

EXHIBIT A – PRICING PAGE  
**Pipestem Resort State Park**  
**Renovations to McKeever Lodge and Mountain Creek Lodge**

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Name of Vendor:

Swope Construction Co.

Address of Vendor:

1325 Bluefield Ave.  
Bluefield, WV 24701

Phone Number of Vendor:

(304) 325-8146

WV Contractors License No.

**WV-** 001642

We, the undersigned, having examined the site and being familiar with the local conditions affecting the cost of the work and also being familiar with the general conditions to bidders, drawings, and specifications, hereby proposes to furnish all materials, equipment, and labor to complete all work in a workmanlike manner, as described in the Bidding documents.

**“A” Base Bid**

The Base Bid shall consist of all the work described in the Bidding Documents including the Plans, Project Manual, and any addendums not identified as an additive alternate.

**Total Base Bid:**

Lump sum for all labor, materials, and equipment necessary for a complete project.

**Written in numbers.**

# 3,200,000

**Total Base Bid: “A”**

Lump sum for all labor, materials, and equipment necessary for a complete project.

**Written in words.**

Three Million Two Hundred Thousand dollars

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**ADDITIVE ALTERNATES**

**“B” Alternate No. 1 - ADD TO THE BASE BID ALL LABOR AND MATERIAL TO INSTALL THE SPA AS INDICATED ON THE DOCUMENTS.**

**Total “B” Alternate No. 1**  
**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.  
**Written in numbers.**

\$ 390,000

**Total “B” Alternate No. 1**  
**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.  
**Written in words.**

Three Hundred Ninety Thousand dollars

**“C” Alternate No. 2 - ADD TO THE BASE BID ALL LABOR AND MATERIAL TO INSTALL THE 7<sup>TH</sup> FLOOR GUEST BATHROOMS AS INDICATED ON THE DOCUMENTS.**

**Total “C” Alternate No. 2**  
**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.  
**Written in numbers.**

\$ 325,000

**Total “C” Alternate No. 2**  
**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.  
**Written in words.**

Three Hundred Twenty Five Thousand dollars

**“D” Alternate No. 3 - ADD TO THE BASE BID ALL LABOR AND MATERIAL TO PERFORM DRYWALL REPAIR AS INDICATED ON THE DOCUMENTS.**

**Total “D” Alternate No. 3**  
**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.  
**Written in numbers.**

\$ 4,000 dollars

EXHIBIT A – PRICING PAGE  
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**Total "D" Alternate No. 3**

**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.

**Written in words.**

Four Thousand dollars

**"E" Alternate No. 4 - ADD TO THE BASE BID ALL LABOR AND MATERIAL TO INSTALL DINING ROOM EXTERIOR WINDOWS AS INDICATED ON THE DOCUMENTS.**

**Total "E" Alternate No. 4**

**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.

**Written in numbers.**

\$ 88,000

**Total "E" Alternate No. 4**

**Bid:** Lump sum for all labor, materials, and equipment necessary for a complete project.

**Written in words.**


Eighty Eight Thousand dollars

**Total Bid Amount is the TOTALS of A + B + C + D + E =**

\$ 4,007,000

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Swope Construction Co.

By:   
Ron Mallory, President



**State of West Virginia  
Agency Request for Quote  
Construction**

<b>Proc Folder:</b> 752718			<b>Reason for Modification:</b> Addendum No. 03 is issued to publish and distribute the attached information to the Vendor Community.
<b>Doc Description:</b> Addendum No. 03_Pipestem SP - Lodge Renovation Construction			
<b>Proc Type:</b> Agency Purchase Order			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2020-09-14	2020-09-17 13:30	ARFQ 0310 DNR2100000005	4

**BID RECEIVING LOCATION**

BID RESPONSE  
 DIVISION OF NATURAL RESOURCES  
 PROPERTY & PROCUREMENT OFFICE  
 324 4TH AVE  
 SOUTH CHARLESTON WV 25303-1228  
 US

**VENDOR**

**Vendor Customer Code:** 206314  
**Vendor Name:** Swope Construction Co.  
**Address:** 1325 Bluefield Avenue  
**Street:**  
**City:** Bluefield  
**State:** WV **Country:** USA **Zip:** 24701  
**Principal Contact:** Ron Mallory  
**Vendor Contact Phone:** 304-325-8146 **Extension:**

