



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: 2024719

Procurement Type: Central Purchase Order

Vendor ID:

Legal Name: L2S ENGINEERING LLC

Alias/DBA:

Total Bid: \$0.00

Response Date:

Response Time:

Responded By User ID:

First Name:

Last Name:

Email:

Phone:

SO Doc Code: CEOI

SO Dept: 0603

SO Doc ID: ADJ2700000001

Published Date: 7/23/26

Close Date: 8/6/26

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: 2024719
Solicitation Description: EOI - Wheeling AASF#2 HVAC Renovations Design
Proc Type: Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2026-08-06 13:30	SR 0603 ESR08062600000000808	1

VENDOR
VC0000078436
L2S ENGINEERING LLC

Solicitation Number: CEOI 0603 ADJ2700000001
Total Bid: 0
Response Date: 2026-08-06
Response Time: 08:41:03
Comments:

FOR INFORMATION CONTACT THE BUYER
David H Pauline
304-558-0067
david.h.pauline@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	Wheeling AASF#2 HVAC Renovations Design				

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments: Good Afternoon Mr. Pauline,
 Attached please find L2S Engineering's Expression of Interest response for Solicitation CEOI 0603 ADJ2700000001, Wheeling AASF #2 HVAC Renovations Design, issued by the State of West Virginia Army National Guard, Construction and Facilities Management Office.
 L2S Engineering is a mechanical, electrical, and plumbing (MEP) engineering consulting firm specializing in the planning, design, and construction administration of building systems for federal, state, municipal, commercial, healthcare, educational, and industrial facilities. Our services include HVAC, plumbing, fire protection, electrical power, lighting, communications, and energy-efficient building systems, with extensive experience in renovation, modernization, and new construction projects.
 For this project, L2S Engineering offers the technical expertise and multidisciplinary capabilities to deliver the HVAC renovation design for the Army Aviation Support Facility #2. We are committed to providing innovative, sustainable, and cost-effective engineering solutions that meet the owner's objectives while ensuring quality and long-term performance.
 L2S Engineering is also a certified Small, Women-, and Minority-Owned Business (SWaM) in the State of West Virginia (Vendor No. VC0000078436). As a West Virginia firm, we are committed to supporting the State and its agencies through responsive service and technical excellence.

Extended Description:
 Provide professional architectural and engineering design services per the attached documentation.

PROPOSAL FOR



OTJ

EOI – WHEELING AASF#2 HVAC RENOVATIONS DESIGN

Centralized Expression of Interest
Architect/Engineer Services

 **SOLICITATION NO.**
CEOI 0603 ADJ270000000001

 **PROC FOLDER**
2024719

 **PROCUREMENT TYPE**
Central Purchase Order



STATE OF WEST VIRGINIA
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130



L2S ENGINEERING

226 Bullskin Street
Charles Town, WV 25414
304.261.9333
L2S-ENG.COM

*SMALL WOMEN AND MINORITY OWNED BUSINESS
CERTIFIED SWaM
VENDOR # VC0000078436*



OTJ

580 Water St SW, Ste 300
Washington, DC 20024
202.621.1000
OTJ.COM

Letter of Interest

West Virginia Army National Guard
Construction and Facilities Management Office
1707 Coonskin Drive
Charleston, West Virginia 25311

RE: Wheeling AASF #2 HVAC Renovations Design — CEOI 0603 ADJ2700000001

The L2S Engineering Difference

We are pleased to submit our Expression of Interest for this project on behalf of L2S Engineering, LLC, in partnership with OTJ Architects. Based on our understanding of the solicitation, this project requires a design team experienced in evaluating, modernizing, and renovating existing government facilities while maintaining operational continuity. Our team provides mechanical, electrical, plumbing, fire protection, technology, and commissioning services for federal, state, and institutional clients throughout the Mid-Atlantic region.

L2S Engineering's project team consists of senior engineering professionals with Professional Engineer licenses and decades of combined industry experience. Our projects are led by experienced personnel who remain actively involved throughout planning, design, construction administration, commissioning, and closeout. This senior-level involvement provides clients with knowledgeable decision-making, responsive communication, and consistent technical leadership.

L2S Engineering was founded on a simple philosophy: design practical, maintainable, and reliable engineering solutions that work in the real world. Every system is evaluated for code compliance, performance, constructability, energy efficiency, long-term operation, and ease of maintenance. We believe successful engineering is measured by how well a facility performs after construction is complete.

Our approach begins with understanding how each facility operates and the challenges faced by its occupants and maintenance personnel. Existing buildings present unique conditions that cannot be addressed through standardized solutions. We evaluate existing infrastructure, coordinate with facility staff, and develop designs that minimize disruption while maximizing long-term value.

Our engineers have extensive experience with renovation and replacement projects involving aging mechanical, electrical, plumbing, and utility infrastructure. We understand that many government facilities must remain occupied throughout construction, requiring carefully phased designs, interdisciplinary coordination, and practical sequencing. We work closely with owners, contractors, maintenance personnel, and stakeholders to maintain facility operations whenever possible.

L2S has completed projects for numerous federal and state agencies, including the Department of Homeland Security, U.S. Customs and Border Protection, Food and Drug Administration, Department of State, National Institutes of Health, General Services Administration, and multiple state agencies. Our portfolio includes laboratory renovations, mission-critical facilities, healthcare environments, secure government buildings, educational facilities, and infrastructure modernization projects.

Our partnership with OTJ Architects combines nationally recognized architectural expertise with L2S Engineering's specialized building systems capabilities. Together, our integrated team provides architecture, engineering, technology, commissioning, and construction administration services from project initiation through final occupancy. This collaborative approach promotes coordinated design, efficient delivery, fewer change orders, and successful construction outcomes.

Throughout construction, we remain actively engaged with our clients through bidding assistance, construction administration, commissioning support, and warranty-phase services. We pride ourselves on building long-term relationships based on responsiveness, trust, technical excellence, and exceptional client service.

We welcome the opportunity to discuss our qualifications and demonstrate how L2S Engineering and OTJ Architects can successfully deliver this project. We appreciate your consideration and look forward to supporting your team.

