



THRASHER

WEST VIRGINIA DEPARTMENT OF TOURISM

Culture Center Roofing Project 26-TOUREOI-1

Submitted by:

The Thrasher Group, Inc.
August 13, 2025

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Attn: Ms. Hanna Kroeger, Accounting Coordinator
West Virginia Department of Tourism
via email: hanna.e.kroeger@wv.gov

RE: West Virginia Department of Tourism — Culture Center Roofing Project

Dear Ms. Kroeger and Members of the Selection Committee:

The West Virginia Culture Center and State Museum in Charleston stands as a proud testament to the rich heritage of our state. To preserve its legacy and ensure continued enjoyment for future generations, the West Virginia Department of Tourism has identified several critical infrastructure improvements—chief among them, the replacement of the facility's roof due to ongoing failures in the EPDM system and around key structural elements such as vents and drains. With extensive experience in roof replacement projects and a proven track record of success, The Thrasher Group is uniquely qualified to lead this effort.

Our team understands the complexities and challenges that can arise during such projects, and we are fully prepared to address them with precision and care to ensure a seamless execution. That is thanks in part to our local presence - our Charleston office, located just twenty minutes from the Capitol Complex, allows us to provide rapid response times and maintain close oversight throughout the construction phase. The professionals we've assembled bring decades of combined experience across all phases of project delivery, ensuring that the Center's mission remains uninterrupted and fully supported.

We recognize the vital role the Culture Center plays in educating and inspiring visitors. Maintaining normal operations during construction will be a top priority, and we are committed to working collaboratively with all stakeholders to minimize disruptions. Our proven project approach is designed to deliver results efficiently while preserving the integrity and functionality of this important facility.

Thank you for considering our statement of qualifications. We welcome the opportunity to further discuss how The Thrasher Group can support the West Virginia Department of Tourism—both in this project and in future initiatives.

Sincerely,
The Thrasher Group, Inc.



Amanda Cheuvront, AIA, NCARB, LEED AP
Project Manager and Architect



350+

EMPLOYEES

- 35 Licensed Professional Engineers
- 7 Licensed Professional Surveyors
- 6 Licensed Professional Architects
- 3 Licensed Professional Landscape Architects

MAIN POINT OF CONTACT:

Amanda Cheuvront, AIA, NCARB
Project Manager and Architect
acheuvront@thethrashergroup.com

