

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

State of West Virginia Contract

Order Date: 01-13-2025

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 4074 GSD2500000007 2 **Procurement Folder: Document Name:** 1464651 Building 74 Design Renovations Project Reason for Modification: **Document Description:** Building 74 Design Renovations Project Change Order 1 To increase the contract. **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:** 2024-09-12 Free on Board: **Effective End Date:**

| | | VENDOR | 1111 | | | DEDARTHEN CONTRACT | |
|-----------------------------------|--|--|------------------|----------------|---|---|--|
| CHA PO E SAIN US Vend | dor Customer Code: PMAN TECHNICAL GF 3OX 1355 IT ALBANS for Contact Phone: ount Details: | 000000207246 ROUP LTD 859-223-3999 | WV Extension: | 251771355 : | Requestor Name: Requestor Phone: Requestor Email: | Richard Scot Casdorph 304-957-7145 scot.r.casdorph@wv.gov | |
| | Discount Allowed | Discount Perce | ntage [| Discount Days | FILE | LOCATION | |
| #1 | No | 0.0000 | 0 | | - | | |
| ‡2 | Not Entered | | | | | | |
| # 3 | Not Entered | | | | - | | |
| 4 | Not Entered | | | | -1 | | |

| INVOICE TO | | SHIP TO | | |
|---|----------|---|----------|--|
| DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION 03 MICHIGAN AVENUE | | DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION BLDG 74 PLAZA FOUR | | |
| CHARLESTON | WV 25305 | 318-324 4TH AVE SOUTH CHARLESTON | WV 25303 | |
| JS O O | 1-75 | us | | |

CR 2-11-25

Total Order Amount: \$426,895.00

Purchasing Division's File Copy

PURCHASING DIVISION AUTHORIZATION

ATTORNEY GENERAL APPROVAL AS TO FORM

ENCUMBRANCE CERTIFICATION

DATE:

ELECTRONIC SIGNATURE ON FILE

RONIC SIGNATURE ON FI

DATE:

ELECTRONIC SIGNATURE ON FILE

Date Printed: Feb 10, 2025

Order Number:

CCT 0211 4074 GSD2500000007 2

Page: 1

FORM ID: WV-PRC-CCT-002 2020/05

Extended Description:

Change Order

Change Order No. 1 is issued to increase the original contract to adjust contract deliverables due to Agency request for multiple bid packages and inclusion of elevator modernization, according to all terms, conditions, prices, and specifications contained in the original contract including all authorized change orders.

Effective date of change: January 10, 2025

Original Contract Price: \$340,000.00 Change Order 1 increase: \$86,895.00 New Contract Price: \$426,895.00

No other changes.

| Line | Commodity Code | Quantity | Unit | Unit Price | Total Price |
|--------------|----------------|--------------|------|------------|--------------|
| 1 | 81101508 | 0.00000 | | 0.000000 | |
| Service From | Service To | Manufacturer | | Model No | \$340,000.00 |
| 2024-09-12 | 2026-12-31 | | | Model NO | |

Commodity Line Description:

Architectural engineering

Extended Description:

Building 74 Design Renovations Project

| Line | Commodity Code | Quantity | Unit | Unit Price | Total Price |
|--------------|----------------|--------------|------|------------|-------------|
| 2 | 81101508 | 0.00000 | | 0.000000 | \$86.895.00 |
| Service From | Service To | Manufacturer | | Model No | \$00,093.00 |
| 2024-09-12 | 2026-12-31 | | | model 140 | |

Commodity Line Description:

Change Order 1 - Phase 1 designs & elevator modernization

Extended Description:

Building 74 Design Renovations Project - Phase 1 designs & elevator modernization

Date Printed: Feb 10, 2025

Order Number: CCT 0211 4074 GSD2500000007 2

Page: 2

FORM ID: WV-PRC-CCT-002 2020/05



Chapman Technical Group

a division of GRW January 10, 2025

Kari J. Westfall
Construction Project Manager
General Services Division
Building 4, Fifth Floor
112 California Avenue
Charleston, West Virginia 25305

200 Sixth Avenue Saint Albans, WV 25177

304.727.5501

Buckhannon, WV Lexington, KY

www.chaptech.com

Re: Building 74 Renovation

Dear Ms. Westfall:

Chapman Technical Group was requested to break out a separate construction package for the Building 74 renovation to include demolition and window replacement. This will require additional design services to create and coordinate the separate package; additional bidding phase services; and additional construction phase services. We have also been asked to add the elevator replacement to our services and we will need to include an elevator consultant. Additional structural engineering will also be required.