Thank you for your consideration.

Laurie A. Sibani, P.E.
Principal-in-Charge
L2S Engineering, LLC

Table of Contents

Letter of Interest.....	2
Firm Profile.....	4
Why Clients Chose L2S.....	5
Integrated Team.....	6
Key Personnel / Organization Chart	7
Resumes.....	8
Project Understanding	14
Goals, Objectives, and Approach	15
Project Management.....	15
Quality, Cost & Schedule Control	15
L2S Relevant Experience	17
Closing Statement.....	23
Letters of Recommendation	24
WV Licenses	27
OTJ FIRM OVERVIEW	32
OTJ / FIRM PROFILE	33
OTJ RESUMES	42
State of WV EOI Forms	47

Firm Profile

L2S Engineering, LLC is a Woman-Owned Small Business, a federally recognized Native American-owned professional engineering firm, and a West Virginia-certified SWaM business founded in 2009. The firm maintains an office in West Virginia and provides comprehensive mechanical, electrical, plumbing, fire protection, technology, controls, and commissioning services for government, laboratory, healthcare, institutional, commercial, and mission-critical facilities. Our team is experienced in both new construction and complex renovation projects where existing systems, limited access, active operations, security requirements, and phased implementation must be carefully considered throughout the design process.

Our engineering approach begins with a detailed understanding of the facility, its users, and the operational goals of the owner. We conduct thorough field investigations, review available record drawings and maintenance information, interview facility personnel, and evaluate existing equipment, infrastructure, controls, and system performance. This process allows our team to identify deficiencies, capacity limitations, operational concerns, and constructability risks early, before they become costly issues during construction.

L2S develops solutions that are not only code-compliant, but also practical to construct, straightforward to operate, economical to maintain, and adaptable to future facility needs. We recognize that the lowest initial cost does not always provide the best long-term value. Equipment selection, system configuration, controls, redundancy, energy use, accessibility, lifecycle cost, and replacement requirements are evaluated together so that each recommendation supports reliable, efficient, and maintainable facility operation.

Our experience includes projects ranging from targeted infrastructure upgrades and equipment replacements to complex, multi-million-dollar laboratories, critical power systems, central utility plants, and occupied facility renovations. L2S has supported projects for U.S. Customs and Border Protection, the U.S. Department of State, the Food and Drug Administration, the National Institutes of Health, the Department of Defense, and other federal, state, institutional, and private-sector clients. These projects have required careful coordination of specialized HVAC, electrical distribution, emergency power, plumbing, process piping, controls, laboratory utilities, and life-safety systems.

L2S is particularly experienced in renovation projects where the facility must remain operational throughout construction. Our team develops phasing plans, temporary system requirements, shutdown procedures, tie-in strategies, and construction sequencing recommendations to minimize disruptions to occupants and mission-critical operations. We coordinate closely with owners, facility staff, architects, contractors, and specialty consultants to ensure that the design can be implemented safely and efficiently within the constraints of the existing building.

Our staff combines professional design expertise with construction administration, commissioning, troubleshooting, and facility-operations experience. This hands-on perspective helps us visualize how systems will be installed, accessed, tested, balanced, controlled, and maintained after construction. It also enables us to identify existing-system deficiencies, anticipate conflicts, reduce change orders, and prepare coordinated construction documents that clearly communicate the design intent.

Quality assurance and interdisciplinary coordination are integrated into every phase of our work. Mechanical, electrical, plumbing, controls, fire protection, and architectural interfaces are reviewed throughout design to reduce conflicts and ensure that system requirements are fully coordinated. Building Information Modeling and three-dimensional coordination are used where appropriate to improve accuracy, support constructability reviews, and identify potential installation conflicts before construction begins.

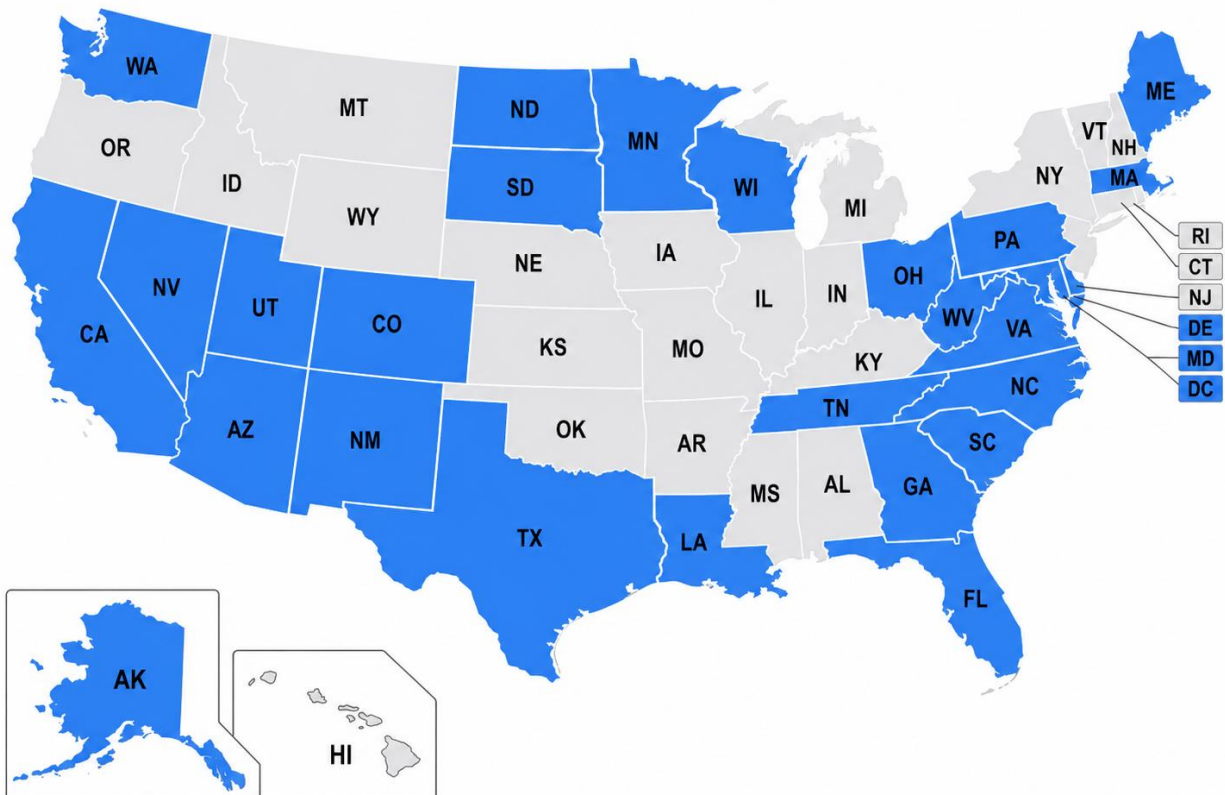
L2S remains actively involved from initial planning and programming through design, bidding, construction, commissioning, closeout, and final occupancy. During construction, our team reviews submittals, responds to contractor questions, evaluates proposed substitutions, conducts site observations, assists with startup and testing, and supports resolution of field conditions. Our commitment does not end when the drawings are issued; we remain engaged to help ensure that the completed systems are installed correctly, operate reliably, and satisfy the owner's performance requirements.

