

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

State of West Virginia Contract

Order Date: 05-29-2025

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 4072 GSD2400000005 3 **Procurement Folder:** 1165807 **Document Name:** Campus Chill Water Loop / Plant Evaluation and Enhancements Reason for Modification: **Document Description:** Campus Chill Water Loop / Plant Evaluation and Enhancements Change Order No. 2 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:** 2024-01-19 Free on Board: FOB Dest, Freight Prepaid **Effective End Date:**

		VENDOR			DEPARTMENT CONTACT
RMF	or Customer Code: ENGINEERING INC PO Research Park Drive, S	=		Requestor Name: Requestor Phone: Requestor Email:	David K Parsons 304-352-5486 david.k.parsons@wv.gov
	or Contact Phone:	4105760505 Extens	21228 ion:	i i	2025 ELE LOCATION
	Discount Allowed	Discount Percentage	Discount Days	-	
#1	No	0.0000	0	_	
#2	Not Entered			-	
	N E			=	
#3	Not Entered			_ 1	

	NVOICE TO	SHIP TO						
GENERAL SERVICES DIVISION DEPARTMENT OF ADMINISTRAT	TON	DEPARTMENT OF ADMINISTRATI	ION					
112 CALIFORNIA AVENUE		GENERAL SERVICES DIVISION BI	LDG 11 - CHILLER PLANT					
BLDG 4, 6TH FLOOR		218 CALIFORNIA AVE						
CHARLESTON	WV 25305	CHARLESTON	WV 25305					
US		US						

CR 6.9-25

Total Order Amount: \$336,918.00

Purchasing Division's File Copy

ATTORNEY GENERAL APPROVAL AS TO FORM	ENCUMBRANCE CERTIFICATION
0019	Colyper
DATE	DATE: C-16-VE
ELECT ONIC SIGNATURE ON FACE	ELECTRONIC SIGNATURE ON FILE
	ATTORNEY GENERAL APPROVAL AS TO FORM DATE ELECTIONIC SIGNATURE ON FILE

Date Printed: Jun 6, 2025

Order Number:

CCT 0211 4072 G5D2400000005

Page: 1

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

Extended Description:

Change Order

Change Order No. 2 is issued to increase the original contract to include design services for the replacement of cooling towers, cooling tower support structure, exterior piping, and exterior electrical appurtenances associated with the cooling towers.

Effective date of change March 11, 2025 Original Contract Price : \$256,630.00 Change Order 1 increase: \$80,288.00 Contract New Total: \$336,918.00

No other changes.

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
1	81101508	0.00000		0.000000	\$256,630,00
Service From	Service To	Manufacturer		Model No	Ψ250,030.00
2024-01-19	2030-01-18				

Commodity Line Description:

Campus Chill Water Loop / Plant Evaluation

Extended Description:

Campus Chill Water Loop / Plant Evaluation

Line	Commodity Code	Quantity	Unit	Unit Price	Total Price
2	81101508	0.00000		0.000000	\$80,288,00
Service From	Service To	Manufacturer		Model No	\$00,200.00
2024-01-19	2030-01-18				

Commodity Line Description:

Change Order 2 - Cooling Towers

Extended Description:

per attached Change Order No. 2 proposal

Date Printed: Jun 6, 2025

Order Number: CCT 0211 4072 GSD2400000005 3

Page: 2

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



March 15, 2025

West Virginia General Services 103 Michigan Avenue Charleston WV, 25311

Attention:

Mr. David Parsons

Energy Manager

david.k.parsons@wv.gov

(304) 550-9650

Reference:

Campus Chill Water Loop / Plant Evaluation and Enhancements

Central Utility Plant – Cooling Tower Replacements

Dear Mr. Parsons.

RMF Engineering, Inc. (RMF) is pleased to submit this proposal to perform engineering services for the above referenced project. In general, the scope of work includes providing a design for the replacement of the two 600 ton existing cooling towers, support structure and exterior piping/electric associated with the cooling towers.

Proposed Scope of Services

The chiller plant has a total of five chillers – three at 1200 tons and two at 600 tons. Three existing 1200 ton cooling towers were recently retrofit with new fill, internals, motors, gearboxes, etc. The associated 600 ton cooling towers are original construction dating back to the early 2000s and are due for either retrofit or replacement.

