



1540 Corporate Woods Parkway  
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WV PURCHASING  
DIVISION

# **Scheeaser Buckley Mayfield**

## **Consulting Engineers**

**Third Party Peer Review Building Four**  
**State of West Virginia Department of Administration**

**Purchasing Division**

**CEOI 0211 GSD2000000005**

**June 19, 2020**

Mechanical | Electrical | Site Civil | Technology Systems  
Fire Protection | Forensic | Commissioning

## 1. Background

To provide services for this project, SBM has assembled a team that will be led by two of our senior commissioning professionals, both of whom have reviewed, tested, analyzed, and produced studies for systems of numerous facilities, including education, health care and government clients. We believe this team will be the best value for the State of West Virginia because these individuals have been involved in the last two designs and evaluations of Building 4. Our knowledge of the building infrastructure needs will be valuable in making sure our services are cost-efficient and meaningful to the new design team. This provides continuity of knowledge and best value for the taxpayers of West Virginia. For example, the work that we did obtaining variances from the fire marshal may offer more rapid resolution of design decisions and eliminate the need for value engineering late in the design process. We have included Lerch Bates as a sub-consultant on this team for the vertical transportation (elevator) aspects. They have partnered with SBM on numerous projects over the years and offer solid insight into elevator codes and industry trends. Each of our firms would perform cost estimate review for our respective areas of expertise. Firm overviews are included as attachments.

## 2. Project and Goals

### 2.1 Qualifications and Experience

The team we have assembled is well qualified in commissioning, mechanical engineering design, and elevator consulting. Please see team biographies attached to this submission. The lead team members, Chris Schoonover and Jim Eckman, each have over 25 years of experience in engineering design, commissioning, and cost estimating. The Lerch Bates portion of the team has a combined 16 years' experience in elevator/lift conveyances.

### 2.2 Anticipated Concepts and Approach for Phased Reviews

The approach to phased reviews will include the following:

1. The team already has in-depth knowledge of the existing building.
2. Any design correspondence available will be reviewed to ensure an understanding of priorities and goals as well as any value-based decisions that may have impacted the design.
3. A thorough review of the design documents organized in a spreadsheet or online format with references, recommended considerations, proposed person of responsibility and closed/open status.
4. Follow-up with feedback from the design team and/or subsequent submission reviews to ascertain whether open items on the review checklist have been closed.
5. This review process then repeats at each phase of the design.
6. SBM and Lerch Bates have extensive experience with construction cost estimating and will



apply the knowledge of our respective disciplines to review cost estimates prepared by the design team. The reviews will primarily focus on scope – does the estimate accurately capture the design intent? We will also look at whether quantities and various overhead rates coincide with the anticipated construction market.

Lerch Bate’s approach to elevator modernization typically includes a survey and report, gleaned from conducting a detailed survey of all the existing accessible equipment to determine its condition, remaining service life, and potential for reuse. Report will include:

- a. Existing equipment disposition
  - (1) Recommendations on the type of equipment needed for modernization.
  - (2) A summary of the present equipment which has potential for reuse.
- b. Modernization option
- c. Current prevailing elevator code requirements, non-complying building conditions, and handicapped accessibility requirements relative to the equipment surveyed
- d. Related work required by other trades
- e. Opinion of probable equipment costs for Division 14 of the elevator modernization recommended
- f. A schedule for the modernization activities

### **2.3 Written Reports from past performances. Indicate how reports will be provided during phases.**

Attached to this package are sample reports from prior projects. We find that the tabular spreadsheet format is conducive to obtaining some interaction with the entire design team to consider the pros and cons of any suggestions made, while verifying that a decision has been made and the result has been incorporated into the design documents. By obtaining buy-in from the entire design team, the responsibilities of each team member are preserved and the project benefits by having a more collaborative design without sacrificing efficiency. By resolving these issues during design, the cost impact of timely decisions and reduction of construction changes will have a positive impact on the project budget.

### **2.4 Third Party Peer Review Meetings with Architect-of-Record, the Agency and other stakeholders, tell about past performance where such collaborative meetings occurred.**

Like any project meetings, peer review meetings need to be positive and collaborative. This can be challenging if team members feel like their design is being compromised. The key is to make all interactions respectful and with full consideration to the efforts of the designer. This team has been praised in the past for our ability to work with other AEs and even direct competitors. We always want to act in the best interest of our clients and owners. An example of this is our commissioning work at the VA Medical Center in Cleveland, Ohio. We were concurrently designing



work at this hospital and competing with a firm whose work we were reviewing. Yet we found the peer review process increased our mutual respect. It also has led to other collaborations because the peer review was handled in a manner that never made a team member feel threatened or defensive about their design. In the end, this resulted in a better project for the owner.

### **2.5 Provide examples of past performance review of construction administration phase and team's approach to providing such services.**

The entire project team will review the contractor's submittals and shop drawings for compliance with construction documents and design information provided. Written documentation of any deviations or concerns will be added to our review log.

The team will conduct an agreed-upon number of progress review visits during construction to determine that work is proceeding in accordance with the construction documents and design information. Written reports of these visits will include:

- a. Field observations
- b. Items not in conformance
- c. Percentage of equipment delivered, stored, or installed
- d. Percentage of overall completion
- e. Equipment not on the jobsite which could affect the completion schedule

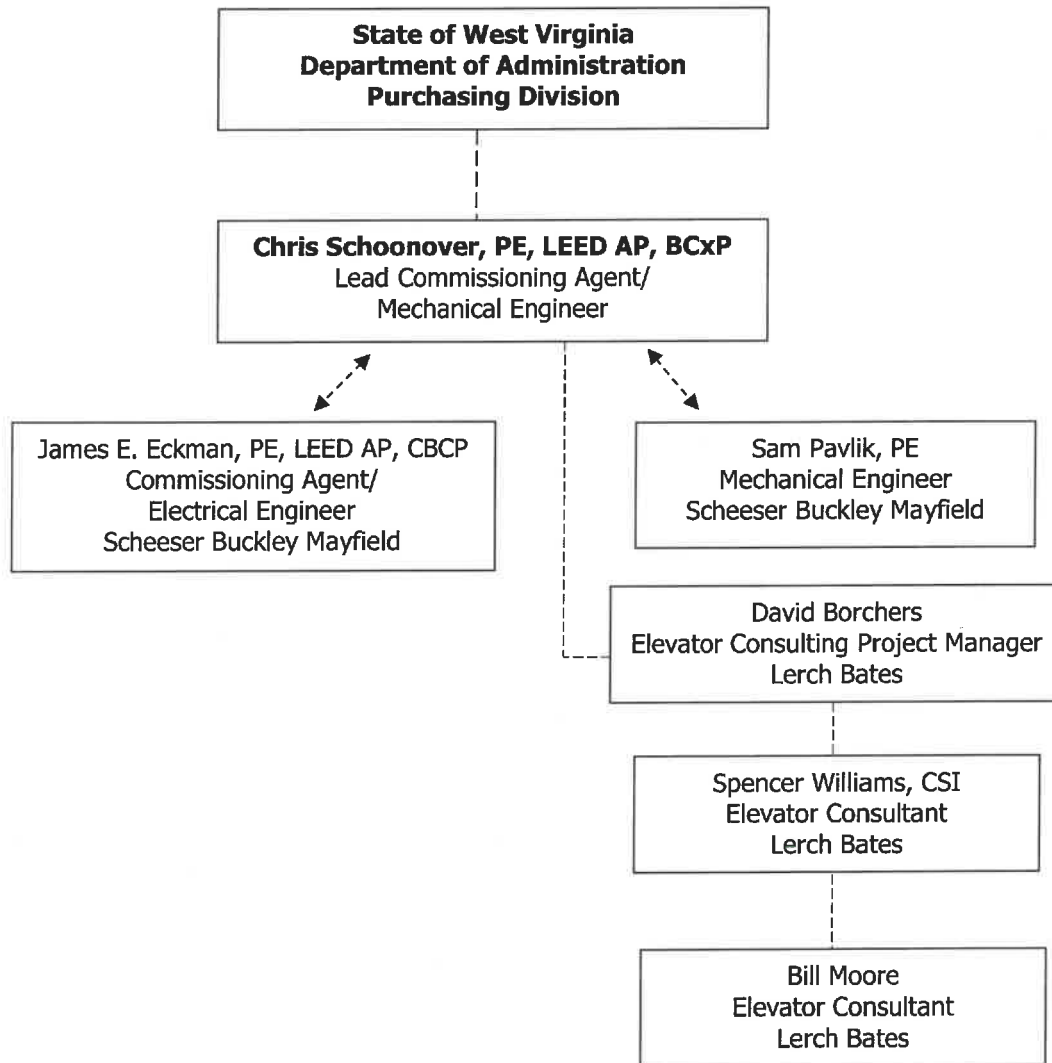
On all attached reference projects, our team was responsible for construction administration. We will ensure that the staff performing construction assistance is the same as the staff who did the peer reviews for optimum efficiency and preservation of the knowledge base.

