



Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

State of West Virginia
Contract

Order Date: 03-03-2023

CORRECT ORDER NUMBER MUST APPEAR
 ON ALL PACKAGES, INVOICES, AND
 SHIPPING PAPERS. QUESTIONS
 CONCERNING THIS ORDER SHOULD BE
 DIRECTED TO THE DEPARTMENT
 CONTACT.

Order Number:	CCT 0211 4004 GSD2000000020 6	Procurement Folder:	662743
Document Name:	EOI: Building Four Renovations	Reason for Modification:	Change Order 5 To Increase the Contract
Document Description:	EOI: Building Four Renovations		
Procurement Type:	Central Contract - Fixed Amt		
Buyer Name:	Melissa Pettrey		
Telephone:	(304) 558-0094		
Email:	melissa.k.pettrey@wv.gov		
Shipping Method:	Best Way	Effective Start Date:	2020-04-24
Free on Board:	FOB Dest, Freight Prepaid	Effective End Date:	2023-04-23

VENDOR				DEPARTMENT CONTACT	
Vendor Customer Code:	000000160802			Requestor Name:	Robert P Kilpatrick
PERFIDO WEISKOPF WAGSTAFF + GOETTEL LLC				Requestor Phone:	304-352-5491
408 BLVD OF THE ALLIES				Requestor Email:	robert.p.kilpatrick@wv.gov
PITTSBURGH	PA	152191301		<div style="font-size: 2em; font-weight: bold;">23</div> FILE LOCATION _____	
US					
Vendor Contact Phone:	412-391-2884	Extension:	232		
Discount Details:					
	Discount Allowed	Discount Percentage	Discount Days		
#1	No	0.0000	0		
#2	Not Entered				
#3	Not Entered				
#4	Not Entered				

INVOICE TO	SHIP TO
DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION 103 MICHIGAN AVENUE CHARLESTON WV 25305 US	DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION BLDG 4 112 CALIFORNIA AVE CHARLESTON WV 25305 US

3-6-23 BAT

Total Order Amount:	\$2,111,828.75
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Purchasing Division's File Copy

ENTERED

MKP 03/06/2023

PURCHASING DIVISION AUTHORIZATION DATE: <i>Tina H [Signature] 3/6/2023</i> ELECTRONIC SIGNATURE ON FILE	ATTORNEY GENERAL APPROVAL AS TO FORM DATE: <i>John S. [Signature]</i> ELECTRONIC SIGNATURE ON FILE	ENCUMBRANCE CERTIFICATION DATE: <i>[Signature] 3/10/2023</i> ELECTRONIC SIGNATURE ON FILE
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3/7/2023

Extended Description:

Change Order

Change Order No. 5 is issued to increase the original contract according to all terms, conditions, prices and specifications contained in the original contract including all authorized change orders.

Original Contract Amount: \$1,978,000.00
 Change Order 2: \$ 30,604.00
 Change Order 4: \$ 45,137.50
 Change Order 5 Increase Request: \$ 58,087.25
 New Contract Amount: \$2,111,828.75

No other changes.

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
1	81101508	0.00000		0.000000	\$2,008,604.00
Service From	Service To	Manufacturer	Model No		
2020-04-24	2023-04-23				

Commodity Line Description: A/E Svcs: Building Four Renovations Project

Extended Description:

A/E Services: Building Four Renovations Project

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
2	81101508	0.00000		0.000000	\$45,137.50
Service From	Service To	Manufacturer	Model No		
2020-04-24	2023-04-23				

Commodity Line Description: Change Order 4

Extended Description:

A/E Services: Building Four Renovations Project

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
3	81101508	0.00000		0.000000	\$58,087.25
Service From	Service To	Manufacturer	Model No		
2020-04-24	2023-04-23				

Commodity Line Description: Change Order 5

Extended Description:

A/E Services: Building Four Renovations Project



STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
GENERAL SERVICES DIVISION
State Capitol
Charleston, West Virginia 25305

Mark D. Scott
Cabinet Secretary

Bill Barry
Director

MEMORANDUM

To: Melissa Pettrey, Senior Buyer, State Purchasing Division

From: James Jones, Procurement Administrator, General Services Division *James R Jones*

Date: February 6, 2023

Ref: GSD662743, Change Order #5 Justification

*O.K.
W. Jones
03/03/23*

Melissa:

Please allow this memorandum to serve as written explanation and justification for our request for Change Order #4 to increase CCT 0211 GSD2000000020, with Perfido Weiskopf Wagstaff & Goettel (PWWG), for the Building 4 Renovations Project (Part 3), in the amount of \$58,087.25, to a new contract total of \$2,093,991.50 per the attached documentation and the explanation given below.

