



Scott.mason@suddenlink.net

**SMC Home
Inspections, LLC**

Transmittal

To: West Virginia Purchasing Division **Attn:** Melissa K. Pettrey

Fax: 304-558-3970

Phone: 304-558-0094 **Date:** 05/2/2023

Re: CEOI GSD2300000009 **cc:**

Submittal For Review Please Comment Please Reply Please Recycle

Please find attached:

- 1. Addendum acknowledgement form, Solicitation number GSD2300000009
- 2. Solicitation response,

Sealed Bid: Engineering Project Management Adviser Services

Buyer: Melissa K. Pettrey, Senior Buyer

Solicitation Number: CEOI 0211 GSD 2300000009

Bid opening date: May 2, 2023

Bid opening time: 1:30PM

Fax number: 304-558-3970

05/01/23 08:44:42
 WV Purchasing Division

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CEOI GSD230000009

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 |

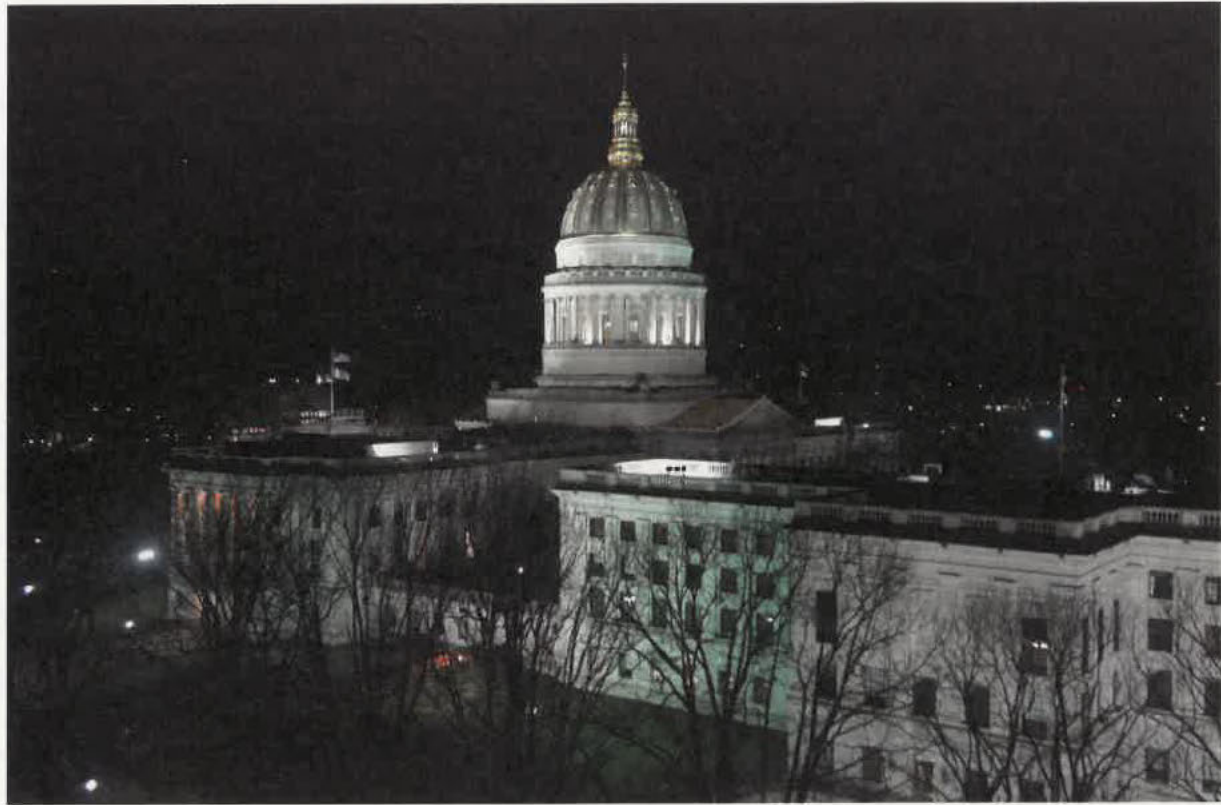
I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information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

SMC HOME INSPECTIONS LLC.
Company


Authorized Signature

4/28/2023
Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.



Proposal for Engineering Project Management Adviser Services

Prepared for WV Department of Administration, General Services Division, Energy Department.

CEOI 0211 GSD2300000009: Engineering Project Management Advisor
EOI

By: SMC Inspections, LLC FEIN#272551717



F. Scott Mason, Member

Contact: Ph [REDACTED] or scott.mason@suddenlink.net

5/2/2023

A handwritten signature in blue ink, appearing to read "F. Scott Mason".

F. Scott Mason PE

[REDACTED] | scott.mason@suddenlink.net

05/2/2023

Mr. John McHugh

Director

General Services Division

103 Michigan Avenue, Charleston, West Virginia 25311

RE: CEOI 0211 GSD230000009: Engineering Project Management Adviser EOI

Dear Mr. John McHugh:

Please find attached my proposal for the above referenced EOI. I have also attached my resume and work history for your consideration. In my career, I have had six years- experience as a Project Engineer while also serving as a mechanical lead engineer if required. In 2015 I completed 41 TAR projects for the Teflon unit at the Chemours Washington Works as a project manager. In addition, I was engineering manager for GSD for five years. My engineering skills include mechanical, electrical, and structural engineering. These skills coupled with 40 years of plan review and specification writing, provide inherent coordination of the disciplines. I was able to complete a six-year D&R project for DuPont/Chemours without a recordable injury on the project demonstrating a "Safety First" and hands on approach to projects.

I am a long-time resident of the west end of Charleston, WV and a registered professional engineer in Ohio and West Virginia.

I would like to take this opportunity to thank-you for considering me for this position.

Sincerely,



F. Scott Mason PE



SMC INSPECTIONS LLC.

Proposal for Engineering Project Management
Advisor EOI

CEOI 0211 GSD2300000009

Date 5/2/2023

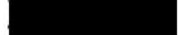
PROFILE

F. Scott Mason PE, Member:

Mr. Mason has over 40 years of experience in all phases of Project Management, including five years as Engineering Manager for the General Services Division of The State of WV. His primary responsibilities include project management as well as mechanical, electrical, and structural engineering with fire alarm design. He is experienced in constructability and planning, specification writing, design engineering and field engineering. His expertise includes Demolition and Removal, Chemical plant projects, Hospital and Industrial HVAC and historical building renovation.