### **3. Qualifications, Experience, and Past Performance**

Example projects of similar scope and our list of relevant experience are attached to this report. Letters of reference are also attached.



Our proposed staffing organization chart is as follows:



We are excited about the possibility of working with you to provide in-depth peer review for Building 4. Due to our long involvement with this facility, we have an interest in seeing this project through to completion. We feel that our background knowledge will be very helpful to the revised project team. Thank you for the opportunity to submit our qualifications for this project.



Since 1959, Scheeser Buckley Mayfield has been a well-respected regional engineering firm serving Ohio and surrounding states. SBM provides cost-effective and innovative designs, working closely with our clients to fully understand their needs. Our goal is to enhance people's lives through effective engineering.

## What are we known for?

SBM is known for repeat clients, solving problems, and producing designs with the future in mind. We build relationships and systems that last.

We pride ourselves on communication and responsiveness – talking things through and getting answers. We pay attention to the details along the way. We solve problems before they become problems. We really listen to our clients. Why? To provide designs that are simply better.

We give our clients choices. We work within budget, so there are no surprises. Your project becomes our project. Your passion becomes our passion. And, yes, your problems become our problems. But, we actually like that. Because we are excellent at solving problems.

### DESIGN SERVICES

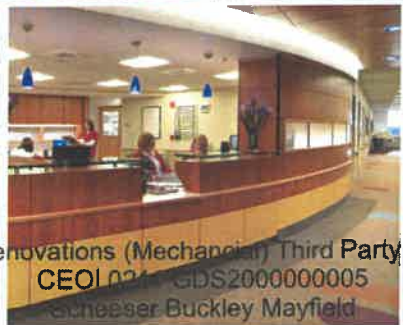
Mechanical • Electrical • Site Civil • Technology

### SPECIALTY SERVICES

Fire Protection • Forensic • Commissioning

### CORE MARKETS

Health Care	Government	Commercial
Higher Education	Corrections	Religious
K-12	Central Plants	Industrial



# SBM enhances lives through effective engineering.



**PASSIONATE  
PEOPLE**



**COLLABORATIVE  
COMMUNICATION**



**PRODUCTIVE  
PROBLEM  
SOLVING**



**EXCEPTIONAL  
ENGINEERING**

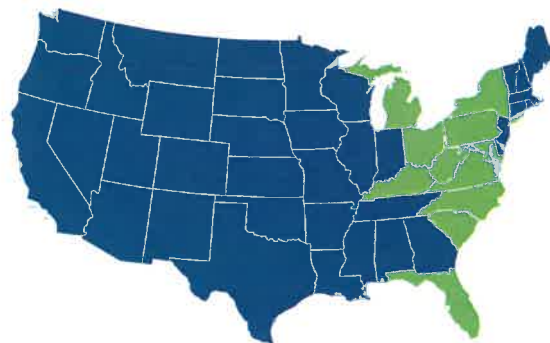
## At SBM, our greatest asset is our staff.

Our employees are passionate about what they do. Our firm is small enough to offer individualized attention to each client, yet large enough to successfully complete complex, large-scale projects.

Our production departments consist of mechanical, electrical, site civil and technology engineering teams, complemented by a knowledgeable drafting department and conscientious support staff. Our principals are hands-on, mentoring our less-experienced engineers and providing a wealth of information to our clients. Each of our projects includes principal involvement throughout design and construction. They enjoy rolling up their sleeves and working directly with owners, architects, and contractors to develop solutions.

SBM's engineers truly care about what they do. They share the mindset of fully understanding the 'why' behind a building before determining the 'how' to make its systems work. Because understanding the 'why' results in a better design, a better system, and a better facility.

When we work with you, our team becomes your team. We're pretty impressed with them. We know you will be, too.



SBM has professional engineers registered in 11 states.

## Scheeser Buckley Mayfield

Yes, we know it is a lot to say. But, those names have meaning, especially to those who know and admire the men behind them. Walt Scheeser and Ned Buckley formed a partnership for mechanical engineering over six decades ago – back when tools of the trade included T-squares and slide rules. After determining the need for an electrical engineering department, Rex Mayfield's company merged with them in 1987 to form Scheeser Buckley Mayfield.

SBM's founders stressed integrity, hard work, and building relationships. These ethics have sustained us and made us successful. We know they will continue to do so for the next 60 years and beyond.



**FIRM OVERVIEW / QUALIFICATIONS****HISTORICAL OUTLINE:**

Lerch Bates Inc. (LB) was founded over 70 years ago offering specialized consulting services in the field of vertical transportation systems. Since its beginning as a localized firm in Chicago, Illinois, LB has grown into an internationally recognized firm with regional and district offices throughout the United States, Canada, Europe, India, China, and the Middle East. During this time, we have also expanded our service offerings to include the specialties of façade access system design, and automated materials handling system design in addition to vertical transportation consulting services.

As a totally independent consulting firm, LB has provided its services on thousands of projects where expertise in lifts, escalators, façade access, materials handling, and other vertical and horizontal transportation systems was required. We offer totally objective planning for every aspect of "our services" from design planning, traffic studies or preparing plans and tendering documents, to providing construction services for new or modernized complexes, evaluation of maintenance of existing facilities, and acquisition survey analysis.

**GENERAL ORGANIZATION:**

LB is not a general engineering firm. We are concerned specifically with the transport of people and materials. Our talents, skills, and efforts are concentrated on projects which require transport of people or goods, façade access, and automated materials management and handling considerations. For clients requiring expertise in any or all of these areas, we are able to provide total solutions to meet architectural, operational, and organizational concerns. Clients are assured that any work performed by our staff has been accomplished by a specialist who is knowledgeable and experienced in his or her field.

