



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

State of West Virginia
Purchase Order

Order Date: 12-30-2025

CORRECT ORDER NUMBER MUST APPEAR
 ON ALL PACKAGES, INVOICES, AND
 SHIPPING PAPERS. QUESTIONS
 CONCERNING THIS ORDER SHOULD BE
 DIRECTED TO THE DEPARTMENT
 CONTACT.

Order Number:	CPO 0310 6584 DNR2400000024 3	Change Order No:	1	Procurement Folder:	1384657
Document Name:	Coopers Rock Additional New Cabins			Reason for Modification:	
Document Description:	Coopers Rock Additional New Cabins			Change Order No. 02 issued to extend and increase the contract as per the attached documentation.	
Procurement Type:	Central Purchase Order				
Buyer Name:	Joseph (Josh) E Hager III				
Telephone:	(304) 558-2306				
Email:	joseph.e.hageriii@wv.gov				
Shipping Method:	Best Way	Effective Start Date:	2024-09-03		
Free on Board:	FOB Dest, Freight Prepaid	Effective End Date:	2026-01-30		

VENDOR		DEPARTMENT CONTACT			
Vendor Customer Code:	VC0000072369	Requestor Name:	James H Adkins		
ZETTI CONTRACTING LLC		Requestor Phone:	(304) 558-3397		
541 ROCKLEY RD		Requestor Email:	jamie.h.adkins@wv.gov		
MORGANTOWN	WV	<div style="font-size: 48px; font-weight: bold;">2026</div> <div style="font-weight: bold;">FILE LOCATION _____</div>			
US	26508				
Vendor Contact Phone:	000-000-0000			Extension:	
Discount Details:					
	Discount Allowed	Discount Percentage	Discount Days		
#1	No	0.0000	0		
#2	Not Entered				
#3	Not Entered				
#4	Not Entered				

INVOICE TO	SHIP TO
PARKS & RECREATION-PEM SECTION DIVISION OF NATURAL RESOURCES 112 CALIFORNIA AVENUE BLDG 4 CHARLESTON WV 25305 US	SUPERINTENDENT DIVISION OF NATURAL RESOURCES COOPERS ROCK STATE FOREST 61 COUNTY LINE DR BRUCETON MILLS WV 26525-5505 US

CR 1-12-26

Total Order Amount: \$3,962,860.14

Purchasing Division's File Copy

PURCHASING DIVISION AUTHORIZATION	ATTORNEY GENERAL APPROVAL AS TO FORM	ENCUMBRANCE CERTIFICATION
DATE: <i>Munk</i> 1/13/2026	DATE: <i>J. H. Adkins</i> 1/13/2026	DATE: <i>J. H. Adkins</i> 1/13/2026
ELECTRONIC SIGNATURE ON FILE	ELECTRONIC SIGNATURE ON FILE	ELECTRONIC SIGNATURE ON FILE

1/13/2026

Extended Description:

Change Order

Change Order No. 02 is issued to extend and increase the original contract according to all terms, conditions, and specifications contained in the original contract including all authorized change orders. The contract (unit prices, hourly rates, annual fee, etc.) is increased as defined in the attached documentation.

Effective date of extension 09/03/2025 through 01/30/2026

Original Contract Price: \$3,883,600.00
Change Order No. 02 Increase: 79,260.14
Contract New Total: \$3,962,860.14

All provisions of the original contract and subsequent change orders not modified herein shall remain in full force and effect.

NO OTHER CHANGES.

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
1	72000000	0.00000		0.000000	3883600.00
Service From	Service To	Manufacturer		Model No	
2024-09-03	2026-01-30				

Commodity Line Description: Cabins Construction Base + Alt. #1 Add On

Extended Description:

Cabins Construction

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
2	72000000	0.00000		0.000000	79260.14
Service From	Service To	Manufacturer		Model No	
2024-09-03	2026-01-30				

Commodity Line Description: Change Order No. 02

Extended Description:

Cabins Construction

Governor Patrick Morrisey



Director Brett W. McMillion

December 16, 2025

Jamie H. Adkins, Chief Procurement Officer
WV Division of Natural Resources
Procurement Office
324 4th Avenue
South Charleston, WV 25303

A handwritten signature in black ink, appearing to read "JA", is written over the name and title of Jamie H. Adkins.

RE: Coopers Rock State Forest
Additional Cabins CPO DNR 2400000024
Change Order No. 2
20 day late letter

Dear Mr. Adkins,

We, the West Virginia Division of Natural Resources, Planning, Engineering and Maintenance Section requests that changes be made to the above referenced project as outlined in Change Order No. 2.

It is understood that this contract is beyond 20 days past the original end date of the contract. There were uncontrollable delays in obtaining all the documentation required and therefore delayed the preparation of this document.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Demyan", is written in a cursive style.