As part of the study for GSD2300000007 Campus Chill Water Loop and Plant Evaluations and Enhancements, RMF compared retrofit options versus in-kind replacement options of the cooling towers. After evaluation, RMF recommended an in-kind replacement due to energy performance improvements of new cells and the existing cooling towers being past their usable life expectancy. Additionally, new cooling towers can be specified as all stainless steel construction to enhance life expectancy.

Part 1 - Technical Scope of Work

RMF will develop construction documents for the replacement of the cooling towers, cooling tower support structure (where required), exterior piping and exterior electrical appurtenances associated with the cooling tower.

Demolition will include but not be limited to the following:

- Existing cooling towers and associated appurtenances.
- Existing exterior condenser water piping, valves and appurtenances.
- Drain and other exterior piping, valves and appurtenances associated with the cooling towers.



- Exterior cooling tower and condenser water system controls.
- Exterior power/instrumentation/lighting conductors and conduit associated with the cooling towers.
- Exterior electrical appurtenances (disconnects, junction boxes, etc.) associated with the cooling towers.
- Structural support steel associated with the existing cooling towers to accept the new cooling tower. The design intent will be to maintain the same cooling tower footprint and support layout as existing.
- Existing pipe supports.

New Work will include but not be limited to the following:

- New cooling towers and associated appurtenances including electric basin heating.
- New exterior condenser water piping, valves and appurtenances. All exterior condenser water pipe shall be insulated and heat traced for freeze protection. The intent will be to maintain existing piping to the fullest extent possible.
- New drain and other exterior piping, valves and appurtenances associated with the cooling towers.
- New power/instrumentation/lighting conductors and conduit associated with the cooling towers. All exterior conduits shall be corrosion resistant (PVC coated or fiberglass).
- New exterior electrical appurtenances (disconnects, junction boxes, etc.) associated with the cooling towers.
- New structural support steel associated with the existing cooling towers to accept the new cooling tower. The design intent will be to maintain the same cooling tower footprint and support layout as existing.
- New pipe supports.
- Cooling tower fans shall be equipped with variable speed drives. Existing cooling tower drives will be reviewed for re-use and/or replacement with WV.
- The existing control system shall be used for cooling tower control. New devices and logic or programming will be required. The need for control hardware upgrades will be determined during design.

Part 2 - Project Deliverables

This effort is primarily a "replace-in-kind" project and will not require multiple early design submissions (35%, 50%, etc.) The project deliverables will include the following:

- Design Development (65%) (drawings, specifications, narrative and cost estimate)
- Pre-final (95%) (drawings, specifications, narrative and cost estimate)
- Bid Documents (drawings and specifications)



Part 3 - Project Schedule

Milestone	Duration
Design Development (65%)	45 Calendar Days
Pre-final Design (95%)	45 Calendar Days after DD approval
Bid Documents	14 Calendar Days after 100% approval

Part 4 - Engineering Fee

The engineering fee to perform the services in the scope are summarized below.

Milestone	Fee
Design Development (65%)	\$ 46,883.20
Pre-final Design (95%)	\$ 25,418.60
Bid Documents	\$ 7,987.20
Total	\$ 80,288.00

Clarifications and Exclusions:

- 1. RMF will utilize either AutoCAD or Revit for the design documents.
- RMF anticipates that construction will be conducted during the non-cooling season, and we have not included design of temporary equipment. Requirements for design of temporary equipment to accommodate construction phasing will be considered an additional service.
- 3. Bidding and construction administration services, as well as commissioning services, are not included. These can be provided if desired.
- 4. RMF has not included the design of a new screen wall in the project. It is assumed that the existing screenwall is sufficient.
- 5. Cooling tower noise and plume modeling are not anticipated and would be considered an additional service if required.



We appreciate the opportunity to work with the State of West Virginia. Please contact me if we can be of any further assistance or if you have any questions, concerns, or scoping issues at 443-341-5262.

Sincerely,

RMF ENGINEERING, INC.