LB is the oldest and largest independent consulting group of our kind, in our specialty with a total staff of over 200 employees. LB staff include: Lift, Material Management and Handling, and Façade Access specialists, analysis specialists, CADD technicians, specification writers, construction managers, and administrative and clerical staff. LB places a strong internal emphasis on quality control and knowledge of local, national, and international codes. All Principal Consultants, Consultants, Project Managers, and Field Services Managers are QEI certified by the National Association of Elevator Safety Authorities (NAESA) which is the National accreditation agency in the United States. We are also members of the International Association of Elevator Engineers (IAEE) and the International Association of Elevator Consultants (IAEC).

Our depth of human resources in the lift fields provides our clients with the assurance that all tasks assigned to LB will be handled in a professional and timely manner.

**PROJECT OFFICES:**

LB is incorporated in the State of Colorado and has project offices in 29 cities in the North America and 12 offices internationally specializing in providing consulting services in all aspects of planning, design, specifying, and construction.

The Colorado office is the LB Global Corporate Headquarters. This office was opened over 50 years ago. It has handled hundreds of projects including design, contract documents, and construction services for new projects, evaluation, contract documents, and construction services for modernization projects, clinical surveys of existing equipment, and continuing services for preventive-maintenance management.





**PHYSICAL RESOURCES:**

LB's staff is fully supported with the resources required to perform our assigned tasks, including in-house computer capabilities for traffic and queuing studies, etc.; word processing equipment; automatic lift performance monitoring equipment and reproduction equipment.

CADD services are provided from our Design Application Department. This group operates a variety of the latest software, including AutoCAD, Revit, Rhino, and NavisWorks software, and provides electronic drawings and information directly to our clients FTP sites.

**FINANCIAL:**

LB is a financially sound firm with excellent references. Bank, business, credit references, and other relevant data will be provided at your request.

**GENERAL EXPERIENCE:**

Since 1968, our staff has been responsible for the recommendations for, and the inclusion of, over \$22,000,000,000 in lift, escalator, façade access and other vertical and horizontal conveyance systems. Today, our 200+ employees utilize their knowledge of the industry gained from 1 to 30+ years, individually. Virtually all projects require LB staff to analyze objectives and requirements for each project and establish alternative systems and architectural features to be further analyzed and compared for their ability to perform the functions required at the lowest life cycle costs.

We have also assumed the responsibility for providing the space, flow, and environmental considerations to the primary architect or planner.

Lerch Bates maintains a steady log of projects located in and around the Ohio Valley Region. Well-versed in the nuances of local vs national codes throughout our involvement with Vertical Transportation projects, LB is well-prepared for the industry's ever-changing dynamics.

**EQUIPMENT EXPERIENCE:**

LB personnel have a comprehensive working knowledge of virtually all manual, semi-automatic, and automated systems that may be applicable to your project. We have the experience (planning, application, and budgeting), to be of special value on projects such as yours. LB is generally able to work without the assistance of manufacturers or other vendors. This greatly decreases the "turn around" time and increases objectivity for each project.

**PROJECT PASSION:**

LB has been involved in many facilities across the Ohio Valley Region and excels in providing thorough analysis for the needs of numerous building applications.



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 ✉ cschoonover@sbmce.com

**EDUCATION:**

The Pennsylvania State University  
 BSAE/1993  
 Architectural Engineering

**CREDENTIALS:**

LEED Accredited Design  
 Professional  
 Building Commissioning  
 Professional [BCxP]

Registered Professional Engineer  
 [Mechanical] in Ohio, Michigan,  
 West Virginia, North Carolina, and  
 Pennsylvania

**Chris Schoonover, PE**  
**LEED AP, BCxP**  
*President – Mechanical Engineer*

Chris joined Scheeser Buckley Mayfield in 1993, became a principal in 2006, and became president of the firm in 2019. He has served as commissioning authority, principal-in-charge, project manager, and lead mechanical engineer on a wide variety of projects, primarily for universities and health care facilities. He has extensive experience in all aspects of the design of mechanical systems.

Chris has continued Scheeser Buckley Mayfield's tradition of forging long-term relationships with clients. He enjoys working on a large variety of projects. From small, single-room modifications to brand new multi-million dollar buildings, Chris knows that Scheeser Buckley Mayfield's success is defined by the quality of our projects.

Chris' breadth of design experience gleaned throughout his career gives him the background and knowledge to be a successful commissioning authority. He enjoys going into the field and the hands-on approach necessary for commissioning projects. Chris' communication skills, approachable demeanor, and skill in resolving problems allow him to effectively bring together all parties involved to make a project successful.

Of particular note is Chris' experience commissioning various projects at the Louis Stokes Wade Park VA Medical Center, which total nearly \$14 million in construction. Here Chris prepared Cx plans, design reviews, specifications and test forms. He witnessed testing for air handlers, air terminals, duct systems, fans, temperature controls, heating equipment and other systems in this critical environment.

**SELECT COMMISSIONING EXPERIENCE:**

- Akron Zoo Komodo Kingdom Education Center, Akron, OH
- Cuyahoga Community College EEC Upgrade, Cleveland, OH
- Wade Park VA Medical Center Renovate Inpatient SCI, Cleveland, OH
- Wade Park VA Medical Center Enhance/Consolidate Mental Health, Cleveland, OH
- Wade Park VA Medical Center Endoscopy, Cleveland, OH
- University Hospital Medical Center Service Building, Cleveland, OH



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**EDUCATION:**

The University of Akron  
BSEE/1984  
Electrical Engineering

**CREDENTIALS:**

LEED Accredited Design  
Professional  
Lighting Certified [LC]  
Certified Building Commissioning  
Professional [CBCP]

Registered Professional Engineer  
(Electrical) in Ohio, West Virginia,  
North Carolina, and Pennsylvania

## James E. Eckman, PE

LEED AP, LC, CBCP

*VP of Operations—Electrical Engineer*

Jim has been troubleshooting electrical systems and commissioning projects since the start of his career. He is an excellent communicator and has demonstrated this on his commissioning projects. A good commissioning authority must be able to convince all contractors on a project to work together to accomplish the project goals. Often this is the most difficult task of the lead commissioning authority.

Jim has over 30 years of electrical design, construction management and electrical system commissioning experience. He has solved many problems and resolved many issues. The key to a successful commissioning project is having a knowledgeable and intelligent commissioning authority with the ability to communicate and bring people together.

Throughout his career, Jim has developed a superior knowledge of electrical systems in general, and specifically lighting systems and lighting controls. Jim firmly believes it is necessary for both the design engineers and commissioning authority to thoroughly understand the electrical system components in order to achieve the desired sequences. Every commissioning project begins with a detailed analysis of the electrical system design and does not end until all system components are verified and proven to be operating as designed.

Detailed electrical commissioning specifications are written for every project where Jim has been appointed commissioning authority. These specifications define each contractor's responsibility and also include pre-functional and functional test sheets for all equipment and systems to be commissioned.

**SELECT COMMISSIONING EXPERIENCE:**

Roxboro Elementary School, Cleveland Heights, OH  
Monticello Middle School, Cleveland Heights, OH  
University Hospital Medical Center Service Building, Cleveland, OH

Simply better.