**FOR INFORMATION CONTACT THE BUYER**

James H Adkins  
 (304) 558-3397  
 jamie.h.adkins@wv.gov

**Vendor Signature X**  **FEIN#** 55-0683907 **DATE** 09/17/2020

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



**State of West Virginia  
Agency Request for Quote  
Construction**

<b>Proc Folder:</b> 752718			<b>Reason for Modification:</b> Addendum No. 02 is issued to publish and distribute the attached information to the Vendor Community.
<b>Doc Description:</b> Addendum No. 02_Pipestem SP - Lodge Renovation Construction			
<b>Proc Type:</b> Agency Purchase Order			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2020-09-08	2020-09-17 13:30	ARFQ 0310 DNR2100000005	3

<b>BID RECEIVING LOCATION</b>
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US

<b>VENDOR</b>
<b>Vendor Customer Code:</b> 206314 <b>Vendor Name:</b> Swope Construction Co. <b>Address:</b> 1325 Bluefield Avenue <b>Street:</b> <b>City:</b> Bluefield <b>State:</b> WV <b>Country:</b> USA <b>Zip:</b> 24701 <b>Principal Contact:</b> Ron Mallory <b>Vendor Contact Phone:</b> 304-325-8146 <b>Extension:</b>

<b>FOR INFORMATION CONTACT THE BUYER</b>
James H Adkins (304) 558-3397 jamie.h.adkins@wv.gov

<b>Vendor Signature X</b>	<b>FEIN#</b> 55-0683907	<b>DATE</b> 09/17/2020
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**All offers subject to all terms and conditions contained in this solicitation**



**State of West Virginia  
Request For Quotation  
Construction**

**Procurement Folder :** 752718

**Document Description :** Addendum No. 01-Pipestem SP - Lodge Renovation Construction


**Procurement Type :** Agency Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version	Phase
2020-08-11	2020-09-10 13:30:00	ARFQ 0310 DNR2100000005	2	Draft

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	<b>Vendor Name, Address and Telephone</b> Swope Construction Co. 1325 Bluefield Ave Bluefield, WV 24701 WV Contractor's License: WV001642

**FOR INFORMATION CONTACT THE**

James H Adkins  
 (304) 558-3397  
 jamie.h.adkins@wv.gov

**Signature X**  **FEIN #** 55-0683907 **DATE** 09/17/2020  
 All offers subject to all terms and conditions contained in this solicitation  
 Date Printed : Aug 11, 2020 Solicitation Number : DNR2100000005 Page : 1 FORM ID : WV-PRC-ARFQ-001



State of West Virginia  
Request For Quotation  
Construction

Procurement Folder : 752718

Document Description : Pipestem SP - Lodge Renovation Construction

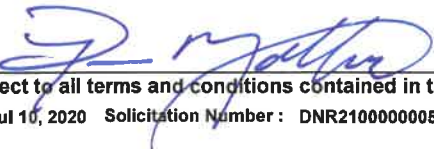
Procurement Type : Agency Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version	Phase
2020-07-10	2020-08-25 13:30:00	ARFQ 0310 DNR2100000005	1	Draft

SUBMIT RESPONSES TO:	VENDOR
BID RESPONSE DIVISION OF NATURAL RESOURCES PROPERTY & PROCUREMENT OFFICE 324 4TH AVE SOUTH CHARLESTON WV 25303-1228 US	<b>Vendor Name, Address and Telephone</b> Swope Construction Co. 1325 Bluefield Ave Bluefield, WV 24701 WV Contractor's License: WV001642

FOR INFORMATION CONTACT THE

James H Adkins  
(304) 558-3397  
jamie.h.adkins@wv.gov

Signature X  FEIN # 55-0683907 DATE 09/17/2020  
 All offers subject to all terms and conditions contained in this solicitation  
 Date Printed : Jul 10, 2020 Solicitation Number : DNR2100000005 Page : 1 FORM ID : WV-PRC-ARFQ-001

**BID BOND**

KNOW ALL MEN BY THESE PRESENTS, That we, the undersigned, Swope Construction Company  
of Bluefield, WV, as Principal, and Fidelity and Deposit Company of Maryland  
of Schaumburg, IL, a corporation organized and existing under the laws of the State of  
IL with its principal office in the City of Schaumburg, as Surety, are held and firmly bound unto the State  
of West Virginia, as Obligee, in the penal sum of Five Percent of Amount Bid (\$ 5%) for the payment of which,  
well and truly to be made, we jointly and severally bind ourselves, our heirs, administrators, executors, successors and assigns.

