



Paul D. Marshall Architects & Engineers, Inc.
P. O. Box 409
Charleston, West Virginia 25322

June 29, 2025

Re: Expression of Centralized Expression of
Interest (CEOI) for:
Bldg. 5,6,7 Basement Waterproofing
And Renovation Project
CEOI-0211-GSD2500000003-1

Attn: Ms. Tara Lyle, Buyer Supervisor
WV Department of Administration
Purchasing Division
2019 Washington Street, East
Charleston, West Virginia 25305

Dear Ms. Lyle:

Please accept our letter of interest to provide architectural services for the "Bldg. 5,6,7
Basement Waterproofing and Renovation Project".

If selected for this work, or for interview for selection for this work, we will provide any
additional qualifications and descriptive materials required for consideration.

Paul D. Marshall Architects & Engineers, Inc. (PDMA&E) is well qualified to assist with
this project and look forward to hearing from you upon selection of a firm for this work.

We are currently preparing Construction Documents for bidding for construction of a
conference area in the WV Treasurer's Office Historical Vault Area.

Sincerely,

David M. Marshall, Architect, President PDMA&E

RECEIVED

2025 JUL -1 AM 11:27

WV PURCHASING
DIVISION

attachments: Completed and Signed Centralized Expression of Interest Form
Accompanying Expression of Interest Form:
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Our Proposal
Alternative proposal for construction management completion of the
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Paul D. Marshall Architects & Engineers, Inc. Company Overview
Resumes for: David Marshall, Architect
Michael Ramsey, Engineer
Brent Spradling, Investigative Troubleshooter
Daniel Skidmore, Computer Drafting Specialist
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Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder: 1708012

Doc Description: Bldgs. 5, 6, 7 Basement Waterproofing and Renovation Project

Reason for Modification:

Proc Type: Central Contract - Fixed Amt

Date Issued	Solicitation Closes	Solicitation No	Version
2025-06-11	2025-07-01 13:30	CEOI 0211 GSD2500000003	1

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Customer Code: VC0000151934

Vendor Name: PAUL D. MARSHALL ARCHITECTS & ENGINEERS, INC,

Address: P. O. BOX 409

Street: GRANDVIEW DRIVE

City: CHARLESTON,

State: WEST VIRGINIA

Country: KANAWHA

Zip: 25322

Principal Contact: DAVID M. MARSHALL

Vendor Contact Phone: (304) 590-3107

Extension:

FOR INFORMATION CONTACT THE BUYER

Tara Lyle
(304) 558-2544
tara.l.yle@wv.gov

DAVID M. MARSHALL, ARCHITECT

Vendor
Signature X  FEIN# 800065213 DATE JUNE 30, 2025

All offers subject to all terms and conditions contained in this solicitation

FIRST PAGE OF CEOI
WITH SIGNATURE

ADDITIONAL INFORMATION

Expression of Interest

The Acquisition and Contract Administration Section of the Purchasing Division "State" is soliciting Expression(s) of Interest (EOI) for WV Department of Administration, General Services Division, "Agency", from qualified firms ("Vendors") to provide architectural/ engineering services for the evaluation, design and construction administration for basement renovations within Buildings 5, 6 & 7, facilities owned and operated by the Agency at the WV State Capitol in Charleston, WV. These services include a comprehensive architectural and engineering assessment, preparation of construction bidding documents, development of cost estimates with design alternatives, and construction administration services, all in support of a basement renovation, per the attached bid requirements, specifications and terms and conditions as attached hereto.

INVOICE TO	SHIP TO
DEPARTMENT OF ADMINISTRATION 112 CALIFORNIA AVENUE BLDG 4, 6TH FLOOR CHARLESTON WV 25305 US	DEPARTMENT OF ADMINISTRATION GENERAL SERVICES DIVISION BLDG 74 PLAZA FOUR 318-324 4TH AVE SOUTH CHARLESTON WV 25303 US

Line	Comm Ln Desc	Qty	Unit Issue
1	Architectural engineering		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description:
Bldgs. 5, 6, 7 Basement Waterproofing and Renovation Project

SCHEDULE OF EVENTS		
Line	Event	Event Date
1	Questions due by 2:00 pm	2025-06-23

EXPRESSION OF INTEREST

CEOI GSD250000003

Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

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SECTION ONE: GENERAL INFORMATION

- 1. GENERAL:** The Acquisitions and Contract Administration Section of the Purchasing Division ("Purchasing Division") is soliciting Expression(s) of Interest ("EOI" or "Bids") for The Department of Administration, General Services Division ("Agency"), from qualified firms to provide architectural/engineering services ("Vendors") as defined herein.
- 2. PURPOSE:** The purpose of the project for which bids are being solicited is to obtain architectural and engineering services for the evaluation, design, and construction administration for basement renovations within Buildings 5, 6, and 7, facilities owned and operated by the Agency on the Capitol Complex in Charleston, WV. These services will include a comprehensive architectural and engineering assessment, preparation of construction bidding documents, development of cost estimates with design alternatives, and construction administration services, all in support of a basement renovation as thoroughly defined in Section Three.

EXPRESSION OF INTEREST

CEOI GSD250000003

Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

SECTION TWO: INSTRUCTIONS TO VENDORS SUBMITTING BIDS

Instructions begin on the next page.

INSTRUCTIONS TO VENDORS SUBMITTING BIDS

1. REVIEW DOCUMENTS THOROUGHLY: The attached documents contain a solicitation for bids. Please read these instructions and all documents attached in their entirety. These instructions provide critical information about requirements that if overlooked could lead to disqualification of a Vendor's bid. All bids must be submitted in accordance with the provisions contained in these instructions and the Solicitation. Failure to do so may result in disqualification of Vendor's bid.

2. MANDATORY TERMS: The Solicitation may contain **mandatory** provisions identified by the use of the words "**must**," "**will**," and "**shall**." Failure to comply with a mandatory term in the Solicitation will result in bid disqualification.

3. PRE-BID MEETING: The item identified below shall apply to this Solicitation.

☒ A pre-bid meeting will not be held prior to bid opening

☐ A **MANDATORY PRE-BID** meeting will be held at the following place and time:

All Vendors submitting a bid must attend the **mandatory** pre-bid meeting. Failure to attend the **mandatory** pre-bid meeting shall result in disqualification of the Vendor's bid. No one individual is permitted to represent more than one vendor at the pre-bid meeting. Any individual that does attempt to represent two or more vendors will be required to select one vendor to which the individual's attendance will be attributed. The vendors not selected will be deemed to have not attended the pre-bid meeting unless another individual attended on their behalf.

An attendance sheet provided at the pre-bid meeting shall serve as the official document verifying attendance. Any person attending the pre-bid meeting on behalf of a Vendor must list on the attendance sheet his or her name and the name of the Vendor he or she is representing. It is the Vendor's responsibility to locate the attendance sheet and provide the required information. Failure to complete the attendance sheet as required may result in disqualification of Vendor's bid.

Vendors who arrive after the starting time but prior to the end of the pre-bid will be permitted to sign in but are charged with knowing all matters discussed at the pre-bid.

Any discussions or answers to questions at the pre-bid meeting are preliminary in nature and are non-binding. Official and binding answers to questions will be published in a written addendum to the Solicitation prior to bid opening.

4. VENDOR QUESTION DEADLINE: Vendors may submit questions relating to this Solicitation to the Purchasing Division. Questions must be submitted in writing. All questions **must be submitted on or before the date listed below and to the address listed below to be considered.** A written response will be published in a Solicitation addendum if a response is possible and appropriate. Non-written discussions, conversations, or questions and answers regarding this Solicitation are preliminary in nature and are non-binding.

Submitted emails should have the solicitation number in the subject line. Question

Submission Deadline: June 23, 2025 by 2:00 pm

Submit Questions to: Tara Lyle, Buyer Supervisor
2019 Washington Street, East Charleston, WV 25305
Fax: (304) 558-3970
Email: Tara.L.Lyle@wv.gov

5. VERBAL COMMUNICATION: Any verbal communication between the Vendor and any State personnel is not binding, including verbal communication at the mandatory pre-bid conference. Only information issued in writing and added to the Solicitation by an official written addendum by the Purchasing Division is binding.

6. BID SUBMISSION: All bids must be submitted on or before the date and time of the bid opening listed in section 7 below. Vendors can submit bids electronically through wvOASIS, in paper form delivered to the Purchasing Division at the address listed below either in person or by courier, or in facsimile form by faxing to the Purchasing Division at the number listed below. Notwithstanding the foregoing, the Purchasing Division may prohibit the submission of bids electronically through wvOASIS at its sole discretion. Such a prohibition will be contained and communicated in the wvOASIS system resulting in the Vendor's inability to submit bids through wvOASIS. The Purchasing Division will not accept bids or modification of bids via email.

Bids submitted in paper, facsimile, or via wvOASIS must contain a signature. Failure to submit a bid in any form without a signature will result in rejection of your bid.

A bid submitted in paper or facsimile form should contain the information listed below on the face of the submission envelope or fax cover sheet. Otherwise, the bid may be rejected by the Purchasing Division.

VENDOR NAME:

BUYER: Tara Lyle, Buyer Supervisor

SOLICITATION NO.: CEOI GSD25*03

BID OPENING DATE: 07/01/2025

BID OPENING TIME: 1:30 pm

FAX NUMBER: 304-558-3970

Any bid received by the Purchasing Division staff is considered to be in the possession of the Purchasing Division and will not be returned for any reason.

Bid Delivery Address and Fax Number:

Department of Administration, Purchasing Division 2019 Washington Street East

Charleston, WV 25305-0130

Fax: 304-558-3970

7. BID OPENING: Bids submitted in response to this Solicitation will be opened at the location identified below on the date and time listed below. Delivery of a bid after the bid opening date and time will result in bid disqualification. For purposes of this Solicitation, a bid is considered delivered when confirmation of delivery is provided by wvOASIS (in the case of electronic submission) or when the bid is time stamped by the official Purchasing Division time clock (in the case of hand delivery or via delivery by mail).

Bid Opening Date and Time: July 1, 2025 at 1:30 pm

Bid Opening Location:

Department of Administration, Purchasing Division

2019 Washington Street East

Charleston, WV 25305-0130

8. ADDENDUM ACKNOWLEDGEMENT: Changes or revisions to this Solicitation will be made by an official written addendum issued by the Purchasing Division. Vendor should acknowledge receipt of all addenda issued with this Solicitation by completing an Addendum Acknowledgement Form. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

9. BID FORMATTING: Vendor should type or electronically enter the information onto its bid to prevent errors in the evaluation. Failure to type or electronically enter the information may result in bid disqualification.

10. ALTERNATE MODEL OR BRAND: Unless the box below is checked, any model, brand, or specification listed in this Solicitation establishes the acceptable level of quality only and is not intended to reflect a preference for, or in any way favor, a particular brand or vendor. Vendors may bid alternates to a listed model or brand provided that the alternate is at least equal to the model or brand and complies with the required specifications. The equality of any alternate being bid shall be determined by the State at its sole discretion. Any Vendor bidding an alternate model or brand **shall** clearly identify the alternate items in its bid and should include manufacturer's specifications, industry literature, and/or any other relevant documentation demonstrating the equality of the alternate items. Failure to provide information for alternate items may be grounds for rejection of a Vendor's bid.

☐ This Solicitation is based upon a standardized commodity established under W. Va. Code § 5A-3-61. Vendors are expected to bid the standardized commodity identified. Failure to bid the standardized commodity will result in your firm's bid being rejected.

11. COMMUNICATION LIMITATIONS: In accordance with West Virginia Code of State Rules §148-1-6.6.2, communication with the State of West Virginia or any of its employees regarding this Solicitation during the solicitation, bid, evaluation or award periods, except through the Purchasing Division, is strictly prohibited without prior Purchasing Division approval. Purchasing Division approval for such communication is implied for all agency delegated and exempt purchases.

12. REGISTRATION: Prior to Contract award, the apparent successful Vendor **must** be properly registered with the West Virginia Purchasing Division and must have paid the \$125 fee, if applicable.