We have estimated our additional fees on the attached fee summary document. The elevator consultant fees are indicated with a 15% markup. Chapman Technical Group requests a modification to our Agreement in the amount of \$86,895.00. Please let me know what additional documentation you may need to process this modification.

Sincerely,

CHAPMAN TECHNICAL GROUP

Senior Vice President

Chapman Technical Group Building 74 Fee Modificaion Worksheet January 10, 2025

| Classification | Bill rate | Hours | Task Costs | | Total |
|--|-----------|-------|--------------|----|-----------|
| Additional Contract Preparation | | | | | |
| Engineer VI (mechanical/electrical) | A 444 44 | | | | |
| Engineer VI (structural for elevator) | \$ 160.00 | | \$ 2,560.00 |) | |
| Architect V | \$ 160.00 | | \$ 12,800.00 |) | |
| CADD Tech IV | \$ 140.00 | 40 | / | | |
| | \$ 85.00 | 80 | \$ 6,800.00 | | |
| Administrative Assistant II | \$ 70.00 | 16 | \$ 1,120.00 | | |
| Task Total | | | \$ 28,880.00 | \$ | 28,880.00 |
| Additional Bidding Phase Service | | | | | |
| Architect V | Ć 140.00 | | , | | |
| CADD Tech IV | \$ 140.00 | 16 | \$ 2,240.00 | | |
| Administrative Assistant II | \$ 85.00 | 8 | \$ 680.00 | | |
| Tommistrative Assistant II | \$ 70.00 | 8 | \$ 560.00 | | |
| Fask Total | | | \$ 3,480.00 | \$ | 3,480.00 |
| Additional Construction Phase Services | | | | | |
| ngineer VI (structural for elevator) | \$ 160.00 | 16 | \$ 2,560,00 | | |
| rchitect V | \$ 140.00 | 80 | | | |
| ADD Tech IV | \$ 85.00 | | | | |
| dministrative Assistant II | \$ 70.00 | | | | |
| | \$ 70.00 | 16 | \$ 1,120.00 | | |
| ask Total | | | \$ 16,240.00 | \$ | 16,240.00 |
| levator Consultant | | | | \$ | 38,295.00 |
| otal Fee Adjustment | | | | | , |
| ла гее Аијизттелт | | | | \$ | 86,895.00 |

Elevator Consulting Group 13136 W. Lyric Drive Sun City West, AZ 85375

16 Madison Square West – 12th Floor New York, NY 10010

November 12, 2024

Mr. Joe Bird Senior Vice President Chapman Technical Group 200 Sixth Aveune Saint Albans, WV 25177

via email jbird@chaptech.com

RE:

West Virginia State Building 74 – Elevator Replacement

Subject:

Vertical Transportation Consulting Proposal

Dear Mr. Bird:

In response to your invitation we thank you for the opportunity to submit our proposal for the above-referenced project. We believe SKA Elevator Consulting Group is uniquely qualified to provide vertical transportation consulting services to meet the scope and magnitude of this project and we look forward to working with you on it.

I. PROJECT SCOPE:

The project consists of the design and construction of the complete replacement of the existing 3-stop in-ground hydraulic elevator with a new larger twin-post holeless hydraulic elevator in the building renovation located at 318 4th Avenue, South Charleston, WV.

