



West Virginia Purchasing Division

2019 Washington Street, East
Charleston, WV 25305
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The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.

Header 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1954940

Procurement Type: Central Purchase Order

Vendor ID:

Legal Name: L2S ENGINEERING LLC

Alias/OBA:

Total Bid: \$0.00

Response Date:

Response Time:

Responded By User ID:

First Name:

Last Name:

Email:

Phone:

SO Doc Code: CEOI

SO Dept: 0310

SO Doc ID: DNR2600000005

Published Date: 4/28/26

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Close Time: 13:30

Status: Closed

Solicitation Description:

Total of Header Attachments: 1

Total of All Attachments: 1



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

**State of West Virginia
 Solicitation Response**

Proc Folder: 1954940
Solicitation Description: A&E - Chief Logan Recreation Center HVAC
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2026-05-14 13:30	SR 0310 ESR05132600000007822	1

VENDOR
 VC0000078436
 L2S ENGINEERING LLC

Solicitation Number: CEOI 0310 DNR2600000005
Total Bid: 0
Response Date: 2026-05-13
Response Time: 13:51:00
Comments:

FOR INFORMATION CONTACT THE BUYER

Joseph (Josh) E Hager III
 (304) 558-2306
 joseph.e.hageriii@wv.gov

Vendor Signature X **FEIN#** **DATE**

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Professional engineering services				0.00

Comm Code	Manufacturer	Specification	Model #
81100000			

Commodity Line Comments:

Extended Description:

Professional engineering services

A&E - CHIEF LOGAN RECREATION CENTER HVAC

505 CONFERENCE CENTER DRIVE

CHAPMANVILLE, WV 25508

STATEMENT OF QUALIFICATIONS & TECHNICAL APPROACH



05.14.2026

CHIEF LOGAN STATE PARK RECREATION CENTER
NATATORIUM HVAC REPLACEMENT

Introduction

L2S Engineering is pleased to submit this Statement of Qualifications and Technical Approach for the Chief Logan State Park Recreation Center Pool HVAC System Replacement Project. Founded in 2009, L2S Engineering is a professional Mechanical, Electrical, and Plumbing engineering firm dedicated to delivering practical, sustainable, and high-quality building systems solutions. As a woman-owned small business and federally recognized Native American-owned firm, L2S brings a strong commitment to responsive service, technical excellence, and client-focused project delivery.

L2S Engineering provides comprehensive MEP engineering services for public, institutional, commercial, and infrastructure-related projects. Our capabilities include mechanical, electrical, and plumbing design; HVAC system evaluation and replacement; sustainable design strategies; energy conservation measures; life-cycle cost analysis; energy modeling; construction support; and implementation-phase services. We approach each project with a focus on long-term performance, operational reliability, energy efficiency, and solutions that are both cost-effective and constructible.

Our team includes experienced professional engineers with a broad background in building systems assessment, design, renovation, and replacement projects. This depth of experience allows L2S Engineering to understand existing facility conditions, identify practical improvement strategies, and develop solutions tailored to the client's operational needs, budget, and schedule.

For the Chief Logan State Park Recreation Center Pool HVAC System Replacement Project, L2S Engineering understands the importance of providing a reliable, efficient, and maintainable HVAC solution that supports occupant comfort, indoor air quality, humidity control, and the long-term operation of the pool environment. Our technical approach will emphasize careful evaluation of existing conditions, coordination with project stakeholders, clear documentation, constructible design, and responsive support throughout design, bidding, construction, and implementation.

This Statement of Qualifications and Technical Approach outlines our understanding of the project requirements, our proposed approach, relevant experience, and the qualifications that position L2S Engineering to successfully support the Division of Natural Resources in delivering this important facility improvement project.

L2S ENGINEERING, LLC

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226 Bullskin St, Charles Town, WV 25414

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WWW.L2S-ENG.COM



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Executive Summary

L2S Engineering recognizes that indoor pool environments require specialized HVAC systems designed to effectively control humidity, temperature, ventilation, indoor air quality, and building pressurization. When natatorium HVAC systems are not properly designed or are not performing as intended, facilities may experience excessive humidity, condensation, corrosion, occupant discomfort, and increased long-term maintenance concerns. L2S Engineering has direct experience evaluating, designing, and correcting natatorium HVAC systems to resolve these types of issues.

Our technical approach begins with a thorough assessment of the existing system, including equipment condition, controls, ventilation, air distribution, and overall building conditions. This evaluation will allow our team to identify the root causes of the current performance issues and develop a solution that is reliable, energy-efficient, maintainable, and specifically suited for an indoor pool environment. Our recommendations will also consider minimizing operational disruptions and maintaining compliance with applicable codes and standards.

L2S Engineering brings highly relevant experience to this project, including corrective natatorium HVAC design services for the Fort Detrick Sports and Fitness Center. For that project, our team evaluated and redesigned a pool dehumidification system that was not operating properly due to deficiencies in the original system design and controls. In addition, L2S Engineering has extensive experience designing active dehumidification systems and dedicated outdoor air systems for government, institutional, and mission-critical facilities where environmental control, reliability, and maintainability are essential.

L2S Engineering is committed to providing the Division of Natural Resources with a practical, technically sound, and properly engineered solution that addresses the existing HVAC system deficiencies while supporting the long-term operational needs of the Chief Logan State Park Recreation Center.

Project Goals and Objectives

The primary goal of this project is to provide a comprehensive engineering evaluation, design, and implementation approach for the replacement of the existing natatorium dehumidification and HVAC system serving the pool area at the Chief Logan State Park Recreation Center. The project will develop a reliable, energy-efficient, and maintainable environmental control system capable of properly regulating humidity, temperature, ventilation, and indoor air quality to improve occupant comfort, reduce maintenance and operational issues, and support long-term facility performance. The design approach will be developed in accordance with current codes and applicable standards and will focus on providing a practical, cost-effective solution that aligns with the operational needs and long-term goals of the facility and the Division of Natural Resources.