13. UNIT PRICE: Unit prices **shall** prevail in cases of a discrepancy in the Vendor's bid.

14. PREFERENCE: Vendor Preference may be requested in purchases of motor vehicles or construction and maintenance equipment and machinery used in highway and other infrastructure projects. Any request for preference must be submitted in writing with the bid, must specifically identify the preference requested with reference to the applicable subsection of West Virginia Code § 5A-3-37, and must include with the bid any information necessary to evaluate and confirm the applicability of the requested preference. A request form to help facilitate the request can be found at: www.state.wv.us/admin/purchase/vrc/Venpref.pdf.

14A. RECIPROCAL PREFERENCE: The State of West Virginia applies a reciprocal preference to all solicitations for commodities and printing in accordance with W. Va. Code § 5A-3-37(b). In effect, non-resident vendors receiving a preference in their home states, will see that same preference granted to West Virginia resident vendors bidding against them in West Virginia. Any request for reciprocal preference must include with the bid any information necessary to evaluate and confirm the applicability of the preference. A request form to help facilitate the request can be found at: www.state.wv.us/admin/purchase/vrc/Venpref.pdf.

15. SMALL, WOMEN-OWNED, OR MINORITY-OWNED BUSINESSES: For any solicitations publicly advertised for bid, in accordance with West Virginia Code §5A-3-37 and W. Va. CSR § 148-22-9, any non-resident vendor certified as a small, women-owned, or minority-owned business under W. Va. CSR § 148-22-9 shall be provided the same preference made available to any resident vendor. Any non-resident small, women-owned, or minority-owned business must identify itself as such in writing, must submit that writing to the Purchasing Division with its bid, and must be properly certified under W. Va. CSR § 148-22-9 prior to contract award to receive the preferences made available to resident vendors.

16. WAIVER OF MINOR IRREGULARITIES: The Director reserves the right to waive minor irregularities in bids or specifications in accordance with West Virginia Code of State Rules § 148-1-4.7.

17. ELECTRONIC FILE ACCESS RESTRICTIONS: Vendor must ensure that its submission in wvOASIS can be accessed and viewed by the Purchasing Division staff immediately upon bid opening. The Purchasing Division will consider any file that cannot be immediately accessed and viewed at the time of the bid opening (such as, encrypted files, password protected files, or incompatible files) to be blank or incomplete as context requires and are therefore unacceptable. A vendor will not be permitted to unencrypt files, remove password protections, or resubmit documents after bid opening to make a file viewable if those documents are required with the bid. A Vendor may be required to provide document passwords or remove access restrictions to allow the Purchasing Division to print or electronically save documents provided that those documents are viewable by the Purchasing Division prior to obtaining the password or removing the access restriction.

18. NON-RESPONSIBLE: The Purchasing Division Director reserves the right to reject the bid of any vendor as Non-Responsible in accordance with W. Va. Code of State Rules § 148-1- 5.3, when the Director determines that the vendor submitting the bid does not have the capability to fully perform or lacks the integrity and reliability to assure good-faith performance.”

19. ACCEPTANCE/REJECTION: The State may accept or reject any bid in whole, or in part in accordance with W. Va. Code of State Rules § 148-1-4.6. and § 148-1-6.3.”

20. WITH THE BID REQUIREMENTS: In instances where these specifications require documentation or other information with the bid, and a vendor fails to provide it with the bid, the Director of the Purchasing Division reserves the right to request those items after bid opening and prior to contract award pursuant to the authority to waive minor irregularities in bids or specifications under W. Va. CSR § 148-1-4.7. This authority does not apply to instances where state law mandates receipt with the bid.

21. EMAIL NOTIFICATION OF AWARD: The Purchasing Division will attempt to provide bidders with e-mail notification of contract award when a solicitation that the bidder participated in has been awarded. For notification purposes, bidders must provide the Purchasing Division with a valid email address in the bid response. Bidders may also monitor [WV OASIS](#) or the Purchasing Division's website to determine when a contract has been awarded.

22. EXCEPTIONS AND CLARIFICATIONS: The Solicitation contains the specifications that shall form the basis of a contractual agreement. **Vendor shall clearly mark any exceptions, clarifications, or other proposed modifications in its bid.** Exceptions to, clarifications of, or modifications of a requirement or term and condition of the Solicitation may result in bid disqualification.

EXPRESSION OF INTEREST

CEOI GSD250000003

Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

SECTION THREE: PROJECT SPECIFICATIONS

- 1. Project:** Buildings 5, 6, and 7, originally constructed in the late 1960's, have undergone interior renovations on upper floors over the past decade. The Agency now plans to rehabilitate and renovate the basement level of each building to accommodate and support State agency occupancy, address water infiltration and high humidity concerns, and meet life safety and fire protection requirements. Portions of the basement spaces are currently occupied.

The Vendor shall conduct a comprehensive architectural and engineering assessment of the existing basement conditions. This evaluation will include an analysis of the structural infrastructure, in-floor recessed electrical wiring troughs, and water infiltration issues throughout the space. As part of the comprehensive assessment, the Vendor shall provide detailed recommendations for the following:

- Best practices for waterproofing Buildings 5, 6, 7 basement areas,
- Refinishing the existing concrete floors,
- Repurposing or eliminating the in-floor electrical wiring troughs,
- Upgrading the HVAC system to effectively dehumidify the space,
- Ensuring the fire protection system meets all current code requirements.

Upon approval by the Agency, the Vendor shall proceed with full architectural and engineering design services. These services shall include the preparation of construction bidding documents, development of cost estimates with design alternatives at key phases of the project - early, mid, and late stages of design, and construction administration efforts. The design shall prioritize minimizing water infiltration and rehabilitating the space for ongoing tenant use by implementing the following measures:

- Waterproofing the exterior perimeter walls,
- Relocating all electrical and communication wiring from existing floor troughs to above ceiling spaces, enclosed and concealed in conduit,
- Removing or repurposing the existing in-floor troughs,
- Installing new flooring using either concrete or epoxy floor coatings.

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Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

Additionally, the Vendor shall:

- Perform asbestos abatement throughout the floor and ceiling spaces,
- Demolish and remove abandoned equipment above the ceilings,
- Install new lay-in ceilings and updated lighting fixtures,
- Modify and upgrade the HVAC system to maintain appropriate humidity levels,
- Update the life safety and fire protection systems to meet all applicable codes.

The completed basement shall be delivered as a fully finished functioning space, suitable for occupancy by existing tenants and compliant with all relevant life safety and building codes.

- 2. Project Goals and Objectives:** The project goals and objectives are listed below. Vendors should discuss any anticipated concepts and proposed methods of approach for achieving each of the listed goals and objectives:

- 2.1. Goal/Objective 1: Interior / Exterior Building Assessment -** Vendor shall conduct a comprehensive architectural and engineering assessment of the existing basement conditions, evaluating current infrastructure for potential improvements in waterproofing and water infiltration mitigation. The assessment shall include recommendations based upon the best practices for basement waterproofing, options for eliminating or repurposing in-floor electrical wiring troughs, enhancement to the HVAC system to improve dehumidification, and strategies for refinishing the existing concrete floors. Additionally, the Vendor shall evaluate the existing fire protection system and provide recommendations to ensure compliance with current code requirements.

Within their proposal, Vendors shall provide detailed documentation outlining the qualifications of proposed staff and/or team members assigned to the project, along with a summary of relevant experience with comparable building assessments. The use of specialized consultants, if needed, is encouraged to achieve optimum results.

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Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

- 2.2. Goal/Objective 2: Hazardous Material Abatement -** Asbestos containing materials (ACMs) have been identified in Buildings 5, 6, 7, including but not limited to their use as fireproofing agents and other construction elements throughout the facility. The planned renovation will include the abatement of these hazardous materials as an integral component of the overall scope of work. Accordingly, the Agency seeks a firm with demonstrated expertise in the design and construction administration of projects involving hazardous building materials, with particular emphasis on compliance with applicable environmental regulations and occupational safety standards.

Within their proposal, Vendors shall clearly demonstrate how their Qualifications and Experience, along with their proposed Project Approach and Methodology, specifically address the identification, management, and overall abatement of hazardous materials.

- 2.3. Goal/Objective 3: Design Services -** Vendor shall provide comprehensive design services, including the development of construction bidding documents, preparation of cost estimates with design alternatives, and construction administration services aimed at renovating and enhancing the existing conditions of the facility. The scope of work must address all known issues as outlined in Section Three - Project Specifications, in addition to incorporating the recommendations from the building assessment report, in accordance with the Owner's direction. The engagement of specialized consultants is encouraged to ensure the highest quality outcome.

Within their proposals, Vendors shall provide documentation demonstrating their past experience in commercial renovation projects of similar scale and complexity with similar type buildings. Proposals shall include evidence of relevant project experience and the ability to provide accurate cost estimating through key phases of design.

- 2.4. Goal/Objective 4: HVAC Humidity Control -** In alignment with the standard Design Services Goal 3 mentioned above, the Agency seeks a qualified design team with demonstrated experience in mechanical engineering for the development of a new or modified HVAC system specifically engineered to address persistent water infiltration and humidity control challenges within the basement level of commercial buildings. In conjunction with the necessary waterproofing measures, the selected vendor shall design and specify an HVAC solution capable of providing effective dehumidification, ensuring appropriate indoor air quality and thermal comfort for basement tenants and operations. The proposed system must be tailored to the environmental conditions of the space

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Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

and must account for the operational requirements and occupancy needs of the reinstated tenant agencies. Optimum humidity control and energy efficiency shall be key design considerations.

Within their proposals, Vendors shall provide documentation demonstrating experience with the design and implementation of HVAC systems in commercial buildings of comparable scale and building type. Particular emphasis should be placed on projects involving humidity control and the dehumidification of sub-grade/basement spaces affected by damp conditions. Proposals should include descriptions of relevant past projects and outcomes. Vendor shall outline the qualifications of the proposed design team members assigned to the project.

- 2.5. Goal/Objective 5: Phased Construction** - The project intent is for the selected design team to administer a phased construction project that accommodates continued tenant occupancy throughout the renovation process. Tenant agencies including the General Services Division (GSD), West Virginia Department of Education (WVDE), West Virginia Office of Technology (WVOT), West Virginia Department of Transportation (WVDOT), and West Virginia Division of Highways (WVDOT) will remain operational during construction activities. WVDE and WVDOT have continuously operating print shops in the space, plus many tenant agencies utilize spaces for active inventory control and storage. Under the supervision of the Agency, the Vendor will conduct stakeholder meetings to achieve a phasing plan least disruptive to these operations. The Agency prefers to engage a firm with experience in managing renovation projects within occupied facilities. The selected firm should be capable of developing a phasing plan that ensures safe, continuous operations for tenant agencies.

Within their proposals, Vendors shall submit documentation demonstrating their qualifications and relevant work experience of the project team in administering phased construction projects within occupied facilities. This should include examples of past projects maintaining continuous operations during construction, as well as familiarity with procurement and contracting practices consistent with those of the State of West Virginia, including the use of standard AIA documentation.

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Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

- 3. Qualifications, Experience, and Past Performance:** Vendors must include a statement of qualifications and performance data. The statement of qualifications and performance data may be presented through things like information regarding its employees, such as staff qualifications and experience in completing similar projects; references; copies of any staff certifications or degrees applicable to this project; proposed staffing plan; descriptions of past projects completed entailing the location of the project, project manager name and contact information, type of project, and the project goals and objectives and how they were met.
- 4. Oral Presentations/Interviews:** The Agency will conduct individual interviews with the three vendors that are determined to be the most qualified to provide the required service. During oral presentations/interviews, vendors may not alter or add to their submitted proposal, but only clarify information already submitted. A description of the materials and information to be presented is provided below:
 - 4.1. Materials and Information Required at Oral Presentation/Interviews:**
 - 4.1.1** Firms selected for an interview should be prepared to conduct a sixty (60) minute in-person interview at the Agency's central office located in Charleston, WV. The first half of the interview would be used by vendors to provide their presentation, and then the latter half of which would be used to ask questions regarding their proposals.