CONTACT

PHONE:



EMAIL:

scott.mason@suddenlink.net

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Capitol Cafeteria (Project Management)
Building 1 medium voltage and distribution
Chiller Plant HVAC (Structural)
Building 5,6,7 Electrical Switchboard Replacement
Building # 5 Boiler Plant Redesign
Building # 5, Data Room Unit for DOT
Building # 17 Chilled Water Interconnect
Building # 6 Boiler Plant (1997) & (2019)
Building # 1 Senate Chilled Water Renovations
Chiller Plant HVAC (Structural)
Proposed Ice Plant for building 11
Building 33 Demolition
Building 1 Fan Coil Phase 2 Electrical (Existing)
Building 1 Fan Coil Phase 2 Electrical (New)
Additional Projected (Listed)

Project Goal 1, First goal as stated asks for engineering services for specific projects. The author has 40 years of experience in design, bidding, and construction experience. This experience includes plan review and specification writing.

A. Building 1 West wing fan coil phases 2 and 3 were designed and drawn by the author. I am inherently familiar with them. I was able to manage Phase 1 to a successful conclusion and have overseen the construction of Phase 2 and 3 since they were successfully bid. (See Projects Tab)

B. Phase 4 was designed by the author. I have successfully provided services to evaluate the bids and to evaluate submittals for many GSD projects including Building 1 Fan Coil Phases 1,2, and 3. (See Projects Tab)

C. As of this date the author has been tasked with the design and development of Phases 5 and 6. Currently TAB services have been secured to develop a baseline to replace the existing unit in phase 5. Phase 6 will require the designer to design mechanical, electrical, and fire protection systems. The author has 40 years' experience in this integrated approach.

D. The author has been involved in the plan review, construction administration, and troubleshooting of the Capitol Complex Exterior Lighting Project. This includes the detection of work not done to specifications, as well as safety concerns and coordination with the Capitol Police. The author has been able to provide these services to the Energy Department Manager and would continue to do so for the remaining phases of the project.

E. Capitol Complex Chilled water system Modification Project. The author has over 15 years' experience with construction, modification, and maintenance of the campus system. The author has redesigned several projects during his time at GSD including revisions to enhance the performance of the Capitol Cafe refrigeration equipment and the House and Senate Chamber Air Handlers. Although some work has been completed by the energy department, there are many improvements that can be incorporated into this project. (See Projects Tab)

The author has over 40 years' experience, in the design, specifications, drawings, bid evaluation and construction administration. Recent projects designed and drawn by the author include Building 1 Fan Coil Replacement, Phases 1,2,3, and 4. Adding Building 17 to the chilled water loop. The author is proficient in Visio, Trane load and selection programs, Accel, Microsoft word and Google Doc. In my 40 years of experience the author has used many design programs including PDMS. (See projects tab)

Project Goal 2, The author has in his 40 years of experience, redesigned the capitol complex central steam plant, added an additional boiler and designed energy efficiency improvements (not built) for the high-pressure boiler plant. The author designed and provided services through construction to replace the boiler plant in building 6 (See the Projects Tab). In his 40 years the author has undertaken many chilled water projects for GSD, including adding building 17 (heat pumps), to the chilled water loop. designing a coil replacement for building 9, as well as several projects for Building 1 (See the projects Tab). The author has also been responsible for the structural, and electrical engineering required for a complete project. The author has done electrical projects that include 12.47KV, 480/277, 208/120V such as Building 1 FC replacement Phases 2 and 4. The author has also done low voltage and DC power, lighting, and controls. All my projects for GSD include energy efficiency as a goal. In the 40 years that the

author has been doing engineering he has encountered almost every kind of HVAC system and electrical system used from the 1880's (including fireplaces for building 8) to the present.

Project Goal 3, The author has been a GSD Engineering Manager, Project Engineer (Jacobs and KBR), Plant engineer (US Methanol) as well as the Engineer for the GSD Energy Department. The author has been involved in supervising contractors and vendors for over 40 years. Recent examples include Building 1 Fan Coil Replacement 1,2,3, and 4. Verbal and written communication have resulted in several successful projects including, the building 6 boiler plant, adding building 17 to the chilled water loop, and Building 1 Fan Coil phase 1. Please see the projects tab for more successful projects.

Project Goal 4, The author has been involved with many stakeholders in the course of his work with GSD. These include but are not limited to, The House and the Senate, the Supreme Court, the Auditor's Office, The treasurer's Office, Finance Secretary, Homeland Security Secretary, the Secretary of Administration, Secretary of State, Attorney General, Legislative Auditor, and Capitol Police. As the former GSD engineering Manager, I have worked closely with the State Historic Preservation Office, Capitol Building Commission, and the WV State Fire Marshal's office. Indeed, coordination with the State Fire Marshall was required when the GSD Energy Department engineered and constructed the electrical service entrance for building 4. The plans were submitted and reviewed by this third-party agency. The present Building 1 HVAC upgrades (now up to phase 6) requires scheduling with all the listed stakeholders, maintenance for shut down of equipment and start-ups, as well GSD Custodial and Capitol Police to arrange clean up and deliveries. The contractor building the building 1 lighting upgrade, committed numerous safety violations observed by the author and coordinated and conveyed to GSD Safety.

Project Goal 5, The author's firm is a single proprietorship and I have no financial interest in any other A/E firm. contractor or vendor. I am a licensed PE in Ohio and West Virginia. I am registered as a vendor with the purchasing division and Secretary of State. (See license tab).

Project Goal 6, For the past four years I have worked in the GSD offices and used the programs and tools made available to me. I am ready to resume my work for GSD if selected.

F. Scott Mason PE

[REDACTED]
FRED S. MASON

[REDACTED]

FRED S. MASON
[REDACTED]

CERTIFIED INSPECTOR

CLASS: HOME INSPECTOR
ISSUED: 6/3/2022 EXP DATE: 6/30/2023



2009

**WEST VIRGINIA
STATE TAX DEPARTMENT**

2011

**BUSINESS REGISTRATION
CERTIFICATE**

ISSUED TO:
**SMC HOME INSPECTIONS LLC
1010 1ST AVE
CHARLESTON, WV 25302-1422**

BUSINESS REGISTRATION ACCOUNT NUMBER: **2241-5891**

This certificate is issued for the registration period beginning: **July 1, 2009**

This certificate is valid until: **June 30, 2011**

*This business registration certificate is issued by
the West Virginia State Tax Commissioner
in accordance with Chapter 11, Article 12 of the West Virginia Code.*

*The person or organization identified on this certificate is registered
to conduct business in the State of West Virginia at the location above.*

This certificate is not transferrable and must be displayed at the location for which issued.
ENGAGING IN BUSINESS WITHOUT CONSPICUOUSLY POSTING A WEST VIRGINIA BUSINESS
REGISTRATION CERTIFICATE IN THE PLACE OF BUSINESS IS A CRIME AND MAY SUBJECT YOU
TO FINES PER W. VA. CODE § 11-9.