We are requesting an increase of \$58,087.25, to cover Additional Services to address changes to the existing construction contracts to deal with underground steam distribution lines that had previously, and are currently feeding Building 4. Efforts were undertaken by the Agency to design and bid a contract, through Agency designed specifications, to relocate an existing High Pressure Condensate Station in Building 4 to the basement of Building 1 (CRFQ GSD22*047). The Agency had anticipated awarding and completing this work prior to the start of the renovation contract for Building 4. Bids received for that effort were nearly double the estimated cost for the project estimate of \$90,000, with maximum budget of \$180,000.00; actual bid was \$275,850.00). That solicitation would have allowed for work to be completed prior to this renovation project commencing. With the commencement of the renovations project, it is in the best interest of the State, to have this work designed and incorporated into the existing renovations. Another portion of this change order request pertains to design services to renovate existing designs to accommodate tenant needs.

As part of this existing contract to renovate Building 4, we are taking the Building off of the existing Campus Steam system, and installing stand-alone boiler systems for heating. This additional work will allow the Agency to have the existing Condensate station dismantled, and relocated into Building 1 in order to maintain the existing Campus steam distribution system. This will also allow for the opportunity to deactivate the steam system lines feeding Building 4, and allow for those lines to be filled with grout to reduce the risk of issues with abandoned lines collapsing in the future.

Original Contract Amount	=	\$1,978,000.00
Change Order 1	=	\$ 30,604.00
Change Order 4	=	\$ 45,137.50
Change Order 5 Increase Request	=	\$ 58,087.25
Revised Contract Amount	=	\$2,111,828.75

The net change to-date to this contract, by change order, including this request, is \$115,991.50, or 6.77% of the original contract award value.

If you have any questions or need additional information, please feel free to contact me via email at James.R.Jones@wv.gov or by phone at (304) 352-5517.

~~February 10, 2023~~ revised February 13, 2023

Scot Casdorff
Architecture & Engineering Manager
WV Department of Administration
General Services Division
112 California Avenue,
Charleston, WV 25305

RE: #22010.00 West Virginia Building Four Renovations
Change Order for Additional Services – DNR 2nd and 3rd Floor Revisions

Dear Scot,

As previously discussed, the Consolidated Public Retirement Board has opted out of the tenant space in Bldg 4 (floors 1, 2 & 3) and will be replaced with the Department of Natural Resources (DNR) per the attached email dated November 21, 2022. See Attachment 1.

Based on this email, PWWG will revise the second and third-floor office layouts to reflect the DNR marked-up PDFs. This will include the following:

- Reviewing all tenant comments noted in the attached email (Attachment 1).
- Revising the second and third-floor plans per the tenant's comments.
- PWWG to issue the approved plan changes to Capitol Business Interiors to revise their furniture layouts.
- Once CBI is finished with the furniture layouts, PWWG will forward the layouts to our consultant, NV5, to review and revise A/V and Security infrastructure drawings, and Tower Engineering, to revise their MEP/FP drawings.
- Once plan changes are finalized, PWWG will issue a coordinated set of revised drawings noted as "Bulletin 1" to Swope Construction. See Attachment 2 for the anticipated list of revised drawings.

Additional Service for DNR 2nd and 3rd Floor Revisions

Based on the preceding information, we proposed a lump sum fee of \$17,837.25, which we understand will be a change order to the existing contract. This fee consists of the following:

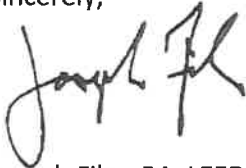
Scot Casdorff
General Services Division
~~February 10, 2023~~ revised February 13, 2023
PAGE 2 OF 2

NV5		$\$3,500.00 \times 1.15 =$	\$ 4,025.00
Tower Engineering		$\$4,300.00 \times 1.15 =$	\$4,945.00
PWWG Sr. Associate	@ \$ 139.00* / hour	25.5 hours	\$ 3,544.00
PWWG Associate	@ \$ 107.00* / hour	49.75 hours	\$ 5,323.25
Total			\$ 17,837.25

*2023 PWWG hourly rates per original contract

If you have any questions or require additional information, please don't hesitate to call or email me.