II. SCOPE OF SERVICES:

A. DESIGN DEVELOPMENT PHASE:

1. Architectural Assistance

- a. Provide design and dimensional information and details utilizing 8.5 x 11 paper format and electronically via AutoCAD .dwg and .pdf files showing general equipment layout, shaft and machine room space of the elevator.
- Provide design information for the interface of the elevator system with the other engineering disciplines, such as HVAC, electrical, plumbing and structural.
- 2. Specifications: Provide preliminary specifications describing the system selected in sufficient detail so that all aspects of the transportation system can be studied and resolved prior to preparation of contract documents.
- 3. Design Meetings: Attend design coordination meetings as requested to finalize the elevator core and machine room details.

Phone: 623-594-9326 Fax: 623-594-9726

B. CONSTRUCTION DOCUMENT AND BIDDING PHASE:

1. Architectural Assistance:

- a. Provide final design and dimensional information and details utilizing 8.5 x
 11 paper format and electronically via AutoCAD .dwg and .pdf files showing general equipment layout, shaft and machine room space of the elevator.
- b. Review AE's working drawings related to vertical transportation core areas and details as requested.
- c. Establish with the AE the design and detail of elevator cab, entrances and operating fixtures, all considerations of the life safety program and other details which will be covered in the specifications.

2. Contract Specifications:

- a. Provide detailed performance type specifications suitable for obtaining competitive bids from qualified companies.
- b. Identify Owner preferred third-party non-priority equipment.

3. Architectural Assistance:

- a. Provide final version of 8.5 x 11 design details in booklet form.
- b. Assist with any questions which may arise during the bidding process pertaining to the Contract Documents.
- c. Assist in preparation of bulletin or addendum documents.
- 4. Contractor Interface: Respond to all contractor RFI's.
- 5. Bid Evaluation: Analyze the elevator bids and provide a written report and recommendation of contract award.
- 6. Bid Review Meeting: If requested, attend bid review and award meetings to meet with the Owner and the Construction Manager to review selected tenders and make recommendations for the award.

C. CONSTRUCTION AND CONTRACT ADMINISTRATION:

- 1. Shop Drawings: Review elevator contractor's submittals such as shop drawings, product data and other submissions for the purpose of checking for conformance with the design concept expressed in the contract documents. Comments for appropriate action will be made and then returned to the AE for final action.
- 2. Construction Meetings: Attend construction coordination meetings as required with the Construction Manager, AE and Elevator Subcontractor to facilitate the approval and submittal process.

- 3. Periodic Observations: Make one (1) site visit to become generally familiar with the progress and quality of the work completed to date. Determine in general if the work is being performed in a manner indicating that the work, when completed, will be in accordance with the contract documents.
- 4. Final Review: Make one (1) final site visit upon completion to check performance standards and conduct tests to determine if the vertical transportation equipment complies with the contract performance requirements. A written report covering the measured performance and any itemized deficiencies will be issued.
- 5. Make one (1) final visit to verify completion of the punchlist, Should all items not be rectified further site visits will be considered Additional Services.
- 6. *Close-out:* Review all contract close-out documents including but not limited to asbuilt drawings, maintenance and parts manuals.

III. COMPENSATION:

- A. We will be compensated for our services for the project design and construction phase services work on the following basis:
 - 1. Our lump sum fee for all vertical transportation services detailed herein above will be Thirty Thousand dollars (\$30,00.00).
 - 2. The above fee will be for accomplishing the necessary work once. When significant revisions or changes to such work are necessary, the fee will be adjusted as per Paragraph D below.
 - 3. The lump sum fees quoted hereinabove shall apply through the duration of the project.
 - 4. We will be paid for the work completed during each phase, based on the following breakdown:

| a. | Design Development Phase: | \$9,000.00 |
|----|------------------------------------|-------------|
| b. | Construction Documents Phase: | \$6,000.00 |
| c. | Bidding and Negotiation Phase: | \$3,000.00 |
| d. | Construction Administration Phase: | \$12,000.00 |

- B. Billing and Payments: Work will be billed monthly based on the percentage completed of the phases above and shall be payable and due within 30 days of billing date.
- C. Reimbursable Expenses: We shall be reimbursed at direct costs incurred should the occasion arise and we have obtained approval in advance.
 - 1. Transportation and living expenses in connection with out-of-town travel, estimated Not-to-Exceed \$3,300.00.
 - 2. Expense of additional insurance coverage or limits requested by the Owner in excess of that normally carried by the Consultant.