Office: 304-343-7601



40+

YEARS

of delivering successful projects



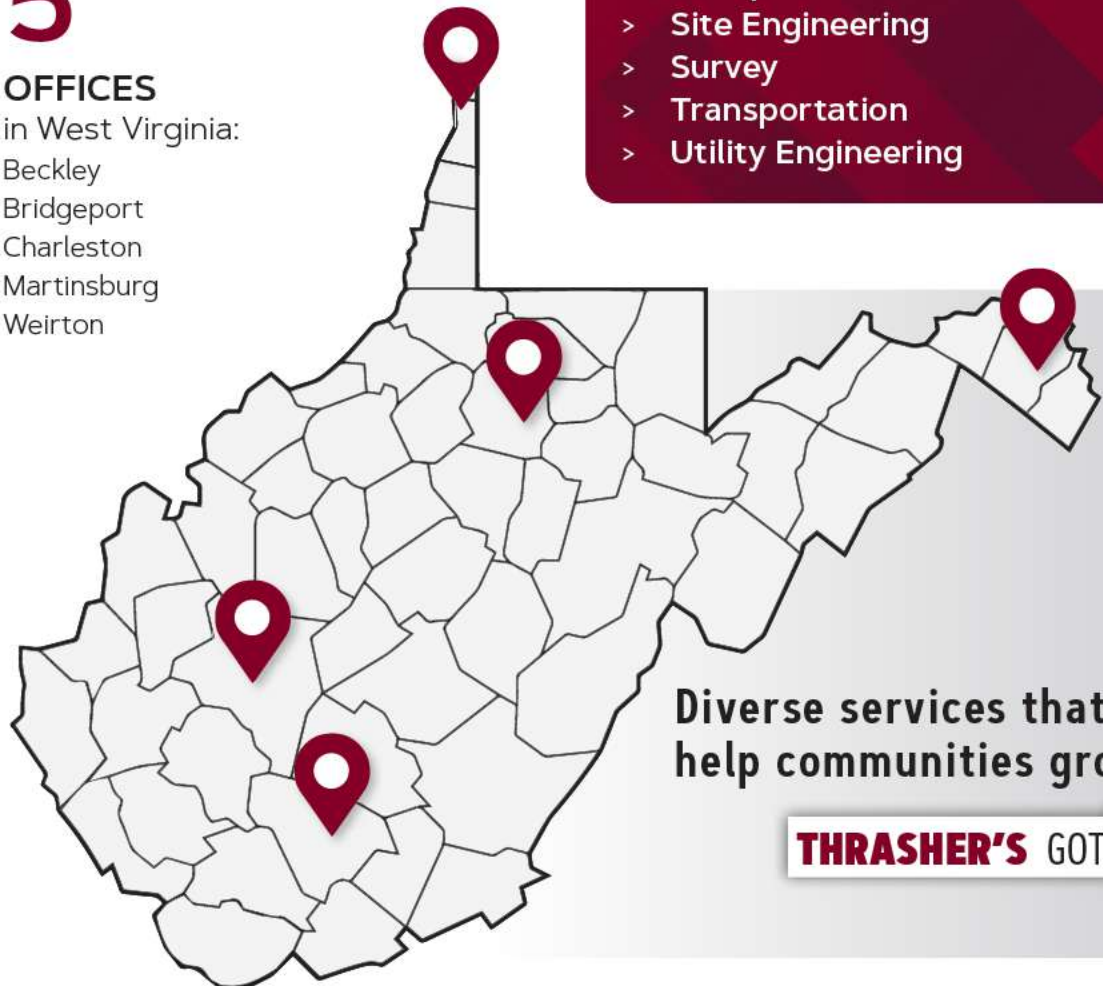
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OFFICES

in West Virginia:
Beckley
Bridgeport
Charleston
Martinsburg
Weirton

OUR SERVICES

- > Architecture
- > Construction Services
- > Environmental
- > Geospatial
- > Site Engineering
- > Survey
- > Transportation
- > Utility Engineering



Diverse services that
help communities grow.

THRASHER'S GOT IT

A critical step in meeting your goals is first ensuring we understand your vision for the project. Thrasher's team has thoroughly reviewed the expression of interest request and are confident in our ability to deliver the highest-quality solutions for your needs. We are capable of meeting each goal/objective you have outlined and feel strongly that you will be satisfied with the outcomes you receive.

We understand your goals for the West Virginia Culture Center and History Museum Roofing Project and will handle them in the following manner:

- » **Goal 2.1:** *Assess current roof systems and provide Tourism with any and all options available to correct and prevent the roof leaking, including cost estimates.*

Thrasher will begin the project with a thorough assessment of the existing roof systems across all identified structures, including the main building, annexes, vaults, and stairwell bunkers. This evaluation will include visual inspections, infrared moisture scans, and core sampling to determine the extent of deterioration in the EPDM membranes and the integrity of seals around vents and drains. Based on these findings, Thrasher will develop a detailed report outlining all viable options for repair or replacement. Each option will be accompanied by cost estimates, lifecycle analyses, and recommendations tailored to the building's unique needs and the Department's budgetary considerations.

- » **Goal 2.2:** *Design a roof system that improves drainage efficiency and prevents leaks.*

Following the assessment, Thrasher's architectural and engineering teams will design a new roofing system that prioritizes drainage efficiency and long-term leak prevention. The design will incorporate optimized slopes, upgraded drainage components, and high-performance waterproofing materials. Thrasher will also ensure the reuse of existing components such as metal coping and roof drain clamps where feasible, aligning with sustainability goals and cost efficiency. All designs will comply with applicable energy conservation standards and building codes.