Deborah Demyan, Project Engineer
WV Division of Natural Resources
Parks and Recreation Section

WEST VIRGINIA



Governor Patrick Morrisey

Director Brett W. McMillion

December 16, 2025

Jamie H. Adkins
WV Division of Natural Resources
Property and Procurement Office
112 California Ave.
Charleston, WV 25305

RE: Coopers Rock State Forest
Additional Cabins
CPO DNR 2400000024
Change Order No. 2

Dear Mr. Adkins,

The WV Division of Natural Resources, Planning, Engineering and Maintenance Section requests that changes be made to the contract documents of the subject project. Change Order No. 2 is deemed necessary to complete the project in an acceptable manner. It includes increases for additional tree removal to provide clear areas for cabin construction, water ditch extension along Cabin 10 to improve drainage, TRM matting at the cabin eaves to prevent erosion, the addition of floor tile in front of the fireplaces, HVAC enhancements and dampers, parking paving to match existing cabins and improve winter maintenance and snow removal, stair landing pads to match the existing cabins, electronic lockset on maintenance doors for housekeeping, and fan switches that eliminate the need for a remote control that could be lost by guests. There are deducts in the contract to removed propane tanks from the contract since they are provided in the propane supplier's service agreement, deck handrails to be constructed from pressure treated wood since railing in synthetic Trex decking was not available in railing sizes, house wrap moisture barrier in lieu of fluid applied product for ease of installation.

Current contract amount	\$3,883,600.00
Change Order No. 2	\$79,260.14
New contract amount	\$3,962,860.14

The completion date will be extended 150 calendar days to January 29, 2026 to allow this work to be completed. The agency feels that this is a reasonable amount. If you have any questions, please contact me at 304-550-4892.

WEST VIRGINIA DIVISION OF NATURAL RESOURCES | PLANNING | ENGINEERING | MAINTENANCE

112 California Ave. | Charleston, WV 25305 | ph (304) 558-2764 | fax (304) 558-0077 | WVDnr.gov

WEST VIRGINIA



Governor Patrick Morrisey

Director Brett W. McMillion

Revised Justification Letter 12/16/2025

Sincerely,

A handwritten signature in black ink that reads "Deborah Demyan". The signature is written in a cursive style with a large initial "D".

Deborah Demyan, Project Engineer
WV Division of Natural Resources
Planning, Engineering and Maintenance Section



CONTRACTOR AUTHORIZATION FOR ADDITIONAL SERVICES

CPO DNR 240000024

August 22, 2025

Mr. Matt Yeager
WVDNR
112 California Ave
Charleston, West Virginia 25305

Dear Mr. Yeager:

Zetti Contracting has requested a change order (CO#2) for the following summary of requested items:

- Item 1 "Tree Removal" was requested due to omission from original tree felling operations based on State Forest cutting operation and providing tree preservation to site location per original directive to maintain trees around the cabins. The additional clean up of trees in cabin areas provides clear areas for cabin construction as staked out by the contractor, construction equipment access and additional viewing zones for the star gazing telescopes. An additional 72 trees have been identified to be removed based on construction site visit walk.
- Item 2 "Water Ditch Extension" was requested based on stakeout of cabins by contractor and construction site walk to provide further improvement of water conveyance along the cabin 10 location.
- Item 3 "TRM Matting" TRM matting is requested to be provided along the sides of cabins to prevent future erosion concerns from roof runoff. The original requested material was P300, the contractor requested Propex Landlok 450 and this option is an acceptable substitution.
- Item 4 "Propane Tank" Propane tank deduction from unit item U29, which included all required equipment. WVDNR providing the purchase of tanks with BFS to utilize existing contract to provide tanks and tank filling.
- Item 5 "Tile Addition" The additional tile is needed to have the proper 'non-combustible' clearance dimensions at the front of the fireplace.
- Item 6 "Trex Decking" Multiple options were evaluated based on original five cabin build where a more expensive alternative was selected but not charged by the contractor and the desire to maintain consistent look of cabins. ZMM and WVDNR agree to build the handrail around the back deck and stairs with pressure treated wood instead of the synthetic Trex decking as an acceptable substitution. This provides a cost reduction and meets the design and visual intent of the cabins.
- Item 7 "Moisture Barrier" A house wrap type of moisture barrier is being substituted for the fluid applied moisture barrier. House wrap is typically used in residential construction and is an acceptable substitute per architect, where the fluid applied product as specified is

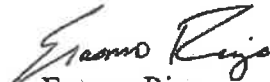
more of a commercial product. This substitution provides cost reduction and meets the requirements of building design.

- Item 8 "HVAC Enhancements" relocating the thermostat to the great room and adding additional supply ducts is intended to supply more air to the bottom floor and aid in circulation. This is acceptable as additional circulation would be nice in the entry hall where the ceiling is low, and in the bathroom where high moisture levels are possible. Burying the exterior line sets from the condenser to the cabin is acceptable as the aesthetics of the area will be greatly improved, not to mention safer as the tripping hazard will be removed, making for easier lawn maintenance.
- Item 9 "HVAC Dampers" Additional dampers have been requested to match the intent of the original system air balancing to the additional supply ducts provided in the HVAC enhancements selection.
- Item 10 "Parking Paving" Parking paving has been requested to provide consistency with the first five cabins and provide better winter maintenance for renters of the cabins
- Item 11 "Stair Landing Pads" An additional concrete pad is being added to match the finish of the first five cabins decking stairs in the back of the cabins.
- Item 12 "Electronic Locksets" Key code lock sets have been requested to match the first five cabins to accommodate housekeeping and maintenance operations.
- Item 13 "Fan Switch" In wall light and fan control light switches are being requested to replace the original remote control that have potential for renters to break or loose handheld units.