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spavlik@sbmce.com

**EDUCATION:**

The University of Akron  
BSME/2012  
Mechanical Engineering

**CREDENTIALS:**

Registered Professional Engineer  
[Mechanical] in Ohio

## Samuel Pavlik, PE

### *Mechanical Engineer*

Following graduation, Samuel accepted a position as a construction project manager at a mechanical contractor in Akron, Ohio. In that capacity, Samuel managed various mechanical construction projects. He gained experience working with other contractors, engineers, and vendors, as well as managing crews on project sites. During this time, Samuel also had to check mechanical design, accomplish complete mechanical coordination with other trades, purchase equipment, and estimate change orders.

Samuel joined Scheeser Buckley Mayfield in July of 2013. Since then, he has worked on the design of HVAC, plumbing, and fire protection systems for various projects. He has worked on a number of university renovation and addition projects, several large budget projects, and two multi-phase food service renovation/replacement projects. He has experience with fast-paced deadlines and working with multiple contractors and branded vendors. This experience has led Samuel to being able to perform the expanded role of Lead A/E on a number of projects. In 2020, he was promoted to an associate with SBM, which entails greater responsibilities and involvement in the business aspects of the company.

**SELECT WORK EXPERIENCE:**

The University of Akron, Akron, OH  
Case Western Reserve University, Cleveland, OH  
Marshall County Schools, Glen Dale, WV  
University Hospitals, Cleveland, OH  
VA Medical Center, Wade Park, OH - Clarksburg, WV  
General Services Administration, various Ohio locations  
Medical Center Company, Cleveland, OH  
FirstEnergy, Akron, OH  
Ohio CAT Headquarters, Broadview Heights, OH





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✉ ckuzman@sbmce.com

**EDUCATION:**

The University of Akron  
BSEE/2010  
Electrical Engineering

## Caleb Kuzman

### *Electrical Engineer*

Caleb began employment at Scheeser Buckley Mayfield in February of 2011. He is involved in all aspects of electrical design, including lighting, lighting control systems, branch circuiting, power distribution, power system studies, and fire alarm systems. He also assists in estimating, site visits, client meetings and communication.

Since joining the firm, Caleb has been involved in multiple projects for educational, office, judicial, and health care facilities. He has worked on numerous large-scale office and commercial projects. He also has worked on many educational projects, from grade school facilities to university buildings.

In the fall of 2018, Caleb passed his Fundamentals of Engineering exam and aspires to become a Professional Engineer.

**SELECT WORK EXPERIENCE:**

The University of Akron, Akron, OH  
Marshall University, Huntington, WV  
Cleveland State University, Cleveland, OH  
West Virginia State University, Dunbar, WV  
Case Western Reserve University, Cleveland, OH  
Marshall County Schools— John Marshall High School, Glen Dale, WV  
R.G. Drage Career Technical Center, Massillon, OH  
Cabell Huntington Hospital, Huntington, WV  
Wingspan Behavioral Health, Cleveland, OH  
FirstEnergy, Akron, OH  
Dominion East Ohio, North Canton, OH  
Ohio Caterpillar, Broadview Heights, OH  
Charleston Correctional Center, Charleston, WV  
Delaware County Judicial Building, Delaware, OH



**DAVID BORCHERS**

**Project Manager  
Ohio Region**

**Elevator Consulting Group**

David Borchers is Project Manager for the Ohio Region of Lerch Bates. With over 2 years' experience in the Vertical Transportation Industry, he serves as valuable point of contact for those associated with ongoing projects. Tracking client issues and seeking resolve, he helps solve an array of issues utilizing his engineering background and critical-thinking skills—proving valuable to Lerch Bates and their associates. Prior to joining Lerch Bates, David worked as a Project Manager and Engineer for E.P. Ferris and Associates, Inc. in Columbus, Ohio, bringing 13+ years of Engineering experience, including 3+years of Project Management in and around Roadway Design and Construction. David is an appointed leader, always seeking to be challenged and thrives on seeing the progression of a project through completion. His proven ability demonstrates strong communication skills and the ability to establish rapport with clients and coworkers. Above all, he takes personal accountability and initiative in getting the job done. His role involves participation in many of the Ohio Region projects from Requests for Proposals, to Final Review, including: Data-Analysis, Specifications, Attending/Hosting meetings, Maintenance Audits, Drawing Examination, Invoice Review, and Performance Evaluations, among many others.

**PROJECT RESPONSIBILITIES**

As a Project Manager, David is responsible for maintaining control of the progress of multiple projects. Highly organized and detail oriented, many of his responsibilities include:

- **Serving as liaison between Consultant and Client**, responding timely to client request and inquiries, facilitating the client's expectations and needs, assisting with resolving challenges relating to vertical transportation as an advocate for the client.
- **Involvement with the following:**
  - Vertical Transportation System Studies
  - Design, Contract Documents, and Construction Services for Vertical Transportation Equipment
  - Vertical Transportation Maintenance Evaluations
  - Due Diligence Studies
  - Maintenance Management

**RELATED EXPERIENCE**

The Ohio State University – Columbus, OH

- o Dreese, Math, Hitchcock, Scott
- o Bradley Hall
- o OSU East Tower
- o OSU – Paterson, Baker, Canfield

BGSU – Maurer Hall, Bowling Green, OH  
 University of Akron Elevator Modernizations – Akron, OH  
 ProMedica Healthcare Systems – Toledo, Ohio  
 CampusParc Maintenance Management – Columbus, OH

Nationwide Insurance Plaza I and III – Columbus, OH  
 Vern Riffe Center – Columbus, OH  
 CRAA Elevator Modernizations – Columbus, OH  
 Dayton VA Building 330 – Dayton, OH  
 UK Research Building, Phase 2 – Lexington, KY  
 Berkshire Condominiums – Cleveland, OH  
 200 Public Square – Cleveland, OH  
 Stark County Modernizations – Canton, OH  
 City of Dayton Safety Building – Dayton, OH

**EDUCATION**

The Ohio State University, Columbus, OH, Bachelor of Science, Civil Engineering: Structures  
 Columbus State Community College, Columbus, OH, Associate of Arts and Sciences, Architecture



**SPENCER WILLIAMS CSI**  
**Regional Manager**  
**Ohio Region**

**Elevator Consulting Group**

Spencer Williams is one of the consultants of the Ohio Region for Lerch Bates participating in the conceptual planning, design, construction administration, audits, surveys, new construction and modernization projects for vertical transportation systems (elevators, escalators, moving walkways, freight lifts, platforms, dumb-waiters, etc.). His responsibilities include overseeing project organization, scheduling, coordination, deliverables, billing and collections. In addition, managing assigned projects to assure completion for multiple deadlines, and milestones are provided on time, in a professional manner, while meeting constantly changing priorities. Spencer has over 8 years experience in the Vertical Transportation Industry. Prior to joining Lerch Bates, Spencer worked for KONE Elevator & Escalator as New Equipment Sales Executive and ThyssenKrupp Elevator as an Account Manager in both Service Sales and New Construction Sales.

**PROJECT RESPONSIBILITIES**

As a Regional Manager, Spencer is accountable for establishing project objectives, schedule and deliverable requirements and his main job functions as following:

- **Perform all aspects of client projects for which assigned** which include but are not limited to site and equipment surveys, maintenance audits, maintenance management services, survey of equipment: controllers, machine rooms, pits, shafts, etc., modernization of existing equipment/facilities to include analysis and specifications and new building analysis and design services (CD, DD, SD, CA, etc.)
- **Monitor and control projects** resources and provide direction of LB personnel to ensure projects are completed on schedule, meet quality standards, and are within budget. Meet or exceed financial goals set by management.