- » **Goal 2.3:** *Produce specifications that follow industry best practices and Department of Tourism's purchasing guidelines for use in bidding out the construction phase of the project.*

Thrasher will prepare detailed construction specifications that adhere to industry best practices and the Department of Tourism's procurement requirements. These specifications will be clear, comprehensive, and structured to facilitate competitive bidding. They will include material standards, installation procedures, performance criteria, and quality assurance protocols. Thrasher's documentation will ensure that all bidders understand the scope and expectations, reducing ambiguity and promoting fair competition.

- » **Goal 2.4:** *Provide project management and supervision of the construction phase of the project, including scheduling and leading a pre-bid meeting for the construction phase, as well as managing the construction phase to completion.*

Once construction begins, Thrasher will provide full project management and oversight to ensure the successful execution of the roofing system. This includes scheduling and leading the pre-bid meeting, coordinating with contractors, and supervising all phases of construction. Thrasher's project managers will maintain open communication with the Department of Tourism, provide regular progress updates, and ensure that the work adheres to the approved plans, specifications, and timeline. Final inspections and punch list resolutions will be conducted to confirm that the project meets all performance and quality standards.



Budgeting

Construction estimating and budgeting is one of the most important parts of what Thrasher can provide you. Without accurate budgets, there is no tool to guide the design process and issues will be inevitable. By including cost estimating as a part of the project scope from day one, we are able to avoid issues before they arise and keep your project within a reasonable cost.

Our estimates go beyond the typical system — rather than simply providing cost per foot or lump sum price, Thrasher will provide contractor-grade estimates that look at every part of the project. We do detailed take-offs of materials and look at every man hour needed to complete a project and factor this in accordingly. Then, we use our thorough understanding of the local market and material costs to accurately design within your budget.



Scheduling

Thrasher realizes the importance of establishing and maintaining project schedules. Time means money and making sure we help you spend your money wisely is our number one goal. Because of this, our team puts an emphasis on ensuring project timetables are met and communication is upheld throughout the process.

To accomplish these goals, Thrasher utilizes scheduling to track every stage of a project - from design and bidding through construction completion. We also require contractors working on our projects to regularly update their project schedules and give a detailed progress report at each job meeting, again focusing on the communication component of scheduling. This helps to ensure all parties are informed and aware of potential delays. Keeping our owners up to speed with progress is always our priority and ensures occupancy and owner supplied equipment are scheduled accordingly.





Cost Control

Thrasher follows four main cost control principles:

Thorough construction documents — Starting off with detailed construction documents helps the entire project run more smoothly. By laying an accurate, realistic picture at the beginning of the process, we are able to complete your project more efficiently and with fewer change orders.

In-depth review process — The Thrasher team participates in an in-depth review process to ensure there is a thorough understanding of your project. Our construction administration team visits your site in person so we know exactly what is needed for the space.

Understanding of what things cost — Thrasher has a knowledgeable construction administration team that understands what it truly costs to make things happen. Rather than relying on general industry standards, our in-house professionals, can tell you what something will cost in actuality if the need arises.

Respect for your wallet — We respect your business needs and work to ensure the lowest-cost options we can find. We also keep you updated of budget throughout the process: an initial construction cost will be calculated to reflect your budget, and construction cost estimates will be delivered with the drawings at the end of Schematic Design, Design Development, and Construction Documentation. Adjustments to size and/or quality will be made, as necessary, during each design phase to maintain your budget.





QA/QC Procedure

Thrasher has an internal Quality Control Policy to ensure our projects move forward efficiently and effectively. The objectives of this manual are to continually improve the quality of the design and technical deliverables Thrasher provides to its internal and external clients.

This manual illustrates the basic requirements for quality control in our projects. It describes the methods for checking and reviewing product elements and client deliverables and includes rigorous, comprehensive written checklists for each stage of the design process, document production, and construction activities.

The purpose of these QC methodologies is to reduce or eliminate the potential for errors, omissions, ambiguities, and inconsistencies.