TRAVELING/STREET VENDORS: Must carry a copy of this certificate in every vehicle operated by them.
CONTRACTORS, DRILLING OPERATORS, TIMBER/LOGGING OPERATIONS: Must have a copy of
this certificate displayed at every job site within West Virginia.



SMCHOME-01

MFITZWATER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/19/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Blue Ridge Risk Partners, LLC 1120 C Professional Court Hagerstown, MD 21740	CONTACT NAME: PHONE (A/C, No, Ext): (301) 733-2530 FAX (A/C, No): (301) 791-1478 E-MAIL ADDRESS: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center;">NAIC #</td> </tr> <tr> <td>INSURER A : Westfield Insurance</td> <td style="text-align: center;">24112</td> </tr> <tr> <td>INSURER B : Hiscox Insurance Company Inc.</td> <td style="text-align: center;">10200</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Westfield Insurance	24112	INSURER B : Hiscox Insurance Company Inc.	10200	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															
INSURED <div style="text-align: center; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> SMC Home Inspections, LLC </div>															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		1311493	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		1311493	5/1/2023	5/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liab		ANE4095300.20	4/22/2023	4/22/2024	PROF LIAB \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED PER WRITTEN CONTRACT

CERTIFICATE HOLDER**CANCELLATION**

STATE OF WV GSD
 112 CALIFORNIA AVENUE, 5TH FL
 CHARLESTON, WV 25305

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

West Virginia State Board of Registration for Professional Engineers

PE-Active Renewal

Receipt

Your confirmation number is 57790

Name: FRED MASON

Total: \$63.00

Card: 

Date/Time: 12/7/2022 1:21:35 PM

RECEIPT - Click [here](#) to print or download/save a PDF copy of your receipt for your records. A copy of this receipt will also be sent to the email address that you input during your renewal completion. The automated email will be from egovconfirmations@wvsto.com.

WALLET CARD - Click [here](#) to print or download/save a PDF copy of your Professional Engineer wallet card. Wallet cards will *no longer be mailed* from the Board office.

PDF COPY OF RENEWAL - Click the Download PDF link below to print or download/save a PDF copy of your exact renewal responses.

West Virginia State Board of Registration for Professional Engineers
300 Capitol Street - Suite 910, Charleston, West Virginia 25301
(304) 558-3554 | info@wvpebd.org



MARK D. SCOTT
CABINET SECRETARY

STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION

W. MICHAEL SHEETS
DIRECTOR

SMC HOME INSPECTIONS



March 29, 2023

Fred Mason:

This is to confirm receipt of your Disclosure of Information and vendor registration fee, completing your entity's registration process with the West Virginia Purchasing Division. Your completion of both requirements with the Vendor Registration program enables you to receive orders from State of West Virginia agencies. The registration with the Purchasing Division for SMC HOME INSPECTIONS wvOASIS vendor # VC0000080982, is valid until 04/19/2024.

For a complete list of competitive bid opportunities currently published, please view the *West Virginia Purchasing Bulletin* within the Vendor Self-Service (VSS) portal at wvOASIS.gov. If you do not have a login ID for the Vendor Self-Service portal, you can view the *West Virginia Purchasing Bulletin* by clicking "View Published Solicitations."

More information for vendors regarding the registration process can be found at www.state.wv.us/admin/purchase/VendorReg.html. If you have additional questions, please do not hesitate to contact the Purchasing Division's Vendor Registration office.

Sincerely,

A handwritten signature in black ink that reads "Mark Totten".

Mark Totten
Technical Services Manager

License Look Up

4/17/2023 6:10 AM

Fred Scott Mason

License Number	
Status	Active
Sub-Status	
Board	Engineers and Surveyors Board
License Type	Professional Engineer
Compact/Multi-State Eligible	
License Issue Date	
License Expiration Date	12/31/2023
License Effective Date	01/01/2022
City	Charleston
State	WV
Country	United States
Board Action	No

Current date & time: 4/17/2023 6:10 AM

Disclaimer: The Joint Commission and NCQA consider on-line status information as fulfilling the primary source verification requirement for verification of licensure in compliance with their respective credentialing standards.



In 2005, the author, was appointed as the project manager for the Capitol Café project. The project manager was responsible for D&R, asbestos abatement, as well as supervision of the general contractor (Wiseman). The project manager was responsible for coordination with the A/E firm (ZMM) as well as the kitchen consultants, state agencies, and the Governor's office. The project manager was responsible for the upsized utilities required and coordinated the same with the Building 1 electrical upgrades also under construction.

The Capitol Café Project D&R disclosed the huge problem with abandoned cabling in building 1. This kicked off a \$2.5 million-dollar project by OT to remove the unused communication cables and consolidate the computer rooms. The OT personal involved were directly supervised by the author.



In 2005 an inspection of the building 1 medium voltage power systems was conducted by AEP and found to be so deficient that they considered cutting off power to the building. The author designed the new systems, selected the new equipment, and produced the new bid documents. The power system effected all the occupants of building 1 and the various outages required (including the first complete power down since 1932) had to be coordinated with the constitutional officers, the Governor's office, and well as the House and Senate. The electrical project was completed on time and budget with the help of the contractor (Brown Electric).

Since the Capitol Café project was running concurrently with the power upgrade coordination was to provide upgraded utilities to the Café project.



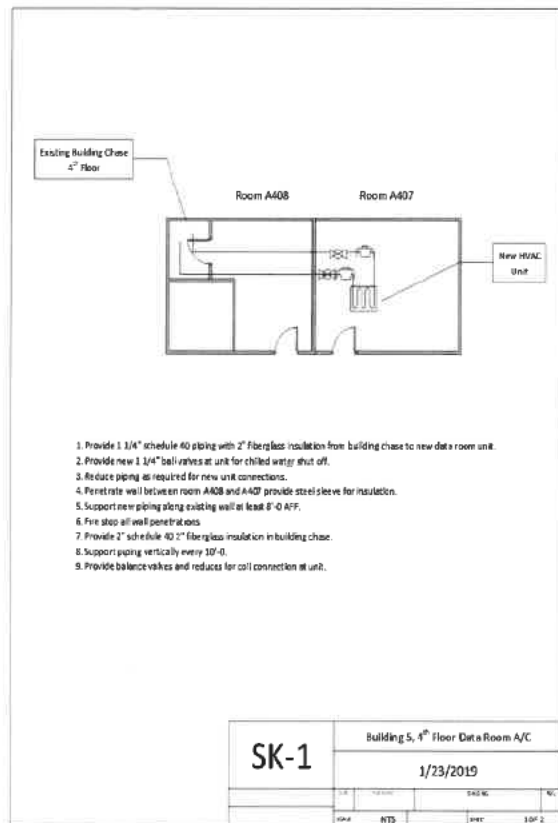
The Chiller plant HVAC system for building 11 was designed by ZDS for GSD. The roof top units' weight was more than the roof could accommodate without structural modifications to the building. The GSD engineering manager designed the structural modifications to building 11 and the project drawings and specifications were done at his direction.