**RELATED EXPERIENCE**

80 On The Commons – Columbus, OH  
 Crown Plaza and Loft Hotel – Columbus, OH  
 Department of Administrative Services – Columbus, OH  
 - North High Complex  
 - Vern Riffe Center  
 La Quinta Inn and Suites – Cincinnati, OH  
 Moreland Courts – Cleveland, OH  
 Mount Carmel East Hospital - Reynoldsburg, OH  
 Mount Carmel Grove City Hospital – Grove City, OH

Nationwide Children's Hospital – Columbus, OH  
 Nationwide Corporate Real Estate – Various Locations  
 - 18th Street Office and Garage  
 - Behavioral Health Pavilion  
 - Conference & Data Center  
 - West Energy Plant  
 Parks Edge Condominiums – Columbus, OH  
 Port Columbus International Airport - Columbus, OH  
 UK Healthy Kentucky Research Building – Lexington, KY

**EDUCATION**

Bachelor of Science in Business Administration, The Ohio State University, Specialization in Finance and Accounting.

**MEMBERSHIP**

Construction Specifiers Institute, Columbus Chapter – New Membership Chairperson



**BILL MOORE**  
Consultant

**Elevator Consulting Group**

Bill Moore began working for Lerch Bates in 2016 and has over 6 years' experience in the Vertical Transportation Industry. He is currently working in the Lerch Bates Columbus Ohio office, participating in the conceptual planning, design, construction administration, audits, surveys, inspections, and modernization projects for vertical transportation systems (elevators, escalators, moving walkways, freight lifts, platforms, dumb-waiters, etc.). His responsibilities include overseeing project organization, scheduling, coordination, deliverables, billing and collections. In addition, Bill manages assigned projects to assure completion for multiple deadlines, and that milestones are met on time and in a professional manner, while meeting constantly changing priorities. Previously, Bill worked for Oracle elevator as a General Manager in Ohio.

**PROJECT RESPONSIBILITIES**

As a Consultant, Bill is accountable for establishing project objectives, schedule and deliverable requirements and his main job functions as following:

- **Perform all aspects of client projects for which assigned** which include but are not limited to Site and equipment surveys, Maintenance audits, Maintenance management services, Inspection of equipment, controllers, machine rooms, pits, shafts, etc., Modernization of existing equipment/facilities to include analysis and specifications and New building analysis and design services (CD, DD, SD, CA, etc.)
- **Monitor and control project** resources and provide direction of LB personnel to ensure projects are completed on schedule, meet quality standards, and are within budget. Meet or exceed financial goals set by management.

**RELATED EXPERIENCE**

- Ohio State University – Columbus, OH
  - Smith/Steeb
  - Park/Stradley
  - Bradley
- Downtown YMCA – Columbus, OH
- Mt. Vernon Towers – Columbus, OH
- Worthington Education Center – Columbus, OH
- Ohio Department of Public Safety – Columbus, OH
- Department of Education – Columbus, OH
- St. Lukes Hospital – Maumee, OH
- Summit One – Cleveland, OH
- Burlington Coat Factory - Multiple Locations
- AT&T – Multiple Locations
- Department of Administrative Services - Columbus, OH
- 11 Buttles Ave – Columbus, OH
- Columbus School District – Columbus, OH
- Promedica – Toledo, OH
- Euclid Beach Properties – Cleveland, OH
- Pictoria Towers – Cincinnati, OH
- Lexington Hilton Downtown – Lexington, KY
- PNC Towers – Ft. Wayne, IN
- Springhill Suites – Cincinnati, OH
- Jaycee Arms Apartments – Columbus, OH
- 309 Vine St. – Cincinnati, OH
- Dublin retirement Village – Dublin, OH

**EDUCATION**

- Navy. A-School
- Certified Product Manager/Marketing Manager
- AIPMM



## Commissioning Project Experience

Akron Zoo Komodo Kingdom Education Center, Akron, Ohio  
Advanced Technology Center North Central, Fairmont, West Virginia  
Alcon Acrysof Plus Start Up, Huntington, West Virginia  
Aultman Hospital AC-54, Canton, Ohio  
Aultman Hospital Bedford Building Addition, Canton, Ohio  
Aultman Woodlawn Compassionate Care Center, Canton, Ohio  
Cleveland Metroparks Zoo - RainForest Assessment and Study, Cleveland, Ohio  
Crystal Clinic Orthopaedic Center New Hospital, Fairlawn, Ohio  
Cuyahoga Community College, EEC Upgrade, Cleveland, Ohio  
Hattie Larlham Akron Food Hub, Akron, Ohio  
Heartland Behavioral Healthcare Campus Consolidation, Massillon, Ohio  
Kent State University East Campus Chilled Water Plant, Kent, Ohio  
Kent State University Rec Center Pool Unit Replacement, Kent, Ohio  
Kent State University Purinton Hall HVAC Improvements, East Liverpool, Ohio  
Kent State University Regional Academic Center, Twinsburg, Ohio  
Kent State University Salem Campus Health & Science Wing, Salem, Ohio  
King's Daughters Medical Center Heart Center Addition, Ashland, Kentucky  
Marshall University School of Medicine Research Pharmacy, Huntington, West Virginia  
Marshall University Bio-technology Building, Huntington, WEST VIRGINIA  
Medical Center Company Satellite Chiller Water Plant Chiller Installation, Cleveland, Ohio  
Monticello Middle School, Cleveland Heights, Ohio  
Pickway Correctional Institution Medical Segregation Unit Heating Boiler, Orient, Ohio  
Roxboro Elementary School, Cleveland Heights, Ohio  
St. Elizabeth Health Center New Hospital, Boardman, Ohio  
St. Elizabeth Health Center Urology Center of Excellence, Youngstown, Ohio  
Summa - Akron City Hospital Boiler Plant Equipment, Akron, Ohio  
The Ohio State University Cunz Hall, Columbus, Ohio  
The Ohio State University Sullivant Hall, Columbus, Ohio  
The Ohio State University OARDC Agricultural Engineering Building, Wooster, Ohio  
University Hospital Medical Center Service Building, Cleveland, Ohio  
Wade Park VA Medical Center Enhance/Consolidate Mental Health, Cleveland, Ohio  
Wade Park VA Medical Center Endoscopy, Cleveland, Ohio  
Wade Park VA Medical Center Renovate Inpatient SCI, Cleveland, Ohio  
West Virginia School of Osteopathic Medicine Smith Lab HVAC Renovations, Lewisburg, West Virginia

**Roxboro  
Middle School  
Commissioning**

*Cleveland Heights,  
OH*

**PROJECT DETAILS:**

- Renovation
- 114,000 sq. ft.
- \$15,000,000

**SERVICES PROVIDED:**

- LEED Enhanced  
Commissioning



Scheeser Buckley Mayfield performed LEED enhanced commissioning for the middle school, which is being totally gutted and renovated in multiple phases. The areas include the kitchen, office, lobby classrooms and assembly areas.

The HVAC system will have dedicated outside air handling units providing ventilation air for all areas of the building. Classrooms and all other spaces will be heated and cooled with water source heat pumps. Plumbing renovation include creating several new toilet rooms. The entire building will be protected with a wet pipe sprinkler system.