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SECTION FOUR: VENDOR PROPOSAL, EVALUATION, & AWARD

1. **Economy of Preparation:** EOIs should be prepared simply and economically, providing a straight-forward, concise description of the firm's abilities to satisfy the requirements and goals and objectives of the EOI. Emphasis should be placed on completeness and clarity of content. The response sections should be labeled for ease of evaluation.
2. **BIDS MUST NOT CONTAIN PRICE INFORMATION:** The State shall select the best value solution according to W. Va. Code §5G-1-3. In accordance with Code requirements, no "price" or "fee" information is permitted in the Vendor's EOI response.
3. **Evaluation and Award Process:** Expressions of Interest for projects estimated to cost \$250,000 or more will be evaluated and awarded in accordance with W.Va. Code §5G-1-3. That Code section requires the following related to evaluation and award:
 - 3.1. **Selection Committee Evaluation and Negotiation:** A committee comprised of three to five representatives of the agency initiating the request shall:
 - 3.1.1. evaluate the statements of qualifications and performance data and other material submitted by the interested firms and select three firms which in their opinion are the best qualified to perform the desired service.
 - 3.1.2. conduct interviews with each of the three firms selected.
 - 3.1.3. rank the three selected firms in order of preference
 - 3.1.4. and commence scope of service and price negotiations with the highest qualified professional firm.

If negotiations are successful, the contract documents will be forwarded to the WV Purchasing Division for review and approval, and then to the WV Attorney General's office for review and approval as to form. Once approved, a formal contract will be issued to the Vendor.

Should the agency be unable to negotiate a satisfactory contract with the professional firm considered to be the most qualified at a fee determined to be fair and reasonable, the agency will then commence negotiations with the second most qualified firm, and so on, until an agreement is reached or the solicitation is canceled.

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3.2. Three Firm Evaluation Rankings: The Agency will evaluate the three firms that have been determined most qualified to perform the desired service. The evaluation criteria are defined in the Procurement Specifications section and based on a 100-point total score. Points shall be assigned based upon the Vendor’s response to the evaluation criteria as follows:

- Qualifications, Experience, and Past Performance 70 Points Possible
 - Goals and Objectives: –
Anticipated Concepts and Methods of Approach 20 Points Possible
 - Oral Interview 10 Points Possible
- Total 100**

EXPRESSION OF INTEREST

CEOI GSD250000003

Buildings 5, 6, 7 Basement Waterproofing and Renovation Project

SECTION FIVE: TERMS AND CONDITIONS

Terms and conditions begin on the next page.

GENERAL TERMS AND CONDITIONS:

1. CONTRACTUAL AGREEMENT: Issuance of an Award Document signed by the Purchasing Division Director, or his designee, and approved as to form by the Attorney General's office constitutes acceptance by the State of this Contract made by and between the State of West Virginia and the Vendor. Vendor's signature on its bid, or on the Contract if the Contract is not the result of a bid solicitation, signifies Vendor's agreement to be bound by and accept the terms and conditions contained in this Contract.

2. DEFINITIONS: As used in this Solicitation/Contract, the following terms shall have the meanings attributed to them below. Additional definitions may be found in the specifications included with this Solicitation/Contract.

2.1. "Agency" or "Agencies" means the agency, board, commission, or other entity of the State of West Virginia that is identified on the first page of the Solicitation or any other public entity seeking to procure goods or services under this Contract.

2.2. "Bid" or "Proposal" means the vendors submitted response to this solicitation.

2.3. "Contract" means the binding agreement that is entered into between the State and the Vendor to provide the goods or services requested in the Solicitation.

2.4. "Director" means the Director of the West Virginia Department of Administration, Purchasing Division.

2.5. "Purchasing Division" means the West Virginia Department of Administration, Purchasing Division.

2.6. "Award Document" means the document signed by the Agency and the Purchasing Division, and approved as to form by the Attorney General, that identifies the Vendor as the contract holder.

2.7. "Solicitation" means the official notice of an opportunity to supply the State with goods or services that is published by the Purchasing Division.

2.8. "State" means the State of West Virginia and/or any of its agencies, commissions, boards, etc. as context requires.

2.9. "Vendor" or "Vendors" means any entity submitting a bid in response to the Solicitation, the entity that has been selected as the lowest responsible bidder, or the entity that has been awarded the Contract as context requires.

3. CONTRACT TERM; RENEWAL; EXTENSION: The term of this Contract shall be determined in accordance with the category that has been identified as applicable to this Contract below:

☐ **Term Contract**

Initial Contract Term: The Initial Contract Term will be for a period of _____. The Initial Contract Term becomes effective on the effective start date listed on the first page of this Contract, identified as the State of West Virginia contract cover page containing the signatures of the Purchasing Division, Attorney General, and Encumbrance clerk (or another page identified as _____), and the Initial Contract Term ends on the effective end date also shown on the first page of this Contract.

Renewal Term: This Contract may be renewed upon the mutual written consent of the Agency, and the Vendor, with approval of the Purchasing Division and the Attorney General's office (Attorney General approval is as to form only). Any request for renewal should be delivered to the Agency and then submitted to the Purchasing Division thirty (30) days prior to the expiration date of the initial contract term or appropriate renewal term. A Contract renewal shall be in accordance with the terms and conditions of the original contract. Unless otherwise specified below, renewal of this Contract is limited to _____ successive one (1) year periods or multiple renewal periods of less than one year, provided that the multiple renewal periods do not exceed the total number of months available in all renewal years combined. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's office (Attorney General approval is as to form only)

☐ **Alternate Renewal Term** – This contract may be renewed for _____ successive _____ year periods or shorter periods provided that they do not exceed the total number of months contained in all available renewals. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's office (Attorney General approval is as to form only)

Delivery Order Limitations: In the event that this contract permits delivery orders, a delivery order may only be issued during the time this Contract is in effect. Any delivery order issued within one year of the expiration of this Contract shall be effective for one year from the date the delivery order is issued. No delivery order may be extended beyond one year after this Contract has expired.

☐ **Fixed Period Contract:** This Contract becomes effective upon Vendor's receipt of the notice to proceed and must be completed within _____ days.

☐ **Fixed Period Contract with Renewals:** This Contract becomes effective upon Vendor's receipt of the notice to proceed and part of the Contract more fully described in the attached specifications must be completed within _____ days. Upon completion of the work covered by the preceding sentence, the vendor agrees that:

☐ the contract will continue for _____ years;

☐ the contract may be renewed for _____ successive _____ year periods or shorter periods provided that they do not exceed the total number of months contained in all available renewals. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's Office (Attorney General approval is as to form only).

☐ **One-Time Purchase:** The term of this Contract shall run from the issuance of the Award Document until all of the goods contracted for have been delivered, but in no event will this Contract extend for more than one fiscal year.

☒ **Construction/Project Oversight:** This Contract becomes effective on the effective start date listed on the first page of this Contract, identified as the State of West Virginia contract cover page containing the signatures of the Purchasing Division, Attorney General, and Encumbrance clerk (or another page identified as _____), and continues until the project for which the vendor is providing oversight is complete.

☐ **Other:** Contract Term specified in _____

4. AUTHORITY TO PROCEED: Vendor is authorized to begin performance of this contract on the date of encumbrance listed on the front page of the Award Document unless either the box for "Fixed Period Contract" or "Fixed Period Contract with Renewals" has been checked in Section 3 above. If either "Fixed Period Contract" or "Fixed Period Contract with Renewals" has been checked, Vendor must not begin work until it receives a separate notice to proceed from the State. The notice to proceed will then be incorporated into the Contract via change order to memorialize the official date that work commenced.

5. QUANTITIES: The quantities required under this Contract shall be determined in accordance with the category that has been identified as applicable to this Contract below.

☐ **Open End Contract:** Quantities listed in this Solicitation/Award Document are approximations only, based on estimates supplied by the Agency. It is understood and agreed that the Contract shall cover the quantities actually ordered for delivery during the term of the Contract, whether more or less than the quantities shown.

☒ **Service:** The scope of the service to be provided will be more clearly defined in the specifications included herewith.

☐ **Combined Service and Goods:** The scope of the service and deliverable goods to be provided will be more clearly defined in the specifications included herewith.

☐ **One-Time Purchase:** This Contract is for the purchase of a set quantity of goods that are identified in the specifications included herewith. Once those items have been delivered, no additional goods may be procured under this Contract without an appropriate change order approved by the Vendor, Agency, Purchasing Division, and Attorney General's office.

☐ **Construction:** This Contract is for construction activity more fully defined in the specifications.

6. EMERGENCY PURCHASES: The Purchasing Division Director may authorize the Agency to purchase goods or services in the open market that Vendor would otherwise provide under this Contract if those goods or services are for immediate or expedited delivery in an emergency. Emergencies shall include, but are not limited to, delays in transportation or an unanticipated increase in the volume of work. An emergency purchase in the open market, approved by the Purchasing Division Director, shall not constitute of breach of this Contract and shall not entitle the Vendor to any form of compensation or damages. This provision does not excuse the State from fulfilling its obligations under a One-Time Purchase contract.

7. REQUIRED DOCUMENTS: All of the items checked in this section must be provided to the Purchasing Division by the Vendor as specified:

☐ **LICENSE(S) / CERTIFICATIONS / PERMITS:** In addition to anything required under the Section of the General Terms and Conditions entitled Licensing, the apparent successful Vendor shall furnish proof of the following licenses, certifications, and/or permits upon request and in a form acceptable to the State. The request may be prior to or after contract award at the State's sole discretion.

☐☐☐☐

The apparent successful Vendor shall also furnish proof of any additional licenses or certifications contained in the specifications regardless of whether or not that requirement is listed above.

8. INSURANCE: The apparent successful Vendor shall furnish proof of the insurance identified by a checkmark below prior to Contract award. The insurance coverages identified below must be maintained throughout the life of this contract. Thirty (30) days prior to the expiration of the insurance policies, Vendor shall provide the Agency with proof that the insurance mandated herein has been continued. Vendor must also provide Agency with immediate notice of any changes in its insurance policies, including but not limited to, policy cancelation, policy reduction, or change in insurers. The apparent successful Vendor shall also furnish proof of any additional insurance requirements contained in the specifications prior to Contract award regardless of whether that insurance requirement is listed in this section.

Vendor must maintain:

☒ **Commercial General Liability Insurance** in at least an amount of: \$1,000,000.00 per occurrence.

☒ **Automobile Liability Insurance** in at least an amount of: \$1,000,000.00 per occurrence.

☒ **Professional/Malpractice/Errors and Omission Insurance** in at least an amount of: \$1,000,000.00 per occurrence. Notwithstanding the forgoing, Vendor's are not required to list the State as an additional insured for this type of policy.

☐ **Commercial Crime and Third Party Fidelity Insurance** in an amount of: _____ per occurrence.

☐ **Cyber Liability Insurance** in an amount of: _____ per occurrence.

☐ **Builders Risk Insurance** in an amount equal to 100% of the amount of the Contract.

☐ **Pollution Insurance** in an amount of: _____ per occurrence.

☐ **Aircraft Liability** in an amount of: _____ per occurrence.

☒ **Certificate of Insurance** must indicate Additional Insured.

☒ Certificate Holder should indicate:
General Services Division
1900 Kanawha Blvd. E
Chareston, WV 25305

☐

☐

9. WORKERS' COMPENSATION INSURANCE: Vendor shall comply with laws relating to workers compensation, shall maintain workers' compensation insurance when required, and shall furnish proof of workers' compensation insurance upon request.

10. VENUE: All legal actions for damages brought by Vendor against the State shall be brought in the West Virginia Claims Commission. Other causes of action must be brought in the West Virginia court authorized by statute to exercise jurisdiction over it.

11. LIQUIDATED DAMAGES: This clause shall in no way be considered exclusive and shall not limit the State or Agency's right to pursue any other available remedy. Vendor shall pay liquidated damages in the amount specified below or as described in the specifications:

☐ _____ for _____.

☐ Liquidated Damages Contained in the Specifications.

☒ Liquidated Damages Are Not Included in this Contract.

12. ACCEPTANCE: Vendor's signature on its bid, or on the certification and signature page, constitutes an offer to the State that cannot be unilaterally withdrawn, signifies that the product or service proposed by vendor meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise indicated, and signifies acceptance of the terms and conditions contained in the Solicitation unless otherwise indicated.

13. PRICING: The pricing set forth herein is firm for the life of the Contract, unless specified elsewhere within this Solicitation/Contract by the State. A Vendor's inclusion of price adjustment provisions in its bid, without an express authorization from the State in the Solicitation to do so, may result in bid disqualification. Notwithstanding the foregoing, Vendor must extend any publicly advertised sale price to the State and invoice at the lower of the contract price or the publicly advertised sale price.