The Condition of the above obligation is such that whereas the Principal has submitted to the Purchasing Section of the  
Department of Administration a certain bid or proposal, attached hereto and made a part hereof, to enter into a contract in writing for  
Renovations to McKeever Lodge and Mountain Creek Lodge at Pipestem Resort State Park, Pipestem, WV

NOW THEREFORE,

- (a) If said bid shall be rejected, or
- (b) If said bid shall be accepted and the Principal shall enter into a contract in accordance with the bid or proposal  
attached hereto and shall furnish any other bonds and insurance required by the bid or proposal, and shall in all other respects perform  
the agreement created by the acceptance of said bid, then this obligation shall be null and void, otherwise this obligation shall remain in  
full force and effect. It is expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no  
event, exceed the penal amount of this obligation as herein stated.

The Surety, for the value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no  
way impaired or affected by any extension of the time within which the Obligee may accept such bid, and said Surety does hereby  
waive notice of any such extension.

WITNESS, the following signatures and seals of Principal and Surety, executed and sealed by a proper officer of Principal and  
Surety, or by Principal individually if Principal is an individual, this 25th day of August, 2020.



Principal Seal

Swope Construction Company  
(Name of Principal)

By: [Signature]  
(Must be President, Vice President, or  
Duly Authorized Agent)

Ron Mallory, President  
(Title)

Fidelity and Deposit Company of Maryland  
(Name of Surety)

By: [Signature]  
Kimberly L. Miles, Licensed WV Resident Agent Attorney-in-Fact

Surety Seal

**IMPORTANT – Surety executing bonds must be licensed in West Virginia to transact surety insurance, must affix its seal, and must attach a power of attorney with its seal affixed.**



**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Andrew K. TEETER, Jaime L. CARPENTER, Kimberly L. MILES, Douglas P. TAYLOR and Tammy S. SELBE, all of Charleston, West Virginia**, EACH, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland, in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 1<sup>st</sup> day of August, A.D. 2019.



**ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Robert D. Murray*  
Vice President

By: *Dawn E. Brown*  
Secretary

**State of Maryland  
County of Baltimore**

On this 1<sup>st</sup> day of August, A.D. 2019, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposed and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2023



**State of West Virginia  
DRUG FREE WORKPLACE CONFORMANCE AFFIDAVIT  
West Virginia Code §21-1D-5**

**STATE OF WEST VIRGINIA,**

**COUNTY OF   Mercer  , TO-WIT:**

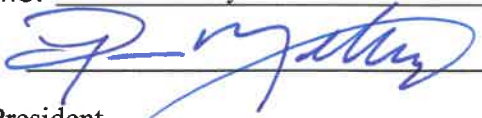
I,   Ron Mallory  , after being first duly sworn, depose and state as follows:

- 1. I am an employee of   Swope Construction Co.  ; and,  
(Company Name)
- 2. I do hereby attest that   Swope Construction Co.    
(Company Name)

maintains a written plan for a drug-free workplace policy and that such plan and policy are in compliance with **West Virginia Code** §21-1D.

The above statements are sworn to under the penalty of perjury.

Printed Name:   Ron Mallory  

Signature: 

Title:   President  


Company Name:   Swope Construction Co.  

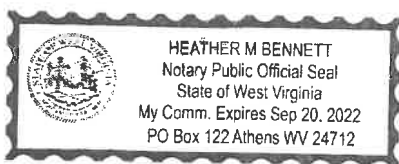
Date:   9/17/20  

Taken, subscribed and sworn to before me this   17   day of   September  ,   2020  .

By Commission expires   Sept. 20, 2022  

(Seal)

  
(Notary Public)



STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"Related party"** means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Swope Construction Co.

Authorized Signature: \_\_\_\_\_

Date: 09/17/2020

State of West Virginia

County of Mercer, to-wit:

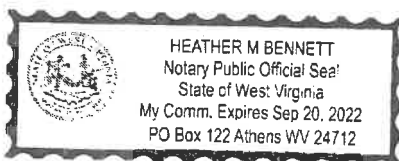
Taken, subscribed, and sworn to before me this 17 day of September, 2020

My Commission expires Sept 20, 2022

**AFFIX SEAL HERE**

NOTARY PUBLIC \_\_\_\_\_

*Heather M. Bennett*  
Purchasing Affidavit (Revised 01/19/2018)



ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: ARFQ DNR21\*05

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification. Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

*(Check the box next to each addendum received)*

- |                                     |                |                          |                 |
|-------------------------------------|----------------|--------------------------|-----------------|
| <input checked="" type="checkbox"/> | Addendum No. 1 | <input type="checkbox"/> | Addendum No. 6  |
| <input checked="" type="checkbox"/> | Addendum No. 2 | <input type="checkbox"/> | Addendum No. 7  |
| <input checked="" type="checkbox"/> | Addendum No. 3 | <input type="checkbox"/> | Addendum No. 8  |
| <input type="checkbox"/>            | Addendum No. 4 | <input type="checkbox"/> | Addendum No. 9  |
| <input type="checkbox"/>            | Addendum No. 5 | <input type="checkbox"/> | Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Swope Construction Co.  
Company

  
Authorized Signature

09-17-2020  
Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.

