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REPORT CARD FOR  
**WEST VIRGINIA'S**  
INFRASTRUCTURE

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### OVCEC Members Team Up on Exciting Award-Winning Residential Golf Simulator Project

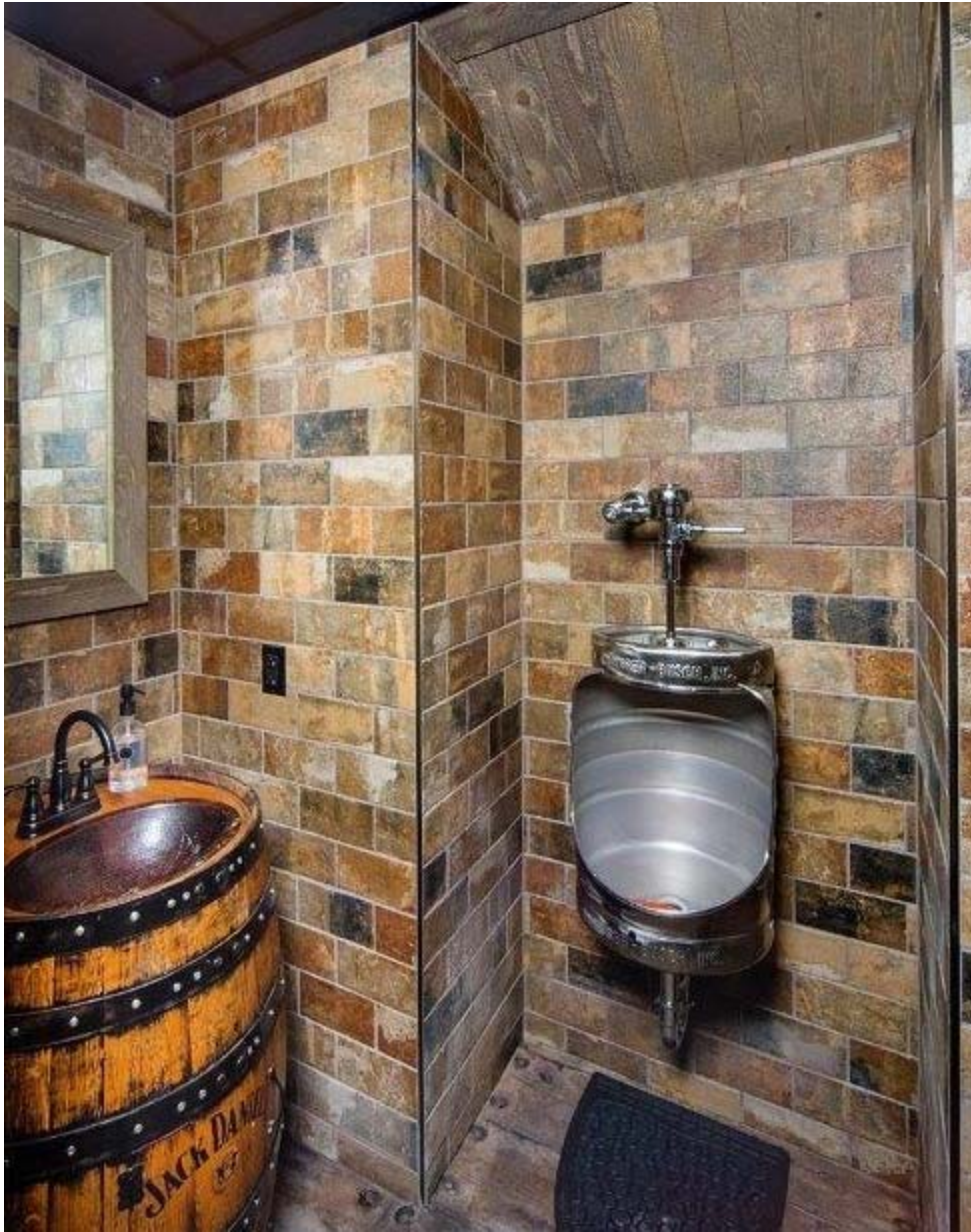
Led by the design work of Breisch & Crowley, LLC / [www.BCdesignbuild.com](http://www.BCdesignbuild.com), a team of OVCEC members has made the dream of one of their repeat clients a reality! Having worked together for years on multiple commercial projects for this owner, the team of BCdesignbuild and Jarvis, Downing & Emch, Inc. / JD&E were pleased to have the opportunity to work together on such a unique residential structure for their client. Jason Costello of JD&E knew who to call when the owner expressed an interest in creating a one-of-a-kind timber frame outbuilding at his home in Beaver Falls, PA.