We build long-term client relationships through responsive communication, technical excellence, accountability, and engineering solutions that perform as intended. Our goal is to deliver facilities that are safer, more efficient, easier to maintain, and better prepared to support the owner's mission over the life of the building.

Why Clients Choose L2S

- Experienced, licensed professional engineers with broad federal, institutional, laboratory, and commercial project experience
- Integrated mechanical, electrical, plumbing, fire protection, technology, controls, and commissioning capabilities
- Extensive occupied-facility renovation, phasing, shutdown coordination, and operational-continuity experience
- Specialized laboratory, mission-critical, emergency-power, and high-performance building systems expertise
- Detailed existing-condition investigations and practical evaluation of aging infrastructure
- Building Information Modeling and interdisciplinary coordination to reduce conflicts and improve constructability
- Energy-efficient, maintainable, and lifecycle-focused engineering solutions
- Responsive construction administration, field support, startup assistance, and commissioning services
- Clear, coordinated construction documents designed to minimize change orders and construction delays
- Long-term commitment to client service from early planning through occupancy and warranty support

L2S Engineering is licensed to practice across the states highlighted on the map, enabling our team to support clients and projects throughout a broad geographic region. This extensive licensure reflects our commitment to providing responsive, consistent, and technically qualified engineering services wherever our clients' needs take them.



Integrated Team

L2S Engineering — Prime Consultant

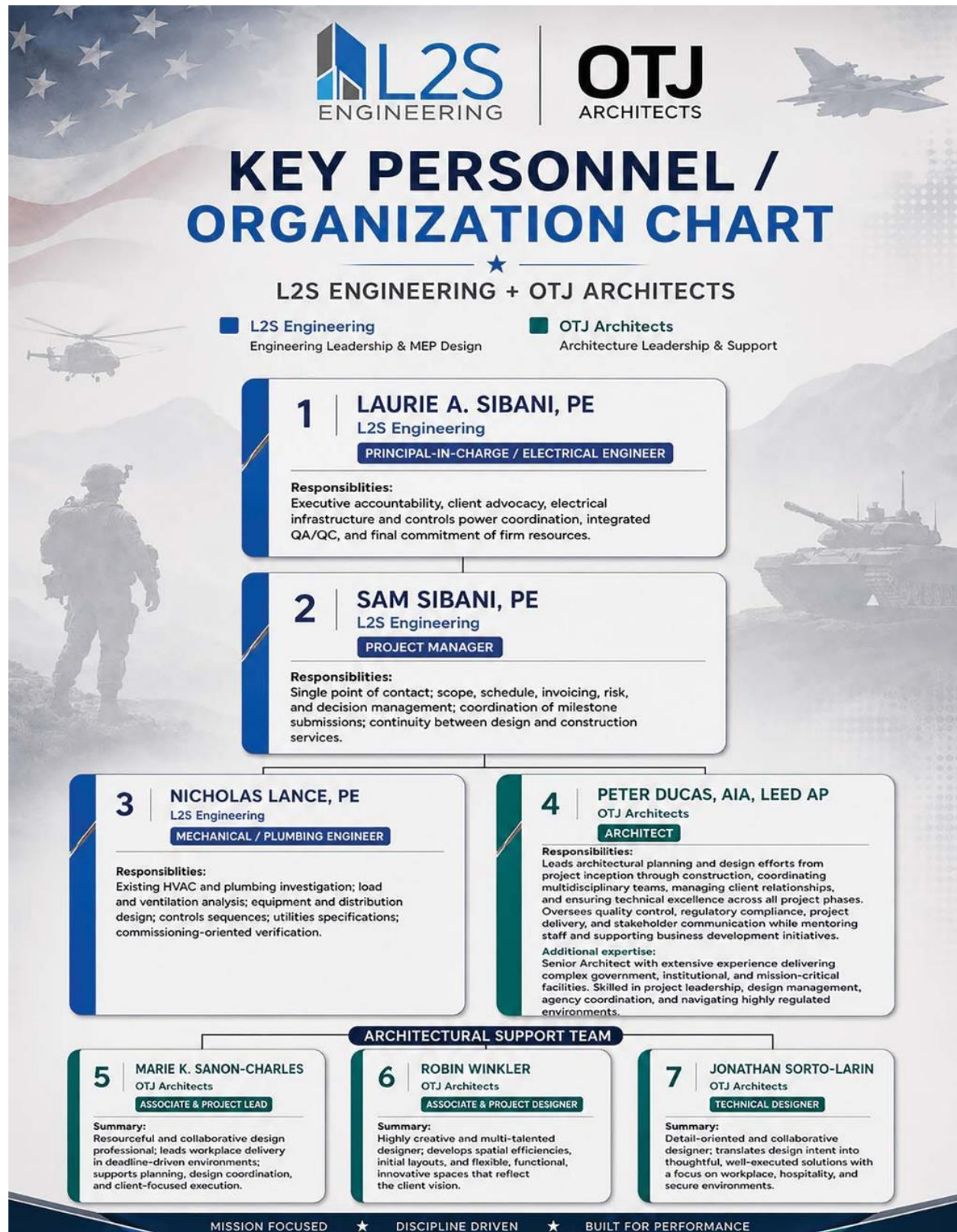
Founded in 2009, L2S Engineering is a Native American, woman-owned MEP engineering firm delivering mechanical, electrical, plumbing, process, and commissioning services. The firm's portfolio ranges from building assessments and HVAC infrastructure replacements to complex government, laboratory, secure, and mission-critical facilities. L2S maintains a West Virginia office and the firm registration and individual engineering licenses required for this assignment.