Sincerely,



Joseph Filar, RA, LEED AP
Senior Associate

cc: Robert P. Kilpatrick – General Services
Kari Dean – General Services
Anthony Pitassi – Perfido Weiskopf Wagstaff + Goettel
Maria Swarts – Perfido Weiskopf Wagstaff + Goettel

Via Email
2 pages + Attachments (6 pages)
2023-02-13_WVGSD B4_ADD'L FEE_DNR Revisions R2

January 24, 2023

Scot Casdorph
Architecture & Engineering Manager
WV Department of Administration
General Services Division
112 California Avenue,
Charleston, WV 25305

RE: #22010.00 West Virginia Building Four Renovations
Change Order for Additional Services – Steam Isolation and relocation of select components B-4

Dear Scot,

This request for Additional Services follows from a recent email from GSD-Patrick O’Neill, initiating a Change Order request by the Owner requesting the isolation from steam at Building 4 to include the relocation of the flash tank, and install associated piping underground in the Capitol grounds.

This work was intended to be accomplished under another project that was cancelled. GSD’s direction now is to install a more efficient heating system with 95% efficient boilers located within each location on campus and start decommissioning the underground steam distribution system. This project was under the scope and design of ZDS.

Due to the long duration of this scope of work, GSD desires to isolate within MH-2 all lines serving building 4 and to include extending the HPC lines into building 1 and introduce the condensate after pressure is reduced into the condensate system of building 1 where it will be recycled to the main boilers.

PWWG will contract with ZDS Design/Consulting in accordance with this request and as outlined in Patrick’s email, dated 01/12/23; see Attachment 1. The scope of work is described in ZDS proposal letter dated 12/14/22; see Attachment 2.

Based on this scope of work, PWWG will coordinate with ZDS and GSD to provide construction documents in a request for change proposal to the General Contractor (Swope) for pricing.

Additional Service for Programming Modifications

We have enclosed a copy of ZDS’s proposal dated July 30, 2022, for your reference. The proposed fee for these additional services is a lump sum cost of \$40,250.00.

Scot Casdorff
General Services Division
January 24, 2021
PAGE 2 OF 2

ZDS Design / Consulting Fee		\$35,000.00
Including PWWG Mark-Up @ 15%	\$35,000 x 1.15 =	\$40,250.00

If you have any questions or require additional information, please don't hesitate to call or email me.

Sincerely,



Anthony L. Pitassi, AIA, NCARB, LEED AP
Managing Principal

cc: Robert P. Kilpatrick – General Services
Patrick O'Neill – General Services
Joe Filar – Perfido Weiskopf Wagstaff + Goettel
Maria Swarts – Perfido Weiskopf Wagstaff + Goettel

Via Email
2 pages + 2 attachments 3 pages
2021-01-24_WVGSD B4_ADD'L FEE_Steam Isolation B4.docx

Anthony Pitassi

From: O'Neill, Patrick S <patrick.s.oneill@wv.gov>
Sent: Thursday, January 12, 2023 1:46 PM
To: Anthony Pitassi; Joseph Filar; Todd Zachwieja; Ted Zachwieja III; Amy Price; Kari Dean
Subject: Steam Isolation and relocation of select components B-4

Folks,

We at GSD are requesting the isolation from steam at building 4 to include the relocation of the flash tank, and install associated piping underground in the Capitol grounds.

This work was intended to be accomplished under another project that was cancelled. Our direction now is to install a more efficient heating system with 95% efficient boilers located within each location on campus and start decommissioning the underground steam distribution system. This project was under the scope and design of ZDS. Due to the long duration of this scope of work, we need to isolate within MH-2 all lines serving building 4 and to include extending the HPC lines into building 1 and introduce the condensate after pressure is reduced into the condensate system of building 1 where it will be recycled to the main boilers.

Any Questions please comment on this email. This is the initiation of a Change Order request by the Owner.