The policy outlines three main areas:

- » **General:** Defines the purpose, intent and limitations, definitions, and implementation
- » **Project Management Procedures:** Presents the required procedures specific to this practice that allow for the efficient and accurate management of projects
- » **Check and Final Review Procedures:** Presents the required procedures specific to this practice that are used to ensure the technical accuracy of the work product





Communication

Communication throughout any project is a primary key to success. To that end, Thrasher will begin communication with the West Virginia Department of Tourism immediately upon notification of award and will maintain consistent lines of communication for the duration of the project. This will ensure all parties involved - owner, contractor, and engineer - will always be apprised of the project happenings.

The two main components of the project approach will be design and construction. Each will have its own plan for communication.

Communication During Design

Prior to the initiation of design services, Thrasher's Project Manager, Amanda Cheuvront, will discuss preferred methods of communication with the Department of Tourism's point of contact. Updates during the design phase can occur in numerous ways:

- » Weekly status updates via email
- » Weekly conference calls
- » Monthly progress meetings

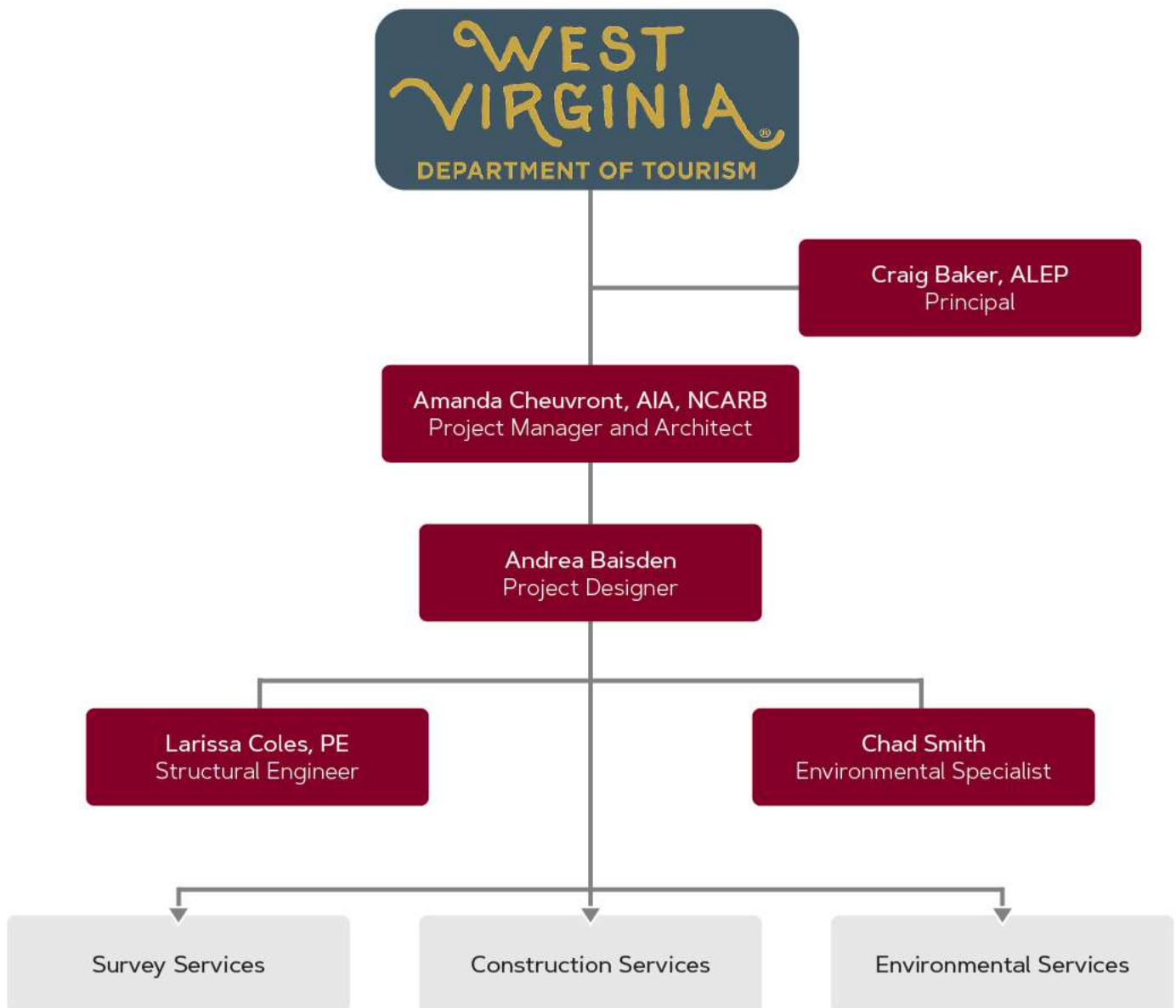
No matter the methods preferred, our project teams are well-versed in keeping our clients abreast of project status. We can customize your project's communication plans to best fit your teams' wants and needs.