Other structural projects by the author include the deaerator tank structural steel for the building 5 boiler plant, removing a wall at the Governor's Mansion for the kitchen renovation, and designing structural steel for the proposed building 5 boiler plant economizers.



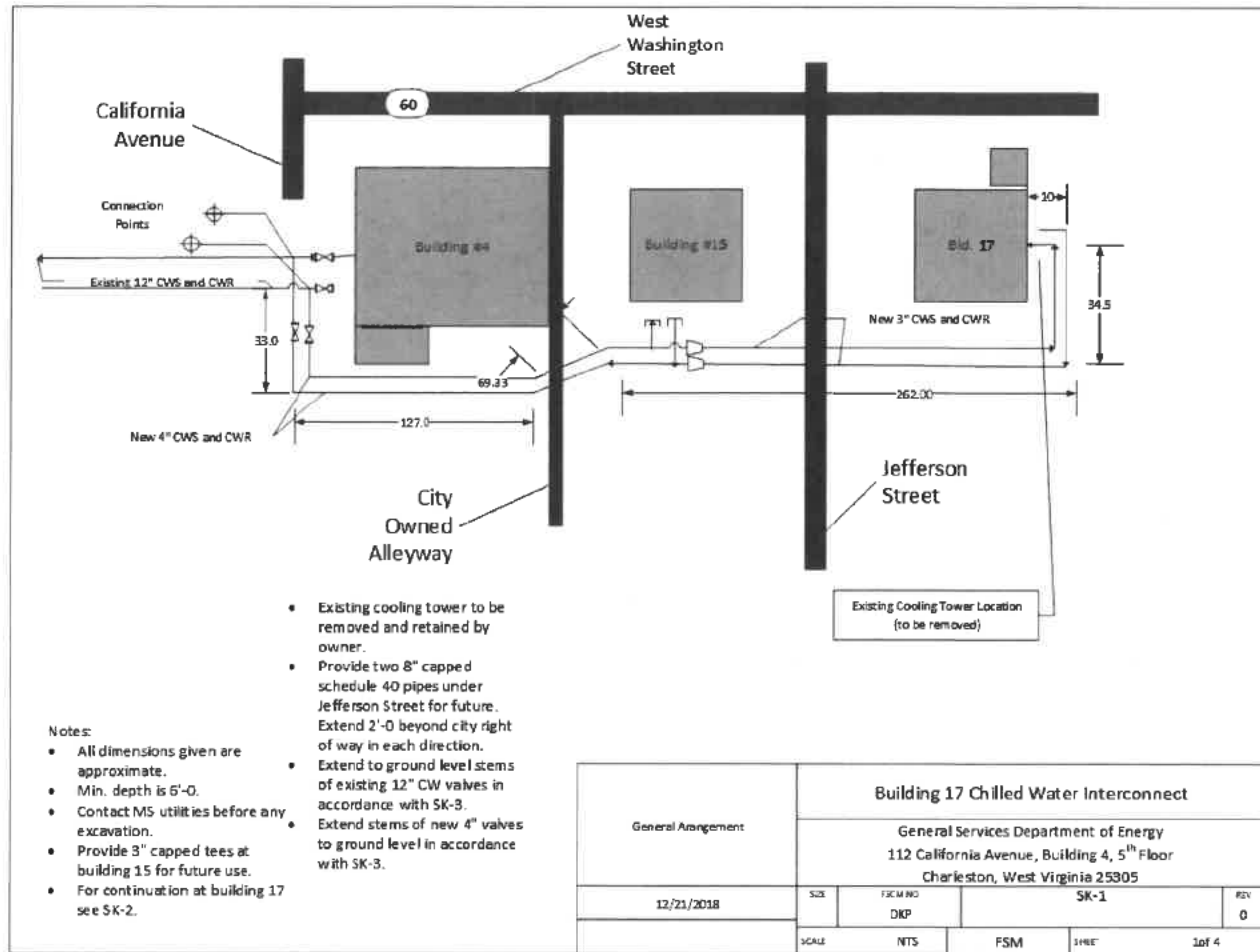
In early 2006 the existing switchboards for buildings 5-6-7 which were installed in 1967 experienced a catastrophic failure when a contractor overloaded a freight elevator. The existing switches were located in an open courtyard exposed to weather and susceptible to sabotage. After thoroughly investigating the building electrical, layout including two medium voltage switches that belonged to AEP, GSD produced a new layout for the new switchboards and transformers. These documents were turned over to an A/E firm (ZMM) for final design and enclosure of the courtyard. GSD supervised the A/E firm during design and had a substantial input in the final design documents.

Since this project impacted every tenant in the building, GSD was tasked with coordination with the agencies including the OT computer room. The GSD team coordinated the several electrical outages to ensure minimal impact on the tenants.



The GSD Energy Department was asked to review and redesign an inadequate vender proposal that DOT had solicited to correct and ongoing waste issue in their 4th floor mechanical room. Without input from GSD and for, an unknown amount of time, the data room was cooled by a pass-through data unit that used domestic water for cooling and then dumped it down the drain. The effect approximately 53 GPM 24 hours per day, seven day a week charged to the building 5 water and sewage bill. Both bills paid by GSD. GSD Energy Department sized the equipment and provided plans and an RFQ for the proposed solution.