14. PAYMENT IN ARREARS: Payments for goods/services will be made in arrears only upon receipt of a proper invoice, detailing the goods/services provided or receipt of the goods/services, whichever is later. Notwithstanding the foregoing, payments for software maintenance, licenses, or subscriptions may be paid annually in advance.

15. PAYMENT METHODS: Vendor must accept payment by electronic funds transfer and P-Card. (The State of West Virginia's Purchasing Card program, administered under contract by a banking institution, processes payment for goods and services through state designated credit cards.)

16. TAXES: The Vendor shall pay any applicable sales, use, personal property or any other taxes arising out of this Contract and the transactions contemplated thereby. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.

17. ADDITIONAL FEES: Vendor is not permitted to charge additional fees or assess additional charges that were not either expressly provided for in the solicitation published by the State of West Virginia, included in the Contract, or included in the unit price or lump sum bid amount that Vendor is required by the solicitation to provide. Including such fees or charges as notes to the solicitation may result in rejection of vendor's bid. Requesting such fees or charges be paid after the contract has been awarded may result in cancellation of the contract.

18. FUNDING: This Contract shall continue for the term stated herein, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise made available, this Contract becomes void and of no effect beginning on July 1 of the fiscal year for which funding has not been appropriated or otherwise made available. If that occurs, the State may notify the Vendor that an alternative source of funding has been obtained and thereby avoid the automatic termination. Non-appropriation or non-funding shall not be considered an event of default.

19. CANCELLATION: The Purchasing Division Director reserves the right to cancel this Contract immediately upon written notice to the vendor if the materials or workmanship supplied do not conform to the specifications contained in the Contract. The Purchasing Division Director may also cancel any purchase or Contract upon 30 days written notice to the Vendor in accordance with West Virginia Code of State Rules § 148-1-5.2.b.

20. TIME: Time is of the essence regarding all matters of time and performance in this Contract.

21. APPLICABLE LAW: This Contract is governed by and interpreted under West Virginia law without giving effect to its choice of law principles. Any information provided in specification manuals, or any other source, verbal or written, which contradicts or violates the West Virginia Constitution, West Virginia Code, or West Virginia Code of State Rules is void and of no effect.

22. COMPLIANCE WITH LAWS: Vendor shall comply with all applicable federal, state, and local laws, regulations and ordinances. By submitting a bid, Vendor acknowledges that it has reviewed, understands, and will comply with all applicable laws, regulations, and ordinances.

SUBCONTRACTOR COMPLIANCE: Vendor shall notify all subcontractors providing commodities or services related to this Contract that as subcontractors, they too are required to comply with all applicable laws, regulations, and ordinances. Notification under this provision must occur prior to the performance of any work under the contract by the subcontractor.

23. ARBITRATION: Any references made to arbitration contained in this Contract, Vendor's bid, or in any American Institute of Architects documents pertaining to this Contract are hereby deleted, void, and of no effect.

24. MODIFICATIONS: This writing is the parties' final expression of intent. Notwithstanding anything contained in this Contract to the contrary no modification of this Contract shall be binding without mutual written consent of the Agency, and the Vendor, with approval of the Purchasing Division and the Attorney General's office (Attorney General approval is as to form only). Any change to existing contracts that adds work or changes contract cost, and were not included in the original contract, must be approved by the Purchasing Division and the Attorney General's Office (as to form) prior to the implementation of the change or commencement of work affected by the change.

25. WAIVER: The failure of either party to insist upon a strict performance of any of the terms or provision of this Contract, or to exercise any option, right, or remedy herein contained, shall not be construed as a waiver or a relinquishment for the future of such term, provision, option, right, or remedy, but the same shall continue in full force and effect. Any waiver must be expressly stated in writing and signed by the waiving party.

26. SUBSEQUENT FORMS: The terms and conditions contained in this Contract shall supersede any and all subsequent terms and conditions which may appear on any form documents submitted by Vendor to the Agency or Purchasing Division such as price lists, order forms, invoices, sales agreements, or maintenance agreements, and includes internet websites or other electronic documents. Acceptance or use of Vendor's forms does not constitute acceptance of the terms and conditions contained thereon.

27. ASSIGNMENT: Neither this Contract nor any monies due, or to become due hereunder, may be assigned by the Vendor without the express written consent of the Agency, the Purchasing Division, the Attorney General's office (as to form only), and any other government agency or office that may be required to approve such assignments.

28. WARRANTY: The Vendor expressly warrants that the goods and/or services covered by this Contract will: (a) conform to the specifications, drawings, samples, or other description furnished or specified by the Agency; (b) be merchantable and fit for the purpose intended; and (c) be free from defect in material and workmanship.

29. STATE EMPLOYEES: State employees are not permitted to utilize this Contract for personal use and the Vendor is prohibited from permitting or facilitating the same.

30. PRIVACY, SECURITY, AND CONFIDENTIALITY: The Vendor agrees that it will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the Agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the Agency's policies, procedures, and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in www.state.wv.us/admin/purchase/privacy.

31. YOUR SUBMISSION IS A PUBLIC DOCUMENT: Vendor's entire response to the Solicitation and the resulting Contract are public documents. As public documents, they will be disclosed to the public following the bid/proposal opening or award of the contract, as required by the competitive bidding laws of West Virginia Code §§ 5A-3-1 et seq., 5-22-1 et seq., and 5G-1-1 et seq. and the Freedom of Information Act West Virginia Code §§ 29B-1-1 et seq.

DO NOT SUBMIT MATERIAL YOU CONSIDER TO BE CONFIDENTIAL, A TRADE SECRET, OR OTHERWISE NOT SUBJECT TO PUBLIC DISCLOSURE.

Submission of any bid, proposal, or other document to the Purchasing Division constitutes your explicit consent to the subsequent public disclosure of the bid, proposal, or document. The Purchasing Division will disclose any document labeled "confidential," "proprietary," "trade secret," "private," or labeled with any other claim against public disclosure of the documents, to include any "trade secrets" as defined by West Virginia Code § 47-22-1 et seq. All submissions are subject to public disclosure without notice.

32. LICENSING: In accordance with West Virginia Code of State Rules § 148-1-6.1.e, Vendor must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, West Virginia Insurance Commission, or any other state agency or political subdivision. Obligations related to political subdivisions may include, but are not limited to, business licensing, business and occupation taxes, inspection compliance, permitting, etc. Upon request, the Vendor must provide all necessary releases to obtain information to enable the Purchasing Division Director or the Agency to verify that the Vendor is licensed and in good standing with the above entities.

SUBCONTRACTOR COMPLIANCE: Vendor shall notify all subcontractors providing commodities or services related to this Contract that as subcontractors, they too are required to be licensed, in good standing, and up-to-date on all state and local obligations as described in this section. Obligations related to political subdivisions may include, but are not limited to, business licensing, business and occupation taxes, inspection compliance, permitting, etc. Notification under this provision must occur prior to the performance of any work under the contract by the subcontractor.

33. ANTITRUST: In submitting a bid to, signing a contract with, or accepting a Award Document from any agency of the State of West Virginia, the Vendor agrees to convey, sell, assign, or transfer to the State of West Virginia all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the State of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to Vendor.

34. VENDOR NON-CONFLICT: Neither Vendor nor its representatives are permitted to have any interest, nor shall they acquire any interest, direct or indirect, which would compromise the performance of its services hereunder. Any such interests shall be promptly presented in detail to the Agency.

35. VENDOR RELATIONSHIP: The relationship of the Vendor to the State shall be that of an independent contractor and no principal-agent relationship or employer-employee relationship is contemplated or created by this Contract. The Vendor as an independent contractor is solely liable for the acts and omissions of its employees and agents. Vendor shall be responsible for selecting, supervising, and compensating any and all individuals employed pursuant to the terms of this Solicitation and resulting contract. Neither the Vendor, nor any employees or subcontractors of the Vendor, shall be deemed to be employees of the State for any purpose whatsoever. Vendor shall be exclusively responsible for payment of employees and contractors for all wages and salaries, taxes, withholding payments, penalties, fees, fringe benefits, professional liability insurance premiums, contributions to insurance and pension, or other deferred compensation plans, including but not limited to, Workers' Compensation and Social Security obligations, licensing fees, etc. and the filing of all necessary documents, forms, and returns pertinent to all of the foregoing.

Vendor shall hold harmless the State, and shall provide the State and Agency with a defense against any and all claims including, but not limited to, the foregoing payments, withholdings, contributions, taxes, Social Security taxes, and employer income tax returns.

36. INDEMNIFICATION: The Vendor agrees to indemnify, defend, and hold harmless the State and the Agency, their officers, and employees from and against: (1) Any claims or losses for services rendered by any subcontractor, person, or firm performing or supplying services, materials, or supplies in connection with the performance of the Contract; (2) Any claims or losses resulting to any person or entity injured or damaged by the Vendor, its officers, employees, or subcontractors by the publication, translation, reproduction, delivery, performance, use, or disposition of any data used under the Contract in a manner not authorized by the Contract, or by Federal or State statutes or regulations; and (3) Any failure of the Vendor, its officers, employees, or subcontractors to observe State and Federal laws including, but not limited to, labor and wage and hour laws.

37. NO DEBT CERTIFICATION: In accordance with West Virginia Code §§ 5A-3-10a and 5-22-1(i), the State is prohibited from awarding a contract to any bidder that owes a debt to the State or a political subdivision of the State. By submitting a bid, or entering into a contract with the State, Vendor is affirming 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, neither the Vendor nor any related party owe a debt as defined above, and neither the Vendor nor any related party are in employer default as defined in the statute cited above unless the debt or employer default is permitted under the statute.

38. CONFLICT OF INTEREST: Vendor, its officers or members or employees, shall not presently have or acquire an interest, direct or indirect, which would conflict with or compromise the performance of its obligations hereunder. Vendor shall periodically inquire of its officers, members and employees to ensure that a conflict of interest does not arise. Any conflict of interest discovered shall be promptly presented in detail to the Agency.

39. REPORTS: Vendor shall provide the Agency and/or the Purchasing Division with the following reports identified by a checked box below:

☒ Such reports as the Agency and/or the Purchasing Division may request. Requested reports may include, but are not limited to, quantities purchased, agencies utilizing the contract, total contract expenditures by agency, etc.

☐ Quarterly reports detailing the total quantity of purchases in units and dollars, along with a listing of purchases by agency. Quarterly reports should be delivered to the Purchasing Division via email at purchasing.division@wv.gov.

40. BACKGROUND CHECK: In accordance with W. Va. Code § 15-2D-3, the State reserves the right to prohibit a service provider's employees from accessing sensitive or critical information or to be present at the Capitol complex based upon results addressed from a criminal background check. Service providers should contact the West Virginia Division of Protective Services by phone at (304) 558-9911 for more information.

41. PREFERENCE FOR USE OF DOMESTIC STEEL PRODUCTS: Except when authorized by the Director of the Purchasing Division pursuant to W. Va. Code § 5A-3-56, no contractor may use or supply steel products for a State Contract Project other than those steel products made in the United States. A contractor who uses steel products in violation of this section may be subject to civil penalties pursuant to W. Va. Code § 5A-3-56. As used in this section:

- a. "State Contract Project" means any erection or construction of, or any addition to, alteration of or other improvement to any building or structure, including, but not limited to, roads or highways, or the installation of any heating or cooling or ventilating plants or other equipment, or the supply of and materials for such projects, pursuant to a contract with the State of West Virginia for which bids were solicited on or after June 6, 2001.
- b. "Steel Products" means products rolled, formed, shaped, drawn, extruded, forged, cast, fabricated or otherwise similarly processed, or processed by a combination of two or more or such operations, from steel made by the open hearth, basic oxygen, electric furnace, Bessemer or other steel making process.
- c. The Purchasing Division Director may, in writing, authorize the use of foreign steel products if:
 1. The cost for each contract item used does not exceed one tenth of one percent (.1%) of the total contract cost or two thousand five hundred dollars (\$2,500.00), whichever is greater. For the purposes of this section, the cost is the value of the steel product as delivered to the project; or
 2. The Director of the Purchasing Division determines that specified steel materials are not produced in the United States in sufficient quantity or otherwise are not reasonably available to meet contract requirements.