Communication During Construction

Before construction begins, Amanda will again meet with the Department of Tourism to determine preferred communication tools for this phase of the project. Open, consistent communication will be paramount to keep the project on time and within budget.

Additionally, Thrasher will conduct monthly progress meetings with the contractor, the Department of Tourism, and key project stakeholders throughout the duration of the project. Meeting minutes will be distributed to all attendees and any other agents identified by the Department of Tourism. Action items will be documented within the meeting minutes.

Throughout construction, Thrasher will have people on-site for project representation as well as material testing. Anytime a Thrasher employee is on-site during construction, a field report will be prepared. Field reports will be reviewed by the engineering team and distributed to the Department of Tourism's construction representative on a weekly basis.





CRAIG BAKER, ALEP

PRINCIPAL

Education

Bachelor of Science,
Architectural Engineering
Fairmont State University

Advanced Certificate,
Educational Facilities Planning
San Diego State University

Certifications

- > Accredited Learning
Environment Planner (ALEP)

Affiliations

- > American Institute of
Architects – Associate, West
Virginia and National Chapters
- > Council of Educational Facilities
Planners
- > Associated Builders and
Contractors – Board of
Directors

PROFESSIONAL OVERVIEW

Craig Baker, ALEP, serves as the leader of the Architecture Division at The Thrasher Group. An experienced designer and manager with an extensive background working with clients to plan, design, and manage projects both large and small, Craig works hand-in-hand with staff and clients to ensure projects remain on time and within budget.

Throughout his tenure at Thrasher, Craig has worked on a wide variety of projects, including industrial facilities, administrative office spaces, recreational spaces, academic building design, government buildings, military facilities, residences, and medical facilities. This well-rounded range of experience has enabled him to be able to build strong relationships with clients across the Mid-Atlantic Region, continuously providing sound design services on a diverse array of projects. Craig's dedication to each project he's a part of and his ability to understand his client's vision and goals for their projects has made him a highly sought-after designer and manager.

EXPERIENCE

Fairmont State University Turley Center and Wallman Hall Roof Renewal
Principal | Marion County, WV

Wirt County High School New Roof, HVAC, and Fire Alarm Replacement
Principal | Wirt County, WV

Marshall University Henderson Center South Roof Replacement
Principal | Cabell County, WV

Roane County Schools Countywide Renovations
Principal | Roane County, WV

**Wirt County Schools
High School, Primary School, and Middle School Renovations**
Principal | Wirt County, WV

**Central West Virginia Regional Airport Authority
Yeager Terminal Roof Rehabilitation Phase I**
Principal | Kanawha County, WV

West Virginia Board of Pharmacy Office Renovations
Principal | Harrison County, WV

Pleasants County Board of Education Office Improvements
Principal | Pleasants County, WV

Doddridge County Schools Maintenance Building and Career Center
Principal | Doddridge County, WV



AMANDA CHEUVRONT, AIA, NCARB

PROJECT MANAGER AND ARCHITECT

Education

Master of Science,
Architecture
University of North Carolina at
Charlotte

Bachelor of Science,
Architectural Engineering
Fairmont State University

Registrations

Professional Architect:

- > West Virginia
- > Virginia

Certifications

- > NCARB Certificate

Affiliations

- > Member – American Institute
of Architects (AIA) – WV
Chapter

Trainings

- > AIA West Virginia's AIA Safety
Assessment Program Training

PROFESSIONAL OVERVIEW

Amanda Cheuvront, AIA, NCARB, is a highly talented Project Architect with a portfolio ranging from small interior renovations to large campus planning endeavors. Over the past decade, Amanda has been involved with numerous commercial building and healthcare projects and specializes in educational facility design.