Contractor has requested a 150-day extension to accommodate additional items added and completion of paving activities following completion of cabins.

The items listed above have been provided with requested material and labor breakdown for fair market pricing.

CEC approves Zetti Contracting Change Order #2 based on the information provided.


Erasmo Rizo
Principal


Joseph D. Robinson, P.E.
Vice President

Aug. 11, 2025

To: WV Division of Natural Resources
Parks & Recreation – PEM Section
112 California Ave. Bldg 4
Charleston, WV 23505



761 Tyrone Road, Suite A
Morgantown, WV 26508
610-495-4840

Project NO: CPO DNR 310 6585 2400000024 1

Address: Coopers Rock State Forest
61 County Line Dr
Brueton Mills, WV 26525

Re: Coopers Rock Additional 7 Cabins CO#2

Zetti Contracting, LLC would like to request a change order in the total amount of \$79,260.14 along with an additional 150 days to the contract time to complete. This request covers the following items: Star Gazing Tree Removal, Water Ditch Extension, P-300 Mats, Crawlspace venting, Propane Tanks Deduction, Tile Add, Trex Decking Deduction, Lowes House Wrap Deduction, Add. Crawlspace venting, HVAC Enhancements, HVAC Dampers, Parking Pad Paving, Stair Landing Pads and the Elec. Locksets. Please see the document provided below for a breakdown of these items.

Effective Date of Change: 08/11/2025

Extend Contract From: 09/02/2025

To: 1/29/2026

Original Contract Price: \$ 3,883,600.00

Change Order No. 02 Increase: \$79,260.14

Contract New Total: \$ 3,962,860.14

No other changes.

A handwritten signature in cursive script, appearing to read "Jay Scorzetti".

Jay Scorzetti
Zetti Contracting
610-955-4840

Jay@Zetticontracting.com
www.Zetticontracting.com

Change Order Items

Number: 2

Initiation Date: 08/11/2025

Title: Change Order # 002

Project: Coopers Rock Additional Cabins

Project #: CPO DNR 2400000024

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1	1	Tree Removal		1.000		31,324.80	31,324.80
2	2	Water Ditch Extension		1.000		5,083.13	5,083.13
3	3	P-300 Mats		1.000		2,281.91	2,281.91
4	4	Propane Tank - deduction		-1.000		12,658.65	-12,658.65
5	5	Tile Add		1.000		1,938.41	1,938.41
6	6	Trax Decking - deduction		-1.000		12,621.04	-12,621.04
7	7	Lowes House Wrap - deduction		-1.000		340.23	-340.23
8	8	HVAC Enhancements		1.000		6,485.50	6,485.50
9	9	HVAC Dampers		1.000		3,234.00	3,234.00
10	10	Parking Pad Paving		1.000		46,702.43	46,702.43
11	11	Stair Landing Pads		1.000		4,413.34	4,413.34
12	12	Elec Locksets		1.000		911.18	911.18
13	13	Fan Switch		1.000		2,505.36	2,505.36
						Total:	\$79,260.14



AIA[®]

Document G701[®] – 2017

Change Order

PROJECT: <i>(Name and address)</i> Coopers Rock 7 Additional Cabins	CONTRACT INFORMATION: Contract For: CPO DNR2400000024 Date: 10-07-2025	CHANGE ORDER INFORMATION: Change Order Number: 002 Date:
OWNER: <i>(Name and address)</i> West Virginia Division of Natural Resources 112 California Ave., Charleston, WV 25305	ARCHITECT: <i>(Name and address)</i> Civil & Environmental Consultants, Inc. 120 Genesis Blvd., Bridgeport, WV 26330 Bridgeport, WV 26330	CONTRACTOR: <i>(Name and address)</i> Zeti Contracting, LLC 761 Tyrone Rd., Suite A Morgantown, WV 26508

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

The original was	\$	<u>3,883,600.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The prior to this Change Order was	\$	<u>3,883,600.00</u>
The will be increased by this Change Order in the amount of	\$	<u>79,260.14</u>
The new including this Change Order will be	\$	<u>3,962,860.14</u>

The Contract Time will be increased 150 days. The new date of Substantial Completion will be 1/29/26

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT *(Signature)*

BY: Joseph D. Robinson, P.E.
(Printed name, title, and license number if required)

10-8-2025

Date



CONTRACTOR *(Signature)*

BY: Jay Scorzetti
(Printed name and title)

10/8/2025

Date



OWNER *(Signature)*

BY: Brett W. McMillion, Director
(Printed name and title)

10/14/25

Date



8/22/2024

Attn: Joseph Robinson
 Project: Coopers Rock Additional Cabins (9-15)
 Change Order Request #1
 Star Gazing Tree Removal

Description of work:

- Felling of 39 Large trees (12" Diameter or larger)
- Felling of 33 Small trees (11" Diameter or smaller)
- Uprooting of stumps
- Delimiting of rounds
- Burning of limbs and stumps onsite
 - o Includes acquiring burn permit
- Stacking of rounds in 3 locations along site (can stack in 1 location but tramming across the site is more costly)

