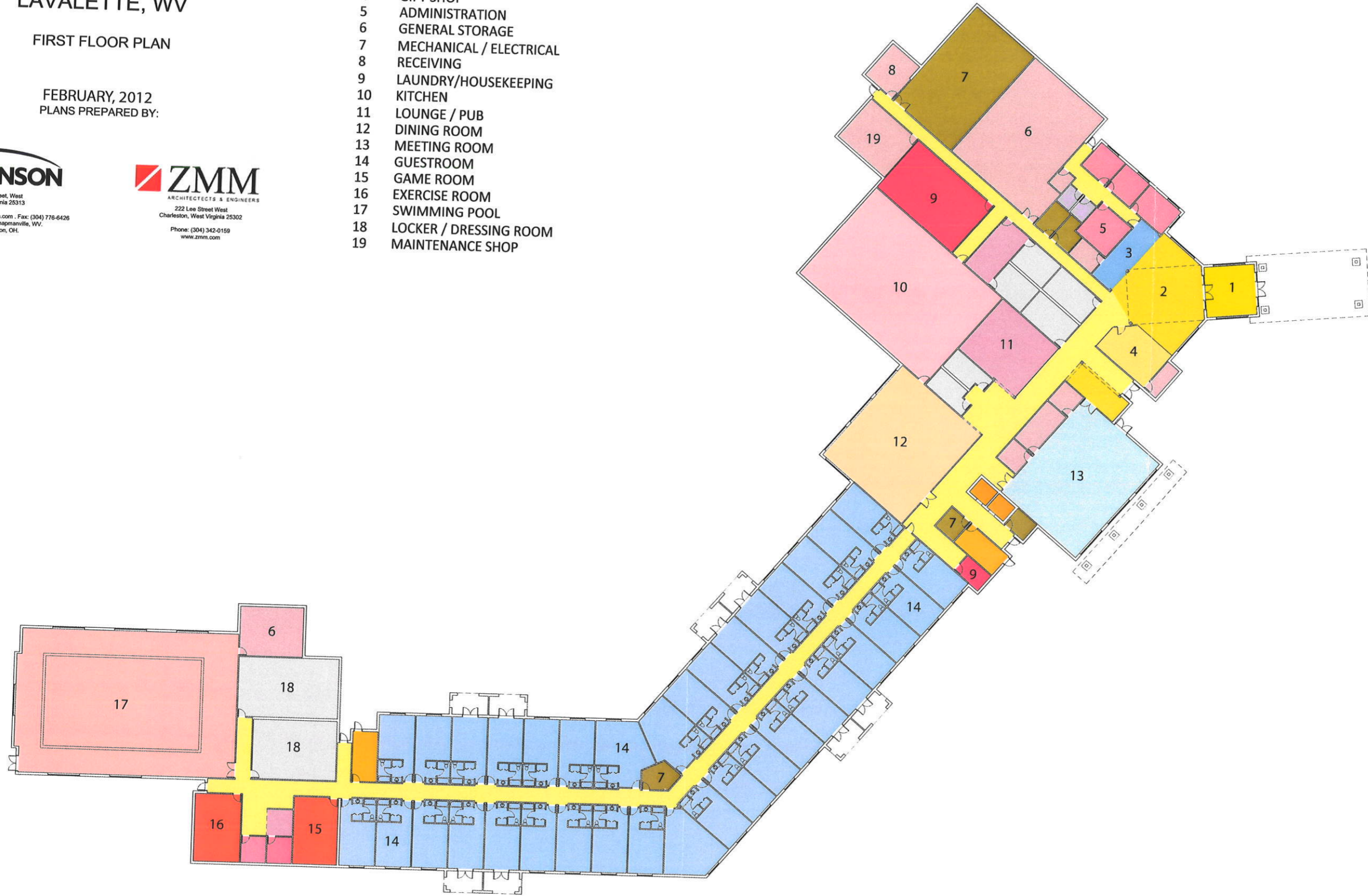
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- 1 ENTRANCE
- 2 LOBBY
- 3 REGISTRATION
- 4 GIFT SHOP
- 5 ADMINISTRATION
- 6 GENERAL STORAGE
- 7 MECHANICAL / ELECTRICAL
- 8 RECEIVING
- 9 LAUNDRY/HOUSEKEEPING
- 10 KITCHEN
- 11 LOUNGE / PUB
- 12 DINING ROOM
- 13 MEETING ROOM
- 14 GUESTROOM
- 15 GAME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



LODGE FEASIBILITY STUDY

BEECH FORK LAKE,
LAVALETTE, WV

BUILDING ELEVATIONS

FEBRUARY, 2012
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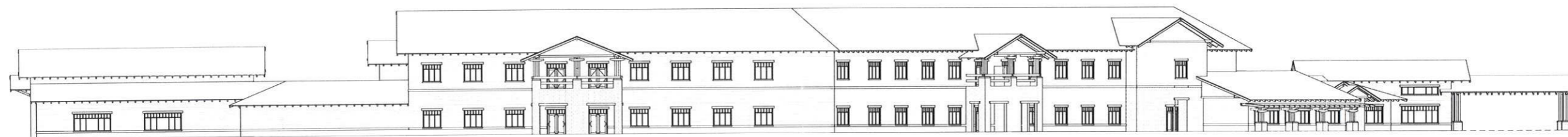
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Entry Elevation
1/32" = 1'-0"



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
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- 10 KITCHEN
- 11 LOUNGE / PUB
- 12 DINING ROOM
- 13 MEETING ROOM
- 14 GUESTROOM
- 15 GAME ROOM
- 16 EXERCISE ROOM
- 17 SWIMMING POOL
- 18 LOCKER / DRESSING ROOM
- 19 MAINTENANCE SHOP



NORTH



SCALE IN FEET