Best Regards,
Patrick O'Neill

Building Project Management Specialist

General Services Division – Engineering Section

Building 6, Room B030

1900 Kanawha Blvd. S.E.

Charleston, WV 25305

Email: Patrick.S.ONeill@wv.gov

304-352-5514 office

304-380-5829 mobile



EXHIBIT B

An Agreement for the Provision of Limited Professional Consulting Services

Client (referred to as "Prime" or PWWG):	Consultant (referred to as ZDS or Consultant):
Perfido Weiskopf Wagstaff + Goettel (PWWG)	ZDS Design/Consulting Services
408 Boulevard of the Allies	135 Corporate Center Drive, Suite 532
Pittsburgh, PA 15219	Scott Depot, WV 25560
Phone: (412) 400-3626	Phone: (304) 755-0075
E-mail: jfilar@pwwgarch.com	E-mail: Todd.Zachwieja@ZDSDesign.com
	Date: December 14, 2022
<p>Project Name and Primes Client: Building #4 Steam Disconnect Change Order for the WV General Services Division, 103 Michigan Ave, Charleston, WV 25311. Project located on the West Virginia Capitol Complex, located at 1900 Kanawha Blvd. East, Charleston, WV 25301, specifically the area between Manhole #2 located off the northeast end of Building #1 on the site and the basement of the east wing of Building #1 mechanical room.</p>	
<p>Procurement Method for Construction: Single Prime under contract Swope Construction Company, 100 Price Industrial Lane, Huntington, WV 25705</p>	

Limited Scope of Services: The project entails preparing construction documents to issue a change order for construction work to be executed under the current Prime Contractors contract as part of the Building #4 Renovations. Coordinating the scope under the direction of the OWNER for cutting off the steam supply to Building #4 from the Campus site. The construction activities are to occur during the heating plant shutdown in 2023 and to be functionally complete before the October 2023, heating plant startup. Other MEP services (not identified in the scope below) that become necessary or as directed by PWWG/Owner will be billed accordingly as mutually agreed upon.

1. Up to two (2) meetings (e-meetings acceptable) for review of the progress on findings, discussions and direction from the OWNER including working through PWWG on how to proceed with the preparation of the construction change order documents, based on construction period occurring during the 2023 heating plant shut-down.
2. Perform field investigations and review available information on the existing conditions for the proposed removal of the existing high-pressure steam (HPS), pumped condensate (CDR) and high-pressure condensate (CDR-HP) from Manhole #2 serving Building #4 while redirecting the high-pressure condensate from Manhole #2 to adjacent Building #1. Meet with OWNER to discuss findings and options for the design.
3. Evaluate the extent of steam systems to be demolished in the basement of Building #1 including the impact on condensate receiving pumps/tank and steam piping within the basement of Bldg. #1. Determine how to address the existing underground steam and pumped condensate leaving Manhole #2 connecting to campus steam distribution system (i.e., abandon in place and fill abandoned lines, removal, extent of removal, etc.) including its leaving points from vault.
4. Develop documents for demolition and construction Work including piping, valves, insulation, and related Work associated with the renovations. Show available site utility information impacting proposed work between Manhole #2 and Building #1 including along the proposed route for underground insulated piping system into area preapproved by Owner.
5. Design modification within Manhole #2 for the existing 8" HPS and 6" PCDR serving Building #4 to be removed from service within the Manhole. Consider option from the Contractors to grout the abandoned piping in locations decided by the Owner.
6. The design shall include relocating the existing flash tank from Building #4 into the basement of Bldg. #1 with the condensate tied into the existing condensate pumping system within Building #1. Evaluate pumping stations to receive condensate so it may be returned back to the central steam plant. Venting of the flash tank to the outside in the well area of the east wing of the basement of Bldg. #1 is acceptable to the Owner.
7. Work is based on all asbestos removed by OWNER to permit contractor to perform the work where applicable. Currently asbestos exists in the basement of Bldg. #1 and the goal is to find a way to minimize impact on any existing asbestos.

EXHIBIT B

8. Design associated piping to eliminate the high-pressure condensate from the existing Manhole #2 going to Building #4 so it can be diverted to the east wing basement mechanical room in Building #1. The Contractor will be instructed to carefully disconnect and remove the existing flash tank within Building #4 for reuse in Bldg. #1.
9. Excludes any work with the existing building automation system (BAS).
10. Provide construction documents for executing the change order to Building #4 project. All documents will be provided electronically (i.e., PDF). All fees or costs for the review of the design, by the State Fire Marshal or any other agency, shall be paid for directly by the OWNER.
11. Provide Construction Administration services that include up to (2) site visits during the construction which includes Construction Observation reports and provide project updates (via e-mail is acceptable). Review submittals/shop drawings for compliance with the Construction Documents.