OTJ Architects — Architectural Partner

OTJ Architects brings architectural planning, technical design, existing-condition verification, code coordination, and construction administration experience for complex renovation projects. Peter Ducas, AIA, LEED AP, is recognized for delivering sophisticated technical solutions for government and private-sector clients, including secure environments, training rooms, network operations centers, and phased renovations.

Since 2011, L2S and OTJ have partnered on numerous projects representing hundreds of millions of dollars in total construction value. This long-standing relationship provides an established framework for communication, multidisciplinary coordination, and efficient project delivery, reducing the coordination ramp-up at project start.

Key Personnel / Organization Chart





Laurie A. Sibani, P.E.

PRINCIPAL IN CHARGE | ELECTRICAL ENGINEER

34+ YEARS OF EXPERIENCE

Laurie Sibani is the founder and Principal in Charge of L2S Engineering and brings more than 34 years of experience in electrical engineering, project leadership, and the delivery of complex building systems. She has led electrical design and project management for new construction, major renovations, and highly technical facilities, including government offices, research and development laboratories, mission-critical data centers, educational facilities, overseas embassies, high-rise residential buildings, commercial interiors, secure environments, and LEED-certified projects.

Before founding L2S Engineering, Laurie served as Electrical Department Director for one of the Washington metropolitan region's largest MEP firms. She directed electrical staff, established design standards, managed quality control, and served as Project Manager and Lead Electrical Engineer on high-profile assignments. Her work emphasizes safety, reliability, maintainability, constructability, and long-term value.

ROLE ON THIS PROJECT

As Principal in Charge, Laurie will provide executive oversight, confirm that the appropriate resources are assigned, guide major technical decisions, and remain accountable for overall quality and client service. As Electrical Engineer, she will lead evaluation and design of electrical systems affected by the HVAC renovation, including service capacity, distribution, equipment connections, emergency-power interfaces, controls power, lighting impacts, fire alarm coordination, and code compliance.

SELECTED EXPERIENCE

Regus Artisphere

Arlington, Virginia | 56,500 SF

Role: Lead Electrical Engineer

Three-story tenant improvement with power distribution, branch circuiting, lighting, controls, fire alarm, critical-power provisions, UPS-backed loads, daylight harvesting, and occupancy sensing.

Johns Hopkins University Applied Physics Laboratory Testing Facility

Columbia, Maryland | 60,000 SF

Role: Electrical Engineer

Specialized testing facility with LED lighting and controls, a 100 kVA UPS serving five network rooms, a 500 kW standby diesel generator, and electrical design for a dynamometer chamber and major-repair vehicle bay with hazardous-area requirements.

U.S. Department of State - J14 Facility

Arlington, Virginia | 12 Floors | Approximately 100,000 SF

Role: Electrical Engineer

Electrical design for interior renovations and upgraded infrastructure, including distribution, lighting, emergency lighting, fire alarm, systems-furniture power, telecom/security pathways, new risers, a new switchboard and service, load documentation, and 300-amp communications-room panel upgrades.

U.S. Department of State Facility

Springfield, Virginia | 80,000 SF

Role: Lead Electrical Engineer

EDUCATION

Bachelor of Science, Electrical Engineering

Michigan Technological University
Houghton, Michigan | 1992

REGISTRATION

Professional Engineer

VA, MD, DC, WV, PA, NC, WI,
MN, ND, AZ, CO, CA, MI, TX, AK,
FL, NV, ME, LA, TN, NM, DE, MA,
OH, SC, WA, GA, SD, UT

AFFILIATIONS

- IEEE Society
- Power Engineering Society
- Women in Engineering Society
- U.S. Women's Chamber of Commerce

REPRESENTATIVE CLIENTS

- United States Army
- U.S. Department of State
- U.S. Customs and Border Protection
- U.S. Department of Justice
- Johns Hopkins University Applied Physics Laboratory
- Regus / Spaces

FACILITY TYPES

- Government and secure facilities
- Research and development laboratories
- Mission-critical and data centers
- Office and tenant improvements
- Educational facilities
- Vehicle bays and testing spaces

- High-rise commercial and residential

Electrical systems for electronics laboratories, vehicle bays, welding areas, and offices, including a new service, distribution, UPS-supported power, standby generation, lighting, controls, and fire alarm systems.

LEADERSHIP AND DELIVERY APPROACH

Laurie provides direct senior-level involvement, coordinates electrical design with all disciplines, documents design assumptions, and reviews service impacts, emergency power, phasing, outages, constructability, and maintainability. Her leadership emphasizes early identification of constraints, disciplined QA/QC, and complete, coordinated documents.

RELEVANT VALUE TO THE WHEELING AASF #2 HVAC RENOVATION

Laurie's experience directly supports an occupied military facility undergoing HVAC replacement. She has integrated new mechanical equipment with existing electrical infrastructure, evaluated service and distribution capacity, coordinated controls and life-safety interfaces, and developed phased solutions that maintain facility operations. Her government, secure-facility, laboratory, and vehicle-bay experience supports careful field verification and coordinated multidisciplinary design.