Exclusions:

- Removal of any untagged trees
- Hauling off any material
- Loading of tree rounds
- Mulching or chipping of material

Estimate Breakdown		
Misc Materials:		
	Misc Materials:	\$ 426.00
	Fuel Diesel & Gas:	\$ 720.00
	Small tools:	\$ 418.00
	Insurance:	\$ 650.00
Over 1K items:		
	Equipment Cost: (Skid steer with grapple, excavator)	\$ 8,540.00
Labor:		
	Supervision:	\$ 2,750.00
	Operator:	\$ 9,100.00
	Laborer:	\$ 3,500.00
	Sub Total:	\$ 26,104.00
	OverHead:	\$ 3,132.48
	Profit:	\$ 2,088.32
	Total Contract:	\$ 31,324.80
Labor Rates for all divisions:		
	Laborer	\$ 50.00
	Operator	\$ 65.00



ITEM #2

8/22/2024

Attn: Joseph Robinson
 Project: Coopers Rock Additional Cabins (9-15)
 Change Order Request #2
 Channel P111 water way extension – RFI#1 response

Description of work:

- Excavate channel extension, including detailed toe wall
- Install none woven geotextile fabric
- Install 6” Riprap stone per RFI#1 response details

Exclusions:

- Extension of culvert

Estimate Breakdown		
Misc Materials:		
	Fabric: (1 roll)	\$ 400.00
	Fuel Diesel:	\$ 111.30
	Small tools:	\$ 40.00
	Insurance:	\$ 150.00
	Equipment Cost: (Skid steer, excavator)	\$ 850.00
Over 1K items:		
	Stone: (2 loads)	\$ 1,424.64
Labor:		
	Supervision:	\$ 110.00
	Operator:	\$ 650.00
	Laborer:	\$ 500.00
	Sub Total:	\$ 4,235.94
	OverHead:	\$ 508.31
	Profit:	\$ 338.88
	Total Contract:	\$ 5,083.13
Labor Rates for all divisions:		
	Laborer	\$ 50.00
	Operator	\$ 65.00

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.

Sincerely,
 Jay Scorzetti
 Zetti Contracting
 610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com



ITEM #3

11/8/2024

Attn: Joseph Robinson
Project: Coopers Rock Additional Cabins (9-15)
Change Order Request #3
P 300 mat Install

Description of work:

- NOTE alternative erosion control Landlock 450 in lue of P300
- Install Erosion control mat 4' wide down each side of each cabin
- Install landscape staples along edges

Exclusions:

- Installation of erosion mat in any other locations

Total Cost COR#3: \$2,281.91

Estimate Breakdown					
Materials:		UM	Qty.	Price	Total w/tax
	P-300 Matt alternative (Landlok 450)	Ea.	3	\$ 275.00	\$ 874.50
	6" 11ga - Roundtop pins	Ea.	1	\$ 38.00	\$ 40.28
	Delivery fee	Ea.	1	\$ 75.00	\$ 75.00
Labor:					
	Supervision: 65/hr.	Hr.	2	\$ 65.00	\$ 130.00
	Laborer: 55/hr.	Hr.	14	\$ 55.00	\$ 770.00
Totals:					
	Sub Total:				\$ 1,889.78
	OH/P:				\$ 392.13
	Total:				\$ 2,281.91

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.

Sincerely,
Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com



ITEM #4

11/12/2024

Attn: Joseph Robinson
Project: Coopers Rock Additional Cabins (9-15)
Change Order Request #6 – Propane Tank Deduction

Description of work:

Zetti:

- Remove above ground propane tank from Zetti contract

Materials:		
	Propane Tank (7 @ \$1,424.05)	\$ 9,968.35
Labor:		
	Supervision:	
	Laborer:	
Totals:		
	Sub Total:	\$ 10,483.35
	OH/P:	\$ 2,175.29
	Total:	\$ 12,658.65

TOTAL DEDUCT: \$12,658.65

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.

Sincerely,
Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com



ITEM #5

11/12/2024

Attn: Joseph Robinson

Project: Coopers Rock Additional Cabins (9-15)

Change Order Request #7 – Additional tile in front of fireplaces

Description of work:

- Install tile underlayment
- Install 3 additional tiles per cabin in front of the fireplace
- Grouting
- Caulking tile to wood (Caulk required as grout will pop overtime against dissimilar material due to movement)

Estimate Breakdown		
Materials:		
	Underlayment	\$ 238.00
	Tile	\$ 267.12
	Grout	\$ 31.50
	Caulk	\$ 28.69
Labor:		
	Supervision:	\$ 130.00
	Laborer:	\$ 910.00
Totals:		
	Sub Total:	\$ 1,605.31
	OH/P:	\$ 333.10
	Total:	\$ 1,938.41

TOTAL COR ADD COST: \$1938.41

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.

Sincerely,
Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com



Zetti Contracting
761 Tyrone Road
Morgantown WV 26508
304-282-6098

COR

ITEM #6

COR#: 008

COR Date: 1/6/2024

WV License #: WV056815

To: CEC
120 Genesis Boulevard
Bridgeport, WV 26330
Attn: Joseph Robinson

Zetti Job#: 2024049
Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Work:

Zetti:

- Install Trex Enhanced decking for cabins 9-15.
- Excluding Composite railings.
- Install pressure-treated lumber for railings.
- Include joist tape and labor for installation.