Eine Chamiles

Eric Chrencik PE Project Manager

Enclosures:

Encl. 1 - Fee Development Sheet

The General Services Division is in agreement with the Additional Services presented in this proposal, and wishes to proceed with this Change Order.

James R Jones



Project Title			a E	7- E		Client Name		FEE BREAKI	OOWN	- 15		Date Prepa	ared		7.1	Estimator		
WV Cooling Tower	Replacement	s				West Virginia State Capitol Complex					March 15, 2025				Chrencik			
ITEMS	Associate Project Mana \$ 223.60 /HR \$ 202.				(1	t Engineer Mech)	(Mech)		(Elec) (Stru		Engineer Designer			Tech Support				
	\$;	223.60 /HR	Hrs	202.80 /HR \$	⇒ Hrs	156.00 /HR	\$ Hrs	119.60 /HR	¥ Hrs	119.60 /HR	\$ Hrs	119.60 /HR	\$ Hrs	119.60 /HR	\$ Hrs	83.20 /HR	Hrs	Total S
SUMMARY							1280										1113	
65% Design	2	\$447.20	28	\$5,678.40	42	\$6,552.00	106	\$12,677.60	66	\$7,893.60	34	\$4,066.40	80	\$9,568.00	-		358	\$46,883.2
95% Design	2	\$447.20	22	\$4,461.60	18	\$2,808.00	68	\$8,132.80	28	\$3,348.80	12	\$1,435.20	40	\$4,784.00			190	\$25,417.6
Bid Documents		_	10	\$2,028.00	6	\$936.00	12	\$1,435.20	6	\$717.60	4	\$478.40	20	\$2,392.00			58	\$7,987.2
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Total Engrg Services	4	\$894,40	60	\$12,168.00	66	\$10,296.00	186	\$22,245.60	100	\$11,960.00	50	\$5,980.00	140	\$16,744.00			606	\$80,288,0

ET CHIE	-		ΙĒ.					FEE BREAK	OOWN									
Project Title WV Cooling Tower Re	placement	s				Client Name West Virginia State Capitol Complex						Date Prepared March 15, 2025				Estimator Chrencik		
ITEMS	Associate Project Manager \$ 223.60 /HR \$ 202.80 /HR			(N	Engineer Mech)	(Mech)		(Elec) (Str		n Engineer Designer			Tech Support					
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ield Investigations					10	\$1,560.00	10	\$1,196.00	10	\$1,196.00	10	\$1,196.00					40	\$5,148.0
Project Meetings			4	\$811.20	4	\$624.00		ļ									8_	\$1,435.2
DD																		
Design Narrative					8	\$1,248.00	20	\$2,392,00	8	\$956.80	4	\$478,40				1	40	\$5.075.2
Plans and Schematics					16	\$2,496.00	60	\$7,176.00	40	\$4,784.00	20	\$2,392.00	80	\$9,568.00			216	\$26,416.0
Equipment Selections					2	\$312.00	8	\$956.80	4	\$478.40				, , , , , , ,			14	\$1,747.2
Calculations				-	2	\$312.00	8	\$956.80	4	\$478.40							14	\$1,747.2
Project Management			20	\$4,056.00					-								20	\$4,056.0
QA/QC	2	\$447.20	4	\$811.20													6	\$1,258.4
Total Engrg Services	2	\$447.20	28	\$5,678.40	42	\$6,552.00	106	\$12,677.60	66	\$7,893.60	34	\$4,066.40	80	\$9,568.00			358	\$46,883.2