Projected Savings: Not Constructed

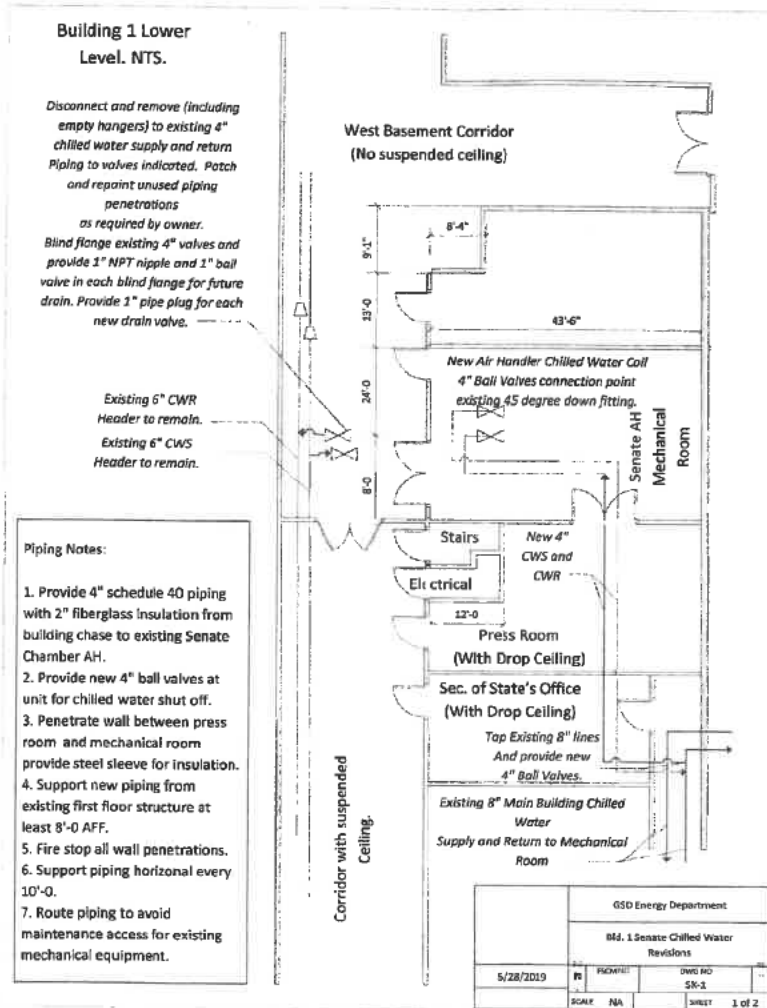


The Chilled Water Interconnect provided cooling to building 17 by connecting it to the campus chilled water loop. The existing building heat pump unit will be served via a water to water heat exchanger located in the existing building mechanical room. The project eliminated the existing failing building cooling tower. By elimination of the cooling tower the project removed an existing eye sore, reduce the maintenance costs, and make the replacement unnecessary. The project required close coordination with the City Engineers Office as well as The Charleston Sanitary Board. The lines are sized, and taps provided for future interconnect of building 15. The entire project from conception to bidding was the product of GSD Energy Depart

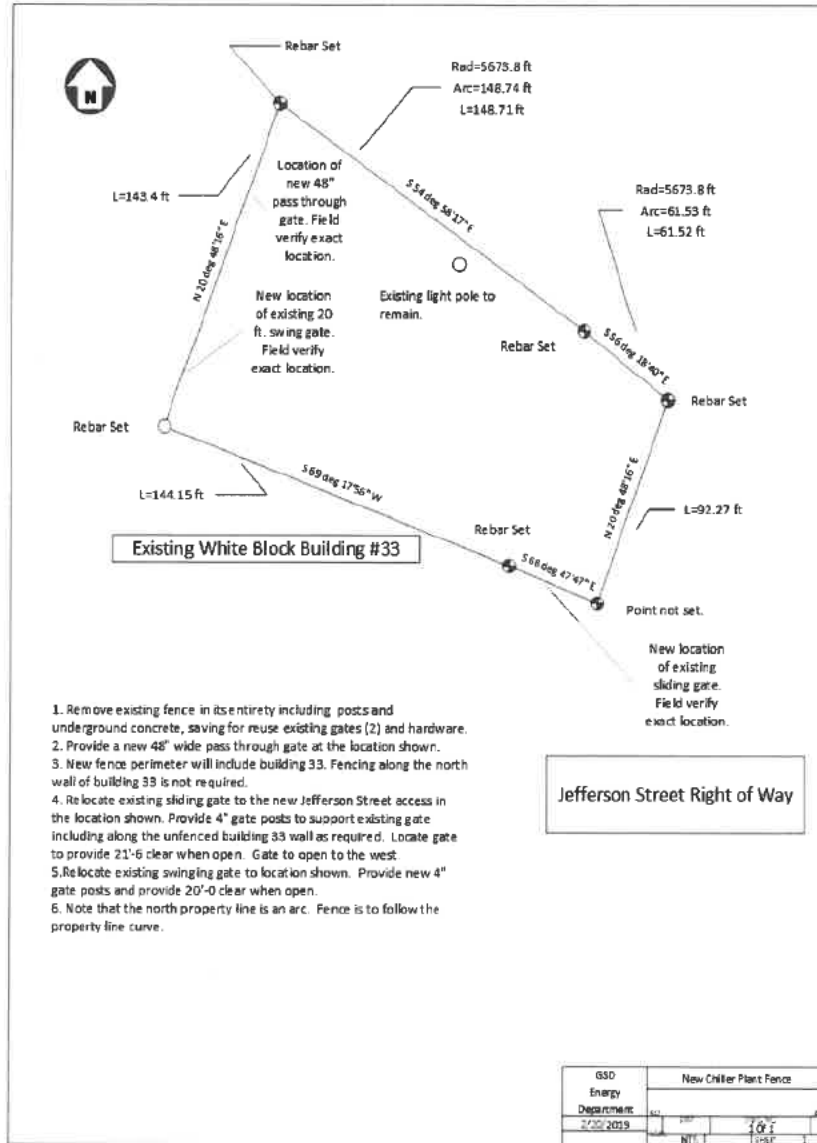
Project Cost: \$150,000.00



The existing boiler plant for building 6 was designed in 1997 by the author to replace two condemned Clever Brooks boilers installed in 1967. The noncondensing modular hot water boilers were considered cutting edge technology at the time. In 2019 the GSD Energy Department designed, wrote project specifications, and bid a replacement system using condensing boiler for greater economy. The bids for the new system all fell within the project estimate range. The project has saved about 15% on fuel cost over the previous boiler system.