Supporting Documents:

- p. 2- Base Bid (Shows pricing for what Zetti had in our budget for the decking) vs COR (Shows Pricing for the owner change order request). Includes deduction total.
- p. 3- Screen grabs from Lowes for pricing backup.
- p. 4- Quote from Lowes for pricing backup.

Total Deduct:

\$ 12,621.04

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.

Sincerely,

Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com

Enhanced Base Bid				Enhanced COR Per. Cabin			
Mat.	Price	Qty.	Total	Mat.	Price	Qty.	Total
1x6x12 GE	\$ 22.24	54	\$ 1,200.90	1x6x12 GE	\$ 22.24	54	\$ 1,200.96
1x6x16 SE	\$ 40.42	8	\$ 323.36	1x6x16 SE	\$ 40.42	8	\$ 323.36
1x6x20 SE	\$ 50.51	6	\$ 303.06	1x6x20 SE	\$ 50.51	6	\$ 303.06
1x12x12	\$ 129.16	8	\$ 1,033.29	2x4x16	\$ 12.91	31	\$ 400.21
1x6x16	\$ 40.42	31	\$ 1,253.02	2x6x16	\$ 17.57	5	\$ 87.85
1x6x16	\$ 40.42	5	\$ 202.10	Plugs	\$ 84.79	5	\$ 423.95
Plugs	\$ 84.79	5	\$ 423.95	Fasteners	\$ 157.94	3	\$ 473.82
Fasteners	\$ 157.94	3	\$ 473.82	Joist Tape	\$ 26.80	9	\$ 241.20
		Total	\$ 5,213.50	Labor	Price Hr.	Hrs.	Total
	~Removed			Labor For Joist Tape	\$ 55.00	6	\$ 330.00
	~Substitution					Total	\$ 3,784.41

Enhanced Deduct FOR ALL Cabins	
Base Bid:	\$ 36,512.01
COR Total:	\$ 26,490.87
Deduct:	\$ 10,021.14
OH/P:	\$ 2,599.90
Total Deduct:	\$ 12,621.04

Note: The Enhanced base bid was built from the Lowes quote below.



Zetti Contracting
761 Tyrone Road
Morgantown WV 26508
304-282-6098

ITEM #7

COR

COR#: 009

COR Date: 12/18/2024

WV License #: WV056815

To: CEC
120 Genesis Boulevard
Bridgeport, WV 26330
Attn: Joseph Robinson

Zetti Job#: 2024049
Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Work:

Zetti: Replace the specified fluid applied weather membrane for the house wrap.

Supporting Documents:

- P. 2. House wrap vs. Fluid applied weather membrane- Cost deduction total
- P. 3. Back up for house wrap
- P. 4. Back up for house wrap
- P. 5. Back up for Fluid applied membrane
- P. 6. Back up for Fluid applied membrane

Total Deduct: \$ 340.23

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.

Sincerely,

Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com

House Wrap Table #1			
Mat.	Cost.	Qt.	Ext. Cost
Lowes Tyvek	\$ 124.08	21	\$ 2,605.68
Tape	\$ 15.88	35	\$ 555.80
Button Caps	\$ 37.08	7	\$ 259.56
Zip Tape	\$ 37.05	7	\$ 259.35
Butyl Flashing Tape	\$ 68.88	14	\$ 964.32
Total:			\$ 4,644.71
OH/P:			\$ 963.78
Sub Total:			\$ 5,608.49

Perma Barrier (Specified) Table #2			
Mat.	Cost.	Qt.	Ext. Cost
Perma Barrier	\$ 233.56	14	\$ 3,269.84
Joint sealants 20 oz	\$ 26.24	14	\$ 367.36
Reinforcing tape	\$ 44.52	28	\$ 1,246.56
Total:			\$ 4,883.76
OH/P:			\$ 1,013.38
Sub Total:			\$ 5,897.14

Table#1:	\$ 5,608.49
Table#2:	\$ 5,897.14
Deduct:	\$ 288.65
OH/P:	\$ 51.58
Sub Total:	\$ 340.23

Note:

Labor costs will be the same for both methods. The house wrap was selected to install instead of the fluid applied membrane for the fact that it can be installed in any weather conditions.



Zetti Contracting
761 Tyrone Road
Morgantown WV 26508
304-282-6098

ITEM #8

COR

COR#: 011

COR Date: 5/5/2025

WV License #: WV056815

To: CEC
120 Genesis Boulevard
Bridgeport, WV 26330
Attn: Joseph Robinson

Zetti Job#: 2024049
Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Work:

HVAC Enhancements:

1. HVAC air circulation improvements
 - a. Relocation of the thermostat into great room on the first floor
 - b. Add supply duct to entry area
 - c. Add supply vent to bathroom
2. Install 4 in PVC in ground for outdoor unit line sets

Supporting Documents:

- P. 2. Breakdown of total change order request
- P. 3. Marked up drawing of changes
- P. 4. Back up for material Cost
- P. 5. RFI #11 HVAC