Project Title	_			-		Client Nan						ID-4- Davis		- 27 1	11 - 15	Im at a		
WV Cooling Tower Re	placement	s				West Virginia State Capitol Complex						Date Prepared March 15, 2025				Estimator Chrencik		
ITEMS	Associate Project Manager \$ 223.60 /HR \$ 202.80 /H		Manager 202,80 /HR	(N	t Engineer /lech) 156.00 /HR) (Mech)		(Elec)		(S	Engineer truct) 119.60 /HR	Designer		Tech Support \$ 83.20 /HR		Total		
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95% Design							Tally :		100		174			10000			70	
Field Investigations																		
Project Meetings			2	\$405.60	2	\$312.00											4	\$717.6
DD																		
Design Narrative					4	\$624.00	16	\$1,913.60	4	\$478.40	4	\$478.40					28	\$3,494.4
Plans and Schematics		_		-	8	\$1,248.00	40	\$4,784.00	20	\$2,392.00	8	\$956.80	40	\$4,784.00			116	\$14,164.80
Equipment Selections					2	\$312.00	8	\$956.80	2	\$239.20							12	\$1,508.0
Calculations		-		-	2	\$312.00	4	\$478.40	2	\$239.20		-					.8	\$1,029.6
Project Management			16	\$3,244.80													16	\$3,244,80
QA/QC	2	\$447.20	4	\$811.20													6	\$1,258.4
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Total Engrg Services	2	\$447.20	22	\$4,461.60	18	\$2,808.00	68	\$8,132.80	28	\$3,348.80	12	\$1,435.20	40	\$4,784.00			190	\$25,417.6

Project Title						Client Nar		FEE BREAK	DOWN		STA S	Data Prop	arad	100 16		I Fation of		
WV Cooling Tower Re	placements	3				West Virginia State Capitol Complex					Date Prepared March 15, 2025				Estimator Chrencik			
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Design Narrative					2	\$312.00	4	\$478.40	2	\$239.20		-		-				
Plans and Schematics					4	\$624.00	8	\$956.80	4	\$478.40	4	\$478.40	20	\$2,392.00		-	8 40	\$1.029.6
Equipment Selections										- 7		Ψ47 G. 10		\$2,332.00			40	\$4,929,6
Calculations																		-
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			10	\$2,028.00	6	\$936.00	12	\$1,435.20	6	\$717.60	4	\$478.40	20	\$2,392.00			58	\$7,987.2



ERIC L HOUSEHOLDER CABINET SECRETARY

STATE OF WEST VIRGINIA DEPARTMENT OF ADMINISTRATION

SAMANTHA WILLIS
PURCHASING DIRECTOR

PURCHASING DIVISION

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.

CCT GSD2400000005 Ch#2 Design of Cooling Tower Replacements

Agency Head: Robert Kilpatrick, Director, GSD

Social Mescability.

Cabinet Secretary/Department Head

Governor's Office Representative

Social Secretary Department Head

Date

Date

The Accompanying Request has been reviewed and approved by the following:

Total Cost:

Change Order amount = \$80,288.00; Total Contract amount = \$336,918.00

Award/Requisition Document Number:

CCT GSD2400000005, Change Order #2

Description of Action/Purpose of Procurement

Requesting approval for Change Order #2 to the GSD's existing contract with RMF Engineering, an increase of \$80,288.00, from the current contract value of \$256,630.00 to a new value of \$336,918.00, as Additional Services to design and administer the construction project (estimated to cost approximately \$1,000,000 - a more precise estimate is to be provided as part of these services) to replace the two (2) 600-ton cooling towers serving the Central Chilled Water Plant.

Based on the assessment previously performed under this contract by RMF, both towers have outlived their useful life. Cost benefit of replacement versus retrofit was undertaken, but replacement option was determined to be most effective.

Design will take approximately 4 months after this change order's approval, with the project to perform the replacement being bid in the Fall of 2025, and completed by the Summer of 2026.

Funding: Appropriated General Revenue (capital outlay).



STATE OF WEST VIRGINIA DEPARTMENT OF ADMINISTRATION

GENERAL SERVICES DIVISION State Capitol Charleston, West Virginia 25305

Eric L. Householder Cabinet Secretary Bob Kilpatrick Director

Fax: (304) 558-2334

MEMORANDUM

To: Tara L

Tara Lyle, Buyer Supervisor

From:

James R. Jones, Procurement Supervisor

Date:

March 18,2025

Ref:

CCT GSD240000005 Campus Chill Water Loop/Plant Evaluation and Enhancements

James R Jones

Tara,

Please accept this memorandum as our explanation and justification for Change Order #1 to our contract with RMF Engineering Inc. Per the documentation attached to the header of the wvOASIS procurement document, we are requesting an increase of \$80,288.00, to cover design and construction administration to address the cooling towers at Building 11 (Central Chiller Plant).