PROJECT RESPONSIBILITIES

- Executive oversight and client accountability
- Electrical existing-conditions assessment
- Service and distribution capacity review
- HVAC equipment power and controls coordination
- Emergency power and life-safety interfaces
- Interdisciplinary and constructability reviews
- QA/QC through final documents and construction support

**Sam Sibani, P.E.****PRINCIPAL IN CHARGE | SENIOR MECHANICAL ENGINEER****28 YEARS OF EXPERIENCE**

Sam Sibani is a Principal in Charge and mechanical engineer with 28 years of experience in mechanical system design, project management, and owner's representation for complex federal, laboratory, mission-critical, commercial, and institutional projects. He has led multidisciplinary teams, managed scope, schedule, and budget, supported permitting and bidding, reviewed pricing and change orders, and guided projects from planning through construction completion.

ROLE ON THIS PROJECT

As Principal in Charge, Sam will provide executive oversight for staffing, quality, schedule, budget, risk, and coordination. He will remain engaged at key milestones, support timely decisions, and help the team maintain continuity of operations within the active facility.

SELECTED EXPERIENCE**U.S. Department of Justice Facility**

Winchester, Virginia | 100,000 SF | \$8.5 Million

Role: Project Manager / Owner's Representative

Led modernization of an occupied federal office facility and coordinated the owner, government representatives, designers, contractors, and facility stakeholders. Responsibilities included scope, schedule, and budget control; permitting and bidding support; pricing and change-order review; phased construction planning; and construction administration. The work included HVAC, plumbing, electrical-service, lighting, restroom, locker-room, parking, and site improvements.

CBP Laboratory Southwest Regional Science Center

Houston, Texas | Research and Forensic Laboratories | \$16 Million

Role: Project Manager / Owner's Representative

Managed a multi-phase renovation within an active federal laboratory, coordinating CBP personnel, end users, consultants, contractors, and construction teams while tracking scope, budget, schedule, action items, pricing, and change orders. The program included microturbines, photovoltaic generation, UPS and generator redundancy, modernization of seven laboratories, and a new explosion-proof canine-training-material laboratory with specialty HVAC, pressure control, deionized water, and gas systems.

FDA Sensitive Storage Facility

Rockville, Maryland | 68,000 SF | \$5.5 Million

Role: Project Manager / Owner's Representative

Directed renovation of an occupied FDA storage facility supporting sensitive equipment and laboratory materials. Sam managed schedules, phased work plans, milestones, budgets, stakeholder coordination, pricing, change orders, RFIs, and submittals. Improvements included a new electrical service, utility and water-service coordination, a new HVAC system, a new elevator, and exterior façade renovations.

Regional MEP Engineering Leadership

Washington, D.C. Metropolitan Area

Role: Base Building Studio Director / Project Manager / Lead Mechanical Engineer

EDUCATION**Bachelor of Science, Mechanical Engineering**

Mcgill University – Montreal, Quebec, Canada, 1998

REGISTRATION**Professional Engineer**

VA, MD

AFFILIATIONS

ASHRAE

REPRESENTATIVE CLIENTS

- United States Army
- U.S. Department Of State
- U.S. Customs And Border Protection
- U.S. Department Of Justice
- Johns Hopkins University Applied Physics Laboratory
- Regus / Spaces

FACILITY TYPES

- Government and secure facilities
- Research and development laboratories
- Mission-critical and data centers
- Office and tenant improvements
- Educational facilities
- High-rise commercial and residential

Prior to joining L2S, Sam served as Base Building Studio Director for a major regional MEP firm. He managed mechanical, electrical, and plumbing staff, oversaw mechanical design quality, and served as Project Manager and Lead Mechanical Engineer on major projects



Nicholas Lance, P.E
SENIOR MECHANICAL & PLUMBING ENGINEER

13 YEARS OF EXPERIENCE

Nicholas Lance is a Senior Mechanical and Plumbing Engineer with experience delivering HVAC and plumbing design for federal, government, commercial, training, and secure facilities. His work includes modernization projects in occupied buildings where phased construction, continuity of operations, and careful coordination with existing infrastructure are critical.

His technical experience includes HVAC system evaluation and design, ventilation and exhaust, air distribution, controls coordination, domestic water, sanitary waste and vent systems, equipment selection, load calculations, field verification, interdisciplinary coordination, and construction-phase services.

EDUCATION

**Bachelor of Science,
 Mechanical Engineering**
 West Virginia University
 Morgantown, West Virginia | 2013

REGISTRATION

Professional Engineer
 WV, VA, MD, DC, TN, NC, AZ,
 CO, TX, ME

AFFILIATIONS

- ASHRAE
- ASPE

REPRESENTATIVE CLIENTS

- United States Army
- U.S. Department of State
- U.S. Customs and Border Protection
- U.S. Department of Justice
- Johns Hopkins University Applied Physics Laboratory
- Regus / Spaces

FACILITY TYPES

- Government and secure facilities
- Research and development laboratories
- Mission-critical and data centers
- Office and tenant improvements
- Educational facilities
- Vehicle bays and testing spaces

ROLE ON THIS PROJECT

As Mechanical and Plumbing Engineer, Nicholas will lead the existing-conditions assessment and development of the HVAC renovation design. He will coordinate load calculations, system alternatives, equipment selection, ventilation, controls, plumbing impacts, phasing, temporary conditions, constructability, and interdisciplinary coordination through final documents and construction support.

SELECTED EXPERIENCE

U.S. Department of Justice Facility
Winchester, Virginia | 25,000 SF | \$7.5 Million

Role: Lead Mechanical and Plumbing Engineer

Served as Lead Mechanical and Plumbing Engineer for the modernization of an occupied 25,000-square-foot federal office facility. Responsibilities included evaluation of existing HVAC and plumbing infrastructure, development of heating and cooling load calculations, equipment selection, and design of dedicated outdoor air, air distribution, terminal unit, exhaust, and control systems. The work also included restroom and locker-room renovations, showers, domestic water distribution, and sanitary waste and vent systems. Nicholas coordinated closely with architectural, structural, electrical, fire protection, and security disciplines, developed solutions compatible with phased construction, and supported the project through submittal review, RFI responses, field observations, and design clarifications.

