

From: **Whittaker, Frank M** <[frank.m.whittaker@wv.gov](mailto:frank.m.whittaker@wv.gov)>  
Date: Mon, Apr 24, 2023 at 3:15 PM  
Subject: Re: Emergency Approval - Pipestem Boilers Construction  
To: Adkins, Jamie H <[jamie.h.adkins@wv.gov](mailto:jamie.h.adkins@wv.gov)>  
Cc: Joseph E Hager III <[joseph.e.hageriii@wv.gov](mailto:joseph.e.hageriii@wv.gov)>, Totten, Mark L <[mark.l.totten@wv.gov](mailto:mark.l.totten@wv.gov)>

Jamie,

Your emergency request for boiler replacement at Mckeever Lodge, Pipestem State Park is approved. Please provide all supporting documentation within 30days of this approval for contract completion.

Frank

On Mon, Apr 24, 2023 at 12:06 PM Adkins, Jamie H <[jamie.h.adkins@wv.gov](mailto:jamie.h.adkins@wv.gov)> wrote:  
Frank,


For your review, please see the attached emergency request memo for the replacement of boilers at Pipestem Resort State Park McKeever Lodge. I have included the approval of the A/E design which has been completed.

Please let me know if you have any questions or concerns.

Thank you,

***J.H. "Jamie" Adkins***  
**Chief Procurement Officer, ASM2**  
**West Virginia Division of Natural Resources**  
**324 4th Avenue**  
**South Charleston, WV 25303**  
**(304) 558-3397**

**MEMORANDUM**

**TO:** Jamie Adkins, Chief Procurement Officer  
**FROM:** Matt Yeager, Deputy Chief, PEM   
**DATE:** April 21, 2023  
**SUBJECT: Request for Emergency Purchase**

We have received the design for replacing the boilers at Pipestem from Miller Engineering Inc. We are requesting to proceed as an emergency procurement in order to move forward quickly with the critical repairs. Failure of the existing system would cause closure of the Pipestem McKeever Lodge and would result in guest cancellations and loss of revenue. The estimated cost to replace the boilers is \$500,000.00. Please let me know if you have any questions.

cc: Mike Hager, Superintendent

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**MEMORANDUM**

**TO:** Jamie Adkins  
Chief Procurement Officer

**FROM:** Matt Yeager *[Signature]*  
Deputy Chief of Parks and Special Projects

**DATE:** March 3, 2023

**SUBJECT:** Pipestem McKeever Lodge  
Emergency Boiler Replacements

We are in immediate need of replacement of four boilers at Pipestem McKeever Lodge. We have only one remaining boiler working. If this remaining boiler fails, we will be forced to close the McKeever lodge and suffer significant revenue losses from not only the Lodge restaurant, lodging, and retail business, but related revenues from golfing and other fee-based activities. The current boiler is being overworked as it is our sole source for heating and hot water in the entire McKeever lodge.

Based on previous work experience and extensive knowledge of the system at Pipestem, we propose that Miller Engineering will be hired as a professional consultant for the project. Professional Services expenses are not expected to exceed \$35,000.00

Construction costs to replace the boilers are not expected to exceed \$400,000.00

Please let me know if you have any questions.

Thank you

MJY:rdw

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