Her experience has included all facets of project development, including client relations, design proposals, presentations, programming, project coordination, marketing, feasibility studies, and construction administration. Her versatility and knowledge working throughout the Mid-Atlantic region makes her a great manager and a powerful addition to any team.

EXPERIENCE

Marshall University Henderson Center South Roof Replacement
Project Manager | Cabell County, WV

Marshall University Twin Towers High Rise Roof Replacement
Project Manager | Cabell County, WV

West Virginia State University Roof Replacements
Project Designer | Kanawha County, WV

Roane County Schools Countywide Renovations
Project Manager | Roane County, WV

**Wayne County Schools
Lavalette Elementary School Exterior Improvements**
Project Architect | Wayne County, WV

Pendleton County Schools Brandywine Elementary Roof Replacement
Project Manager | Pendleton County, WV

City of Bridgeport Fire Department Renovations and Additions
Project Architect | Harrison County, WV

Coalfield Development Corporation JUST Transition Center
Project Manager | Kanawha County, WV

Greenbrier County Schools Alderson Elementary Needs Assessment
Project Architect | Greenbrier County, WV

McDowell County Schools Board of Education Office and Fieldhouse
Project Manager | McDowell County, WV



ANDREA BAISDEN

PROJECT DESIGNER

Education

Master of Architecture,
Southern Illinois University

Bachelor of Science,
Architecture
Fairmont State University

PROFESSIONAL OVERVIEW

Andrea Baisden serves as a Design Professional for the Building and Facilities Team at The Thrasher Group. Before she joined the Thrasher team, she had experience providing a value range of creative and technical support to various design and construction initiatives. Her project experience includes architecture, interior design, and graphics for several Mixed Use/Residential, K-12 Education, Higher Education facilities, and Healthcare. Her experience ranges from planning to construction administration. Her attention to detail and in-depth knowledge of Building Management System makes her a valued to any project team.

EXPERIENCE

Marshall University Henderson Center South Roof Replacement
Project Designer | Cabell County, WV

Marshall University Twin Towers High Rise Roof Replacement
Project Designer | Cabell County, WV

West Virginia State University Roof Replacements
Project Designer | Kanawha County, WV

Roane County Schools Countywide Renovations
Project Designer | Roane County, WV

City of Belmont Water Treatment Plant Roof Replacement
Project Designer | Pleasants County, WV

McDowell County Schools Board of Education Office and Fieldhouse
Project Designer | McDowell County, WV

West Virginia Office of Miners' Health Safety and Training Kitchen Design
Project Designer | Kanawha County, WV

Roane County Schools New Spencer Middle School
Project Designer | Roane County, WV

Coalfield Development Corporation JUST Transition Center
Project Designer | Logan County, WV

Marshall Health Strayer Building Renovations
Project Designer | Putnam County, WV



LARISSA COLES, PE

STRUCTURAL ENGINEER

Education

Bachelor of Science,
Natural Resources
North Carolina State University

Bachelor of Science,
Civil Engineering
University of North Carolina at
Charlotte

Registrations

Professional Engineer:

- > North Carolina
- > South Carolina
- > Georgia

PROFESSIONAL OVERVIEW

Larissa Coles, PE, has nearly three decades of experience in civil and structural Engineering design for a plethora of industries including industrial buildings, commercial office buildings, financial and religious institutions, hotels, and the food industries. She works closely with architectural design professionals, owners, and contractors to produce designs and details for construction. In addition to producing designs, she has also reviewed designs, completed inspections during construction, and managed a variety of projects both small and large.