Technical Approach to Pool Dehumidification System Replacement

1. Existing System Evaluation & Site Assessment

Our approach begins with a comprehensive evaluation of the existing pool HVAC and dehumidification system. This includes:

- Field verification of existing HVAC equipment, ductwork, piping, and control systems
- Review of existing system operation, equipment condition, and maintenance concerns
- Measurement and evaluation of current temperature and humidity conditions
- Evaluation of air distribution, ventilation effectiveness, and natatorium pressurization
- Observation of existing humidity-related issues such as condensation
- Coordination with facility staff to understand operational challenges, maintenance history, and occupant concerns

2. Load Analysis & Design Criteria

- Pool evaporation rates based on:
 - Water temperature
 - Air temperature
 - Activity factor
- Ventilation requirements in accordance with applicable codes and standards
- Latent and sensible load breakdown

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Outdoor design temperature and humidity conditions in accordance with ASHRAE weather data.

Design criteria will be established to maintain:

- Space relative humidity: typically 50–60% RH
- Air temperature: slightly above pool water temperature
- Proper pressurization to prevent migration of humid air

3. Applicable Codes, Standards, and Design References

The design approach for the natatorium HVAC and dehumidification system will be developed in accordance with the current adopted West Virginia State Building Code, applicable State Fire Code requirements, local Authority Having Jurisdiction requirements, and recognized engineering standards applicable to indoor aquatic facilities. Particular consideration will be given to humidity control, ventilation, occupant comfort, indoor air quality, corrosion prevention, electrical coordination, energy efficiency, and long-term system maintainability.

Applicable codes, standards, and design references include:

- West Virginia State Building Code, Title 87, Series 4
- 2018 International Building Code
- 2018 International Existing Building Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2015 International Energy Conservation Code
- 2020 National Electrical Code, NFPA 70
- 2018 International Swimming Pool and Spa Code
- CDC Model Aquatic Health Code, 2024 MAHC, 5th Edition, as applicable
- ASHRAE Standard 62.1 – Ventilation for Acceptable Indoor Air Quality
- ASHRAE Handbook — HVAC Applications, Natatoriums Chapter
- ASHRAE Handbook — HVAC Systems and Equipment

4. System Selection & Dehumidification Strategy

Based on the analysis, we will evaluate and recommend HVAC system solutions appropriate for the natatorium application and facility requirements. Potential system approaches may include dedicated humidity control equipment, outdoor air systems, and energy recovery strategies. Particular consideration will be given to corrosion-resistant materials, humidity migration control, and building envelope protection due to the high-moisture nature of the natatorium environment.

Key system considerations may include:

- Humidity control and moisture removal
- Ventilation and outdoor air management
- Supply air temperature control and reheat strategies
- Corrosion-resistant materials and construction
- Energy efficiency and energy recovery opportunities
- Integration with existing building systems and controls

System selection will prioritize:

- Reliability in high-moisture environments
- Ease of maintenance
- Long-term operational efficiency

5. Ventilation Design

Ventilation rates will be coordinated to:

- Meet code requirements
- Control chloramine buildup
- Maintain indoor air quality

6. Controls & Sequence of Operation

We will develop a detailed sequence of operations to ensure stable and efficient system performance.

Control strategies will include:

- Space humidity control
- Supply air temperature reset strategies
- Outdoor air modulation based on humidity and occupancy
- Night setback and unoccupied modes
- Integration with the Building Management System (BMS)

Sensors will be strategically located to monitor:

- Space temperature and humidity
- Supply and return air conditions
- Outdoor air conditions

The controls sequence will be designed to prevent:

- Short cycling
- Excessive dehumidification or elevated space humidity levels
- Energy waste

7. Energy Efficiency & Sustainability

Energy efficiency will be incorporated through:

- Heat recovery systems
- High-efficiency compressors and fans
- Variable speed drives
- Optimized control sequences

We will evaluate lifecycle cost, not just first cost, to ensure long-term value.

8. Constructability

Given that the facility will likely remain operational during construction, we will develop a implementation plan with the following goals:

- Minimize disruption to facility operations
- Coordinate tie-ins and shutdowns with the owner

Construction Documents & Administration

L2S Engineering will prepare complete construction documents for the replacement of the existing pool HVAC and dehumidification system. The documents will include mechanical and electrical drawings, equipment schedules, specifications, control sequences, demolition requirements, and coordination details necessary for permitting, bidding, and construction. The design process will include multiple formal submissions for Owner review and coordination, including:

- 50% Design Submission – Preliminary design development, equipment selections, system layouts, initial control concepts, and coordination approach
- 90% Design Submission – Near-complete construction documents including coordinated drawings, detailed specifications, sequences of operation, electrical requirements, and incorporated Owner review comments
- 100% Final Submission – Final sealed construction documents incorporating all review comments and coordination required for permitting, bidding, and construction

Each submission will include progressive interdisciplinary coordination, code compliance review, and refinement of the design to help ensure the final system fully aligns with the operational and performance goals of the facility.

During construction, L2S Engineering will support the Owner by reviewing equipment submittals, responding to contractor questions, reviewing proposed substitutions, attending coordination meetings as needed, and performing site observations at key stages of the work. We will also coordinate with the contractor, controls contractor, TAB contractor, and equipment manufacturer to help confirm that the installed system meets the design intent.

Construction administration services will include review of startup documentation, TAB reports, controls setup, punch list items, closeout documents, and functional performance verification. Our goal will be to help ensure that the final system is installed correctly, operates reliably, and provides the required humidity control, temperature control, ventilation, and maintainability for the natatorium space.

Quality Assurance / Quality Control Procedures

L2S Engineering will implement a comprehensive Quality Assurance / Quality Control (QA/QC) process throughout the evaluation, design, coordination, and construction administration phases of the project. The purpose of this process is to help ensure that the final construction documents are technically accurate, coordinated between disciplines, compliant with applicable codes and standards, and aligned with the operational goals of the Division of Natural Resources and the Chief Logan State Park Recreation Center.