Total Cost: \$ 6485.50

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.
Sincerely,

Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com

HVAC ENHANCEMENTS Per cabin	
Air Circulation	
Description	Cost
Relocate thermostat	\$ -
Add supply duct to entry	\$ 261.74
Add supply duct to bathroom	\$ 261.74
Total:	\$ 523.48
OH/P:	\$ 78.52
Sub total:	\$ 602.00
Install 4" PVC for outdoor line sets	
Supervision \$65/hr.	\$ 32.50
Laborer \$55/hr.	\$ 110.00
Pipe	\$ 80.52
Hvac Sub cost	\$ 180.00
Total:	\$ 403.02
OH/P:	\$ 60.45
Sub total:	\$ 463.47
Grand Total for 1 Cabin:	\$ 926.50
COR Total for 7 Cabins:	\$ 6,485.50

NOTE: It is important to acknowledge that Zetti Contracting LLC and Mountain Air LLC are NOT mechanical engineers. The recommendations for the HVAC system enhancements are based upon Cabins 20-16 heating and cooling performance issues. Zetti Contracting LLC and Mountain Air LLC are not liable and offer no guarantee regarding the resulting heating and cooling performance within the cabins if the implemented improvement suggestions prove unsatisfactory. The Engineer of record is responsible for the final performance of the HVAC system.



Zetti Contracting
761 Tyrone Road
Morgantown WV 26508
304-282-6098

COR

COR#: 012

COR Date: 7/29/2025

WV License #: WV056815

To: CEC
120 Genesis Boulevard
Bridgeport, WV 26330
Attn: Joseph Robinson

Zetti Job#: 2024049
Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Work:

Description of work –

- Install dampers at each takeoff location of heating and cooling runs except for the upstairs bedroom due to lack of space.

Cost Breakdown

HVAC Dampers			
Item	Qt.	Price	Totals
Sub Contractor	7	\$ 400.00	\$ 2,800.00
		Sub Total:	\$ 2,800.00
		OH/P:	\$ 434.00
		Total:	\$ 3,234.00

Supporting Documents:

- P. 2. Sub Contractor Proposal
- P. 3. Damper Locations Drawing

Total Cost: \$ 3,234.00

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.
Sincerely,

Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com

Mountain Air LLC

25 Brookstone Plaza
 Morgantown, WV 26508
 (304) 276-4614

Estimate

Date	Estimate No.
7/22/2025	2290

Prepared For:

Jay Scorzetti
 761 Tyrone Road
 Morgantown, WV 26508

Project
Coopers Rock

Description	Price
<p>Estimate to install manual dampers for heat runs throughout A-frame, except upstairs due to lack of space. Estimated cost is per unit.</p> <p>NOTE: It is important to acknowledge that Zetti Contracting LLC and Mountain Air LLC are NOT mechanical engineers. The recommendations for the HVAC system enhancements are based upon Cabins 20-16 heating and cooling performance issues. Zetti Contracting LLC and Mountain Air LLC are not liable and offer no guarantee regarding the resulting heating and cooling performance within the cabins if the implemented improvement suggestions prove unsatisfactory. The Engineer of record is responsible for the final performance of the HVAC system.</p>	400.00

***For financing please visit Mountainair.llc (professional fees may apply).
 If you have any questions or wish to schedule an installation date, please call Kevin Rose at (304) 290-2435.
 Estimate prices are honored for 30 days.
 ***Payment in full is due upon completion.
 Thank you for the opportunity to submit a bid for this work.

Customer Signature _____



Zetti Contracting
761 Tyrone Road
Morgantown WV 26508
304-282-6098

COR

COR#: 013

COR Date: 7/25/2025

WV License #: WV056815

To: CEC
120 Genesis Boulevard
Bridgeport, WV 26330
Attn: Joseph Robinson

Zetti Job#: 2024049
Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Work:

Parking pad paving –

Prep –

- Touch up aggregate base course on parking spaces

Execution –

- Provide a 2” Marshall hot mix base course
- Provide a 1” Marshall hot mix wearing course

Supporting Documents:

- P. 2. Breakdown of total change order request
- P. 3. Paving Pricing from Anderson Exc. LLC
- P. 4. Exclusions from Anderson Exc. LLC

Total Cost: \$ 46,702.43

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.

Sincerely,

Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com

Parking Pad Paving 7 Cabins

Item	Qt.	Price	Totals
Sub Contractor	1	\$ 39,850.00	\$39,850.00
Supervision	9	\$ 65.00	\$ 585.00
		Sub Total:	\$40,435.00
		OH/P: 10%	\$ 6,267.43
		Total:	\$46,702.43



Date: July 21, 2025

To: Zetti Contracting

Email: Caleb@zetticontracting.com

Re: Coopers Rock Cabins - 7 Parking Space Paving

Anderson Excavating, LLC is pleased to submit a Lump Sum Proposal for the above referenced project as outlined below:

Includes:

- 1) Mobilization
- 2) Site Preparation
- 3) HMA Base 2 Asphalt
- 4) HMA Base 1 Asphalt

Total Cost of Base Bid	\$ 39,850.00
------------------------	--------------

Note:

- * Price based upon fuel and material cost today.
- * Proposal is valid for 30 days
- * Pricing based upon completing all above areas in the proposal.
- * Contractor reserves the right to revise pricing should the scope of work be reduced or altered.
- * Price based upon mutually agreeable contract or purchase order.
- * Additional mobilizations will be charged at \$5,000.00.
- * This proposal shall be made part of any future contract or purchase order.
- * Asphalt prices formulated utilizing the July 2025 WVDOH Liquid Asphalt Index
- * Any increase in the referenced index, at the time of placement, will be added to the final invoice.
- * Site Preparation includes grading of existing stone only
- * If Asphalt Compaction Testing is required an additional charge of \$600.00 per day will be added to the final invoice



Excludes:

- 1) Bonds, Permits, and/or fees
- 2) Engineering
- 3) Testing - Compaction
- 4) Excavation and backfill of Sidewalks and Medians
- 5) Sheeting and Shoring, Bracing and Underpinning
- 6) Landscaping Maintenance
- 7) Spoil removal of other trades
- 8) Undercutting and Refilling Below Proposed Sub-Grades
- 9) Locate, Relocate, Adjust and/or Disconnect Existing Utilities
- 10) Handling and Disposing of Hazardous or Contaminated Materials
- 11) Foundation Under-drain, Sidewalk Under-drains
- 12) Communications, Telephone, etc.
- 13) Striping, Signs, Parking Bumpers
- 14) Fencing-Temporary or Permanent
- 15) Building Slab Sub-base Stone
- 16) Footings, Piers, Grade Beams, Caisson, Etc. - Excavation and/or Backfill
- 17) Backfill interior or exterior
- 18) Concrete Retaining Walls or Concrete Paving
- 19) Water Vault or Water Tie-Ins

Respectfully Submitted,

Caleb Sorensen



Zetti Contracting
761 Tyrone Road
Morgantown WV 26508
304-282-6098

COR

COR#: 014

COR Date: 7/29/2025

WV License #: WV056815

To: CEC
120 Genesis Boulevard
Bridgeport, WV 26330
Attn: Joseph Robinson

Zetti Job#: 2024049
Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Work:

Stair landing Pads

- Prep –
- Grade and add gravel to pad area
- Frame concrete forms
- Set height of Pad
- Add chairs for reinforcing
- Install w2 6x6 wire reinforcements

- Execution –
- Pour 3000 PSI concrete
- Edge and finish concrete with a broom for a nonslip finish
- Remove forms after curing process
- Seal concrete with water-based sealer

Supporting Documents:

- P. 2. Stair pad landing drawings to match the existing cabins (20-16)
- P. 3. Break down of cost
- P. 4-5. Estimates

Total Cost: \$4,413.34

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.
Sincerely,

Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com

Stair Pad Landings

Item	Qt.	UM	Price	Totals
Labor	59.5	Hr.	\$ 55.00	\$ 3,272.50
Supervision	2	Hr.	\$ 65.00	\$ 130.00
Concrete	1	Cy.	\$ 201.14	\$ 201.14
SuperP	1	Cy.	\$ 11.66	\$ 11.66
2x4x8s	21	Ea.	\$ 3.96	\$ 83.16
Mesh	3	Ea.	\$ 11.56	\$ 34.68
Chairs	25	Lf.	\$ 0.65	\$ 16.25
Sealer	1	Ea.	\$ 71.67	\$ 71.67
			Sub Total:	\$ 3,821.06
			OH/P:	\$ 592.28
			Total:	\$ 4,413.34



Zetti Contracting
761 Tyrone Road
Morgantown WV 26508
304-282-6098

COR

COR#: 015

COR Date: 7/29/2025

WV License #: WV056815

To: CEC
120 Genesis Boulevard
Bridgeport, WV 26330
Attn: Joseph Robinson

Zetti Job#: 2024049

Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Change:

Swap Mechanical closet and boiler room hardware sets for electric keypad locks. All keypads will have the same back up key.

Supporting Documents:

- P. 2. Breakdown of change
- P. 3-4. Estimates from Lowes
- P. 5. Spec of new elec. lockset

Total Cost: \$ 911.18

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.
Sincerely,

Jay Scorzetti
Zetti Contracting
610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com

Elec. Door Hardware Swap

Item	Qt.	Price	Totals
Specified Locksets			
Spec. Passage Set	7	\$ 56.11	\$ 392.77
Spec. Storeroom Set	7	\$ 149.67	\$ 1,047.69
New Locksets			
Elec. Lockset	14	\$ 159.24	\$ 2,229.36
		Sub Total Spec:	\$ 1,440.46
		Sub Total New:	\$ 2,229.36
		Total Difference:	\$ 788.90
		OH/P:	\$ 122.28
		Total:	\$ 911.18



Zetti Contracting
 761 Tyrone Road
 Morgantown WV 26508
 304-282-6098

COR

COR#: 016

COR Date: 7/29/2025

WV License #: WV056815

To: CEC
 120 Genesis Boulevard
 Bridgeport, WV 26330
 Attn: Joseph Robinson

Zetti Job#: 2024049
 Project: Coopers Rock Additional Cabins

Prepared By: Caleb Rogers

Description of Change:

Swap all switches for the fans with a Wac lighting Bluetooth fan switch.