The electrical power system consisted of new service and distribution equipment including pad mounted transformer, main switchboard and branch circuit panels. New diesel generator and transfer switches are also being provided. New LED lighting and controls are provided in all renovated areas. A new multiplex addressable fire alarm system is also being installed. The IT systems for the building include new voice and data structured cabling, CCTV system, security and access control rough-in, A/V systems, intercom and paging systems, analog clock system and new pathways for all the new systems.

Contact: George Petkac, 216-320-2220, G\_Petkac@chuh.org

**OARDC  
Agricultural  
Engineering  
Building  
Commissioning**

*Wooster, OH*

**PROJECT DETAILS:**

- Replacement
- CM at Risk
- Cost: \$10,800,000
- LEED Silver Certified

**SERVICES PROVIDED:**

- LEED Enhanced Commissioning



Scheeser Buckley Mayfield provided commissioning services for the agriculture engineering building replacement at The Ohio State University OARDC Campus. The building has 3 primary areas, modern research labs, office/teaching areas, and a high bay workshop. In support of the research activity on farm vehicles there will also be a covered open-air vehicle yard.

The commissioning services include all LEED enhanced services: HVAC, domestic water, and lighting control systems. Scheeser Buckley Mayfield worked with OSU, the design team and the construction manager from the early project design and continued throughout the entire construction phase. The building was being built as a CM at Risk project. Scheeser Buckley Mayfield provided commissioning services documenting and confirming the facility meets or exceeds the functional and performance requirements as stated in the owner's project requirements and in the Design Intent Document as required to obtain LEED enhanced certification. Scheeser Buckley Mayfield utilized Wheaton and Sprague Building Envelope in the design phase to review the construction documents and make recommendations for improvement in the building envelope.

Contact: Marjory Trishman, 614-292-5704, trishman.2@osu.edu



**Sullivant Hall  
Commissioning**

*Columbus, OH*

**PROJECT DETAILS:**

- Renovation
- 147,885 sq. ft.
- \$16,200,000
- LEED Certified

**SERVICES PROVIDED:**

- LEED Enhanced Commissioning



Scheeser Buckley Mayfield provided LEED Enhanced Commissioning for mechanical and electrical systems for a renovation of an existing building on the campus of The Ohio State University. Scheeser Buckley Mayfield utilized Wheaton and Sprague Building Envelope to provide envelope commissioning. The 3-story building was built in 1913 and includes faculty offices, staff office areas, classrooms, conference rooms, lobby, library and support space, museum, archive storage spaces and dance studios with support spaces.

The building was gutted and renovated. The mechanical system consists of refurbished built up air handling units with chilled water-cooling coils and hot water heating coils. New electric-cooled packaged roof top units were also installed to control temperature and humidity in the museum and archive storage areas. For heating and dehumidification needs, the campus steam was used and converted to heating water. Delta digital controls were used throughout the building to maintain tight temperature and humidity levels, which is a requirement in the museum and archival storage areas. The plumbing systems were commissioned to comply with LEED requirements. The electrical systems commissioned were fire alarm, lighting controls, the emergency power system, the elevator and the building interface.

Contact: Nikolina Sevis, 614-293-8244, sevis.2@busfin.osu.edu



**Wade Park  
Renovate  
Inpatient SCI  
Commissioning**

*Cleveland, OH*

**PROJECT DETAILS:**

- Renovation
- 24,000 sq. ft.

**SERVICES PROVIDED:**

- Commissioning



Scheeser Buckley Mayfield was engaged under an IDIQ Contract to perform third party Commissioning (CxA) services for the HVAC, plumbing, fire suppression, power, lighting and teledata systems. The scope included design review services as well as assistance during bidding and construction. As part of the services, a matrix of systems included in the CxA scope was developed as well as schedules, pre-functional checklists and functional checklists. Witnessing of systems including controls, TAB and owner training were also included. Progress site observations by the CxA have identified several items such as valve access and controls which the contractors were able to address at no added cost to the government due to the fact that they were observed and resolved in a timely manner.

This is a multi-phased project that provided a fit and finish upgrade to 24,000 sq. ft. of Spinal Cord Injury Unit (SCI) space on the Sixth Floor of the Main Medical Center which is approaching 20 years old. Renovation Items included items such as flooring, finishes, wall protection, lighting, headwalls, casework and HVAC systems.

Contact: Kurt Rothermel, 216-791-2300, Kurt.Rothermel@va.gov

# Lerch Bates, Inc. Vertical Transportation Specialists

25. TITLE AND LOCATION (City and State) Albert Kahn Columbus, Ohio		26. YEAR COMPLETED DESIGN (if applicable) 2017	
27. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER The Platform LLC	b. POINT OF CONTACT NAME Monique Becker	c. POINT OF CONTACT #	d. POINT OF CONTACT E-MAIL ADDRESS no longer with The Platform LLC

28. DESCRIPTION OF PROJECT

**Project Overview:** The project includes the design of seven (7) elevators, including six (6) passenger elevators and one (1) service elevator, in the Albert Kahn Building, located in Detroit, Michigan. The building was listed on the National Register of Historic Places in 1980 and serves office and residential applications. The building was constructed in 1930 and serves low, mid and high-rise levels. The design team was tasked by evaluate existing equipment and need for new or additional vertical transportation necessary to meet the building's tenants.

**SIZE:** 7 elevators

**Scope of Services:** Elevator Analysis and Condition Assessment

**Results Accomplished:** The analysis of the building was performed under various usage scenarios based on different building applications and restrictions. Additionally, the existing equipment was assessed with compliance with the Americans with Disabilities Act, performance, and equipment reliability. The modernization of existing equipment will take into account current building aesthetics, performance to the building, and equipment reliability. The design team has worked closely with the Owner to minimize impact to the building during the course of construction.

**Reference:** Monique Becker  
**Team Members:** Monique Becker, Heath Hayes



Lerch Bates, Inc.  
Vertical Transportation Specialists

25. TITLE AND LOCATION (City and State) Arrott Building Pittsburgh, PA		26. YEAR COMPLETED DESIGN (if applicable) 2017	
27. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Desmone Architects	b. POINT OF CONTACT NAME Joseph Beerens	c. POINT OF CONTACT # 412.683.3230 x219	d. POINT OF CONTACT E-MAIL ADDRESS jbeerens@desmone.com
28. DESCRIPTION OF PROJECT			

**Project Overview:** The project includes the modernization and design of a total of four (4) elevators, located at the Arrott Building in Pittsburgh, Pennsylvania. Two (2) elevators were subjects of modernization and two (2) elevators were new design. The Arrott Building is listed in the National Register of Historic Places. Serving low, mid, and high-rise levels, the design team performed an analysis of building traffic and designed with both new equipment and the modernization of existing elevating systems. Service for the building will be taken into account when designing both new and modernized equipment.

**SIZE:** 4 elevators (2 New, and 2 Modernizations)

**Scope of Services:** Modernization and New Design

**Results Accomplished:** A traffic analysis was completed based on building usage. Design is ongoing, and many challenges are faced to design with minimal impact to the building and structural components. Alignment of new equipment with existing building constraints creates a need for resolve. The modernization of existing equipment will take into account current building aesthetics, performance to the building, and equipment reliability. As construction and design for the building is ongoing, the design team has worked closely with the Owner to coordinate new and recurring design resolutions.