The QA/QC process will include progressive interdisciplinary reviews during each phase of design development, including the 50%, 90%, and 100% submission stages. Mechanical, electrical, controls, and coordination items will be reviewed for consistency, constructability, operational functionality, and compatibility with the existing facility systems and infrastructure.

Quality control reviews will include, but are not limited to:

- Verification of equipment selections, capacities, and system application suitability for natatorium environments
- Review of humidity control strategies, ventilation rates, and pressurization concepts
- Coordination between mechanical, electrical, and controls systems
- Review of sequences of operation and control narratives for operational consistency
- Constructability and maintenance accessibility review
- Coordination of demolition requirements, equipment replacement constraints, and phased implementation considerations

- Verification of applicable code and standards compliance
- Final review of drawings, specifications, schedules, and details for completeness and coordination prior to issuance

L2S Engineering's QA/QC approach is intended to reduce coordination conflicts, minimize construction-related issues, improve system reliability, and help ensure that the final installed system performs in accordance with the project design intent. Senior engineering personnel will participate in the review process prior to each formal submission to help maintain technical quality and overall project consistency.

Commissioning & Performance Verification

L2S Engineering will support startup and performance verification of the new pool HVAC and dehumidification system as part of construction administration. This effort will be focused on confirming that the installed system operates in accordance with the design intent and is capable of maintaining proper humidity control, temperature control, ventilation, and natatorium pressurization.

Performance verification activities will focus on confirming that the system can maintain the required indoor pool environmental conditions, including space humidity, space temperature, outdoor air delivery, exhaust/relief air operation, and occupied/unoccupied control modes. Any deficiencies identified during startup or verification will be documented and coordinated with the Owner and contractor for resolution.

Qualifications, Experience, and Past Performance

L2S Engineering Relevant Project Experience

The following representative projects demonstrate L2S Engineering's experience with active dehumidification, dedicated outdoor air systems, specialized rooftop units, and corrective design solutions.

Project One: Indoor Swimming Pool HVAC Replacement and Corrective Design

Fort Detrick, MD Sports and Fitness Center

Mr. Sam Sibani, Mechanical Engineer and Principal of L2S Engineering, was involved in the evaluation and design of dedicated rooftop HVAC units serving the Fort Detrick Exercise and Training Facility. The facility included a large indoor swimming pool, gymnasium, fitness areas, and court sports amenities, and is comparable in function and layout to the Chief Logan Recreation Center. His work included the evaluation and design of dedicated outdoor air systems serving the natatorium and associated recreation spaces.

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CHIEF LOGAN STATE PARK RECREATION CENTER NATATORIUM HVAC REPLACEMENT

The existing mechanical system serving the pool area was not properly designed for an indoor pool application. In addition, the temperature controls and system operation were not configured to properly manage the pool environment. As a result, excessive evaporation occurred, which contributed to humidity-related issues, occupant discomfort, maintenance concerns, and operational challenges.

Mr. Sibani identified the root causes of the system performance problems and developed a corrective design solution. The replacement rooftop unit was specifically selected and specified for indoor pool applications, with appropriate humidity control, temperature control, ventilation, and operational sequences. The controls were also re-established to allow the system to function as intended.

This project is especially relevant to facilities where an existing HVAC system is not performing properly due to an incorrect original design, improper equipment selection, or inadequate controls. L2S Engineering understands that indoor pool environments require specialized engineering knowledge. A standard HVAC approach is often not sufficient for these spaces, and improper design can lead to long-term maintenance issues, high operating costs, corrosion, humidity problems, and reduced equipment life.

Reference Contact:

GW Mechanical
William Wenk
President
Mobile: (703)400-7860
<https://GW-mech.com>

Project Two: Active Dehumidification System for Government Facility

Springfield VA

L2S Engineering was responsible for providing a new active dehumidification unit serving a government facility in Springfield VA. The system was designed to maintain a significantly low relative humidity level of approximately 35%, while also providing cooling, heating, and ventilation for the space.

Due to the critical nature of the facility and the sensitivity of the materials located within the space, the HVAC system required a highly specialized design approach. The unit was engineered with multiple phases of operation, including staged cooling and active dehumidification cycles, to ensure that the air delivered to the space remained consistently dry and properly conditioned.

The total capacity of the unit was approximately 130 tons. This project demonstrates L2S Engineering's ability to design large-capacity, mission-critical HVAC systems where humidity control, system reliability, and proper sequence of operation are essential.

Reference Contact:

OTJ Architects
Peter Ducas, AIA, LEED AP
Senior Principal & Senior Architect

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Mobile: 540.907.5594

OTJ.com

Project Three: Government Office and Technical Training Complex

Specialized HVAC and Dedicated Outdoor Air Systems

L2S Engineering is currently involved in a government office and technical training complex served by multiple types of HVAC systems, including variable refrigerant flow systems and dedicated outdoor air systems.

The dedicated outside air units were designed to provide dry, cooled, heated, and ventilated outside air directly to the air-conditioning systems serving the occupied spaces. These types of systems are especially important in facilities where proper ventilation, humidity control, comfort, and system coordination are required.

L2S Engineering has designed, specified, and commissioned many specialized outside air units for government and technical facilities. Our experience includes selecting the proper equipment, developing appropriate sequences of operation, coordinating with architectural and electrical requirements, and ensuring that the installed systems function as intended.

This experience is directly relevant to facilities where the HVAC system must provide reliable ventilation and moisture control while supporting a variety of space types and operating conditions.

Reference Contact:

OTJ Architects

Peter Ducas, AIA, LEED AP

Senior Principal & Senior Architect

Mobile: 540.907.5594

OTJ.com

Why L2S Engineering Is the Right Partner

L2S Engineering is qualified to support this project from initial evaluation through construction and commissioning. Our experience delivering specialized HVAC solutions, including work at the Fort Detrick Sports and Fitness Center, demonstrates our ability to assess existing conditions, identify deficiencies, and develop practical, cost-effective solutions that minimize disruption while meeting project objectives.