U.S. Department of State Training Facility
Springfield, Virginia | 65,000 SF | \$35 Million

Role: Mechanical and Plumbing Engineer

Provided mechanical and plumbing engineering for the renovation and modernization of a 65,000-square-foot Department of State training facility containing classrooms, technical training spaces, climate-controlled storage, automotive maintenance areas, offices, and support functions. The HVAC design addressed heating, cooling, ventilation, specialty exhaust, air distribution, temperature controls, and environmental requirements unique to the different space types. Plumbing work included domestic water, sanitary waste and vent systems, restrooms, break areas, and maintenance-space utilities. Nicholas performed field investigations, verified existing capacities and routing constraints, coordinated systems within limited ceiling and service spaces, and supported construction-phase review in an active federal facility.

- High-rise commercial and residential

FTS International Tenant Renovation

Chantilly, Virginia | 42,000 SF

Role: Mechanical and Plumbing Engineer

Served as Mechanical and Plumbing Engineer for the phased renovation of a 42,000-square-foot occupied office facility containing conference rooms, collaboration areas, administrative offices, break areas, and Sensitive Compartmented Information Facility workspaces.

Nicholas completed extensive field investigations to document existing HVAC and plumbing systems, verify capacities, and identify constraints affecting the renovation. His design included air-distribution modifications, ventilation improvements, temperature-control coordination, new ductwork and equipment integration, and domestic water, sanitary, and vent modifications for renovated support areas. He coordinated with architectural, electrical, fire alarm, security, and telecommunications disciplines, developed solutions that minimized disruption to ongoing operations, and provided submittal review, RFI responses, and field coordination during construction.

LEADERSHIP AND DELIVERY APPROACH

Nicholas combines hands-on field investigation with disciplined engineering analysis. He documents existing conditions, identifies capacity and access constraints, evaluates alternatives, coordinates system routing, and develops clear construction documents. During construction, he reviews submittals, responds to RFIs, performs field observations, and coordinates design clarifications to protect the Owner's operational and performance requirements.

RELEVANT VALUE TO THE WHEELING AASF #2 HVAC RENOVATION

Nicholas's background directly supports the renovation of an active military aviation support facility. He has designed HVAC and plumbing improvements for occupied federal buildings, training facilities, vehicle and maintenance areas, secure spaces, and projects requiring phased implementation. His experience with existing-system evaluation, ventilation, exhaust, equipment replacement, controls, utility coordination, and construction support will help the team develop a reliable, maintainable, and constructible solution while minimizing disruption to ongoing operations.

Project Understanding

The project requires professional engineering services to evaluate the existing HVAC systems serving Army Aviation Support Facility #2 in Wheeling, West Virginia and develop a coordinated design for their replacement. The work will include field investigation, load verification, evaluation of replacement options, and preparation of construction documents suitable for bidding through the State's procurement process. The design will address equipment sizing, energy efficiency, controls, service access, maintenance requirements, and coordination with the facility's electrical, plumbing, architectural, structural, and building-envelope systems. The documents will also define demolition, phasing, outages, temporary conditions, equipment access and rigging, utility connections, roof and wall modifications, and restoration requirements. Particular attention will be given to existing system conditions, available electrical and utility capacity, controls integration, drainage, gas service, equipment supports, vibration and acoustics, service clearances, and potential concealed or hazardous-material conditions. The final bid package will provide coordinated drawings and specifications intended to support a clear, constructible project and reduce the potential for conflicts and change orders.

Goals, Objectives, and Approach

L2S Engineering and OTJ Architects will provide a coordinated approach organized around the RFP's required service types: **Type A Investigative Services, Type B Design Services, and Type C Construction Administration Services**. The objective is to deliver a reliable, energy-efficient, maintainable HVAC renovation while minimizing disruption to WVARNG operations.

Type A — Investigative Services

Type A services will establish the technical basis for design. The team will review available documents, meet with facility personnel, and investigate the existing HVAC, controls, electrical, plumbing, architectural, structural, and utility conditions.

The investigation will:

- Document existing equipment, distribution systems, controls, utilities, and system deficiencies.
- Evaluate equipment condition, capacity, service access, and remaining useful life.
- Identify operational requirements, shutdown limitations, security restrictions, and temporary-service needs.
- Compare practical replacement alternatives based on performance, maintainability, energy use, cost, and construction impact.
- Develop a recommended system concept, preliminary phasing strategy, and initial opinion of probable construction cost.

The Type A findings will be summarized in a basis-of-design report for Owner review and approval before the project advances into Type B design.

Type B — Design Services

Type B services will convert the approved recommendations into coordinated, biddable construction documents. L2S will lead the mechanical, electrical, plumbing, controls, and commissioning-related design, while OTJ will coordinate architectural modifications, code requirements, equipment access, weatherproofing, and finish restoration.

Design documents will address:

- HVAC equipment replacement and associated ductwork, piping, exhaust, ventilation, and controls.
- HVAC load and ventilation calculations.
- Electrical feeders, disconnects, distribution modifications, grounding, and controls power.
- Condensate drainage and other plumbing or utility modifications.
- Architectural openings, louvers, curbs, access provisions, roof and wall interfaces, and restoration.
- Construction phasing, shutdowns, temporary services, testing, balancing, startup, and training.

Drawings, specifications, and updated cost estimates will be submitted at the required 35%, 65%, 95%, and 100% milestones. Each submission will undergo interdisciplinary coordination, constructability review, QA/QC, and reconciliation of Owner comments.

Type C — Bid and Construction Services

Type C services will maintain continuity from design through construction and final turnover. The team will support the bidding process, review contractor submittals, respond to RFIs, evaluate proposed changes, and conduct site observations at key stages of construction.

Construction-phase support will include:

- Pre-bid and preconstruction coordination.
- Preparation of bidding documents and support of the State's competitive procurement process.
- Review of contractor proposals.
- Submittal, shop-drawing, controls, and product-data reviews.
- Responses to contractor questions and unforeseen field conditions.
- Review of proposed substitutions and change costs.
- Site observations during demolition, installation, startup, testing, and closeout.
- Review of TAB, controls verification, startup reports, O&M manuals, training, record documents, and punch-list completion.