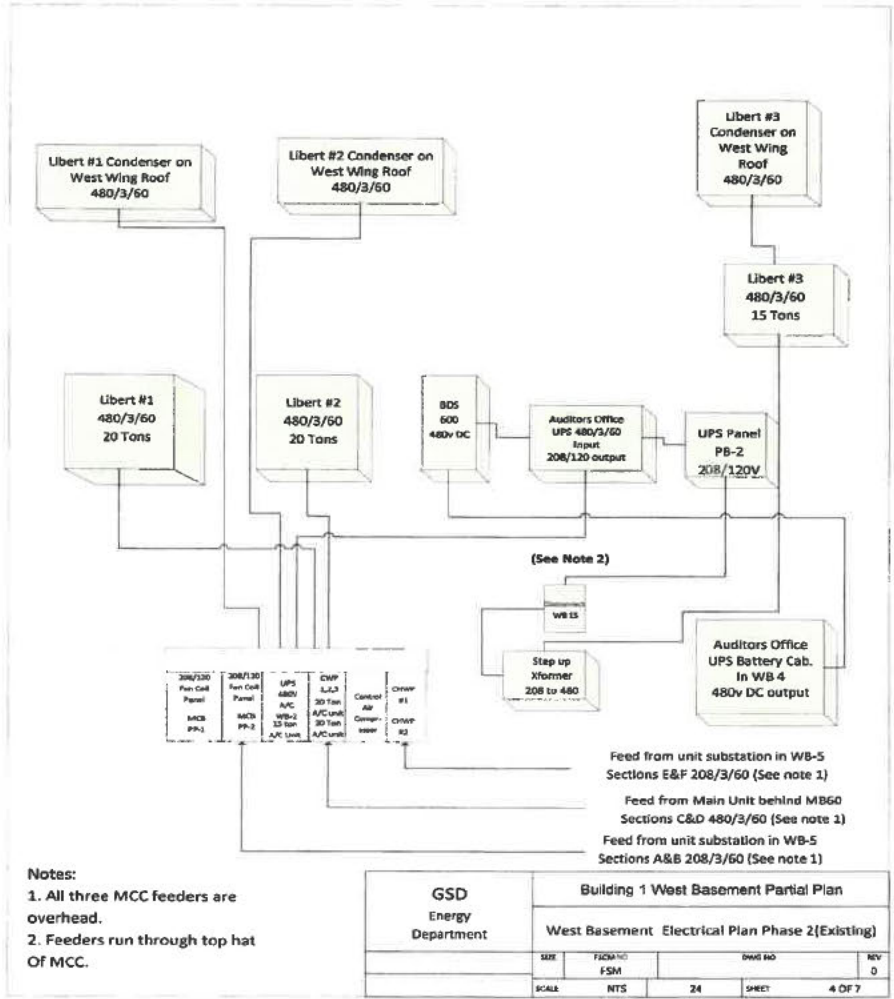
The Senate informed GSD that the AC system was not keeping up with demand when the Senate Chamber was fully occupied. GSD Energy determined that the AH unit was being starved of chilled water due to additional loads that had been taped into the unit supply lines by various projects in the basement of the main Existing unit. The solution was to install new supply lines from the supply mains coming from the chiller plant. This solution eliminated the need for a pump and enhanced the performance of the newer subsystem by separating them from the main system.



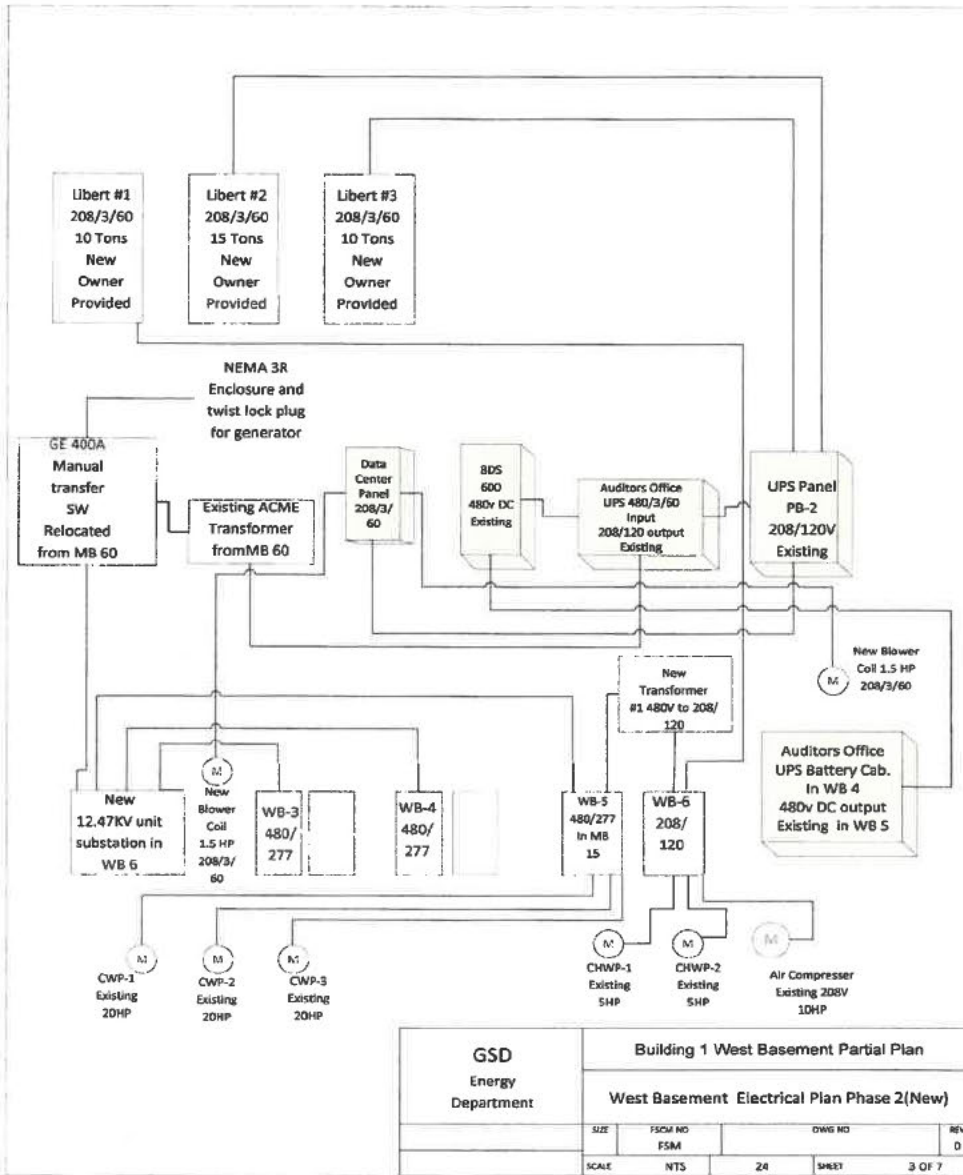
The proposed ice plant for building 11 requires extending the existing fence to include part of Jefferson Street (which will be deeded to Administration by the city). The extension of the fence is the first step towards the proposed ice plant. The proposed ice plant was studied by the engineering department at West Virginia University and found to be economically viable. However the current approach with "peak shaving" was projected to have more potential. As part of an energy department study, an experiment was conducted in December 2018 that sought to raise the chilled water temperature in cooperation with Culture and History. The experiment was a success with building 9 but uncovered several other weak points in the system.