We work closely with owners to develop solutions that align with budget, operational needs, and environmental considerations. Our team prepares complete construction documents and provides construction administration and commissioning support to ensure systems are installed correctly and perform reliably long term.

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CHIEF LOGAN STATE PARK RECREATION CENTER NATATORIUM HVAC REPLACEMENT

For facilities with underperforming dehumidification systems, L2S Engineering provides a complete engineering approach that includes:

- Evaluating existing conditions and system performance to identify deficiencies and develop practical solutions
- Selecting equipment that meets project requirements, applicable codes, and regulations
- Designing integrated humidity control, heating, cooling, and ventilation systems
- Developing coordinated sequences of operation for reliable performance
- Coordinating with architectural, electrical, structural, and controls disciplines
- Preparing construction documents and supporting permitting efforts
- Providing construction administration, commissioning support, and final system verification

L2S Engineering's approach focuses on delivering reliable, efficient systems that address the root causes of performance issues while reducing long-term maintenance and operational problems.

L2S Engineering understands the importance of communication, responsiveness, coordination, and schedule management throughout all phases of the project. Our team will work closely with the Owner, facility staff, contractors, and permitting agencies to support timely project execution, minimize operational disruption, and maintain clear coordination throughout design and construction

L2S ENGINEERING, LLC

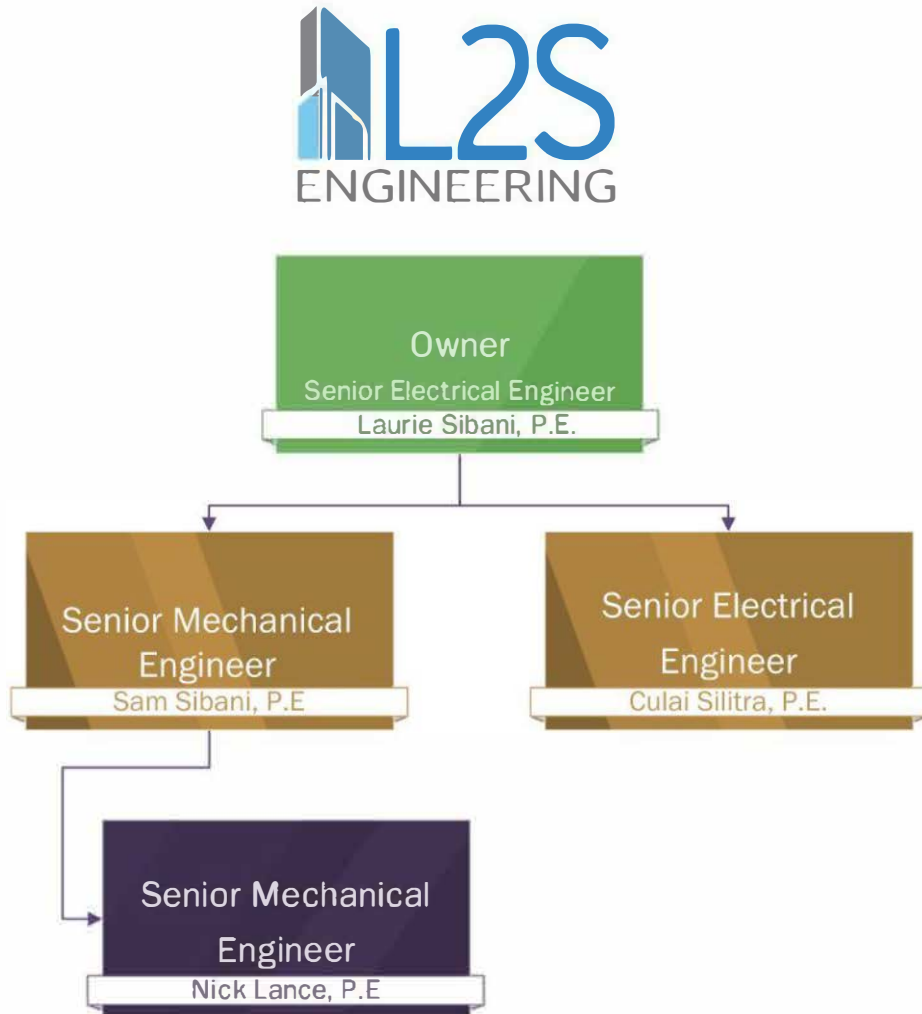
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Organizational Chart



L2S ENGINEERING, LLC

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Firm Licenses, Certifications, and Registrations

West Virginia Professional Licenses and Registrations

L2S Engineering maintains the professional licenses and registrations necessary to perform engineering services within the State of West Virginia. Key personnel assigned to this project hold professional engineering licenses relevant to the design and coordination of mechanical and electrical building systems for public and institutional facilities.

Team Member	Discipline	West Virginia License Number
Nicholas Lance, PE	Mechanical Engineering	025795
Laurie Sibani, PE	Electrical Engineering	017900
L2S Engineering, LLC	Certificate of Authorization / Firm Registration	C03794

Insurance Statement

L2S Engineering maintains all required professional liability, general liability, automobile liability, and workers compensation insurance coverage consistent with the requirements of this solicitation and can provide certificates upon request.

