



VIEWS & VISIONS

A publication of Bowles Rice LLP

Winter 2019



Building a Future in West Virginia's Eastern Panhandle

James W. Dailey, II, Chairman
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James W. Dailey, II is Chairman of W. Harley Miller Contractors, Inc. and has led the company for nearly four decades in a wide array of building projects throughout the quad-state region of West Virginia, Maryland, Virginia and Pennsylvania.

Dailey currently serves as Commissioner of the West Virginia Higher Education Policy Commission, Director of the West Virginia Chamber of Commerce and member of the Building Code of Appeals Board for the City of Martinsburg.

He is Past President of the Associated Builders and Contractors, Cumberland Valley Chapter. He is a Past Chairman of the West Virginia University Board of Governors and a past appointee to the West Virginia State Building Commission. Dailey is a Past President of the Martinsburg-Berkeley County Chamber of Commerce.

Dailey served his state and country as a pilot with the 167th Airlift Wing of the West Virginia Air National Guard. He is recognized as a Distinguished Alumnus of Martinsburg High School. He completed his university studies in construction management.

Construction in the Eastern Panhandle of West Virginia has taken many shapes, forms and facets of delivery throughout its history. Currently, interstate and connector roads are being expanded to the north, south and east to accommodate a greater influx of traffic. The addition of several major manufacturers to the area has made reliable air and rail service more critical than ever before. And a growing population brings demand for new housing and lodging, modern educational facilities and dependable government services. All of this and more is taking place in the Eastern Panhandle.

Without question, people are the catalyst behind the area's growth and the increase in construction-related projects. For all forms of construction, there are necessary essentials, such as the availability of water, electricity, natural gas, fiber optics, sewage and storm water systems. The Eastern Panhandle is blessed with these essentials and more, all of which provide the capacity for expansion of its infrastructure.



**W. HARLEY MILLER
CONTRACTORS, INC.**
BUILDING PROFESSIONALS

In addition to new construction, the cities and towns of the Panhandle are undertaking a restoration and revitalization of a great many structures. As Chairman of W. Harley Miller Contractors, Inc., I'm proud to say that our company has had a hand in several such initiatives. Here are three examples of recent projects, two of which have been completed and one that is currently under construction.

Berkeley Springs High School Morgan County, West Virginia

- General contractor for the entire \$6 million, two-story project, including excavation, demolition, concrete, steel and all carpentry services.
- Complete and total renovation of the school's entire gymnasium, with new flooring, bleachers, locker rooms and storage areas as well as second floor educational classrooms and the addition of a new entrance to the facility.



Berkeley Springs High School Gymnasium



Martinsburg Police Department and Municipal Court

- New HVAC, plumbing, electrical and fire alarm systems as well as installation of a new data and communication system.
- In addition to the gymnasium, major renovations were performed in a separate two-story building and encompassed the same new mechanical, electrical, communication and data systems and associated finishes.

Martinsburg Police Department and Municipal Court Berkeley County, West Virginia

- General contractor for the entire \$11 million, three-story project, including excavation, demolition, concrete, steel and all carpentry services.
- Initial construction required the complete demolition, disposal and asbestos abatement of an existing three-story structure that encompassed nearly two-thirds of the footprint of the foundation for the new building.
- The new facility, scheduled to be completed in the summer of 2019, will share the adjoining lots with the City Hall of Martinsburg, creating a one-stop landscaped courtyard concept for residents who conduct business with city officials.
- Additional areas of operations will include security screening systems, holding cells, evidence processing and storage, squad room, interview rooms, records room, judge and magistrate chambers, jury conference room and more.



Bavarian Inn, dining, brew pub and patio addition



Bavarian Inn, Hunt Room renovation

Bavarian Inn Jefferson County, West Virginia

- General contractor for a three-story project, including excavation, demolition, concrete, steel and all carpentry services.
- Outlined significant site work, including landscaping and utility modifications.
- Major additions and connections for an additional dining room, as well as the construction of an on-site brewery.
- Complete renovation of the entire existing structure, including hotel reception, main dining and other guest facilities, all with new heating, cooling, plumbing, electrical, fire alarm, sound and security systems.