# CONTRACTOR LICENSE

Authorized by the

**West Virginia Contractor Licensing Board**

**Number:**

WV001642

**Classification:**

ELECTRICAL  
GENERAL BUILDING  
HEATING, VENTILATING & COOLING  
MULTIFAMILY  
PLUMBING  
RESIDENTIAL  
SPECIALTY  
DRYWALL

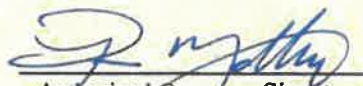
SWOPE CONSTRUCTION CO  
DBA SWOPE CONSTRUCTION CO  
1325 BLUEFIELD AVE  
BLUEFIELD, WV 24701-2612


**Date Issued**

**Expiration Date**

AUGUST 16, 2020

AUGUST 16, 2021

  
Authorized Company Signature

  
Chair, West Virginia Contractor  
Licensing Board

**WEST VIRGINIA  
CONTRACTOR  
LICENSING  
BOARD**

This license, or a copy thereof, must be posted in a conspicuous place at every construction site where work is being performed. This license number must appear in all advertisements, on all bid submissions and on all fully executed and binding contracts. This license cannot be assigned or transferred by licensee. Issued under provisions of West Virginia Code, Chapter 21, Article 11.



**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

Ron Mallory, President  
(Name, Title)

Ron Mallory, President  
(Printed Name and Title)

1325 Bluefield Avenue, Bluefield, WV 24701  
(Address)

(304) 325-8146 / (304) 327-9444  
(Phone Number) / (Fax Number)

rmallory@swopeco.com  
(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Swope Construction Co.  
(Company)

  
(Authorized Signature) (Representative Name, Title)

Ron Mallory, President  
(Printed Name and Title of Authorized Representative)

9/17/20  
(Date)

(304) 325-8146 / (304) 327-9444  
(Phone Number) (Fax Number)

REQUEST FOR QUOTATION  
**Pipestem Resort State Park**  
**Renovations to McKeever Lodge and Mountain Creek Lodge**

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**GENERAL CONSTRUCTION SPECIFICATIONS**

1. **PURPOSE AND SCOPE:** The West Virginia Division of Natural Resources is soliciting bids on behalf of Pipestem Resort State Park to establish a contract for Lodge Renovations.
2. **DEFINITIONS:** The terms listed below shall have the meanings assigned to them below. Additional definitions can be found in section 2 of the General Terms and Conditions and in the Specification's Manual as defined below.
  - 2.1 **"Construction Services"** means renovations as more fully described in these specifications and the Specifications/Project Manual.
  - 2.2 **"Pricing Page"** means the pages contained in wvOASIS, attached hereto, or included in the Specifications/Project Manual upon which Vendor should list its proposed price for the Construction Services.
  - 2.3 **"Solicitation"** means the official notice of an opportunity to supply the State with Construction Services that is published by the West Virginia Division of Natural Resources.
  - 2.4 **"Specifications/Project Manual"** means the American Institute of Architect forms, specifications, plans, drawings, and related documents developed by the architect, engineer, or Agency that provide detailed instructions on how the Construction Services are to be performed along with any American Institute of Architects documents ("AIA documents") attached thereto.
3. **ORDER OF PRECEDENCE:** This General Construction Specifications document will have priority over, and supersede, anything contained in the Specifications/Project Manual.
4. **QUALIFICATIONS:** Vendor, or Vendor's staff if requirements are inherently limited to individuals rather than corporate entities, shall have the following minimum qualifications:
  - 4.1. **Experience:** Vendor, or Vendor's supervisory staff assigned to this project, must have successfully completed at least [insert number of projects] projects that involved work similar to that described in the Specifications/Project Manual. Compliance with this experience requirement will be determined prior to contract award by the State through references provided by the Vendor upon request, through knowledge or documentation of the Vendor's past projects, through confirmation of experience requirements from the architect assisting the State in

REQUEST FOR QUOTATION  
**Pipestem Resort State Park**  
**Renovations to McKeever Lodge and Mountain Creek Lodge**

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this project, or some other method that the State determines to be acceptable. Vendor must provide any documentation requested by the State to assist in confirmation of compliance with this provision. References, documentation, or other information to confirm compliance with this experience requirement may be requested after bid opening and prior to contract award.