L2S ENGINEERING, LLC

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Appendices

State of West Virginia Centralized Expression of Interest Architect/Eng.....A-0
Certification and Signature PageA-1
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WV LicensesA-4

State of West Virginia Centralized Expression of Interest Architect/Eng A-0

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 Purchasing Division
 2019 Washington Street East
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State of West Virginia
 Centralized Expression of Interest
 Architect/Engr

Proc Folder: 1954940			Reason for Modification:
Doc Description: A&E - Chief Logan Recreation Center HVAC			
ProcType: Central Purchase Order			
Date Issued	Solicitation Closes	Solicitation No	Version
2026-04-28	2026-05-14 13:30	CEOI 0310 DNR2600000005	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: VC0000078436
Vendor Name : L2S ENGINEERING, LLC
Address : 226
Street: Bullskin Street
City: Charles Town
State : West Virginia **Country :** United States **Zip:** 25414
Principal Contact : Laurie Sibani
Vendor Contact Phone: (703)-380-9900 **Extension:**

FOR INFORMATION CONTACT THE BUYER
 Joseph (Josh) E Hager III
 (304) 558-2306
 joseph.e.hageriii@wv.gov

Vendor Signature X *Laurie Sibani* **FEIN#** 270603656 **DATE** 05/14/2026

CERTIFICATION AND SIGNATURE PAGE A-1

L2S ENGINEERING, LLC

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

(Printed Name and Title) Sam Sibani, PE

(Address) 226 Bullskin St, Charles Town, WV 25414

(Phone Number) / (Fax Number) Ph: 571-314-4633 Fax: 703-842-8996

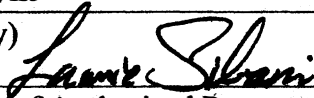
(email address) Ssibani@L2S-eng.com

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.

L2S Engineering, LLC

(Company)



(Signature of Authorized Representative)

Laurie Sibani, PE 05/11/2026

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

Ph: 703-380-9900 Fax: 703-842-8996

(Phone Number) (Fax Number)

lsibani@l2s-eng.com

(Email Address)

ADDENDUM ACKNOWLEDGEMENT FORM A-2

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Fax 703.842.8996

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**ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.:**

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

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

Addendum Numbers Received:

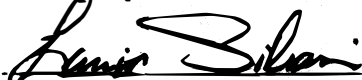
(Check the box next to each addendum received)

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

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

L2S Engineering

Company



Authorized Signature

05/11/2026

Date

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

RESUMES A-3

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EDUCATION

Michigan Technological University –
Houghton, Michigan
Bachelor of Science degree in Electrical
Engineering, 1992

REGISTRATION

Professional Engineer licensed in
Virginia, Maryland, Washington, D.C.,
West Virginia, Pennsylvania, North
Carolina, Wisconsin, Minnesota, North
Dakota, Arizona, Colorado
California, Michigan, Texas, Alaska,
Florida, Nevada, Maine, Louisiana,
Tennessee, New Mexico, Delaware.

AFFILIATIONS

Washington Building Congress
IEEE Society
Power Engineering Society
Women In Engineering Society

Laurie Sibani Principal in Charge

Ms. Sibani brings over 34 years of industry experience to L2S Engineering. A seasoned electrical engineer, she offers extensive expertise in electrical system design and project management for both new construction and complex renovations. Her portfolio includes mid- and high-rise office buildings, research and development laboratories, mission-critical data centers, educational facilities, overseas embassies, high-rise residential buildings, commercial interior fit-outs, SCIF environments, and LEED-certified projects.

Throughout her career, Ms. Sibani has collaborated closely with leading engineering firms, architects, and developers across the Washington, D.C. metropolitan area. Prior to forming L2S Engineering, she served as Electrical Department Director for one of the region's largest MEP firms, where she led the electrical design team, oversaw design quality and standards, and acted as Project Manager and Lead Electrical Engineer on major, high-profile projects.

HIGHLIGHTED EXPERIENCE

CBP Laboratory SW Regional Science Center – Houston, Texas Research And Forensic Laboratories Project Cost – \$7,500,000.

Ms. Sibani, Senior Electrical Engineer, served as the Electrical Engineer for the electrical infrastructure upgrade of the CBP Laboratory SW Regional Science Center in Houston, Texas, a mission-critical facility supporting U.S. Customs and Border Protection operations across eight states and approximately 80% of the U.S.–Mexico border. The laboratory supports high-consequence missions including narcotics detection, weapons of mass destruction interdiction, and forensic analysis, requiring highly reliable electrical systems.

As Senior Electrical Engineer, Ms. Sibani led the planning, design, and technical oversight of mission-critical electrical systems within an active federal laboratory. Her scope included redesign of the main electrical service and distribution systems; specification of medium- and low-voltage switchgear; UPS systems for critical loads; emergency and standby power systems; and electrical coordination for specialized analytical equipment. As a Principal of the firm, she also provided executive oversight to ensure technical quality and constructability.





Ms. Sibani designed a near energy-independent electrical infrastructure centered on a campus microgrid integrating natural-gas microturbine generation, photovoltaic power systems, UPS-backed critical loads, and emergency generator redundancy. The design significantly enhanced power resiliency, load prioritization, and operational continuity for one of CBP's most critical laboratory facilities.



FTS International - Chantilly, Virginia
Secure Government Mission Support Facility
Project Cost – \$5,300,000.

Ms. Sibani served as Senior Electrical Engineer and Project Manager for the FTS International project, leading the electrical design and execution for mission-critical, fully SCIF-classified facilities. In this role, she provided technical leadership and overall coordination to deliver secure, resilient electrical infrastructure in full compliance with federal codes, Intelligence Community standards, and agency security requirements.

Ms. Sibani directed the planning and implementation of the facility's secure electrical distribution systems, ensuring clear separation between classified and non-classified power while supporting the operational demands of multiple independent SCIF environments. Her work emphasized system reliability, redundancy, and security integrity, integrating specialized power conditioning, protected distribution pathways, and secure penetrations essential to maintaining the SCIF envelope.

Through her combined role as Senior Electrical Engineer and Project Manager, Ms. Sibani ensured electrical systems were seamlessly integrated into the broader security framework of the facility. Her leadership delivered a robust, compliant, and future-ready electrical infrastructure supporting long-term operational continuity, mission assurance, and the highly sensitive nature of classified interception, analysis, and communications operations.