Bavarian Inn, new dining renovation

Commercial construction has had to remain fluid yet flexible in order to accommodate the needs of today's consumers. Preferences include thoughtful construction methods and materials, green construction techniques and energy saving systems that can be controlled from a smart phone, to name but a few. The end user can be extremely confident that the incorporation of these types of elements into a new facility saves valuable financial and energy resources while at the same time maintaining sound, safe and secure structures.

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Regional Development in the City of Wheeling and Upper Ohio Valley

Victor R. Greco

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permanent jobs and thousands of construction jobs have been created.

Public Private Partnerships

Through tremendous cooperation from the West Virginia Economic Development Authority, Regional Economic Development Partnership, Brooke-Hancock-Jefferson Metropolitan Planning Commission, Business Development Corporation of the Northern Panhandle and various towns along both sides of the river, many large-scale projects and future development opportunities abound. For instance, Orrick is one of the first Global Operations Centers that opened in Wheeling in 2002. It was the first global insourcing center within a major U.S. law firm. C-Foam, a carbon foam product company, is designed to meet growing demand for ultra-high-performance engineering materials in the military, industrial, aerospace and commercial product markets. Abandoned brownfields sites are now the center of attention for new development.

Higher Education

Though funding has been an enormous challenge, local colleges and universities remain a vital component to garner a path to advanced degrees. West Liberty University, West Virginia Northern Community College, Wheeling Jesuit University and Bethany College all offer valuable opportunities at affordable costs.

My wife and I returned to the Upper Ohio Valley 29 years ago to raise our children and to start a new business. We both grew up in Weirton, went off to school and eventually settled in Baltimore. At the time of our return, the city was marketing a renaissance designed to exploit the history, culture and industrial heritage of this place. Though it has taken time, diligent leadership and a spirited citizenry have brought this concept to fruition. The quality of the neighborhoods, schools, parks and culture built during the good times remain strong. Thus, pride has been restored and a good quality of life has been revived. ♪



Building a Future in West Virginia's Eastern Panhandle

James W. Dailey, II

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In all cases, it is the planning process that affords all parties the time to consider the financial requirements, the growth and expansion potential, phasing stages, infrastructure modifications and every other aspect of a major construction project. As the saying goes, failing to plan is planning to fail.

The Eastern Panhandle, with its expansive topography and abundance of utilities, transportation services, employment opportunities, schools and government services, continues to be the shining example of growth and development for families and businesses in our state. ♪



Redirecting Energy Dollars to Upgrade School Facilities

Jeremy Smith

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four buildings, this equates to an average of \$168,000 per year, per building, in wasted energy. Unfortunately, this is a common problem with new construction, because although energy-efficient design is code-regulated, there is very little incentive to follow the performance of the building after it is constructed and benchmark the energy usage unless a building owner chooses to do that themselves. Although some buildings in the state of West Virginia are performing well, the majority are not benchmarked and not actively managed to meet an energy benchmark metric.

Wrapping It All Up

The space on these pages is not enough to fully explain and discuss this large subject, but I hope I have clearly illustrated how Guaranteed Energy Savings Contracts are beneficial to building owners. When executed properly, it is truly a win-win for all involved by redirecting dollars being sent to the utility company back into the classroom. Furthermore, the mission of helping underfunded school districts and universities is truly rewarding work that my company finds great purpose and pride in executing. ♪



Public Private Partnerships: Tools for Constructing West Virginia's Economic Future

John R. "Rudy" Henley

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Connecting the efforts and capabilities of the full range of active participants, and making sure that silos don't inhibit opportunity, will be a good start. Such efforts are, by nature, long term. As the famed NFL coach Vince Lombardi said, "It's not the will to win, it's the will to prepare to win." ♪