42. PREFERENCE FOR USE OF DOMESTIC ALUMINUM, GLASS, AND STEEL: In Accordance with W. Va. Code § 5-19-1 et seq., and W. Va. CSR § 148-10-1 et seq., for every contract or subcontract, subject to the limitations contained herein, for the construction, reconstruction, alteration, repair, improvement or maintenance of public works or for the purchase of any item of machinery or equipment to be used at sites of public works, only domestic aluminum, glass or steel products shall be supplied unless the spending officer determines, in writing, after the receipt of offers or bids, (1) that the cost of domestic aluminum, glass or steel products is unreasonable or inconsistent with the public interest of the State of West Virginia, (2) that domestic aluminum, glass or steel products are not produced in sufficient quantities to meet the contract requirements, or (3) the available domestic aluminum, glass, or steel do not meet the contract specifications. This provision only applies to public works contracts awarded in an amount more than fifty thousand dollars (\$50,000) or public works contracts that require more than ten thousand pounds of steel products.

The cost of domestic aluminum, glass, or steel products may be unreasonable if the cost is more than twenty percent (20%) of the bid or offered price for foreign made aluminum, glass, or steel products. If the domestic aluminum, glass or steel products to be supplied or produced in a "substantial labor surplus area", as defined by the United States Department of Labor, the cost of domestic aluminum, glass, or steel products may be unreasonable if the cost is more than thirty percent (30%) of the bid or offered price for foreign made aluminum, glass, or steel products. This preference shall be applied to an item of machinery or equipment, as indicated above, when the item is a single unit of equipment or machinery manufactured primarily of aluminum, glass or steel, is part of a public works contract and has the sole purpose or of being a permanent part of a single public works project. This provision does not apply to equipment or machinery purchased by a spending unit for use by that spending unit and not as part of a single public works project.

All bids and offers including domestic aluminum, glass or steel products that exceed bid or offer prices including foreign aluminum, glass or steel products after application of the preferences provided in this provision may be reduced to a price equal to or lower than the lowest bid or offer price for foreign aluminum, glass or steel products plus the applicable preference. If the reduced bid or offer prices are made in writing and supersede the prior bid or offer prices, all bids or offers, including the reduced bid or offer prices, will be reevaluated in accordance with this rule.

43. INTERESTED PARTY SUPPLEMENTAL DISCLOSURE: W. Va. Code § 6D-1-2 requires that for contracts with an actual or estimated value of at least \$1 million, the Vendor must submit to the Agency a disclosure of interested parties prior to beginning work under this Contract. Additionally, the Vendor must submit a supplemental disclosure of interested parties reflecting any new or differing interested parties to the contract, which were not included in the original pre-work interested party disclosure, within 30 days following the completion or termination of the contract. A copy of that form is included with this solicitation or can be obtained from the WV Ethics Commission. This requirement does not apply to publicly traded companies listed on a national or international stock exchange. A more detailed definition of interested parties can be obtained from the form referenced above.

44. PROHIBITION AGAINST USED OR REFURBISHED: Unless expressly permitted in the solicitation published by the State, Vendor must provide new, unused commodities, and is prohibited from supplying used or refurbished commodities, in fulfilling its responsibilities under this Contract.

45. VOID CONTRACT CLAUSES: This Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

46. ISRAEL BOYCOTT: Bidder understands and agrees that, pursuant to W. Va. Code § 5A-3-63, it is prohibited from engaging in a boycott of Israel during the term of this contract.

ADDITIONAL TERMS AND CONDITIONS
(Architectural and Engineering Contracts Only)

1. PLAN AND DRAWING DISTRIBUTION: All plans and drawings must be completed and available for distribution at least five business days prior to a scheduled pre-bid meeting for the construction or other work related to the plans and drawings.

2. PROJECT ADDENDA REQUIREMENTS: The Architect/Engineer and/or Agency shall be required to abide by the following schedule in issuing construction project addenda. The Architect/Engineer shall prepare any addendum materials for which it is responsible, and a list of all vendors that have obtained drawings and specifications for the project. The Architect/Engineer shall then send a copy of the addendum materials and the list of vendors to the State Agency for which the contract is issued to allow the Agency to make any necessary modifications. The addendum and list shall then be forwarded to the Purchasing Division buyer by the Agency. The Purchasing Division buyer shall send the addendum to all interested vendors and, if necessary, extend the bid opening date. Any addendum should be received by the Purchasing Division at least fourteen (14) days prior to the bid opening date.

3. PRE-BID MEETING RESPONSIBILITIES: The Architect/Engineer shall be available to attend any pre-bid meeting for the construction or other work resulting from the plans, drawings, or specifications prepared by the Architect/Engineer.

4. AIA DOCUMENTS: All construction contracts that will be completed in conjunction with architectural services procured under Chapter 5G of the West Virginia Code will be governed by the attached AIA documents, as amended by the Supplementary Conditions for the State of West Virginia, in addition to the terms and conditions contained herein. The terms and conditions of this document shall prevail over anything contained in the AIA Documents or the Supplementary Conditions.

5. GREEN BUILDINGS MINIMUM ENERGY STANDARDS: In accordance with West Virginia Code § 22-29-4, all new building construction projects of public agencies that have not entered the schematic design phase prior to July 1, 2012, or any building construction project receiving state grant funds and appropriations, including public schools, that have not entered the schematic design phase prior to July 1, 2012, shall be designed and constructed complying with the ICC International Energy Conservation Code, adopted by the State Fire Commission, and the ANSI/ASHRAE/IESNA Standard 90.1-2007: Provided, That if any construction project has a commitment of federal funds to pay for a portion of such project, this provision shall only apply to the extent such standards are consistent with the federal standards.

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to the Contract.

(Printed Name and Title) DAVID M. MARSHALL, PRESIDENT
PAUL D. MARSHALL ARCHITECTS & ENGINEERS, INC.

(Address) P. O. BOX 409, CHARLESTON, WEST VIRGINIA 25322

(Phone Number) / (Fax Number) (304) 590-3107 (NO FAX)

(email address) davidmmarshall53@gmail.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

PAUL D. MARSHALL ARCHITECTS & ENGINEERS, INC.

(Company)

(Signature of Authorized Representative)

DAVID M. MARSHALL, PRESIDENT JUNE 30, 2025

(Printed Name and Title of Authorized Representative) (Date)

(304) 590-3107 (NO FAX)

(Phone Number) (Fax Number) davidmmarshall53@gmail.com

(Email Address)

LAST PAGE OF CEOI
WITH SIGNATURE



COMPANY OVERVIEW

Paul D. Marshall Architects & Engineers, Inc.

Founded in 1972, Paul D. Marshall Architects & Engineers, Inc. (PDMA&E), remains a leading regional architectural firm, specializing in the same market sectors to which the original firm gained its credibility and recognition. These markets include, but are not limited to: Premier primary and resort residences, commercial design, adaptive re-use of existing buildings & properties and historic restoration, preservation and renovation projects.

Our firm was purchased in 2006 by a trusted customer, Appalachian Design Group, Inc., and has continued as a privately owned corporation to provide the required services our trusted customers require. We intend to remain a small, but influential, force in the local West Virginia statewide area. Our extensive project list for repetitive customers remains as a standard that very few firms can achieve.

Paul D. Marshall Architects & Engineers, Inc., includes a knowledgeable staff of degreed professionals with a credible record of notable accomplishments. Since the firm's inception, the firm has completed over 800 projects ranging in complexity from simple residential additions, to multi-million dollar private and commercial ventures. These market sectors include:

Commercial developers & property owners	Local & national retail businesses
Residential developers & property owners	Colleges & Universities
Local & national corporations	City, county, state & federal agencies
Health Care Organizations	Utilities Infrastructure Development
Non-profit organizations	Religious establishments

Our Mission

Paul D. Marshall Architects & Engineers, Inc., is committed to providing its clients with unsurpassed personal service and an array of essential architectural, engineering and consultative services that meet and exceed the client's expectations. These areas of focus include:

- Site Planning
- Land use planning
- Historic tax credit evaluations
- Interior space planning
- Historic register nominations
- Architectural design services
- Cultural resource management
- Engineering services
- Health Care Facilities
- Code compliance
- Historic preservation, restoration & renovation



Paul D. Marshall Architects & Engineers, Inc.
P. O. Box 409
Charleston, West Virginia 25322

June 29, 2025

Re: Expression of Centralized Expression of
Interest (CEOI) for:
Bldg. 5,6,7 Basement Waterproofing
And Renovation Project
CEOI-0211-GSD2500000003-1

Attn: Ms. Tara Lyle, Buyer Supervisor
WV Department of Administration
Purchasing Division
2019 Washington Street, East
Charleston, West Virginia 25305

OUR PROPOSAL:
(If selected for this important project)

Owner's Program Development Assistance Phase:

Initial Plain-Language Report as "...a comprehensive architectural and engineering assessment of the existing basement conditions":

We will perform an intuitive inspection and initial plain-language report documenting the existing conditions in the basement areas of buildings 5,6, &7. We will need any updated floor plans of the current uses of these areas, including any available original construction drawings along with any retrofit or former renovation documents.

This inspection and report will be coordinated and prepared by Brent Spradling (see resumes), along with Mike Ramsey, our engineer, and our architect, David Marshall, all of whom have experience in investigating and coordinating teamwork troubleshooting of corrective projects. We may require use of some trusted experts, which will be hired, and paid, by our firm, and most importantly, we will spend time to experience the existing conditions and problems in the area. There is no substitute for experience, and no argument can be made against results. Our initial plain-language report will also include our engineering assessment of the existing HVAC (Heating, Ventilating and Air Conditioning) systems capabilities and limitations, based on any contributing causes of humidity, water infiltration, or hazardous conditions. Electrical and lighting systems will be addressed in the plain language report, including repurposing or eliminating in-floor electrical eiring troughs.

Existing floor plans of tenant areas of the basements of buildings 5,6&7:

If not available already, we will produce these floor plans of tenant areas to be used for coordination of any large scale testing and any temporary corrective work that may be necessary. These floor plans will be required also for coordinating with the various tenants and their uses of these areas, for staging and phasing of any large scale testing required, along with any resultant abatements required. We understand that, as much as possible, these spaces will need to be partially occupied by existing tenants during these procedures. In addition, planning for temporary space for materials storage during construction must be considered.

The "comprehensive architectural and engineering assessment of the existing basement conditions" report will include:

OUR PROPOSAL

Best practices for waterproofing Buildings 5,6,7 basement areas,
Refinishing the existing concrete floors,
Re-purposing or eliminating the in-floor electrical wiring troughs,
Upgrading the HVAC system to effectively dehumidify the space,
Ensuring the fire protection system meets all current code requirements.

Schematic Design Phase:

Major testing for hazardous substances may be accomplished during the Schematic Design Phase, if not already performed for these areas, through the WV State SCO process (State Contract Order). The testing results will be utilized in construction costs estimates for this phase.

Our architect, David Marshall, will meet with all interested parties, including existing tenant agencies and General Services personnel, to determine the intended future uses and allotments of spaces in these areas, and produce schematic design floor plan drawings for coordination with all tenant agencies. We expect two major revisions of these drawings before resulting in a credible design development plan to allow architectural, electrical, and mechanical design to begin for these areas. Our architect will additionally produce floor plan drawings for temporary displacement and relocations required for continued safe tenant use of these areas, including temporary materials storage during construction. These displacement and relocation plans will be required to coordinate safe abatement procedures during limited occupancy of tenants, as indicated in the request for proposal. Because ventilation requirements are so critical for hazardous materials removal, some temporary engineering may need to be accomplished during this phase for safe abatement procedures, particularly because of being underground. Any ventilation for abatement would be temporary, and not reusable in the finished construction. All abatement activities will be coordinated by Brent Spradling.

Schematic Design Phase will additionally include descriptions of mechanical and electrical system reuse or replacement for the project. A cost of construction estimate will be prepared by the architect, based on current construction square footage costs and economic considerations for budget discussions with the Owner.

Design Development Phase:

Hazardous Materials Abatement may occur concurrently with the Design Development Phase, and must be performed by firms licensed and accredited in West Virginia to safely perform this work. The State of WV currently has agreements in place (State Contract Orders "SCO's") for this performance.