Integrated Delivery

The same senior personnel will remain involved throughout all three service types:

Type A establishes the existing conditions and preferred solution. Type B develops the coordinated construction documents.

Type C protects the design intent through bidding, construction, testing, and closeout.

This continuity will improve coordination, reduce response time, and provide the WVARNG with one accountable team from initial investigation through final acceptance.

Project Management

A designated project manager will serve as the primary point of contact and will coordinate correspondence, meetings, scope, schedule, and consolidated responses from the design team. This structure provides the Agency with clear accountability and a consistent communication channel throughout the project.

The team will maintain an integrated work plan connecting field investigations, Owner decisions, discipline production, cost estimating, internal reviews, and required submissions. This will provide early visibility into upcoming dependencies and decisions that could affect the project schedule.

Key decisions will be documented in a decision log identifying the responsible party, required decision date, available options, team recommendation, and final resolution. This record will help reduce late changes and maintain alignment with prior direction.

Technical, access, utility, procurement, phasing, and concealed-condition risks will be tracked and reviewed throughout the project. Potential issues will be addressed early, before they develop into design revisions, construction changes, or schedule delays.

Agency and internal quality-control comments will be recorded in a comment matrix. Each comment will be assigned, answered, incorporated as appropriate, and formally closed so that review direction remains traceable through each submission.

Any issue with a material effect on scope, cost, schedule, or facility operations will be elevated promptly to the Agency. This approach supports timely decisions, transparency, and a no-surprises project delivery process.

Quality, Cost & Schedule Control

Quality control will be integrated into each stage of the project through a series of formal reviews. The design basis will first be checked to confirm that loads, ventilation requirements, operating criteria, applicable codes, equipment assumptions, and Owner decisions are clearly documented. Each discipline will then review its calculations, plans, schedules, details, and specifications, with qualified personnel other than the original preparer performing the review where practicable. Interdisciplinary coordination will reconcile mechanical, electrical, plumbing, architectural, structural, and demolition interfaces. Constructability reviews will

address access, rigging, temporary conditions, outages, sequencing, service clearances, controls, startup, and testing. Before each submission, the team will verify that review comments have been closed, drawings and specifications are complete, the cost estimate matches the design scope, and all seals and issue information are correct.

Cost control will begin during Type A services so that system alternatives are evaluated with full awareness of the project budget. The opinion of probable construction cost will be updated at the 35%, 65%, 95%, and 100% design milestones and reconciled with equipment selections, quantities, demolition, phasing, temporary work, controls, architectural restoration, testing, and escalation. Allowances and identified risks will be tracked for concealed conditions or items that remain undefined at earlier milestones. Value analysis will be used to preserve required performance, reliability, and maintainability rather than simply reduce first cost in a way that increases future operating or maintenance expenses.

Schedule control will be managed through a detailed baseline schedule issued within ten business days of notice to proceed. The schedule will identify field investigations, receipt of existing documents, confirmation of design criteria, Owner decisions, long-lead equipment research, internal reviews, cost-estimate preparation, Agency review periods, and comment closeout. Progress will be measured against the approved baseline, and recovery actions will be proposed whenever a critical milestone is at risk.

L2S Relevant Experience

PROJECT 01 Fort Detrick Building 1507 HVAC Modernization - Fort Detrick, Maryland			
CLIENT / OWNER	United States Army / Fort Detrick	CLIENT CONTACT NAME	William Wenk
TELEPHONE NUMBER	(703)479-2590	EMAIL ADDRESS	wwenk@gw-mech.com
ORIGINAL CONSTRUCTION COST	\$1.23 million construction value	FINAL CONSTRUCTION COST	Project currently under construction
ORIGINAL COMPLETION DATE	November 2026	FINAL COMPLETION DATE	In progress; reported on schedule
CHANGE-ORDER PERFORMANCE	No change-orders have been submitted at this time. The project is currently under construction and was reported as remaining on schedule.		
PROJECT 02 U.S. Customs and Border Protection Facility Modernization - Portland, Maine			
CLIENT / OWNER	U.S. Customs and Border Protection (CBP)	CLIENT CONTACT NAME	Kellie McGovern
TELEPHONE NUMBER	504-415-0771	EMAIL ADDRESS	kellie@elphmanagement.com
ORIGINAL CONSTRUCTION COST	\$915,000.00	FINAL CONSTRUCTION COST	The project was completed within budget
ORIGINAL COMPLETION DATE	June 2025	FINAL COMPLETION DATE	July 2025
CHANGE-ORDER PERFORMANCE	No change orders were submitted.		
PROJECT 03 CBP Southwest Regional Science Center Renovation - Houston, Texas			
CLIENT / OWNER	U.S. Customs and Border Protection (CBP)	CLIENT CONTACT NAME	Kellie McGovern
TELEPHONE NUMBER	504-415-0771	EMAIL ADDRESS	kellie@elphmanagement.com
ORIGINAL CONSTRUCTION COST	Phase 1 -\$7,000,000.00 Phase 2 11,000,000.00	FINAL CONSTRUCTION COST	Phase 1- As of 08.05.2026 the project is under budget Phase 2 Projected 2027
ORIGINAL COMPLETION DATE	Phase 1-October 2026 Phase 2 Projected 2027	FINAL COMPLETION DATE	Phase 1-December 2026 Phase 2 Projected 2027
CHANGE-ORDER PERFORMANCE	No change-orders have been submitted at this time.		
PROJECT 04 U.S. Department of State Operational and Technical Campus - Springfield, Virginia			
CLIENT / OWNER	U.S. Department of State	CLIENT CONTACT NAME	Peter Ducas
TELEPHONE NUMBER	540.907.5594	EMAIL ADDRESS	ducas@otj.com
ORIGINAL CONSTRUCTION COST	Approximately \$65 million construction value	FINAL CONSTRUCTION COST	We do not have access to this information
ORIGINAL COMPLETION DATE	Multiple phases/buildings have been completed to date without issue Final Phase July 15, 2026	FINAL COMPLETION DATE	August 2026
CHANGE-ORDER PERFORMANCE	No MEP change orders have been provided for review at this time.		