- 4.2. Employ workers with all certifications or qualifications to perform the necessary work.
- 4.3. Maintain sufficient workforce to complete the project in the specified time frame.
5. **CONTRACT AWARD:** The Contract is intended to provide Agency with a purchase price for the Construction Services. The Contract will be awarded to the lowest qualified responsible bidder meeting the required specifications. If the Pricing Pages contain alternates/add-ons, the Contract will be awarded based on the grand total of the base bid and any alternates/add-ons selected.
6. **SELECTION OF ALTERNATES:** Pursuant to W. Va. Code § 5-22-1(f), any solicitation of bids shall include no more than five alternates. Alternates, if accepted, shall be accepted in the order in which they are listed on the bid form. Any unaccepted alternate contained within a bid shall expire 90 days after the date of the opening of bids for review. Determination of the lowest qualified responsible bidder shall be based on the sum of the base bid and any alternates accepted. Alternate selection will be identified in the Purchase Order.
7. **PERFORMANCE:** Vendor shall perform the Construction Services in accordance with this document and the Specifications/Project Manual.
8. **PROJECT PLANS:** Copies of the project plans can be obtained by contacting the entity identified below.

**ZMM Architects and Engineers**  
**222 Lee Street West**  
**Charleston, WV 25302**  
**Email: [reception@zmm.com](mailto:reception@zmm.com)**

Bidders may contact ZMM, Inc. Architects and Engineers at the email address above for information to access the firm's online F.T.P. site for **Renovations to McKeever Lodge and Mountain Creek Lodge at Pipestem Resort State Park**. Once access is gained, Contractors can download Bidding Documents in the form of PDF files at no charge.



**REQUEST FOR QUOTATION**  
**Pipestem Resort State Park**  
**Renovations to McKeever Lodge and Mountain Creek Lodge**

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Requests for access to documents must be made by email. Please provide the phrase "**Bidding Document Access – Pipestem Resort State Park**" in the email subject line. Requests received through phone, mail, fax transmission, or other communications will not receive a response.

Copies of project plans can be examined at the following locations:

**Contractors Association of West Virginia**

2114 Kanawha Boulevard East  
Charleston, West Virginia 25311  
Phone: 304-342-1166  
Fax: 304-342-1074

**Pittsburg Builders Exchange**

1813 N. Franklin Street  
Pittsburg, PA 15233  
Phone: 412-922-4200  
Fax: 412-928-9406

**Kanawha Valley Builders Association**

1627 Bigley Avenue  
Charleston, WV 25302  
Phone: 304-342-7141  
Fax: 304-343-8014

**Construction Employers Association NCWV**

2794 White Hall Blvd  
White Hall, WV 26554  
Phone: 304-367-1290  
Fax: 304-367-0126

**Parkersburg Marietta Contractors Association**

2905 Emerson Avenue  
Parkersburg, WV 26104  
Phone: 304-485-6485  
Fax: 304-428-7622

**Ohio Valley Construction Employers Council**

21 Armory Drive  
Wheeling, WV 26003  
Phone: 304-242-0520  
Fax: 304-242-7261

- 9. SUBSTITUTIONS:** Any substitution requests must be submitted in accordance with the official question and answer period described in the INSTRUCTIONS TO VENDORS SUBMITTING BIDS, Paragraph 4. Vendor Question Deadline.

REQUEST FOR QUOTATION  
Pipestem Resort State Park  
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**10. FACILITIES ACCESS:** Performance of Contract Services may require access cards and/or keys to gain entrance to Agency's facilities. In the event that access cards and/or keys are required:

- 10.1. Vendor must identify principal service personnel which will be issued access cards and/or keys to perform service.
- 10.2. Vendor will be responsible for controlling cards and keys and will pay replacement fee, if the cards or keys become lost or stolen.
- 10.3. Vendor shall notify Agency immediately of any lost, stolen, or missing card or key.
- 10.4. Anyone performing under this Contract will be subject to Agency's security protocol and procedures.
- 10.5. Vendor shall inform all staff of Agency's security protocol and procedures.

**11. MISCELLANEOUS:**

**11.1. Contract Manager:** During its performance of this Contract, Vendor must designate and maintain a primary contract manager responsible for overseeing Vendor's responsibilities under this Contract. The Contract manager must be available during normal business hours to address any customer service or other issues related to this Contract. Vendor should list its Contract manager and his or her contact information below.

**Contract Manager:** Chad Justice

**Telephone Number:** 304-541-0060

**Fax Number:** 304-327-9444

**Email Address:** cjustice@swopeco.com