The architect will produce Design Development floor plans based on agreed upon (during Schematic Phase) coordination with General Services and the agency tenants utilizing the basements of buildings 5,6,&7. Floor plans will be in two parts. Each part will include a refuge area for some safe limited use of abated but unfinished space by existing agency tenants, with the complimentary part showing use of unfinished spaces while other parts are being demolished and renovated. The architect and engineer will provide samples of proposed materials and finishes (such as ceiling, wall, door, flooring, trim and color selection materials) and visible mechanical and electrical items (such as lighting units, air diffusers, electrical and communication receptacles and devices). A revised cost of construction estimate will be prepared by the architect, based on current construction square footage costs and economic considerations for continued budget discussions with the Owner.

Construction Documents Phase

From the original request Section Three: Project Specifications":

“Upon approval of the Agency, the vendor shall proceed with full architectural and engineering design services. These services shall include the preparation of construction bidding documents, development of cost estimates with design alternatives at key phases of the project - early, mid, and late stages of design, and construction administration efforts. The design shall prioritize minimizing water infiltration and rehabilitating the space for ongoing tenant use by implementing the following measures:

Waterproofing the exterior perimeter walls,

Relocating all electrical electrical and communication wiring from existing floor troughs to above ceiling spaces, enclosed and concealed in conduit.

Removing or repurposing the existing in-floor troughs,

Installing new flooring using either concrete or epoxy floor coatings,”

More from the original request Section Three: Project Specifications”:

“Additionally, the Vendor shall: ***** Important see below note*****

Perform asbestos abatement throughout the floor and ceiling spaces,

Demolish and remove abandoned equipment above the ceilings,

Install new lay-in ceilings and updated lighting fixtures,

Modify and upgrade the HVAC system to maintain appropriate humidity levels,

Update the life safety and fire protection systems to meet all applicable codes.

The completed basement shall be delivered as a fully finished functioning space, suitable for occupancy by existing tenants and compliant with all relevant life safety and building codes.”

***** This previous paragraph of the request is specifically written to require the “Vendor” (us) to actually perform the stated goals. This is a clear description of Construction Management, where the design firm additionally performs the actual construction work.

While this may have been an unintended error in the request typing and editing, our firm IS qualified, and has the personnel experience to perform this work through Construction Management, if the required AIA construction agreements are utilized. Considering that Construction Management may not actually have been desired for this project, our proposal is continued as an A/E design for bidding, with successful and qualified contractor abatement, demolition and construction as administered by the architect of record for the project.

Because our personnel have previously successfully completed projects as Construction Management (see attached resumes), we are including an alternative to be considered, if actually desired. The published request specifically limits discussions during any interview to materials already included in the submittal, with only clarifying questions permitted during any interview. Otherwise, our proposal continues as a traditional A/E designed and bid project. Our alternative description of Construction Management completion of this project follows after this proposal. (See index) *****

The architect and engineer will prepare construction documents floor plans, with descriptive details, and specifications for the WV State Purchasing Dept. bidding of the demolition and construction work to be performed. Construction Documents will include floor plans, illustrative elevations where necessary, construction details, and materials schedules for architectural, structural, waterproofing, electrical, mechanical HVAC and plumbing. Selective demolition drawings will also be included in the Construction Documents.

Construction documents will also include designated phased areas of construction to allow continued use of tenants for safe limited storage and personnel use of the alternate areas of refuge schemes agreed upon in the previous project phases. A revised cost of construction

estimate will be prepared by the architect, based on current construction square footage costs and economic considerations for continued budget discussions with the Owner.

Bidding Phase

An opportunity will be provided for potential bidders to view the area of the project. A scheduled and official pre-bid meeting nearby the project will be utilized for descriptions and questions from prospective contractors. Only attending contractors with proper identification and signing-in to the pre-bid meeting will be allowed to bid for the project work. Any bidder representative must be a corporate officer or paid employee of the firm being represented at the time and date of the mandatory pre-bid meeting. No bidder sign-in will be allowed after the close of the official pre-bid meeting. Only signed-in qualified bidders will receive any addendum(s) for the project. Plans with specifications will be available locally at Charleston Blueprint, Inc. In Charleston, WV to qualified contractors for the cost of printing, plus any shipping if required. Separate bid documents will be required to be obtained from WV Purchasing. Full sets of paper drawings with specifications will be made available for free viewing at a location accessible near the project site, and selected by WV Purchasing.

After close of the official pre-bid meeting, a voluntary walk-through of the existing project area will be offered and conducted without force to the project. No questions will be answered during the walk-through. No architectural or engineering personnel will respond to or answer any questions that are not made through WV Purchasing.

The architect and engineer will prepare answers to any applicable questions received by WV Purchasing personnel, in addition to any pertinent questions asked during the official pre-bid meeting, for any addendum necessary to be issued by WV Purchasing.

Construction Administration Phase

The registered architect of record for the project, assisted as required by engineering and any support personnel, will perform periodic inspections of the construction activities for compliance and quality.

The registered architect, assisted as required by registered engineering personnel will review required submittals and shop drawings. Submittals and shop drawings will only be approved by the registered architect or the registered engineer. The architect will review and approve partial progress payments submitted by the installing contractor, based on observed project progress. Upon completion of the project construction, submittal of all required manuals, warranties, releases, record drawings, and required contractor closeout paperwork, the registered architect of record will approve final payment to the contractor through WV Purchasing Division.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Marshall", with a stylized flourish at the end.

David M. Marshall, Architect, President PDMA&E



Paul D. Marshall Architects & Engineers, Inc.
P. O. Box 409
Charleston, West Virginia 25322

June 29, 2025

Re: Expression of Centralized Expression of
Interest (CEOI) for:

Bldg. 5,6,7 Basement Waterproofing
And Renovation Project
CEOI-0211-GSD2500000003-1

Attn: Ms. Tara Lyle, Buyer Supervisor
WV Department of Administration
Purchasing Division
2019 Washington Street, East
Charleston, West Virginia 25305

**OUR ALTERNATIVE PROPOSAL FOR COMPLETION OF THE REQUIRED
CONSTRUCTION THROUGH CONSTRUCTION MANAGEMENT:**

We do not recommend this method of construction for this particular project, but have prepared this alternative proposal because of the language utilized in the request for proposal.

Owner's Program Development Assistance Phase:

Initial Plain-Language Report as "...a comprehensive architectural and engineering assessment of the existing basement conditions":

We will perform an intuitive inspection and initial plain-language report documenting the existing conditions in the basement areas of buildings 5,6, &7. We will need any updated floor plans of the current uses of these areas, including any available original construction drawings along with any retrofit or former renovation documents.

This inspection and report will be coordinated and prepared by Brent Spradling (see resumes), along with Mike Ramsey, our engineer, and our architect, David Marshall, all of whom have experience in investigating and coordinating teamwork troubleshooting of corrective projects. We may require use of some trusted experts, which will be hired, and paid, by our firm, and most importantly, we will spend time to experience the existing conditions and problems in the area. There is no substitute for experience, and no argument can be made against results. Our initial plain-language report will also include our engineering assessment of the existing HVAC (Heating, Ventilating and Air Conditioning) systems capabilities and limitations, based on any contributing causes of humidity, water infiltration, or hazardous conditions. Electrical and lighting systems will be addressed in the plain language report, including re-purposing or eliminating in-floor electrical wiring troughs.

Existing floor plans of tenant areas of the basements of buildings 5,6,&7:

If not available already, we will produce these floor plans of tenant areas to be used for coordination of any large scale testing and any temporary corrective work that may be necessary. These floor plans will be required also for coordinating with the various tenants and their uses of these areas, for staging and phasing of any large scale testing required, along with any resultant abatements required. We understand that, as much as possible, these spaces will need to be partially occupied by existing tenants during these

OUR ALTERNATE PROPOSAL
FOR CONSTRUCTION
MANAGEMENT

procedures. In addition, planning for temporary space for materials storage during construction must be considered.

The “comprehensive architectural and engineering assessment of the existing basement conditions” report will include:

- Best practices for waterproofing Buildings 5,6,7 basement areas,
- Refinishing the existing concrete floors,
- Re-purposing or eliminating the in-floor electrical wiring troughs,
- Upgrading the HVAC system to effectively dehumidify the space,
- Ensuring the fire protection system meets all current code requirements.

Schematic Design Phase:

Major testing for hazardous substances may be accomplished during the Schematic Design Phase, if not already performed for these areas, through the WV State SCO process (State Contract Order). The testing results will be utilized in construction costs estimates for this phase.

Our architect, David Marshall, will meet with all interested parties, including existing tenant agencies and General Services personnel, to determine the intended future uses and allotments of spaces in these areas, and produce schematic design floor plan drawings for coordination with all tenant agencies. We expect two major revisions of these drawings before resulting in a credible design development plan to allow architectural, electrical, and mechanical design to begin for these areas. Our architect will additionally produce floor plan drawings for temporary displacement and relocations required for continued safe tenant use of these areas, including temporary materials storage during construction. These displacement and relocation plans will be required to coordinate safe abatement procedures during limited occupancy of tenants, as indicated in the request for proposal. Because ventilation requirements are so critical for hazardous materials removal, some temporary engineering may need to be accomplished during this phase for safe abatement procedures, particularly because of being underground. Any ventilation for abatement would be temporary, and not reusable in the finished construction. All abatement activities will be coordinated by Brent Spradling.

Schematic Design Phase will additionally include descriptions of mechanical and electrical system reuse or replacement for the project. A cost of construction estimate will be prepared by the architect, based on current construction costs and economic considerations as determined by our subcontracted contracting firms, for budget discussions with the Owner.

Design Development Phase:

Hazardous Materials Abatement may occur concurrently with the Design Development Phase, and must be performed by firms licensed and accredited in West Virginia to safely perform this work. The State of WV currently has agreements in place (State Contract Orders “SCO’s”) for this performance.

The architect will produce Design Development floor plans based on agreed upon (during Schematic Phase) coordination with General Services and the agency tenants utilizing the basements of buildings 5,6,&7. Floor plans will be in two parts. Each part will include a refuge area for some safe limited use of abated but unfinished space by existing agency tenants, with the complimentary part showing use of unfinished spaces while other parts are being demolished and renovated. The architect and engineer will provide samples of proposed materials and finishes (such as ceiling, wall, door, flooring, trim and color selection materials) and visible mechanical and electrical items (such as lighting units, air diffusers, electrical and communication receptacles and devices). A revised cost of construction estimate will be prepared by the architect, based on current construction costs

and economic considerations as determined by our subcontracted contracting firms, for continued budget discussions with the Owner.

Construction Documents Phase

From the original request Section Three: Project Specifications”:

“Upon approval of the Agency, the vendor shall proceed with full architectural and engineering design services. These services shall include the preparation of construction bidding documents, development of cost estimates with design alternatives at key phases of the project - early, mid, and late stages of design, and construction administration efforts. The design shall prioritize minimizing water infiltration and rehabilitating the space for ongoing tenant use by implementing the following measures:

- Waterproofing the exterior perimeter walls,

- Relocating all electrical electrical and communication wiring from existing floor troughs to above ceiling spaces, enclosed and concealed in conduit.

- Removing or repurposing the existing in-floor troughs,

- Installing new flooring using either concrete or epoxy floor coatings,”

Additionally, the Project Architect of Record will award subcontract agreements to experienced and trusted contractors to perform the required elements of the construction project:

- Perform asbestos abatement throughout the floor and ceiling spaces,

- Demolish and remove abandoned equipment above the ceilings,

- Install new lay-in ceilings and updated lighting fixtures,

- Modify and upgrade the HVAC system to maintain appropriate humidity levels,

- Update the life safety and fire protection systems to meet all applicable codes.

The completed basement shall be delivered as a fully finished functioning space, suitable for occupancy by existing tenants and compliant with all relevant life safety and building codes.”

The architect and engineer will prepare construction documents floor plans, with descriptive details, and specifications for the Owner’s review and approval for the demolition and construction work to be performed. Construction Documents will include floor plans, illustrative elevations where necessary, construction details, and materials schedules for architectural, structural, waterproofing, electrical, mechanical HVAC and plumbing. Selective demolition drawings will also be included in the Construction Documents.