Fee arrangement: Lump sum fee of \$35,000 based on 85% for the Construction documents Phase and 15% for construction phase with all work anticipated to be completed in 2023.

Term: The services are initially twelve (12) months of the date of this agreement. This Agreement may be extended for additional time when mutually agreed between both parties in writing.

PWWG Designated Representative, Title	Consultants Designated Representative, Title
Joseph Filar, Project Architect	Mr. Todd Zachwieja, PE, CEO, Principal
408 Boulevard of the Allies	135 Corporate Center Drive, Suite 532,
Pittsburgh, PA 15219	Scott Depot, WV 25560
Office Phone: (412) 400-3626	Office Phone (304) 755-0075
Mobile:	Mobile: (304) 544-4550
E-mail: jfilar@pwwgarch.com	E-mail: Todd.Zachwieja@ZDSDesign.com

Invoicing Instructions: All Consultants invoices shall be e-mailed directly to Joseph Filar at jfilar@pwwgarch.com.

<p>Offered By:</p> <p style="text-align: center;">Signature</p> <p style="text-align: center;">Printed Name and Title</p> <p style="text-align: center;">Todd A. Zachwieja, Principal, CEO</p>	<p>Accepted by:</p> <p style="text-align: center;">Signature indicates the authority to bind the company to the terms herein</p> <p style="text-align: center;">Printed Name and Title</p> <p style="text-align: center;">Perfido Weiskopf Wagstaff + Goettel (PWWG)</p>
ZDS Design/Consulting Services	Perfido Weiskopf Wagstaff + Goettel (PWWG)

ATTACHMENT 2

- BULLETIN NO. 1 – DNR 2nd & 3rd Floor Revisions, will include, but not be limited to the following revised drawings:
 - A-100 – FIRST FLOOR PLAN
 - A-102 SECOND FLOOR PLAN - DEPT. NATURAL RESOURCES
 - A-102C SECOND FLOOR REFLECTED CEILING PLAN
 - A-102FF SECOND FLOOR FINISH & FURNITURE PLAN
 - A-103 THIRD FLOOR PLAN - DEPT. NATURAL RESOURCES
 - A-103C THIRD FLOOR REFLECTED CEILING PLAN
 - A-103FF THIRD FLOOR FINISH & FURNITURE PLAN
 - A-622 DOOR SCHEDULE & FINISH SCHEDULE
 - FP202 SECOND FLOOR FIRE PROTECTION PLAN
 - FP203 THIRD FLOOR FIRE PROTECTION PLAN
 - P-102 SECOND FLOOR PLUMBING PLAN
 - P-103 THIRD FLOOR PLUMBING PLAN
 - H202 SECOND FLOOR HVAC PLAN
 - H203 THIRD FLOOR HVAC PLAN
 - H404 HOT WATER PIPING
 - H405 COLD WATER PIPING
 - H50X HVAC SCHEDULE(S)
 - EL-102 SECOND FLOOR LIGHTING PLAN
 - EL-103 THIRD FLOOR LIGHTING PLAN
 - EP-102 SECOND FLOOR POWER & SYSTEMS PLAN
 - EP-103 THIRD FLOOR POWER & SYSTEMS PLAN
 - EP-30X PANELBOARD SCHEDULE(S)
 - T-102 TECHNOLOGY SECOND FLOOR PLAN
 - T-102C TECHNOLOGY SECOND FLOOR REFLECTED CEILING PLAN
 - T-103 TECHNOLOGY THIRD FLOOR PLAN
 - T-103C TECHNOLOGY THIRD FLOOR REFLECTED CEILING PLAN
 - T-302 TELECOM SECOND FLOOR PLAN
 - T-303 TELECOM THIRD FLOOR PLAN
 - T-701 TECHNOLOGY INFRASTRUCTURE ELEVATIONS
 - Y-001 SECURITY SYMBOLS LEGEND, NOTES, AND SCHEDULES
 - Y-102 SECURITY SECOND FLOOR PLAN
 - Y-103 SECURITY THIRD FLOOR PLAN