The existing chillers, while nearing the end of their anticipated useful life, had been a long term vision of this overall project. However, an automobile accident that occurred in January of this year has necessitated putting a priority on doing this work currently. The upgrades that this portion of the project presents the Agency (and the State as a whole) is becoming more energy efficient, while also designing the equipment with an longer useful life of the new equipment.

Original Contract Total - \$256,630.00 Change Order 1 Increase - \$80,288.00

New Contract Total -

Telephone: (304) 558-2317

- \$336,918.00

Please make this increase effective March 15, 2025.

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.

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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.

RMF ENGINEERING, INC., P.C.

Organization Information												
Org Type	Effective Date	Established Date	Filing Date	Charter	Class	Sec Type	Termination Date	Termination Reason				
C Corporation	1/13/1994		1/13/1994	Foreign	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	0.0000
Charter County		Control Number	0
Charter State	MD	Excess Acres	0
At Will Term		Member Managed	
At Will Term Years		Par Value	0.000000
Authorized Shares	0	Young Entrepreneur	Not Specified

Addresses			
Туре	Address		
Mailing Address	5520 RESEARCH PARK DRIVE SUITE 300 BALTIMORE, MD, 212284791 USA		
Notice of Process Address	NATIONAL REGISTERED AGENTS, INC 5098 WASHINGTON ST W STE 407 CHARLESTON, WV, 253131561		
Principal Office Address	5520 RESEARCH PARK DRIVE SUITE 300 BALTIMORE, MD, 212284791 USA		
Туре	Address		

Officers			
Туре	Name/Address		
Director	JOHN P. WILLIAMSON 5520 RESEARCH PARK DRIVE SUITE 300 BALTIMORE, MD, 212284791		
Director	VINCENT JARRETT 5520 RESEARCH PARK DRIVE STE 300 BALTIMORE, MD, 21228		
President	KENNETH E. PITZ 5520 RESEARCH PARK DRIVE SUITE 300 BALTIMORE, MD, 212284791		
Secretary	DAVID CRUTCHFIELD 194 SEVEN FARMS DRIVE SUITE G CHARLESTON, SC, 29492		
Treasurer	RICHARD BORKOWICZ 5520 RESEARCH PARK DRIVE, SUITE 300 BALTIMORE, MD, 21228		
Vice-President	JOHN TIMOTHY GRIFFIN 8081 ARCO CORPORATE DRIVE SUITE 300 RALEIGH, NC, 27617		
Туре	Name/Address		

DBA				
DBA Name	Description	Effective Date	Termination Date	

3/10/25, 2:29 PM

RMF ENGINEERING, INC.,
PROFESSIONAL CORPORATION

DBA Name

Description

FORCED DBA

8/21/2015

Termination Date

Name Changes			
Date		Old Name	
	8/21/2015	RMF ENGINEERING, INC.	
Date		Old Name	

Date		Amendment
	8/21/2015	NAME CHANGE: FROM RMF ENGINEERING, INC.
	12/15/1997	CHANGE OF NAME FROM ROSS MURPHY FINKELSTEIN, INC. TO RMF ENGINEERING, INC.
Date		Amendment

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

Monday, March 10, 2025 — 2:28 PM

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COMPLIANCE VERIFICATION CHECKLIST FOR REQUISITION SUBMISSION

Purchasing Division Use:	Agency:
Purchasing Division Use: Buyer: Ch Stal Husted Date: 4955	General Services Division
Solicitation No. CCT CISD24 **05	Procurement Officer Submitting Requisition: Jamie Jones
	Requisition No.
	PF No.: 1165807

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	\checkmark			
3	Use of correct requisition type [CRQS → CCT or CPO] or [CRQM → CMA]				
4	Use of most current terms and conditions (www.state.wv.us/admin/purchase/TCP.pdf)	abla			
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:					
. 1	Two-party agreement		\checkmark		d
2	Standard change order language		\checkmark		
3	Office of Technology CIO approval			\checkmark	
4	Justification for price increases/backdating/other	V	\checkmark		
5	Bond Rider (Construction)			\checkmark	
6	Secretary of State Verification		\checkmark		
7	State debarment verification		\checkmark		5
8	Federal debarment verification		V		
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: Willed					

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