Construction documents will also include designated phased areas of construction to allow continued use of tenants for safe limited storage and personnel use of the alternate areas of refuge schemes agreed upon in the previous project phases. Prior to commencement of construction, a revised cost of construction estimate will be prepared by the architect, based on actual materials and labor costs and economic considerations by the selected subcontracting firms, for continued budget discussions with the Owner.

Construction Administration Phase

The registered architect of record for the project, assisted as required by engineering and any support personnel, will perform periodic inspections of the construction activities for compliance and quality.

The registered architect, assisted as required by registered engineering personnel will review required submittals and shop drawings. Submittals and shop drawings will only be approved by the registered architect or the registered engineer. The architect will review and approve partial progress payments submitted by the installing contractors, based on observed project progress, and submit a composite progress payment invoice to the Agency. Upon completion of the project construction, submittal of all required manuals,

warranties, releases, record drawings, and required subcontractor closeout paperwork, the registered architect of record will submit final invoicing to the Agency.

We can be expected to utilize some or all of the following construction contractors for performance of Construction Management construction of this project if our alternative Construction Management proposal will be considered. These contractors have successfully worked with PDMA&E through a wide variety of construction contracts, including Construction Management, traditional construction bid projects, and emergency direct purchase agreements through both government agencies and private commercial construction.

Civil engineering for waterproofing:

E. L. Robinson Engineering, Inc., Charleston, West Virginia

Hazardous materials testing and abatement:

Astar Abatement Inc., Charleston, West Virginia

Initial selective demolition for investigative inspection and hazardous materials testing and selective demolition as scheduled for each part of the construction, including installation of temporary barriers:

Melton Construction, LLC, St Albans, West Virginia

Any required temporary HVAC modifications, dehumidification, and ventilation:

Air Comfort Inc., Belle, West Virginia

Architectural, mechanical and electrical construction for each part of the construction, including installation of any exterior and interior waterproofing:

MCS Construction Company, Inc. Charleston, West Virginia

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Marshall", with a long horizontal flourish extending to the right.

David M. Marshall, Architect, President PDMA&E

RESUME

DAVID M. MARSHALL, ARCHITECT

President, Principal Architect
Paul D. Marshall, Architects & Engineers Inc. (PDMA&E)

B.S., Construction Management, West Virginia State College, 1975
Registered Architect, West Virginia, #2377, 1989

David M. Marshall first joined PDMAE 1979. His initial responsibilities included design, design development, working drawings, cartography, and contract administration for the firm's projects. In 1982, he was appointed by the Mayor of Charleston, West Virginia to serve as Building Commissioner for the City. As such, he supervised major commercial developments such as the Charleston Town Center, Laidley Tower, United Bank Center, and major residential developments. He also fulfilled the duties of office manager, building inspection coordinator, and administrative consultant.

After his tenure with the City ended, Mr. Marshall rejoined PDMAE in 1987 and resumed his responsibilities of design, design development, cartography, working drawings, contract administration. He has remained with the firm ever since.

Mr. Marshall served in several key positions at PDMAE since re-joining the firm in 1987. Since December 1998, he has served as President and Project Architect, serving as Lead Architect for architectural projects..

In 2006, after an invited purchase of PDMA&E by a sister company, Appalachian Design Group, Inc, (ADG). Mr Marshall has also served as Corporate Director in responsible charge of architecture for ADG, and has since participated in numerous investigative and corrective projects.

Mr. Marshall is a member of the Building Officials and Code Administrators International (BOCA), the American Institute of Architects Historic Resources Committee, the Kanawha Valley Historical Society, the East-End Historic District Review Board, and the West Virginia State Capitol Building Commission. He serves as Architectural Advisor of the Charleston Urban Renewal Authority's Village District Review Board.

His project experience includes:

- West Virginia Southern Community and Technical College, Allied Health and Technology Center, Logan, WV. A five-story lab and classroom building scheduled for construction in 2005.
- A New Residential Community for Roaring River Development. Amenities to include community design guidelines, grand lodge with indoor/outdoor pool, base camp, entrance gates, mail pavilions, observation platforms, and new residences.
- A New Residence for the Greenbrier Sporting Club. Design and site development at the Summit Village community for the Allegheny Group. PDMAE is one of only 12 firms which are pre-approved for design of housing units for the gated Greenbrier Sporting Club.
- Capitol Market, Smith St., Charleston, WV. A circa 1915 railroad depot adapt ably re-used

RESUME
DAVID MARSHALL
ARCHITECT



PROFESSIONAL PROFILE

and restored for use as a farmer's market facility for the WV Department of Agriculture.

- Shoenbaum Family Enrichment Center, Charleston, WV. A circa 1940 heavy equipment sales and service facility in the art deco style adapt ably re-used as a human services facility.
- Sunrise, Charleston, WV. A circa 1905 mansion, the former home to Governor MacCorkle, it has been restored and re-used as a law office.
- The Governor's Mansion, State Capitol Complex, Charleston, WV. A renovation and restoration of West Virginia's state residence involving all new infrastructure, interior renovations and restorations, new slate roofing, etc.
- Performing Arts Center, Conceptual Plan, Southern Community and Technical College, Williamson, WV. Adapting a circa 1950's armory building into a performing arts center and administration offices.
- Restoration and reconstruction of historic Dutch Hollow Wine Cellars, a vaulted stone structure that housed wine-aging facilities, c. 1850, for the City of Dunbar, WV.
- Renovation and preservation of Federal Building and Courthouse, c. 1905, Wheeling, WV for Region Three of the General Services Administration, Washington, D.C.
- Phase I restoration and adaptive use of Graceland mansion, former home of Senator Henry G. Davis, built 1891-94 in Elkins, West Virginia, for Davis and Elkins College, Elkins, WV.
- Restoration, renovation and space study of Kanawha County Courthouse, c. 1892-1926 (two additions), for the Kanawha County Commission, Charleston, WV.
- Preservation and adaptive use of servant's quarters and original kitchen of main house on Glenwood plantation, c. 1850, Charleston, West Virginia, for the West Virginia College of Graduate Studies Foundation, Charleston, WV.
- Cultural resource study of the New River Gorge National River, WV for the National Park Service, U.S. Department of the Interior. Resulting data were used to develop a general management plan and associated documents. Project consisted of three components: history, archaeology (prehistory), and historical architecture and community.
- Breezemont Mansion (1905), Charleston, WV. Restoration and adaptive reuse of 7,000-square-foot, classical-revival mansion as a small architectural office and residence.
- Consulting services for restoration of portico at Glenwood Mansion for West Virginia College of Graduate Studies Foundation, Inc., Charleston, WV.
- Historical and architectural survey of Downtown Charleston to be used as a guide for the renaissance of downtown Charleston.
- Phase I of an historical and architectural survey of Putnam County, WV.
- Consulting services for restoration work at City Hall, Charleston, West Virginia.
- Relocation and restoration of Blaker Mill, an eighteenth-century grist mill to be moved from Greenbrier County to Jackson's mill complex in Lewis County.
- Level I archaeological survey of the site of a sewage-treatment plant belonging to the City of Buckhannon, WV.
- Consulting services for an historical and architectural survey of Kanawha County, WV.
- Phase II of historical and architectural survey of buildings and sites in Putnam County, WV to identify sites that may be eligible for the National Register of Historic Places. The County also used the study as a planning tool.
- Architectural and historical consulting for streetscape renovation of downtown Charleston, WV.
- Restoration recommendations and building survey of Ruffner Log Cabin for the Charleston chapter of the Colonial Dames.
- Restoration and adaptive use of historic Capitol Theater in Charleston, WV.
- Phase III restoration and renovation of Glenwood Mansion, circa 1852, in Charleston, WV for the College of Graduate Studies Foundation.
- Architect services for restoration and renovation of public corridors in the Kanawha County Courthouse, Charleston, WV.



PROFESSIONAL PROFILE

- Historical survey of Fort Scammon Civil War Historical Site, Fort Hill, Charleston, WV.
- Feasibility study for restoration and Phase II restoration of Courtroom No. 4 of Kanawha County Circuit Court, Kanawha County Courthouse, Charleston, WV.
- Archaeological investigation of powder magazine, artillery platforms and infantry trench at Fort Scammon Civil War Historical Site, Fort Hill, Charleston, WV.
- Facade restoration of Chitwood Hall, an historic classroom building in the original Woodburn Circle area of the downtown campus of West Virginia University in Morgantown, WV.
- Design of eighteenth-century interiors for Blennerhassett Mansion, a reconstructed mansion on Blennerhassett Island, Wood County, Parkersburg, WV, for the Historic Blennerhassett Foundation.
- Historic structure report for West Virginia Independence Hall's Wheeling Custom House (1859), the birthplace of the state of West Virginia, in Wheeling, WV.
- Stabilization of historic Kaymoor mining site in the New River Gorge National River for the National Park Service, Fayette County, WV.
- Consulting services for design of relocation of Mary Conrad Log House to new site near the Stonewall Jackson Dam, WV. The new site is a roadside park administered by the West Virginia Department of Highways.
- Historical and architectural survey of six square blocks in northern Wheeling, WV. Project included 122 buildings and a successful nomination of the district to the National Register of Historic Places.
- West Virginia Capitol Building, Charleston, WV. Architectural inspection services for the gilding of the dome.
- Sites Homestead, Seneca Rocks, WV. Stabilization and restoration of an historic, mid-nineteenth-century farm house for the National Forest Service.
- Restoration of brick-and-stone masonry and slate roofing on the Old Main building (1885) at Glenville State College, Glenville, WV.
- Masonry cleaning, repair and repainting; restoration of polychrome, patterned slate roof; restoration of wood dormers and trim; and restoration of iron cresting and finials at Woodburn Hall (1870), West Virginia University, Morgantown, WV.
- Philippi Covered Bridge (1852), Philippi, WV. Restoration of historic covered bridge to its appearance when the first land battle of the Civil War occurred there on June 3, 1861.
- First Presbyterian Church (1915), Charleston, WV. Repair and restoration of terra-cotta cupola and roof areas; restoration of original Byzantine-patterned, domed sanctuary ceiling.
- Restoration and adaptive use of High Gate Carriage House, a 1920s Elizabethan-style carriage house in Fairmont, WV.
- Historical and architectural survey of buildings along U.S. Route 52 between Huntington and Williamson, WV to determine mitigation process on highway right-of-way alternatives.
- National Cemetery in Grafton, WV. Conditions survey with recommendations for restoration of buildings and walls. Cemetery established in 1867 and stone walls built in 1876.
- Historical and architectural survey of properties on Merritt's Creek in Cabell County, WV for various proposed new highway alignments to determine mitigation process for Department of Highways.
- Feasibility study and restoration recommendations for exterior facade of City Hall in Huntington, WV.
- Restoration of slate roof and structural elements of Mannington Round Barn in Mannington, WV.
- Restoration and adaptive use of the Arthurdale Community Center in Arthurdale, WV.
- Marlinton Opera House (1902), Marlinton, WV. Restoration of concrete and wood opera house for the Pocohontas County Historical Society.
- Restoration of Barrackville Bridge (1853), a covered bridge, for the West Virginia Division of Highways.
- Design of a new South Plaza for the West Virginia State Capitol Building in Charleston, WV as originally conceived by master architect Cass Gilbert.