D. Additional Services: Should additional services beyond the scope of Basic Services outlined above be needed or, should the Project Scope change materially, extra work will be billed on an hourly basis or a separate fixed fee will be established and an agreement for additional services executed. Our present hourly rates are:

Principals: \$395 Associates: \$250

- E. This proposal is subject to the attached terms and conditions.
- F. If this proposal is acceptable to you, please indicate the same by signing below.

Sincerely,

Steve Kinnaman & Associates LLC dba: SKA Elevator Consulting Group

Steve Kinnaman

Steve Kinnaman Principal/CEO

| | ACCEPTED FOR: |
|--|---------------|
| COMPANY NAME STREET ADDRESS | |
| CITY, STATE ZIP AUTHORIZED SIGNATURE | X |
| NAME | |
| TITLE | |
| DATE | |



STATE OF WEST VIRGINIA **DEPARTMENT OF ADMINISTRATION**

GENERAL SERVICES DIVISION

State Capitol Charleston, West Virginia 25305

Eric L. Householder **Cabinet Secretary**

Bob Kilpatrick Acting Director

<u>MEMORANDUM</u>

To:

Melissa Pettrey, Senior Buyer, State Purchasing Division

From:

Jamie Jones, Procurement Administrator, General Services Division James K James

Date:

January 13, 2025

Ref:

CCT GSD2500000007 EOI: Building 74 Design Renovations Project

Melissa:

Please allow this memorandum to serve as written explanation and justification for our request for Change Order #1 to increase CCT GSD2500000007, with Chapman Technical Group, for the Building 74 Design Renovations Project, per the attached documentation and the explanation given below.

The Agency has requested that the Vendor contract for services to aid in elevator modernization at this location (in response to the assessment and recommendations from a separate contract), as well as to adjust from a single bid package to multiple packages. The request for multiple packages is to begin renovations to commence work for a new tenant to be able to move into the building in 2026.

Original Contract Price:

\$ 340,000.00

Change Order 1 (increase): \$86,895.00

New Contract Total:

Telephone: (304) 558-2317

\$ 426,895.00

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



Fwd: CCT GSD25*0007 Bldg. 74 Design Renovations Project CO1

1 message

Pettrey, arcMelissa K <arcmelissa.k.pettrey@wv.gov> To: Tara L Lyle <tara.l.lyle@wv.gov>

Thu, Jan 30, 2025 at 8:44 AM

----- Forwarded message ---

From: Jones, James R <james.r.jones@wv.gov>

Date: Mon, Jan 13, 2025 at 2:06 PM

Subject: CCT GSD25*0007 Bldg. 74 Design Renovations Project CO1

To: Melissa K Pettrey <melissa.k.pettrey@wv.gov>

Cc: Tara L Lyle <tara.l.lyle@wv.gov>

Melissa,

I'm submitting Change Order No. 1 into workflow for the subject contract. We've requested a couple of modifications from the original contract which required additional time from the Vendor. We went from being able to delay for a single construction project, to requesting multiple bid packages. Also, we've asked the vendor to include elevator modernization designs based upon a separate contract we had for the assessment of the elevator.

Please let me know if you have any questions.

Thank you,

James (Jamie) R. Jones Procurement Administrator General Services Division 103 Michigan Avenue Charleston, WV 25311

(P) 304-352-5517

(C) 304-356-1076

(F) 304-558-1475

"Only when the power of love overcomes the love of power will the world know peace." J. Hendrix

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Business Organization Detail

NOTICE: The West Virginia Secretary of State's Office makes every reasonable effort to ensure the accuracy of information. However, we make no representation or warranty as to the correctness or completeness of the information. If information is missing from this page, it is not in the The West Virginia Secretary of State's database.

