

COMPLETION REPORT NATIONAL PARK SERVICE

PARK: NEW RIVER GORGE NATIONAL

RIVER

<p>CONTRACT NUMBER: <u>1443CX4500010912</u></p> <p>YEAR PROGRAMMED: <u>2000</u> DATE STARTED: <u>15 Oct 2001</u></p> <p>DATE COMPLETED: <u>01 August 2003</u></p> <p>AS BUILT DRAWING NO.: <u>637/41,075B</u></p> <p>LOCATED AT: <u>DSC - TIC / Copy to Park</u></p>	<p>PMIS NO.: <u>NERI-000170</u></p> <p>PROJECT TITLE: <u>Sandstone Visitor/Orientation Center</u></p> <p>COUNTY: <u>Summers</u> STATE: <u>West Virginia</u></p> <p><input checked="" type="checkbox"/> CONTRACT AND/OR <input type="checkbox"/> DAY LABOR</p>
<p>COST FROM MAINTENANCE OFFICE</p> <p>PERSONAL SERVICES \$ _____</p> <p>TRAVEL \$ _____</p> <p>CONTRACT WORK \$ <u>\$7,136,750.00</u></p> <p>SUPPLIES \$ _____</p> <p>PURCHASE OF EQUIPMENT AND PERSONAL PROPERTY \$ _____</p> <p>OTHER COSTS \$ _____</p> <p>GRAND TOTAL \$ _____</p>	<p>ADMINISTRATION - LIST ACCOUNT NUMBERS</p> <p>_____ \$ _____</p> <p>GRAND TOTAL \$ _____</p>

Description of Fixed Assets: Include general ledger account numbers, building and road number, location, complete description of assets. Include pictures if available. Add any capitalized personal property acquired and property numbers.

<u>1730 – General Buildings</u>	
Visitor Center, NPS Building Number 86378, 9,474 Square Feet	\$3,370,692
Restroom Building, NPS Building Number 90719, 1,120 Square Feet	\$676,569
Service Building, NPS Building Number 90718, 1,196 Square Feet	\$400,008
<u>1740.1 – Roads and Parkways</u>	
1. Surfaced Primary Roads	\$52,016
2. Surfaced Secondary Roads	\$13,160
<u>1740.2 - Trails</u>	
1. Graded Trails	\$2,800
2. Surfaced Trails	\$174,000
<u>1740.7 – Utility Systems</u>	
1. Water System (Distribution System)	\$389,434
2. Sewer System	\$5,126
5. Electrical (Secondary)	\$34,024
6. Telephone System	\$4,602
<u>1740.8 – Grounds and Other Improvements</u>	
1. Grounds, General	\$1,992,839
7. Signs	\$10,000
8. Fences	\$11,480
Construction Total	\$7,136,750

SUBMITTED BY: I.M. Dunn **TITLE:** Contracting Officer's Representative **DATE:** 9/30/2003

SUPERINTENDENT'S APPROVAL: _____ **DATE:** _____

RETURN TO: DSC-DC FIELD AREA SYSTEM SUPPORT OFFICE PARK
 Budget Historic/Cultural Cyclic Facility Management Administration Housing

Sample

NARRATIVE STATEMENT

DESCRIPTION OF FIXED ASSETS: CONTRACT NO. 1443CX4500010912

Description of Work: Work included general construction of a visitor center building with separate restroom building and service building, and related site development.

Plans and Specifications: Prepared by Susan Maxman & Partners Architects, Philadelphia, Pennsylvania. Construction documents finalized and dated 23 July 2001.

As-Constructed Drawings: Completed in August 2004 with copies forwarded to park

Project Activities: Award of contract was made on 27 September 2001 to Debcon Inc., Ashland, KY 41102, in the amount of \$6,637,790.00. The contract was competitive negotiated. Notice to Proceed was issued on 15 October 2001 with an original completion date of 16 July 2003.

There were 8 contract modifications resulting in 87 change items and 2 contract time extensions totaling 140 days. Total changes in the contract due to the 8 modifications amounted to \$498,960.00 or approximately 6 percent of the original construction cost.

Modification No. 1 was issued in the amount of \$70,642 for items associated with site work including light fixture for bus drop-off zone, telephone conduit, conduit to entrance sign. Additional changes involved architectural, structural and exhibit rough-in items (window, mullion modifications, electric hand dryers, panic bars in service building, siding issues, steel modifications at clerestory, etc.).

Modification No. 2 was issued for \$237,162 and included the addition of a water storage tank on an easement obtained by the Park during construction. The addition of the water storage tank and appurtenances amounted to \$182,584.00. Modification No. 2 included the modification of the lighting system to auto dimming. The cost of changing the lighting amounted to \$27,998.00.

Modification No. 3 totaled \$37,611 and included the addition of exterior light fixtures in the RV parking area. The cost of adding the light fixtures amounted to \$21,000.00. Other items included modifications to duct, light fixtures, ceiling and flooring in the visitor center. The modification also included minor site work.

Modification No. 4 was issued in the amount of \$34,761. The major items included a change in restroom flooring, modification to window coverings, and ladder for new water tank.

Modification No. 5 totaled \$41,648 and included the addition of three additional exterior security cameras around the visitor center and exterior communication cabinet. The cost of the additional security camera's amounted to \$23,049.00 and cost associated with the cabinet was \$7,713.

Modification No. 6 was issued for \$8,980. The majority of the modification costs were for replacing translucent glass with clear glass adjacent to the sales area.

Modification No. 7 was issued in the amount of \$72,992 and included a revision in casework, modifications to landscaping, and window operators in the visitor center and comfort station. Additional items included duct work, and sump pump.

Modification No. 8 was a deductive modification to adjust final quantities. The contract amount was reduced by (\$4,836)

Total changes in the contract due to the 8 modifications amounted to \$498,960.00 or approximately 7.5 percent of the original construction cost.

Grant of easement deed recorded in book #209, page 422, in the office of the Clerk of Summers County Commission in West Virginia.

Final inspection was conducted on 18 July 2003 and substantial completion was on 01 August 2003.

No liquidated damages were assessed.

Limits of Project:

1730 – General Buildings

- 9,474 s.f. Visitor Center and Service Building, NPS Building No. 86378
- 1,120 s.f. Comfort Station, NPS Building No. 90719
- 1,196 s.f. Service Building, NPS Building No. 90718

1740.1 – Roads and Parkways

- 7,669 SY, Surfaced primary roads (Entrance road, and visitor parking)
- 731 SY, Surfaced secondary roads (Employee parking and service area)

1740.2 - Trails

- 1,400 SF Graded trails (gathering area)
- 14,520 SF Surfaced trails (10,100 SF concrete walkways, 4,420 SF stone pavers)

1740.7 – Utility Systems

- 30,000 GAL Welded Steel Water Storage Tank, 2,400 LF 6-inch PVC waterline, 3,600 LF 2-inch PE waterline
- 233 LF Sanitary Sewer
- 2350 LF Electrical (secondary)
- 270 LF Telephone

1740.8 – Grounds and Other Improvements

- 190 LF Treated Wood Guard Rail Fence
- 220 LF 8 Foot Vinyl Chain Link Fence with rolling vehicle gate and personnel gate

PROJECT PHOTOGRAPHS



Structural Steel at Visitor Center



Hydronic

Hydronic Heating System Rough-in



JUL 6 2002

Visitor Center Entry Elevation and Comfort Station



Multipurpose Room

Mechanical/Electrical Room



Terrazzo Tile in Exhibit Area and Information Desk



Metal Roofing at Comfort Station , Visitor Center, and Service Building



Water Reservoir



Completed Visitor Center