Department of State Facility - Springfield, Virginia
Operational and technical support facility
Project Cost – \$9,800,000

Ms. Sibani served as Project Manager and Senior Electrical Engineer for the design and construction of a U.S. Department of State training and operations facility in Springfield, Virginia. The facility included classrooms, simulation laboratories, specialized workshops, automotive modification areas, secure storage, and high-density storage spaces supporting mission-critical government operations.



In her role, Ms. Sibani led the design of a new electrical power distribution system to support the facility's diverse and demanding operational requirements. Her responsibilities included the design of UPS-backed power systems for mission-critical server rooms to ensure continuous operation of essential systems, as well as the integration of diesel standby generators to provide resilient, facility-wide backup power.

Under her leadership, the electrical infrastructure was successfully integrated into a complex, secure government facility, delivering enhanced reliability, redundancy, and operational resilience. Ms. Sibani's work ensured full compliance with stringent federal standards while enabling secure operations, future expansion, and uninterrupted mission readiness.



**Johns Hopkins University Applied Physics Laboratory (APL)–
Columbia, Maryland
Research And Development Laboratories
Project Cost – \$9,850,000.**

Ms. Sibani served as the Lead Electrical Engineer for a 60,000-square-foot tenant fit-out at the Johns Hopkins University Applied Physics Laboratory in Columbia, Maryland. She was responsible for the overall electrical design supporting a sophisticated research and testing environment within an active campus setting.



Ms. Sibani led the design of the facility's power distribution, lighting, and life safety systems, with a focus on energy efficiency, reliability, and operational flexibility. The lighting design incorporated modern LED systems with intelligent controls to enhance occupant comfort while reducing energy consumption, while the electrical infrastructure was engineered to support critical operations through robust backup and standby power capabilities.

The project included specialized testing and vehicle support spaces requiring enhanced electrical coordination and strict code compliance. Ms. Sibani's leadership ensured that all electrical systems were seamlessly integrated, compliant with applicable codes and standards, and aligned with the operational needs of a high-performance research and testing facility, delivering a resilient and future-ready electrical design.



EDUCATION

McGill University – Montreal, Quebec, Canada
Bachelor of Engineering in Mechanical Engineering, 1998

REGISTRATION

Professional Engineer licensed in:
MD, VA,

AFFILIATIONS

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE).

**Sam Sibani
Principal in Charge**

Mr. Sibani brings 28 years of experience to L2S Engineering. He is a mechanical engineer with extensive expertise in mechanical system design and project management for both new construction and building renovations. His project portfolio includes mid-rise and high-rise office buildings, mission-critical data centers, schools, laboratories and clean-room facilities, hospitals, commercial interior fit-outs, SCIF spaces, and LEED-certified projects.

Throughout his career, Sam has worked with numerous engineering firms, architects, and developers in the Washington, D.C. metropolitan area. Prior to joining L2S Engineering, LLC, he served as Base Building Studio Director for one of the largest MEP engineering firms in the region, where he managed mechanical, electrical, and plumbing staff, oversaw mechanical design quality, and acted as both Project Manager and Lead Mechanical Engineer on major projects.

HIGHLIGHTED EXPERIENCE

**CBP Laboratory SW Regional Science Center – Houston, Texas
Research And Forensic Laboratories
Project Cost – \$7,500,000.**

Mr. Sibani served as Project Manager and Mechanical Design Lead for the multi-phase renovation and modernization of the CBP Laboratory SW Regional Science Center in Houston, Texas. The facility is a mission-critical asset supporting U.S. Customs and Border Protection operations across eight states, covering approximately 80% of the U.S.–Mexico border, with core functions including narcotics detection, weapons of mass destruction interdiction, and forensic analysis.

As Project Manager, Mr. Sibani coordinated closely between CBP’s Laboratory and Scientific Services Directorate, end users, and the construction team, managing scope alignment, technical coordination, and phased execution. His role ensured operational continuity while integrating complex infrastructure upgrades into an active federal laboratory environment.

The project included a comprehensive redesign of the facility’s energy infrastructure, establishing near-total energy independence through a microgrid system incorporating expanded natural-gas microturbine capacity, photovoltaic power generation, UPS-supported critical loads, and emergency generator redundancy.

Mr. Sibani also supported the mechanical design of a new explosion-proof laboratory for the production of controlled training materials for CBP’s





national canine detection program, featuring specialized HVAC systems, pressure control, deionized water, and specialty gas distribution. Additional work included modernization of seven existing laboratories, supporting expanded analytical equipment, high-purity gas systems, and enhanced mechanical and electrical reliability.



FTS International - Chantilly, Virginia
Secure Government Mission Support Facility
Project Cost – \$5,300,000.

Mr. Sibani serves as Senior Mechanical Engineer for the FTS International project, providing mechanical engineering design for mission-critical, fully SCIF-classified facilities. His role centers on the planning, design, and coordination of HVAC and environmental control systems that support secure operations in full compliance with federal codes, intelligence community standards, and agency security requirements.

The project includes mechanical design for complex SCIF environments incorporating man-bars, waveguides, and engineered pathways supporting secure Intrusion and signal protection. Mr. Sibani designed and coordinated dedicated mechanical systems to maintain precise environmental conditions for sensitive equipment while preserving SCIF envelope integrity, with particular emphasis on pressure control, system isolation, acoustical and vibration mitigation, and secure routing of ductwork and penetrations.

Across all phases of design and implementation, Mr. Sibani ensured that mechanical systems functioned as integral elements of the SCIF security framework, supporting long-term reliability, environmental stability, and secure performance for classified interception, analysis, and communications operations.



GSA – Winchester, Virginia
Secure Government Mission Support Facility
Project Cost – \$7,800,000

Mr. Sibani served as Senior Mechanical Engineer for a 25,000-square-foot space within a 110,000-square-foot government facility, including approximately 20,000 square feet of SCIF space. The scope also included a fitness center, conference rooms, and training areas supporting continuous 24/7 operations.