PROFESSIONAL PROFILE

- Restoration of Dent's Run Covered Bridge, a late nineteenth-century covered bridge in Monongalia County, WV.
- Restoration of Center Point Covered Bridge, a late nineteenth-century covered bridge in Doddridge County, WV.
- Feasibility study of adaptive use of Sunrise Mansion, the historic home of former Governor William MacCorkle, in Charleston, WV.
- Restoration and adaptation of Capitol Farmer's Market, early-twentieth-century railway freight depot, for use as an indoor specialty market on behalf of the City of Charleston, WV. The project also entailed the conversion of the railroad yard into an outdoor farmer's market with customer parking.
- Restoration and adaptation of Giltinan House, a historic house in Charleston, WV for Tabor, Lindsay & Associates for use as a law office.
- The Arcade, Charleston, WV. For McCabe-Henley developers, an in-depth historical survey and physical documentation of two-story, nineteenth-century, glass-roofed arcade building in downtown Charleston.
- Putnam/Hauser House, Blennerhassett Island State Park, WV. Relocation of eighteenth-century, original homestead of the Putnam family to Blennerhassett Island, where it has been preserved as an interpretive historic site.
- McFarland/Hubbard House, Charleston, WV. Consulting services—including production of measured drawings—for adaptive-use feasibility study of historic 1834 house.
- McFarland/Hubbard House, Charleston, WV. Stabilization and restoration of 1834 house for West Virginia Humanities Council.
- Coyle & Richardson Building, Charleston, WV. Comprehensive restoration and renovation of 1907 Coyle and Richardson drygoods store and offices built in the classical-formalism style. Facilities now serve as the corporate offices of AMFM Corporation.
- Charleston Municipal Auditorium, Charleston, WV. National Register of Historic Places nomination for 1939, art-deco performing hall for Kanawha Valley Historical & Preservation Society.
- West Virginia Governor's Mansion, Charleston, WV. Design of retrofit railing for 1928 governor's mansion originally designed by architect Walter F. Martens.
- Scott Brothers Drug Store, Charleston, WV. Restoration and renovation of 1896 Victorian building to house the law firm of Bailey and Glasser.

Since 1994, Mr. Marshall has furthered his education by attending 129 hours of architectural training sessions. His work has been recognized with several awards, including:

- 1997 Merit Award, AIA West Virginia, for the Peterson Residence, Charleston, WV. Served as Project Architect.
- 1996 Honor Award, AIA West Virginia, for the Law Offices of Hill, Peterson, Carper, Bee and Deitzler. Served as Project Architect.
- 1982 West Virginia Innovative Home Design competition, sponsored by the West Virginia Housing Development Fund.

Among Mr. Marshall's publications are:

- "Professional Responsibility—Clear and Specific," *The West Virginia Architect*, published by the West Virginia Society of Architects, Fall 1986, vol. 2, no. 1.
- *Wood Heating Appliance Safety Manual* for the City of Charleston Building Department, published by the City of Charleston Printing Department, 1986.
- "West Virginia State Building Code," *The West Virginia Architect*, published by the West Virginia Society of Architects, Fall 1985, vol. 1, no. 1.

MICHAEL A. RAMSEY, P.E.
Corporate Director in Responsible Charge of Engineering

Registered Engineer, West Virginia # 8139
B.A.S. Architectural Engineering Technology, Bluefield State College
A.S. Architectural Engineering Technology, Bluefield State College
M.A. Mass Communication, West Virginia State College

Michael Ramsey was an original charter member of the incorporation of the Appalachian Design Group, Inc., in 1984, and left after four years to pursue a career with other firms. Returning to the group in 2002, as a corporate director, and to design mechanical/electrical systems for ongoing projects. Michael now serves as a director for the combined corporate structure of Paul D. Marshall Architects and Engineers, Inc., which now includes former Appalachian Design Group, Inc. personnel.

Michael has 35 years of design experience in many types of mechanical and electrical projects, including residential, educational, industrial, health care, and commercial facilities.

Briefly, past projects which Michael Ramsey provided engineering design for Appalachian Design Group, Inc., and Paul D. Marshall Architects & Engineers are:

- Allied Health and Technology Building, Southern WV Community and Technical College, Logan, WV
- Point Pleasant Museum, Point Pleasant, WV
- Cabin Creek Quilttters' (historic Hale House) Heating Cooling Design, Malden, WV
- Graceland Mansion Historical Renovation, Elkins, WV
- Robert C. Byrd Conference Center, Elkins, WV
- One floor renovation of Security Building Charleston, WV for the US Treasury Department
- Robert C. Byrd Collection Corrections WVU Clark Hall
- WV Governor's Mansion, Corrective HVAC Engineering for Interface with Campus System
- Potomac State College Residence Halls New Heating and Air Conditioning, Keyser, WV
- Clay County WV New 911 reporting center. Clay, WV.
- Saint George Church Restoration and Addition, Charleston, WV
- Shonk Plaza, IRS Offices Expansion and Renovation, Charleston, WV
- Shonk Plaza, ATF Offices Expansion and Renovation, Charleston, WV
- Cabin Creek Health Systems, Dawes Clinic Backup Electrical Generator, Dawes, WV
- Cabin Creek Health Systems, Administration Building Renovation, Charleston, WV
- Provided engineering calculations for assistance with numerous investigative correction projects for government agencies, industrial, and various non-profit organizations.

RESUME
MICHAEL RAMSEY
ENGINEER

MR. KYLE BRENT SPRADLING
President Appalachian Design Group, Inc.
Current CEO Paul D. Marshall Architects & Engineers, Inc.
As Project Coordinator for Investigative Corrections

RESUME

University of Charleston, BA Fine Arts,
M.S. equivalent military training at The University of Illinois, Champagne-Urbana, in Meteorology. Extensive continuing education and research devoted to corrective investigation and corrections of environmental, HVAC, and electrical project failures.

Mr. Spradling has 50 years of experience in design and construction coordination specializing in investigative correction work and Construction Management.

A significantly shortened resume is summarized: (3 pages)
Began work experience with US Air Force as a military forward meteorologist, then as resources research for Pond Fork Oil and Gas Co., then later as project coordination for Irving Bowman and Associates/ Walter Gropius, The Architect Collaborative for WV State Park development.

Project coordination for WV State and Federal projects for Appalachian Engineers, Inc. including WV State Capitol renovations for air conditioning, electrical and communications upgrading, and structural corrections to the Dome area. The Capitol Main Unit air conditioning project was coordinated by Mr. Spradling during the completion of the project by the bonding company at request of General Services. Later contract work for A/E Associates, Inc. (with Stewart McKalip, architect), including assistance with emergency infrastructure redesign and construction after the Buffalo Creek disaster, and adaptive uses for strip mine reclamation, which included the basics for the original strip mining permit resulting in creation of the Logan, WV Airport.

An original founder of the Appalachian Design Group, Inc., coordinating correctional and developmental work for State owned facilities, historical landmarks, colleges and universities. A large percentage of Mr. Spradling's work, through the Design Group, for WV Dept of Higher Education has consisted of troubleshooting and correction of Owners' failed projects by other firms, and review of design stages of projects for oversight agencies.

Since incorporation of the Appalachian Design Group, Inc. In 1984, the group has provided engineering support to PDMA&E. Additionally PDMA&E has provided architectural support services to the Group.

RESUME
BRENT SPRADLING
INVESTIGATIVE
TROUBLESHOOTER



RESUME

DANIEL SKIDMORE, CAD DRAFTING AND COMPUTER GRAPHICS TECHNICIAN

Dan Skidmore has more than 45 years of experience working as a CAD draftsman and computer graphic designer. He has accumulated an extensive range of work and background experience, enabling him to be very adaptable to a wide range of projects in numerous areas. He is proficient with AutoCAD, Microstation, Carlson Survey, Photoshop, and ARCGis.

Dan has supported the original Appalachian Design Group, Inc. (ADG) and later the combined Paul D. Marshall Architects & Engineers, Inc. (PDMA&E) with CAD and electronic graphic services. A partial list of Dan's CAD produced projects follows:

- WVU Institute of Technology, various (7) buildings produced in CAD for maintenance purposes. (ADG)
- WVU Morgantown, various (10) buildings produced in CAD for maintenance purposes. (ADG)
- US Secret Service, various buildings in WV, CAD (20) produced for security use. (ADG)
- CCHS, various clinics and Administration Building, CAD emergency exit plans. (PDMAE)
- CCHS, various clinics and Administrative Building, CAD scaled drawings for maintenance use. (PDMAE)
- Southern WV Community and Technical College, Medical Technology Building, structural, mechanical, and electrical CAD Construction Drawings. (ADG & PDMAE joint project)
- CAMC Cancer Center, Corrective re-draw of CAD drawings for Owner's use as Record Drawings for maintenance. (PDMAE)

RESUME
DANIEL SKIDMORE
COMPUTER DRAFTING
SPECIALIST

In addition to the projects listed, Mr. Spradling has completed over 20 confidential corrective projects for WV State agencies, with in-place secrecy agreements. None of these projects are listed herein.

Potomac State College of WVU, Keyser, WV - Corrective design and retrofit of a total campus lighting system. This project was a rescue of a failed owner-designed and bid installation.

Marshall University Holderby Hall, Huntington, WV - 16 shower rooms investigation and corrective demolition and complete reconstruction with a bonding company to replace defective construction and product quality work. Project failures corrected included water damage, humidity problems, poor workmanship, poor and defective substitute materials.

Marshall University- investigation for legal discovery for court action, required for bonding company replacement of substandard construction of seating in the entire Henderson Athletic Center, Huntington, WV Campus. Entire Henderson seating was replaced at no cost to university by the bonding company.

Pinecrest State Hospital - New Campus High Voltage Distribution, Beckley, WV - Phased replacement of antiquated high voltage campus distribution with a new system serving buildings, with new installations of unit substation transformers and entrances for each building on a phased and budgeted basis.

Union Carbide, Institute Facility - Investigative corrections to process ventilation for silver recovery process

Union Carbide, Institute Laboratory Facility - Investigative corrections to ventilation and exhaust problems Pyridine Still process, building moisture infiltration.

E.I. DuPont plant, Belle, WV - Investigative report and corrective design of temperature and other HVAC problems at Administrative Building.

WVU Morgantown/ WV Board of Higher Education, complete and drastic architectural, electrical, mechanical, audio, and video projection corrective redesign of two learning auditoriums in a Business Educational building already under construction.

Hopemont State Hospital Patient buildings Air Conditioning, Terra Alta, WV - Installation of air conditioning and heating systems for patient areas of

the hospital, included upgrade and voltage change of campus high and low voltage electrical distribution systems.

WVU Institute of Technology, High Voltage Campus Electrical Corrections, Montgomery, WV - Investigation, design, and administration of electrical work to correct for under-voltage problems with the campus-wide service. Costs of corrections were immediately realized from savings.

West Virginia State University, Institute, WV - Provided quick (emergency) response aerial photography for campus and surrounding area mapping program for use in planning and expansion opportunities of the University

WVU Morgantown Campus - Byrd Collection floor of Clark Hall moisture and condensation damage corrections. Included initial report of observed problems and design of corrective measures to rectify maintenance caused problem installations which had resulted in disastrous conditions in the Collection museum area.

Clay, WV - Design and construction administration of a new 911 reporting center with Mike Ramsey, PE and David Marshall as project architect.

Southern West Virginia Community and Technical College, Williamson, WV – Replacement of five floor elevator system. This project was completed through Construction Management. This project included Paul D. Marshall Architects & Engineers, Inc. as project architect.

Southern West Virginia Community and Technical College, Logan, WV - Design and construction administration for a 58,000 square-foot high-rise Medical Technology training building. This project included Paul D. Marshall Architects & Engineers, Inc. as project architect.

Graceland Mansion, Davis and Elkins College, Elkins, WV - Investigation and design of a temporary (3 years) HVAC drying system to stabilize the mansion and to combat and remove the moisture rising from the historical existing stone foundation systems. Later, with Mike Ramsey, PE, designed permanent and concealed HVAC, electrical and communications systems for a fully functional hospitality training and commercial hotel and restaurant. This project was a Paul D. Marshall Architects & Engineers, Inc. project, assisted with troubleshooting investigation and engineering by the Appalachian Design Group, Inc. This rescue and historical re-purposing project was phased, and lasted for about 15 years.



GRACELAND MANSION
Davis & Elkins College
Elkins, WV
*Total Restoration & Adaptive
Re-use*



GOVERNOR'S MANSION
Capitol Complex
Charleston, WV
Restoration of Interior & Exterior

BREEZEMONT MANSION
Charleston, WV
*Total Restoration & Adaptive
Re-use*





CAPITOL MARKET

Charleston, WV

*Adaptive Re-use of an
Historic Train Depot into
a Farmer's Market*



HUBBARD HOUSE

Charleston, WV

*Restoration of Exterior &
Adaptive Re-use of Interior*

SUNRISE

Charleston, WV

*Total Restoration & Adaptive
Re-use*





REFERENCES FOR
PAUL D. MARSHALL ARCHITECTS AND ENGINEERS, INC.

REFERENCES

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