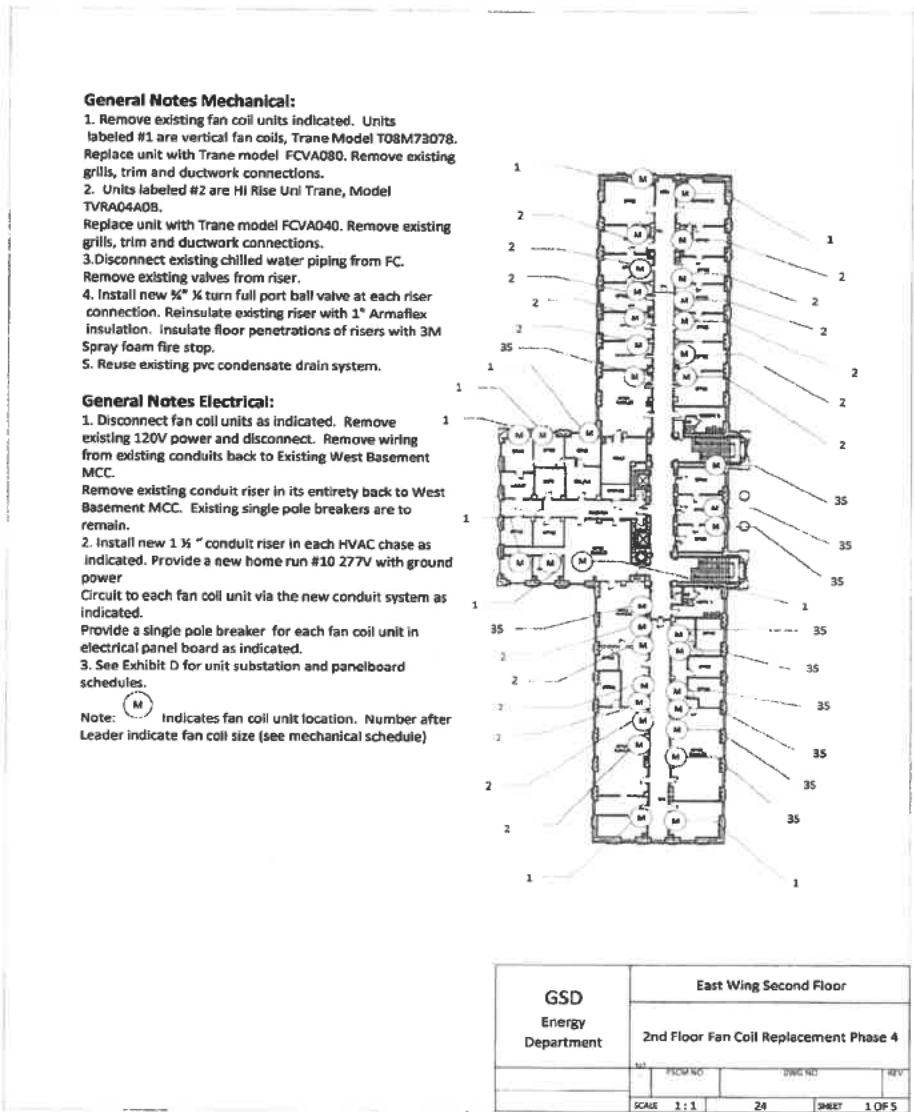
Building 33 was used as a GSD carpenter shop and state mail room. The building footprint was in the way of a medium voltage duct bank require for the building 11 chiller plant expansion. GSD energy di the engineering to remove the carpenter shop half of the building while retaining the State Mail room. The project involved a new electrical service and detailed structural analysis. This project has been successfully completed.



The electrical power for the Auditors Office computer center is currently routed through a 1960's motor control center that has three separate feeds (and maybe a fourth), with two different voltages, powering spit system Libert units with condensers on the west wing roof. The refrigerant piping for the system is routed in the elevator shaft. A full discussion of the NEC and NFPA violations is not possible here, but the venerability of this arrangement to failure prompted GSD and The Auditors Office to redesign this system in house to eliminate the code violations and harden the Auditors Office Computer System Unit against component failure.



The electrical power for the Auditors Office is vulnerable to failure due to 1960's electrical components and many code violations. The above diagram (Included as part of Building 1 FC replacement phase 2) Hardens the electrical infrastructure against failure and converts the computer units to chilled water. This arrangement is more dependable, more efficient, and eliminates equipment on the roof and refrigerant lines in the elevator shaft. In addition, this arrangement eliminates the old 1960's MCC and places the new electrical equipment out of the west wing mechanical "pit" area where it is susceptible to flooding.



The above drawing illustrates the scope of the Energy Department fan coil replacement. The existing fan coil units were installed in the late 60's or early 70's and are failing at an alarming rate. This project provides new equipment with reheat for humidity control as well as well as UV light system to control airborne contaminates. The drawing illustrates the replacement of units in the House, but the total project involves Constitutional Offices and all three branches of government.

Included for your consideration a partial list of projects designed by The GSD Energy Department.

- Report for the Governor's office on conditions at the Anthony Correctional Center.
- Building 5&9 Replace the DP for the chiller plant pumping system controls.
- Building 54 Fairmont Chiller Report.
- Building 53 Clarksburg Chiller enclosure.
- Building 37 New water service for the cooling towers.
- Building 23 Structural Report.
- Building 9 New Chilled water coils (For Culture and History)
- Building 8 Structural Inspection (Front Porch Columns)
- Building 6 Chilled water piping revisions (For Office of Technology)
- Building 5,6, and 7 Replace domestic water service.
- Building 5 Demolish condemned steam boiler.
- Building 5 Demolish unused Domestic water and other unused equipment.
- Building 4 Electrical Service Entrance.
- Building 1 Café' refrigeration equipment chilled water revisions.
- Building 1 House AH unit chilled water.
- Building 1 West Wing Fan Coil replacement phase 1.
- Building 1 West Wing Fan Coil replacement phase 2.
- Building 1 West Wing Fan Coil replacement phase 3.
- Building 1 East Wing Fan Coil replacement phase 4.
- Building 1 East Wing Air Handler Replacement phase 5
- Building 1 West Wing Basement Air Handler replacement and Office Revisions Phase 6.

References 2023, for F. Scott Mason PE.