**Reference:** Joseph Beerens, 412.683.3230 x219  
**Team Members:** Joseph Beerens, Ryan Croyle, Heath Hayes, Bill Moore, Spencer Williams, David Borchers





# Lerch Bates, Inc. Vertical Transportation Specialists

25. TITLE AND LOCATION (City and State) LeVeque Tower Maintenance Audit Columbus, Ohio		26. YEAR COMPLETED DESIGN (if applicable) 2017	
27. PROJECT OWNER'S INFORMATION			
a. PROJECT OWNER Lawyers Development Corporation	b. POINT OF CONTACT NAME Daniel O'Harra	c. POINT OF CONTACT #	d. POINT OF CONTACT E-MAIL ADDRESS oharra@lawyersdevelopment.com
28. DESCRIPTION OF PROJECT			

**Project Overview:** The project includes a Maintenance Audit of eleven (11) Elevators and their respective machine rooms in LeVeque Tower—a historical high-rise in downtown Columbus, OH. LeVeque Tower was added to the U.S. National Register of Historic places in 1975. The elevators consist of Low, Mid, and High-rise passenger and service elevators, serving mixed-use applications including a hotel, apartments, condominiums, offices, and a restaurant.

**SIZE:** 11 elevators

**Scope of Services:** Maintenance Audit

**Results Accomplished:** A review of the Maintenance being performed on the elevating equipment led to increased efficiency of the elevators as well as reliability. This Maintenance Audit was performed in the midst of a major reconstruction project, to modernize the building's finishes and function. The design team has worked closely with the Owner to phase the work in such a manner to minimize any impact to the building occupants.

**Reference:** Daniel O'Harra  
**Team Members:** Heath Hayes, Bill Moore, Bob Uber, David Borchers





**LOUIS STOKES VETERANS AFFAIRS MEDICAL CENTER, CLEVELAND, OHIO  
541-16-106 Renovate Inpatient SCI**

**CONTRACT DOCUMENT REVIEW  
Drawings Dated 3/18/16 - 100% CD Documents**

ISSUE NO.	DATE	Drawing/ Spec #	CX REVIEW COMMENTS	DATE	DESIGN TEAM RESPONSE	DATE	OWNER RESPONSE	DATE	CX RESPONSE
01	3/1/16	P Series	Generally see if plot settings can be improved for better clarity of piping. Our office struggles with this aspect of Revit and piping as well. It also is very dependent upon how the hard copies are printed. Good luck - we know it is tough.	4/1/2016	Plots have been adjusted.			29-Mar	Closed
02	3/1/16	1-P2.0	Watch phasing lines blocking keynotes.	4/1/2016	Keynotes moved			29-Mar	Closed
03	3/1/16	1-H0.2	Verify access to the filter banks for changeout. If using slide-in racks may want to explicitly call out access doors.	4/1/2016	AD's noted.				
04	3/1/16	1-H0.2	Key note #18 - should these be motorized dampers?	4/1/2016	Yes added to dwg.			29-Mar	Closed
05	3/1/16	1-H0.2	Key note #29 - should this be a motorized damper?	4/1/2016	Yes added to dwg.			29-Mar	Closed
06	3/1/16	1-H0.2	May want to provide more detail about which pipes penetrate the AHU, and remind contractor to seal weather tight. Could not find exact reference to what pipes use key note #27, but presume it is LPR. Notes might also be added to sheet 1-H2.0 to assist.	4/1/2016	Notes updated.				
07	3/1/16	1-H0.5	Which rooms would receive occupancy sensors?	4/1/2016	All rooms. This has been added to general notes.				
08	3/1/16	1-H0.5	May want to clarify the intended scope of work with air terminal replacements. Will contractor be expected to replace reheat control valves? Thermostats?	4/1/2016	Clarified in schedule notes.			29-Mar	Closed
09	3/1/16	1-H0.5	Verify whether existing controls tie-in to perimeter heating system (they did under our design in 1998). This may want to be reflected on the controls sequences.	4/1/2016	Corrected				
10	3/1/16	1-H0.6	Consider including fan isolation dampers in sequences.			4/12/2016	Dampers omitted due to fan operation time	29-Mar	Closed
11	3/1/16	1-H0.6	Should sequence of operation address multiple fans? For example, do all fans modulate together? Will one supply fan stay off as reserve? How should system react upon failure of a fan?			4/12/2016	Sequences reviewed and approved.		
12	3/1/16	1-H0.6	Show separate flow measurements for each fan?	4/1/2016	Covered in fan wall spec.			29-Mar	Closed
13	3/1/16	1-H0.6	Add sequence of operation and damper controls for vestibule cooling via relief?	4/1/2016	Done.			29-Mar	Closed

## Commissioning Issues List SBM Project Number 17028

PROJECT: CHUH - Monticello Middle School Cx  
CLIENT: CHUH - Monticello

PHASE: Commissioning

CxA: Jim Kulick



**NOTE: Responses are required.**  
**Issued Date:** 7/16/2018 (Bulletin #3M Change Order)  
**Revision #1:** 8/28/2019 Commissioning  
**Revision #2:** 9/4/2019 Commissioning  
**Revision #3:** 11/21/2019 Commissioning  
**Revision #4:** 1/6/2020 Commissioning  
**Revision #5:** 1/15/2020 Commissioning  
**Revision #6:** 1/28/2020 with OE comments  
**Revision #7:** 2/4/2020 with comments from meeting

As part of the project team, we are making these comments in an effort to improve the overall quality of the project. The specific intent of these comments is to raise questions about issues such as operation, accessibility, serviceable, and safety that may impact the short or long term operation of the facility or the ability of the design to function properly. Please have the appropriate member of the design team review and comment on the following items. We are available to discuss any questions you may have. **New comments are in bold type.**

Issue No	Item	Description	Date	Contractor Response	Date	A/E Response	Date	Owner/Architect/Contractor Response	Date
1	Bulletin #3M Change Order (Plumbing)	Pricing seems reasonable. We believe the CO is required to meet the design intent and POR. No response by contractor, owner or A/E. Apparently resolved.	7/13/2018 8/1/19						
2	Bulletin #3M Change Order (Mechanical)	Of the 7 new combo temperature/humidity sensors being added to the rooms, 2 of those rooms (222 and 224) have separate temperature and humidity stats shown in the conformed set. Since the conformed set was issued prior to Bulletin 3M, will there be a credit issued to the owner? No response by contractor, owner or A/E. Apparently resolved.	7/13/2018 8/1/19						
3	Bulletin #3M Change Order (Electrical)	The credit for this bulletin appears to be reasonable. However we question the material credit for the decrease in the transformer size. We believe the material credit for a decrease in size from a 500kVA to a 300kVA transformer should be greater than \$500. There may have been a restocking fee that decreased the credit. We recommending asking for additional information regarding the transformer credit. No response by contractor, owner or A/E. Apparently resolved.	7/13/2018 8/1/19						
4	All WSHPs	The WSHPs appeared to have more airflow during unoccupied mode than occupied mode. The units appeared to work backwards from the approved sequence of operation. Additionally, fans installed are different than the basis of design and the fans do not work the same way. Engineer should submit revised sequence of operations for use. This was resolved.	7/9/2019						
5	WSHP 01-11 WSHP 01-07 WSHP 02-20 WSHP 02-19 WSHP 02-18 WSHP 02-17	The switches and jumper positions will determine the airflow the unit will produce. During equipment startup, these set positions were at the factory set positions and the fans would not ramp up and down. The MC and Gardiner put jumpers in the correct slots for all heat pumps tested and the heat pumps worked as required in the engineer's revised sequence. When the compressor is ON (heating or cooling) the fan produces design airflow. When the compressor cycles OFF, the fan runs at a lower speed. *The contractor	8/2/2019	Turner response: The Design Team needs to confirm that it is acceptable to have lower than design air flow speed when the compressor is off.  10/17/19 Update: Per direction discussed the units are run to continuously.  11/06/19 Gardiner Tech (149) Used updated IOM to configure expansion board jumpers and fan selector	10/17/2019  11/06/2019		Agreed the units are OK to run continuously.	10/17/2019	
6	WSHP 01-10	The WSHP does not have an expansion board to allow the unit to vary the fan speed between occupied and unoccupied modes.	8/2/2019	WSHP-01-10 is 15,000 BTUH or less and not available with an ECM motor. Only unit sizes 19 and higher will have ECM with fan speed adjustments as described per Gardiner/Daikin.	10/17/2019		No further action is required	10/17/2019	