Under the direction of Mr. Sibani he led the planning, design, and coordination of HVAC and environmental control systems for mission-critical and classified environments. The project required the design of dedicated, standalone mechanical systems serving the SCIF and other

sensitive spaces, as well as HVAC systems supporting mission-critical functions throughout the facility.

Particular emphasis was placed on compliance with SCIF requirements, including pressure control, system isolation, environmental stability, and preservation of the secure envelope. Throughout design and implementation, Mr. Sibani ensured reliable, continuous operation and full compliance with applicable federal codes and agency security standards, delivering resilient mechanical infrastructure tailored to the demands of classified, around-the-clock government operations.



Department of State Facility - Springfield, Virginia
Operational and technical support facility
Project Cost – \$9,800,000

Mr. Sibani served as Senior Mechanical Engineer for a U.S. Department of State facility in Springfield, Virginia, encompassing more than 80,000 square feet. The facility included approximately 25,000 square feet of administrative office space and over 12,000 square feet of specialized mission and storage areas requiring continuous 24/7 control of temperature, humidity, and dehumidification. The building supported a diverse range of operational functions, including training and simulation laboratories, workshops, secure storage, and automotive modification spaces.

Mr. Sibani led the planning, design, and coordination of mechanical systems serving both administrative and mission-critical operations. The project incorporated multiple high-reliability mission spaces, each requiring independent HVAC systems to maintain precise environmental conditions. Key mechanical systems included a large regenerative dehumidification unit serving secure storage areas; advanced variable refrigerant flow (VRF) systems paired with 100% outdoor air energy recovery units for office and occupied spaces; and dedicated exhaust and outdoor air systems supporting specialized workshops and automotive modification areas.

Throughout design and construction, Mr. Sibani ensured that all mechanical systems were resilient, redundant, and fully compliant with federal codes, standards, and agency-specific requirements. His efforts resulted in a high-performance mechanical infrastructure capable of supporting continuous operations, environmental stability, and long-term reliability for a complex, mission-critical Department of State facility.



**Johns Hopkins University Applied Physics Laboratory (APL).–
Columbina, Maryland
Research And Development Laboratories
Project Cost – \$9,850,000.**

Mr. Sibani served as Project Manager and Lead Mechanical Engineer for the design of a 40,500-square-foot research and development facility for Johns Hopkins University Applied Physics Laboratory (APL). He led the mechanical design and coordination of multiple specialized laboratories supporting advanced engineering and national security programs.

The facility includes custom laboratories ranging from 5,000 to 15,000 square feet, each designed to meet the stringent environmental and operational requirements of APL's research in space science, missile defense, cyber operations, and health sciences. Mr. Sibani was responsible for delivering high-performance mechanical systems tailored to each program's unique needs.

Key elements of the project included the mechanical design of a specialized microwave laboratory, featuring custom 100% outdoor air handling units engineered to maintain precise temperature and humidity control for continuous operations. He also led the mechanical design of one of the largest automotive electronics testing laboratories in the industry, incorporating an indoor, temperature-controlled dynamometer room.

Mr. Sibani's leadership and technical expertise ensured the successful delivery of reliable, mission-critical mechanical systems integrated with redundant power infrastructure, reinforcing his capability to design complex, high-performance research environments.



EDUCATION

West Virginia University – Morgantown,
West Virginia
Bachelor of Science in Mechanical
Engineering, 2013

REGISTRATION

Professional Engineer licensed in
West Virginia, Virginia, Maryland,
Washington, D.C., North Carolina,
Arizona, Colorado, Texas, Maine.

AFFILIATIONS

ASHRAE
ASPE

Nicholas Lance, PE Senior Mechanical Engineer

Mr. Lance is a Mechanical Engineer with over 12 years of experience in the design and coordination of mechanical, plumbing, process piping, and ultra-high-purity gas systems for federal, laboratory, pharmaceutical, mission-critical, and secure government facilities. His experience includes HVAC systems, cleanrooms, laboratory ventilation, process utilities, dehumidification systems, plumbing design, and specialized piping systems supporting research, forensic, and classified operations. Mr. Lance has served as Lead Mechanical and Plumbing Engineer on numerous complex projects involving USP 797/800 cleanrooms, UHP gas systems, SCIF facilities, critical infrastructure upgrades, and federal laboratory modernization projects.

HIGHLIGHTED EXPERIENCE

Department of State Facility – Springfield, Virginia Project Cost – \$1,560,000.

As the Lead Mechanical Engineer, Mr. Lance was responsible for the design and coordination of a new active dehumidification system serving a government facility in Springfield, Virginia. The system was designed to maintain a significantly low relative humidity level of approximately 35% while also providing cooling, heating, and ventilation for the space.

Due to the critical nature of the facility and the sensitivity of the materials located within the space, the HVAC system required a highly specialized design approach. Mr. Lance coordinated the development of multiple phases of operation, including staged cooling and active dehumidification cycles, to ensure that the air delivered to the space remained consistently dry and properly conditioned under varying load conditions.

The total capacity of the unit was approximately 130 tons. This project demonstrates Mr. Lance's experience designing large-capacity, mission-critical HVAC systems where humidity control, operational reliability, and advanced sequences of operation are essential to facility performance.





Fort Detrick, MD
Sports and Fitness Center
Project Cost – \$1,230,000.

As the Lead Mechanical Engineer, Mr. Lance performed the evaluation and design of dedicated rooftop HVAC units serving the Fort Detrick Exercise and Training Facility. This portion of the facility included gymnasiums, fitness areas, and court sports amenities and is comparable in function and layout to many public recreation facilities. Mr. Lance designed rooftop HVAC units and dedicated outdoor air systems serving the associated recreation and fitness spaces.

Mr. Lance evaluated existing HVAC system performance deficiencies, including issues related to temperature control, ventilation effectiveness, occupant comfort, and overall system operation. He identified the root causes of the system performance problems and developed corrective engineering solutions to improve reliability, ventilation performance, and environmental control throughout the facility.