CHAPMAN TECHNICAL GROUP, LTD.

| Organization Information | | | | | | | | |
|--------------------------|-------------------|---------------------|----------------|----------|--------|-------------|---------------------|-----------------------|
| Org Type | Effective Date | Established Date | Filing Date | Charter | Class | Sec Type | Termination Date | Termination Reason |
| C Corporation | 1/11/1991 | | 1/11/1991 | Domestic | Profit | | | |

| Business Purpose | 5413 - Professional, Scientific and Techincal Servies - Professional, Scientific and Techincal Servies - Architectural, Engineering and Related Services (landscape architects, drafting, geophysical mapping, testing labs) | Capital Stock | 10000.0000 |
|-----------------------|--|-----------------------|---------------|
| Charter County | Kanawha | Control Number | 0 |
| Charter State | WV | Excess Acres | 0 |
| At Will Term | | Member Managed | |
| At Will Term Years | | Par Value | 10.000000 |
| Authorized Shares | 1000 | Young Entrepreneur | Not Specified |

| Addresses | |
|------------------------------|---|
| Туре | Address |
| Local Office Address | 200 SIXTH AVENUE SAINT ALBANS, WV, 25177 |
| Mailing Address | 200 SIXTH AVENUE SAINT ALBANS, WV, 25177 USA |
| Notice of Process Address | GREG BELCHER 200 SIXTH AVENUE SAINT ALBANS, WV, 25177 |
| Principal Office Address | 200 SIXTH AVENUE SAINT ALBANS, WV, 25177 USA |
| Туре | Address |

| Officers | |
|----------------|--|
| Туре | Name/Address |
| Director | GREG BELCHER CHAPMAN TECHNICAL GROUP 200 SIXTH AVENUE SAINT ALBANS, WV, 25177 |
| Director | BEN D. FISTER 801 CORPORATE DRIVE LEXINGTON, KY, 40503 |
| Incorporator | HARVEY R. CHAPMAN 1528 FENTON CIRCLE NITRO, WV, 25143 USA |
| President | BEN FISTER 801 CORPORATE DRIVE LEXINGTON, KY, 40503 |
| Vice-President | GREG BELCHER PO BOX 1355 ST ALBANS, WV, 25177 |
| Туре | Name/Address |

| DBA | | | | | | |
|-------------------------|-------------|----------------|------------------|--|--|--|
| DBA Name | Description | Effective Date | Termination Date | | | |
| CHAPMAN TECHNICAL GROUP | TRADENAME | 1/11/1991 | | | | |
| DBA Name | Description | Effective Date | Termination | | | |

| Filed For | |
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File Your Current Year Annual Report Online Here

For more information, please contact the Secretary of State's Office at 304-558-8000.

Monday, January 13, 2025 — 8:29 AM

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COMPLIANCE VERIFICATION CHECKLIST FOR REQUISITION SUBMISSION

| Purchasing Division Use: | Agency: | |
|--------------------------------|--|--|
| Buyer: Date: 2/16/25 | General Services Division | |
| Solicitation No. Cott increase | Procurement Officer Submitting Requisition: Jamie Jones | |
| | Requisition No. | |
| | PF No.: 1464651 | |

This checklist **MUST** be completed by a state agency's designated procurement officer and submitted with the Purchase Requisition to the Purchasing Division. The purpose of the checklist is to verify that an agency procurement officer has obtained and included required documentation necessary for the Purchasing Division to process the requisition without future processing disruptions. At the agency's preference, the agency **MUST** either submit the checklist by attaching it to the requisition's Header **OR** by placing it in the requisition's Procurement Folder.