Brad Breisch heads up the residential division of Breisch & Crowley and notes that they have a very close working relationship with Heavy Timber Truss & Frame. HTT&F is a specialty manufacturer of high end, custom timber frame structures. They are located in Elk View, WV (just 15 minutes away from Charleston) and have extensive experience in manufacturing as well as assisting with the building of unique timber frame buildings throughout the country. This exciting project includes a full sized golf simulator, a game room complete with arcade games and a 22' shuffle board table, a spectacular U-shaped bar with timber frame trusses above and a set of large glass doors that open onto a timber framed outdoor area like no other, including its own fire pit and putting green!



Jason Costello of JD&E worked closely with both Brad Breisch & Tim Crowley throughout the design process. After many meetings with the client and through the assistance of 3D rendering walk throughs, the design was chosen and the BCdesignbuild team started working on the construction documents. The Breisch & Crowley relationship with Heavy Timber Truss & Frame proved to be of great assistance in making the owner's vision come to life. The team designed and fabricated custom timber scissor trusses out of solid oak with a hand hewn texture for use inside the building. On the exterior, similar trusses were used and combined with posts, rafters and plate timbers made of solid Western Red Cedar. The roof of the structure is made with state-of-the-art and highly energy efficient 8 1/4" SIPs roof panels that have an insulation value of R-41. Seated at the custom concrete countertop U-shaped bar, you will find a one-of-a-kind wood carved sculpture of golfing great John Daly. JD&E and BCdesignbuild worked out every detail together, all the way down to the plumbing fixtures fashioned out of an old beer keg and a whiskey barrel!



The hard work of this team has recently been rewarded, as the project was just published in the national magazine THE BEST LOG & TIMBER HOMES OF THE YEAR - 2021. The reader-voters awarded it as BEST ACCESSORY BUILDING OF THE YEAR. The magazine noted the following: *“Not every timber frame building is a home. New this year, our reader-voters had the chance to take a peek at some of the coolest outbuildings around. This space is totally designed to kick back and party! Framed with rough-sawn cypress with a scissor truss bent and a structural insulated panel room system, the 16-foot-deep overhang is the gateway to a 1,296-square-foot man cave to end all man caves, boasting everything from a pro-grade U-shaped bar, multiple flat screens, an arcade and even a golf simulator.”*



The owner of the residential golf simulator facility, P.J. Latsko had the following to say about the teamwork of JD&E and BCdesignbuild: "We couldn't be more pleased with the design and the construction of all of the projects we have done and continue to do with BCdesignbuild and JD&E. This team repeatedly impresses us with their professionalism and can-do attitude. Their entire team works together very well and has completed numerous projects for us over the past several years. They always come through with exceptional results." Upon hearing that his fantastic golf simulator building had won Best Accessory Building of the Year, P.J. had an honest and simple reaction: "Wow, that's awesome!".

OVCEC Members that work on this project were:

Breisch & Crowley, LLC / [www.BCdesignbuild.com](http://www.BCdesignbuild.com) : Project Designers

Jarvis, Downing & Emch, Inc. / JD&E : General Contractor

American Plate Glass, Inc. : Window and Doors

Carpets by Jamison, LLC : Carpet and Flooring

N.F. Mansuetto & Sons, Inc. : Roofing