(scott.mason@suddenlink.net)

Mr. David Parsons, Energy Manager

General Services Division, 103 Michigan Avenue, Charleston, West Virginia, 25305

304-610-1706 Cell

Mr. James Hawley, Custodial Manager

General Services Division, 103 Michigan Avenue, Charleston, West Virginia, 25305

304-541-3665

Mr. Jeremy Perry, Mechanical Dept. Manager

KBR REO-Charleston

1-406-672-1355 Cell

jeremyrayperry@gmail.com

Mr. Philip Farley, Assistant Director

Department of Military Affairs and Public Safety, Division of Administrative Services

1201 Greenbrier Street, Charleston, WV 25311

Phone: 304-558-2036, ext: 53463

Phone: 304-558-2350, ext: 53463

Cell: 304-549-1050

Email: Philip.K.Farley@wv.gov

**Fred Scott Mason PE (OH, WV)-Work Experience-5/2/2023
(Beginning with most recent)**

**State of West Virginia, General Services Division, 103 Michigan
Avenue, Charleston, West Virginia 25311**

September 17, 2018, to April 28, 2023, 28, 2023, Supervisor: David Parsons

Title-Engineer:

- Design of various energy saving and maintenance projects for the Capitol Complex.
- Mechanical Engineering, HVAC
- Electrical Engineering, Medium, Low Voltage, and Controls
- Structural Engineering
- Fire Protection and code compliance.
- Coordination with various State Agency's including Constitutional Officers.
- Specification writing.

US Methanol LLC, 400 Capital Street, Suite 200, Charleston, WV 25301

November 1, 2017, to June 1, 2018, Supervisor: Jeff Beverly

Title-Plant Engineer, Institute/Mechanical Lead Engineer PE:

- Methanol Plant Mechanical Integrity, Equipment reconditioning/repairs.
- Structural Steel design/repairs.
- API vessels/exchangers reconditioning and repairs.
- Construction supervision.

**Chenega, 3000 C Street, Suite 301, Anchorage, AK 99503 &
Global Tech. Services, 3301 C Street, Suite 400, Anchorage, AK 99503**

January 31, 2017, to November 1, 2017 Supervisor: Jason Belcher

Title-Engineer Region C9, 99th Regional Support Command, US Army Reserve:

- Mechanical engineer/specification writer for oil/water separator replacement for Charleston, WV AFRC/AMSA
- Mechanical engineer/specification writer for revised drainage system for Clarksburg, WV AMSA #2

KBR, 2403 Fairlawn Avenue, Dunbar, West Virginia 25064

January 12, 2015, to May 6, 2016, Supervisor: Jeremy Perry

Title-Project Manager/Mechanical Lead Engineer PE:

- Project manager, for the Chemours Bravo project. That includes the design and detailed cost estimate for Methanol Plant site utilities.
- Mechanical engineer/specification writer for DuPont Blackhawk project HVAC renovations, in Nevada IL.
- Project Manager for 41 TAR projects for the Chemours Teflon unit at Washington Works running concurrently with a value of \$30 million dollars.
- Mechanical engineer, specifying decanter tanks for the Teflon unit at Chemours Washington Works.
- Mechanical engineer specifying tanks and pumps for DuPont MeSH unloading at LaPorte TX.

Jacobs Engineering, 5000 Elk River Road South, Elkview, West Virginia

September 12, 2011, to January 9, 2015, Supervisor: Thomas Kay PE

Title-Project Engineer/Mechanical Lead Engineer PE:

- Demolition and Removal includes several projects for the DuPont Belle Plant spanning five years and totaling over \$17 Million dollars. Credited with \$4.7 million in savings.
- Project engineer for DuPont Electrical Infrastructure project and Glycolic Acid MAA reduction projects. Credited with \$359 thousand in savings.
- Project manager for DuPont Bravo, Design, and detailed cost estimate for Methanol Plant site utilities.

State of West Virginia, General Services Division, 1900 Kanawha Blvd. East,

Room MB60, Charleston, West Virginia

9/29/2006 to 10/5/2011, Supervisor: David M Oliverio

Title-Engineering Manager PE:

- Engineering Manager for State of WV supervising seven engineers, architects, and construction managers.
- Responsible for \$71 million dollars in renovation and construction.
- Provided engineering support for WV State Capitol complex boiler and chiller facilities.
- Responsible for all WV Capitol Complex buildings including the State Capitol Building.

F. Scott Mason PE (OH, WV)

Project Manager/Mechanical Lead

Summary of Experience

Mr. Mason has over 40 years of experience in all phases of Project Management, including five years as Engineering Manager for the General Services Division of The State of WV and Five years as the contract Engineer for the newly formed GSD Energy Department. His primary responsibilities include construction administration and mechanical, electrical, structural, and life safety systems design. He is experienced in constructability and planning, specification writing, design engineering, code compliance and field engineering. His expertise includes Demolition and Removal, Chemical plant projects, Hospital and Industrial HVAC and historical building renovation. His recent experience includes energy conservation projects for the General Services Division.

Detailed Experience

Project Engineer/Mechanical Lead

- Mechanical, Electrical, and Structural systems design with 40 years of experience
- Specification writer, cost estimator, and project manager.
- Mechanical experience includes design of building Heating Ventilation and Air Conditioning Systems for buildings including schools, hospitals and industrial plants
- Electrical background includes medium voltage distribution, low voltage, DC, UPS, building controls and fire alarm systems
- Structural experience includes modifications to existing buildings, and industrial cranes
- Specification experience includes many tank/equipment specifications for DuPont/Chemours. This experience provides inherent project coordination
- Engineering Manager for five years with a staff of seven personnel performing over \$71M per year construction for the State of WV
- Demolition and Removal includes several projects for the DuPont Belle Plant spanning several years and totaling over \$17 Million dollars.
- Project engineer for DuPont Electrical Infrastructure project and Glycolic Acid MAA reduction projects as well as many demolition projects for DuPont.
- Project manager for Chemours Bravo, Design and detailed cost estimate for Methanol Plant site utilities.
- Project Manager for 41 TAR projects for the Chemours Teflon unit at Washington Works running concurrently.
- Mechanical Integrity and API vessel reconditioning and repair.

Education

- Bachelor of Science in Mechanical Engineering, Ohio University
- Air Force Institute of Technology; Dayton, Ohio
- Air National Guard Academy of Military Science; Knoxville, Tennessee

Registrations/Certifications

- Professional Engineer, West Virginia, No. [REDACTED]
- Professional Engineer, Ohio, No. [REDACTED]
- Home Inspector, West Virginia, No. [REDACTED]

Recent Project Experience

- Report for the Governor's office on conditions at the Anthony Correctional Center.
- Building 5&9 Replace the DP for the chiller plant pumping system controls.
- Building 54 Fairmont Chiller Report.
- Building 53 Clarksburg Chiller enclosure.
- Building 37 New water service for the cooling towers.
- Building 23 Structural Report.
- Building 9 New Chilled water coils (For Culture and History)
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