The replacement rooftop units were specifically selected and designed to provide appropriate temperature control, ventilation, outside air management, and operational sequencing for high-occupancy recreational spaces. The control systems were also re-established and reconfigured to allow the systems to function as intended and maintain proper environmental conditions.

This project demonstrates Mr. Lance's experience with recreation facility HVAC systems and facilities where existing systems are underperforming due to improper original design, equipment selection, or inadequate controls. His experience includes developing corrective HVAC solutions focused on system reliability, occupant comfort, ventilation performance, maintainability, and long-term operational efficiency.



Department of State Facility - Springfield, Virginia
Operational and technical support facility 220,000 Square Feet
Project Cost – \$65,000,000

As the Lead Mechanical and Plumbing Engineer, Mr. Lance oversaw the design and coordination of complex mechanical and plumbing systems supporting sensitive government operations and secure mission-critical spaces. The facility included specialized operational areas requiring highly reliable environmental control, redundancy, and integration with secure building infrastructure.

Mr. Lance was responsible for the design and coordination of custom air handling systems, active dehumidification systems, variable refrigerant flow (VRF) systems, heat recovery systems, and dedicated 100% outdoor air ventilation systems serving secure operational environments. The



HVAC systems were designed to maintain strict temperature and humidity requirements while supporting continuous operation, occupant comfort, equipment reliability, and overall mission continuity.

The project required careful coordination between mechanical, plumbing, electrical, architectural, and security disciplines to ensure the systems could be integrated into a highly controlled government environment.

Special consideration was given to equipment redundancy, system reliability, maintainability, and phased operation to minimize operational disruptions and support long-term facility resilience.

Mr. Lance also coordinated the development of detailed control sequences and operational strategies for the HVAC systems, including humidity control, ventilation control, occupied and unoccupied operational modes, and integration with the building automation system. The project demonstrates Mr. Lance's experience designing sophisticated HVAC and plumbing systems for secure government facilities where environmental control, operational reliability, and coordination between multiple building systems are critical to facility performance and mission success.



**6600 Rockledge Drive
Bethesda, Maryland
Chiller Replacement
Project Cost – \$850,000.00**

As the Lead Mechanical Engineer, Mr. Lance was responsible for the design and coordination of a chiller replacement project for Brandywine Realty Trust at 6600 Rockledge Drive in Bethesda, Maryland. The project involved the replacement and integration of a new approximately 430-ton McQuay centrifugal chiller serving the building HVAC systems within an occupied commercial office facility.

Mr. Lance coordinated the removal and replacement of existing chiller equipment and associated mechanical infrastructure, including chilled water piping modifications, equipment connections, controls coordination, and integration with the existing building systems. The project required careful planning and phased implementation to maintain building operation and minimize disruption to occupied tenant spaces during construction.

The design included coordination of new chilled water system components, equipment layout, piping distribution, system isolation requirements, and operational sequencing to improve system reliability, maintainability, and long-term performance. Mr. Lance also coordinated the integration of the replacement equipment with the building automation system to support proper system control, monitoring, and operational efficiency.

Due to the complexity of working within an existing occupied facility, the



project required detailed coordination between mechanical, electrical, structural, and architectural disciplines to address equipment access, rigging constraints, structural support requirements, utility coordination, and constructability considerations.

This project demonstrates Mr. Lance's experience with commercial HVAC infrastructure upgrades, chilled water system replacements, and complex mechanical renovation projects requiring phased construction, system integration, and coordination within occupied facilities.

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CHIEF LOGAN STATE PARK RECREATION CENTER NATATORIUM HVAC REPLACEMENT

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Search: Details

Legal Name:	L2S ENGINEERING, LLC
WV Company COA:	COA Number: C03794
	COA Status: Active
	COA Issue Date: 06/30/2010
	COA Expiration Date: 12/31/2027
Primary Address of Record:	235 APOLLO BEACH BLVD. #502 APOLLO BEACH, FL 33572
Engineer In Responsible Charge:	LAURIE A. SIBANI
	PE License Number: 017900
	PE License Status: Active
	PE License Expiration: 12/31/2026

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CHIEF LOGAN STATE PARK RECREATION CENTER NATATORIUM HVAC REPLACEMENT

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Search: Details

Name:	LAURIE A. SIBANI
WV Professional Engineer:	PE License Number: 017900
	PE License Status: Active
	PE Issue Date: 11/05/2008
	PE Expiration Date: 12/31/2026
Continuing Education Claim:	Qualifying Hours from Last Renewal or Reinstatement: 56.00
	Carryover Hours for Next Renewal: 15.00
	Last Renewal or Reinstatement Date*: 12/23/2024
WV Engineer Intern:	EI Certification Number:
	EI Issue Date:
Primary Address of Record:	235 APOLLO BEACH BLVD, #502 APOLLO BEACH, FL 33572
Primary Employer of Record:	L2S ENGINEERING, LLC
	* This date reflects the most recent license renewal (or reinstatement) date for this licensee. Continuing education hours earned prior to this date may not be used for future renewals.

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Search: Details

Name:	NICHOLAS LAGRANGE LANCE
WV Professional Engineer:	PE License Number: 025795
	PE License Status: Active
	PE Issue Date: 03/04/2025
	PE Expiration Date: 12/31/2026
Continuing Education Claim:	Qualifying Hours from Last Renewal or Reinstatement:
	Carryover Hours for Next Renewal:
	Last Renewal or Reinstatement Date*:
WV Engineer Intern:	EI Certification Number: 9867
	EI Issue Date: 12/18/2013
Primary Address of Record:	27 HOMEWOOD DRIVE CHARLES TOWN, WV 25414
Primary Employer of Record:	L2S ENGINEERING
	<small>* This date reflects the most recent license renewal (or reinstatement) date for this licensee. Continuing education hours earned prior to this date may not be used for future renewals.</small>

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