January 29, 2016

To whom it may concern:

Walsh Jesuit High School has contracted with Scheeser Buckley Mayfield (SBM) for three projects of increasing scope. First we needed electrical expertise to upgrade lighting in our theater. We then competitively sought engineering counsel for two large projects to replace our fire alarm system and our HVAC controls. We knew that we did not have the internal expertise to scope and manage these jobs. We selected SBM to lead all three of these projects on our behalf.

I was impressed with Jim Eckman's approach to our theater lighting project. He is knowledgeable about the available products and even went so far as to bring sample lights to our facility to show differences in design, function and cost. As a result, we are very happy with the lighting that we selected, the project went flawlessly and we are saving money.

Our fire alarm / HVAC projects are much larger and complex but we again selected SBM. Jim Eckman and his staff are very thorough, detailed and precise. During the interview process they were the most thorough in getting drawings marked up to clearly demonstrate that they knew what needed to be done and could articulate how the project should, and should not, be done. They did a fantastic job taking an inventory of our current equipment, involving local authorities and writing a very clear bid specification. Even the contractors commented on how well the bid package was put together. SBM was at my side at every phase of the process to ensure that we were on time, on track and efficient in executing our plan. After we opened the bids it was very easy to tally and compare the various contractor bids to come to a good decision about which contractor to use. The project was on schedule the entire time which enable us to have the appropriate internal conversations to make a strong recommendation to our Board on how to proceed.

I highly recommend SBM. They have outstanding technical expertise and also have the interpersonal skills to work well with all levels of the organization. In my view, they have developed a process of best practices that has benefited Walsh Jesuit by saving us money and ensuring that we have a comprehensive and effective solution. If you don't want to do it again and again, call SBM.

Should you have any questions please feel free to contact me to clarify.

Sincerely,

Peter J. Sullivan  
Chief Financial Officer



Facilities Planning and Management

March 12, 2018

To Whom It May Concern,

Facilities Planning and Management at Marshall University is pleased to provide this recommendation letter to Sheeser Buckley Mayfield LLC whom we have worked with for many years.

In some form or fashion, I have been involved in the construction industry for many years. In those years, I have worked with many architects and engineers. SBM and their representatives are at the top of my list for their knowledge of electrical, mechanical, design, contract administration and professionalism. Marshall University has completed countless projects with SBM, and satisfied with each one.

During the duration of these projects, I have found SBM's integrity, honesty and work ethic to be outstanding. Their knowledge from start to finish is second to none in the industry in my opinion. It has been a pleasure to have worked with SBM over the years and look forward to working with them in the future.

Sincerely,

Jeff Pratt

Project Manager

Facilities Planning and Management

**WE ARE... MARSHALL.**

One John Marshall Drive • Huntington, West Virginia 25755 • Tel 304/696-6415 • Fax 304/696-3297

Building 4 Renovations (Mechanical) Third Party Peer Review

CEOI 0211 GDS2000000005

Scheeser Buckley Mayfield





# Medical Center Company

2250 Circle Drive  
Cleveland, Ohio 44106-2664  
(216) 368-4256  
(216) 368-4648 Fax

May 3, 2018

To Whom It May Concern:

As the Vice President of Operations & Construction at the Medical Center Company District Energy System, I have been fortunate to work on many projects with Scheeser Buckley Mayfield over the past six years. SBM has performed a variety of mechanical and electrical engineering design projects for MCCo with successful outcomes. The technical expertise of SBM staff and their communication of complex design concepts is outstanding.

Scheeser Buckley Mayfield has performed multimillion dollar electrical substation replacement and chilled water system installation projects for MCCo. They have also performed smaller scale capital replacement projects and their level of care and attention to detail has been consistently excellent. SBM is a trusted partner for MCCo's operations and I would highly recommend their engineering services for any mechanical or electrical project.

Please contact me with any questions you may have at 216-368-4256 ext. 15.

Sincerely,

Todd Gadawski, P.E., CEM, CEP  
Vice President, Operations & Construction

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#### CORPORATE MEMBERS

Case Western Reserve University  
The Cleveland Museum of Art  
The Musical Arts Association  
The Church of the Covenant  
The Cleveland Hearing & Speech Center

UH Cleveland Medical Center  
Cleveland Botanical Garden  
The Cleveland Institute of Art  
The Cleveland Medical Library Assn.

May 4, 2018

To Whom It May Concern:

I am writing to recommend Scheeser Buckley Mayfield's services for mechanical engineering.

I represent Consumers National Bank of Minerva ("CNB"). CNB had a new headquarters and bank branch built in 2014-2016. Shortly after taking possession of the building, CNB discovered an issue with the operation of the HVAC system. I engaged Scheeser Buckley Mayfield on behalf of CNB to provide a full analysis on the design and operation of the HVAC system. Scheeser Buckley Mayfield provided a clear and complete analysis and report. Based on the analysis and report, CNB further engaged Scheeser Buckley Mayfield to provide design plans and specifications to renovate and correct the system.

Scheeser Buckley Mayfield timely performed its engineering services with care and precision. It has provided clear and concise communications of the issues in support of our legal efforts to uncover the cause of the system's failures and also to rectify the system.

I would be happy to discuss Scheeser Buckley Mayfield's qualifications further.

Sincerely,

Squire Patton Boggs (US) LLP



Steven A. Friedman

47 Offices in 20 Countries

Squire Patton Boggs (US) LLP is part of the international legal practice Squire Patton Boggs, which operates worldwide through a number of separate legal entities.

STATE OF WEST VIRGINIA  
Purchasing Division  
**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

**ALL CONTRACTS:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

**"Debt"** means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

**"Related party"** means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Scheerer Buckley Mayfield, LLC

Authorized Signature: [Signature] Date: 6/16/2020

State of Ohio

County of Summit, to-wit:

Taken, subscribed, and sworn to before me this 16 day of June, 2020.

My Commission expires 03/02, 2024

AFFIX SEAL HERE

**Lori Chapman**  
**NOTARY PUBLIC**  
State of Ohio  
My Commission Expires 3/02/2024

[Signature]

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: GSD2000000005**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

(Check the box next to each addendum received)

- |                                                    |                                          |
|----------------------------------------------------|------------------------------------------|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2            | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Scheaser Buckley Mayfield, LLC  
Company

[Signature]  
Authorized Signature

June 17, 2020  
Date

**NOTE:** This addendum acknowledgement should be submitted with the bid to expedite document processing.  
Revised 6/8/2012