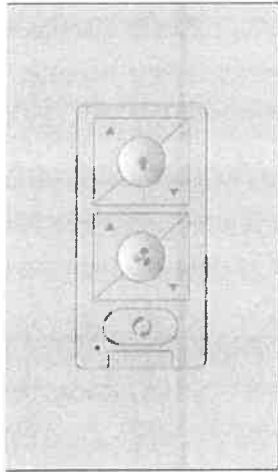
Cost Breakdown of Change:

Fan Switch Swap				
Item	Qt.	UM	Price	Totals
Specified switch				
Spec. Switch	21	Ea.	\$ 11.35	\$ 238.45
New Switch				
New Switc	21	Ea.	\$ 86.87	\$ 1,824.27
Programming	10.5	Hr.	\$ 55.00	\$ 577.50
Sub Total Spec:				\$ 238.45
Sub Total New:				\$ 2,401.77
Total Difference:				\$ 2,163.32
OH/P:				\$ 342.04
Total:				\$ 2,505.36

Total Cost: \$ 2505.36

We appreciate the opportunity to work with you and would be glad to review the change order request at your convenience. Please let us know if you have any questions and if there is anything else we can do for you.
 Sincerely,

Jay Scorzetti
 Zetti Contracting
 610-955-4840
Jay@Zetticontracting.com
www.Zetticontracting.com



No Restocking Fee

Fan Controller White Fan Controller, Smart Fan

by WAC Lighting
SKU: WC20-WT

★★★★★ 1 Review

\$81.05 (100+ in stock)

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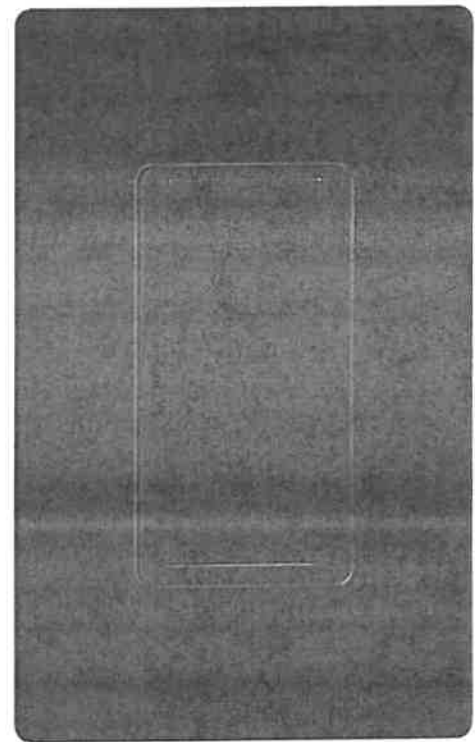
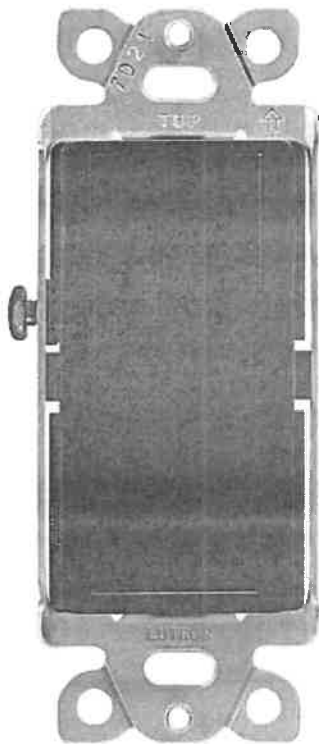


Fig. 1000000

Lutron Claro 15-amp Single-pole Rocker Master Light Switch, Black \$10.41

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ZETTI CONTRACTING LLC

Organization Information								
Org Type	Effective Date	Established Date	Filing Date	Charter	Class	Sec Type	Termination Date	Termination Reason
LLC Limited Liability Company	11/2/2017		11/2/2017	Domestic	Profit			

Organization Information			
Business Purpose	2362 - Construction - Construction of Buildings - Nonresidential Building Construction (industrial, commercial & institutional building)		Capital Stock
Charter County	Monongalia		Control Number
Charter State	WV		Excess Acres
At Will Term	A		Member Managed MBR
At Will Term Years			Par Value
Authorized Shares			Young Entrepreneur Not Specified

Addresses

Type	Address
Designated Office Address	761 TYRONE ROAD SUITE A MORGANTOWN, WV, 26508
Mailing Address	761 TYRONE ROAD SUITE A MORGANTOWN, WV, 26508 USA
Notice of Process Address	JAY SCORZETTI 761 TYRONE ROAD SUITE A MORGANTOWN, WV, 26508
Principal Office Address	761 TYRONE ROAD SUITE A MORGANTOWN, WV, 26508 USA
Type	Address

Officers

Type	Name/Address
Member	JAY SCORZETTI 541 ROCKLEY RD MORGANTOWN, WV, 26508
Organizer	ZETTI CONTRACTING 541 ROCKLEY RD MORGANTOWN, WV, 26508
Type	Name/Address

DBA

DBA Name	Description	Effective Date	Termination Date
ZETTI CONSTRUCTION	TRADENAME	11/2/2017	
ZETTI CONTRACTING	TRADENAME	11/2/2017	
DBA Name	Description	Effective Date	Terminatic



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