EXPERIENCE

Charleston Area Alliance LIFT Center
Structural Engineer | Kanawha County, WV

**Wyoming County Economic Development Authority
Barkers Creek Industrial Park**
Structural Engineer | Wyoming County, WV

**WVU Medicine Camden-Clark Memorial Hospital Corporation
Masonry Coursing Analyses**
Structural Engineer | Wood County, WV

**Young Life/Wilderness Public Service District
Preliminary Engineer Report**
Structural Engineer | Nicholas County, WV

American Zinc WOX Building Addition
Structural Engineer | Iredell County, NC

Bills Creek Volunteer Fire Department
Structural Engineer | Rutherford County, NC

Shady Grove Baptist Church
Structural Engineer | Gaston County, NC

South Boulevard Commercial Center
Structural Engineer | Mecklenburg County, NC

Calvary Baptist Church
Structural Engineer | Henderson County, NC

Rutherfordton Fire Department
Structural Engineer | Rutherford County, NC



CHAD SMITH

ENVIRONMENTAL SPECIALIST

Registrations

- > West Virginia Licensed Asbestos Inspector
- > West Virginia Licensed Asbestos Management Planner
- > West Virginia Licensed Asbestos Project Designer
- > West Virginia Licensed Asbestos Air Clearance Monitor

Certifications

- > Lead Based Paint Inspector
- > National Home Inspector Examination
- > Graduate Home Inspector
- > NITON Corporation, NITON XRF Spectrum Analyzer
- > Lead Inspector Certificate
- > Asbestos Project Designer Initial
- > Clandestine Drug Lab Remediation Tech Initial Certificate
- > Certified Microbial Investigator through Indoor Sciences IAQ Training and Consulting
- > Lead Based Paint Inspector Initial Certificate
- > Lead Risk Assessor Initial Certificate

Trainings

- > WVAHI Awareness Class on Radon
- > WVAHI Awareness Class on Termite Inspection and Crawl Space Encapsulation
- > Fortune Builders Rehabber's Boot Camp

PROFESSIONAL OVERVIEW

Chad Smith serves as an Environmental Scientist. He brings over 20 years of environmental consulting to the Thrasher team. Chad's experience focuses on asbestos, lead-based paint, mold, and methamphetamine, including air monitoring for asbestos and lead abatement projects. He has performed over 5000 asbestos inspections. Beyond his field experience, Chad brings the unique aspect of being a business owner – allowing him the inside-out knowledge of managing a project and the team involved throughout it.

EXPERIENCE

Charleston Area Alliance LIFT Center

Environmental Specialist | Kanawha County, WV

Coalfield Development Corporation JUST Transition Center

Environmental Specialist | Logan County, WV

Kanawha County Schools

Environmental Specialist | Kanawha County, WV

Kanawha County Commission Brownfields Assessment

Environmental Specialist | Kanawha County, WV

Charleston Area Medical Center

Environmental Specialist | Kanawha County, WV

Watt Powell Baseball Park

Environmental Specialist | Kanawha County, WV

City of Sistersville Asbestos Testing

Environmental Specialist | Tyler County, WV

West Virginia Land Stewardship Corporation HUD NEPA Assessments and ACM Investigations

Environmental Specialist | Multiple Counties, WV

Thomas Memorial Hospital

Environmental Specialist | Kanawha County, WV

Hampshire County Development Authority Hospital Asbestos Abatement

Environmental Specialist | Hampshire County, WV



ROANE COUNTY SCHOOLS Countywide Renovations

Client Contact:

Dr. Richard Duncan, Superintendent
813 Capital Street | Spencer, WV 25276
304-927-6400

Roane County Schools had a list of projects that needed accomplished at schools throughout their district. Five schools were in need of work, ranging from HVAC replacements, security upgrades, and roof replacements to the planning and design of a new school.