FOR ALL SOLICITATION TYPES:

| | Compliance Check Type | Required | Provided, if Required | Not Required | Purch. Div. Confirmation |
|---|---|----------|-----------------------|--------------|-----------------------------|
| 1 | Specifications and Pricing Page included | | | | |
| 2 | Use of correct specification template | | | | |
| 3 | Use of correct requisition type [CRQS \rightarrow CCT or CPO] or [CRQM \rightarrow CMA] | | | | |
| 4 | Use of most current terms and conditions (www.state.wv.us/admin/purchase/TCP.pdf) | Ø | | | |
| 5 | Maximum budgeted amount in wvOASIS | | | | |
| 6 | Suggested vendors in wvOASIS | | | | |
| 7 | Capitol Building Commission pre-approval | | | | |
| 8 | Financing (Governor's Office) pre-approval | | | | |
| 9 | Fleet Management Division pre-approval | | | | |

Form No. WV-36 Rev. 10/26/2022

| | Compliance Check Type | Required | Provided, if Required | Not Required | Purch. Div. Confirmation |
|---|--|--------------|-----------------------|--------------|-----------------------------|
| 10 | Insurance requirements | | | | |
| | Commercial General Liability | | | | |
| | Automobile Liability | | | | |
| | Workers' Compensation/Employer's Liability | | | | |
| | Cyber Liability | | | | |
| | Builder's Risk/Installation Floater | | | | |
| | Professional Liability | | | | |
| | Other (specify) | | | | |
| 11 | Office of Technology CIO pre-approval | | | | |
| 12 | Treasurer's Office (banking) pre-approval | | | | |
| FOR | CHANGE ORDERS/RENEWALS | S: | | | |
| 1 | Two-party agreement | ✓ | ✓ | | |
| 2 | Standard change order language | \checkmark | V | | |
| 3 | Office of Technology CIO approval | | | ✓ | NA |
| 4 | Justification for price increases/backdating/other | | | V | |
| 5 | Bond Rider (Construction) | | | ✓ | nB |
| 6 | Secretary of State Verification | ✓ | \checkmark | | |
| 7 | State debarment verification | ~ | \checkmark | | |
| 8 | Federal debarment verification | | \checkmark | | |
| *The items pre-checked are required before a Purchase Requisition may be submitted to the Purchasing Division. Failure to complete and verify this documentation may result in rejection of the requisition back to the agency. It is up to the agency procurement officer to determine if pre-approvals, insurance, or other documentation is needed for the purchase. The referenced information below may be used to make this determination. For Purchasing Division Use Only: I have reviewed the requisition identified above and find that it is sufficient to advertise publicly to the vendor community. My review does not preclude the possibility that the vendor community, or some other entity, will identify an area of | | | | | |
| concern; however, should such issues or concerns arise, they will be reviewed and addressed as may be appropriate. Signature: | | | | | |

Form No. WV-36 Rev. 10/26/2022



ERIC L. HOUSEHOLDER CABINET SECRETARY

STATE OF WEST VIRGINIA DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION

SAMANTHA WILLIS
PURCHASING DIRECTOR

To: All State Agencies Under Purchasing Division From: Samantha Willis, Director & General Counsel

WV Purchasing Date: January 23, 2025

Re: \$100,000 Spending Requests

MEMORANDUM

Pursuant to Executive Order 4-25, signed into effect by Governor Morrisey on January 14th, 2025, all expenditures over \$100,000 must be reviewed by the Governor's Office in advance. Any solicitations, purchase orders, or other contracts currently in the possession of the Purchasing Division, which are estimated to cost over \$100,000 are being placed on hold for review. Our Division is providing documentation of those to the Governor's Office for review.

Any new requisitions valued over \$100,000 that are received by the Purchasing Division, must have a copy of this memorandum and accompanying signatures to process as usual. If there is no evidence of Governor's Office review or approval, your requisition will be returned to seek that approval.

Thank you all for your hard work, and please feel free to reach out with any questions on our end; if you have questions about the procedure for seeking the necessary approvals internally, I would recommend reaching out to your Cabinet Secretaries and/or your Department's Governor's Office liaison.

GSD25*07, General Services, Building 74 design changes to add elevator modernization (increase from \$340k to \$426k)

| The Accompanying Request has been reviewed and appro | ved by the following: |
|--|-----------------------|
| butte to belis | 2/4/25 |
| Eni foushelde | Dale 2/10/25 |
| Cabinet Secretary/Department Head | Date |
| Governor's Office Representative | 2/10/25 Date |