In order to secure funding for these much-needed projects, the Board of Education opted to go through a bond call. Thrasher was hired to work with the Board of Education to help educate the public on the necessity of passing the bond and was ultimately successful in doing so. Roane County voters approved the bond to fund more than \$9.5 million in facility improvements across the county, for which Thrasher is now providing on-call architectural services.





WIRT COUNTY SCHOOLS High School, Primary School, and Middle School Renovations

Client Contact:

Mr. Jeff Smith, Director of Transportation/Maintenance
PO Box 189 | Elizabeth, WV 226143
304-275-8965

Thrasher was hired by the Wirt County Board of Education to re-roof both the Wirt County High School and the Middle/Primary School. This project included the replacement of every roof at these schools with new 20-year membrane and adding new insulation to increase the amount of thermal performance in the buildings. Also included as part of this project is the replacement of rooftop HVAC equipment, controls, and a fire alarm system.



FAIRMONT STATE UNIVERSITY Wallman Hall and Turley Center Re-Roofing Projects

Client Contact:

Ms. Stephanie DeGroot
Construction Project Manager
1201 Locust Avenue | Fairmont, WV 26554
304-367-4295

The purpose of this project was to complete a re-roof of two buildings located at the main campus of Fairmont State University. The buildings had been out of roof warranty for quite some time and the existing roofs had been on the building for their potential life spans. They were starting to have issues with leaking

and wear and tear, which was a potential problem for the building. To address these issues, FSU needed to have the roofs replaced and have new warranties provided.

To complete this project, Thrasher used a new type of self-adhering EPDM roofing that is not commonly used in this area of the state. This was used for two reasons: efficiency and safety. Using the self-adhering EPDM makes for a quicker process than the traditional glued-down membrane system. Additionally, staff and students were continually occupying the buildings, so their safety and comfort were a priority. By using this method of roofing, there was less potential to put off fumes that would interfere with the buildings' use.



MARSHALL UNIVERSITY Twin Towers High Rise Roof Replacement

Client Contact:

Mr. Jeff Pratt, Facilities Planning and Management
One John Marshall Dr. | Huntington, WV 25755
304-696-6415

Marshall University's Twin Towers East and West are two dormitories located on Marshall's campus. As the tallest buildings on campus, standing eighteen stories high, there became a need to replace the roofs due to the fact that they had simply exceeded their lifespan. The Thrasher Group was hired to design the replacement of the roof in collaboration with Marshall's team.

One of the biggest things to plan around was construction during the summer when students

would not be on campus. While the University's students weren't on campus, camps and various other extracurricular activities were happening, so the Thrasher team had to coordinate construction while the buildings were occupied and ensure that the safety and security of the buildings were a priority. With the replacement of the roof being at a high level, cranes were utilized in construction, which resulted in the need for traffic diversions around the buildings. Thrasher's team worked with the University to create these alternate routes, ensuring that things continued to run smoothly.

Construction concluded in the summer of 2024, and the project was completed on time and under budget in alignment with the initial schedule and cost estimates that the Thrasher team put together for the client.



MARSHALL UNIVERSITY Henderson Center South Roof Replacement

Client Contact:

Mr. Jeff Pratt, Facilities Planning and Management
One John Marshall Dr. | Huntington, WV 25755
304-696-6415

At the beginning of 2023, Marshall University selected The Thrasher Group to replace the 5,580-square-foot roof on the southern portion of the Henderson Center. This replacement also includes the removal of the existing ballasted roof and the installation of a new EPDM roofing system. The 5,580-square-foot roof replacement provided a few challenges - the Thrasher team needed to work around all the mechanical units and piping currently on the roof while also providing better drainage to the roof drains.

Fairmont State University

Ms. Stephanie DeGroot, Construction Project Manager
1201 Locust Avenue
Fairmont, WV 26554
304-367-4295

Marshall University

Mr. Jeff Pratt, Associate Director, Facilities Planning & Management
One John Marshall Drive | Room 125 - Old Main Building
Huntington, WV 25755
304-696-6415

West Virginia State University

Mr. Jerry Rush, Director of Purchasing
PO Box 368
Institute, WV 25112
304-766-3362



THRASHER