L2S Relevant Experience

Fort Detrick Building 1507 HVAC Modernization

Fort Detrick, Maryland



L2S Engineering provided comprehensive mechanical and electrical engineering services for the HVAC modernization of Building 1507 at Fort Detrick, Maryland, supporting the United States Army. The project involves the replacement of the facility's aging hydronic rooftop HVAC system with a modern, high-efficiency direct-expansion (DX) system designed to significantly improve reliability, energy performance, indoor environmental quality, occupant comfort, and long-term maintainability.



The modernization includes the installation of six new rooftop air-handling units providing approximately 184 tons of nominal DX cooling capacity and delivering more than 64,000 CFM of conditioned supply air throughout the facility. The new equipment consists of two 60-ton rooftop units along with 25-ton, 20-ton, 10-ton, and 9-ton units, replacing the original hydronic rooftop systems with a more efficient and maintainable solution.

Designed to provide superior indoor air quality, each rooftop unit incorporates advanced dehumidification capabilities along with a high-performance filtration system utilizing 30% pre-filters and 80% final filters, ensuring enhanced particulate removal and healthier indoor environments for building occupants. The project also includes upgrades to the building automation system with modern controls, enhanced equipment monitoring, and Demand Control Ventilation (DCV) to optimize outside air delivery, improve energy efficiency, and maintain occupant comfort under varying building loads.

The mechanical scope encompasses the complete removal of the existing hydronic rooftop equipment and associated infrastructure, installation of the new DX rooftop units, rooftop curb modifications, ductwork renovations, vibration isolation, ventilation and exhaust system improvements, smoke detection integration, and full coordination with the building automation system.

L2S also designed extensive electrical upgrades required to support the new HVAC infrastructure. The electrical scope includes demolition of the existing HVAC power distribution, installation of new branch circuits, disconnecting means, rooftop equipment connections, coordination of fire alarm interfaces, and modifications to both interior and rooftop electrical systems, providing a fully integrated and code-compliant installation.

The natural gas distribution system was expanded and reconfigured to serve the new gas-fired rooftop units and makeup-air equipment. The design included new gas piping, regulators, shutoff valves, and equipment connections supporting heating capacities ranging from approximately 180 MBH to 1,068 MBH. The completed gas system serves five primary rooftop units and one makeup-air unit while maintaining uninterrupted service to the building's existing gas-fired equipment.

A key challenge of the project is maintaining building operations throughout construction. Because the facility remains occupied, the replacement of the HVAC systems requires extensive coordination among the design team, contractors, Fort Detrick personnel, and the U.S. Army to carefully phase construction activities and minimize disruptions to ongoing operations. This collaborative planning has been instrumental in achieving seamless equipment replacement while maintaining continuous occupancy and mission readiness.

The project is currently under construction and remains on schedule, reflecting the effectiveness of the coordinated design, construction planning, and ongoing collaboration between all project stakeholders.

Through the successful integration of mechanical, electrical, natural gas, controls, and fire alarm systems, L2S Engineering has transformed an aging HVAC infrastructure into a modern, energy-efficient, high-capacity building system designed to support the facility's operational requirements for decades to come. The project demonstrates L2S Engineering's expertise in delivering complex HVAC modernization projects within occupied federal facilities while maintaining operational continuity, improving indoor air quality, and enhancing overall building performance.

U.S. Customs and Border Protection Facility Modernization Portland, Maine



L2S Engineering provided comprehensive mechanical and electrical engineering design services for the multi-phase modernization of an occupied U.S. Customs and Border Protection (CBP) facility in Portland, Maine. The project involved the design of critical building system upgrades intended to improve indoor air quality, environmental control, occupant safety, energy efficiency, system reliability, and long-term maintainability while supporting continued operations within a secure federal facility.

The mechanical design included the replacement of nine aging rooftop air-handling units with high-efficiency rooftop systems and the incorporation of a Dedicated Outdoor Air System (DOAS) serving the facility's holding cell areas. The DOAS was designed with specialized pressurization controls to maintain the holding spaces under continuous negative pressure, reducing the potential for airborne contaminant migration and supporting enhanced occupant and staff safety. The design also included a Variable Refrigerant Flow (VRF) system, an Energy Recovery Ventilation (ERV) system, and upgrades to the facility's natural gas infrastructure, including a new gas meter and regulator, new distribution piping, and new riser connections serving gas-fired equipment.

L2S developed the electrical systems necessary to support the proposed mechanical improvements. The electrical design included selective demolition of existing equipment and circuits, new feeders and branch circuits, rooftop equipment power connections, disconnect switches, motor starters, overcurrent protection, panel modifications, grounding and bonding, updated panel schedules, and revisions to the electrical one-line diagrams. Fire alarm interfaces and duct smoke detector controls were coordinated to provide code-compliant equipment shutdown and integration with the building's life safety systems.

The engineering effort also included detailed field investigations, existing-condition verification, multidisciplinary coordination, construction documents, technical specifications, and coordination among the mechanical, electrical, controls, fire alarm, roofing, architectural, and structural disciplines. The design was developed to provide a practical, phased, and constructible modernization strategy that minimized operational disruption while meeting the security and operational requirements of an occupied federal facility.

This project demonstrates L2S Engineering's expertise in designing complex multidisciplinary building-system modernizations for mission-critical government facilities. Through thoughtful engineering and close interdisciplinary coordination, L2S developed a comprehensive design solution focused on reliability, maintainability, energy efficiency, indoor environmental quality, and long-term operational performance.

U.S. Customs and Border Protection Southwest Regional Science Center Renovation Houston, Texas



L2S Engineering is providing comprehensive mechanical, electrical, plumbing, and laboratory engineering services for the phased modernization of the U.S. Customs and Border Protection (CBP) Southwest Regional Science Center in Houston, Texas. This approximately 35,000-square-foot mission-critical forensic laboratory supports CBP operations across eight states and nearly 80% of the U.S.–Mexico border, providing analytical and forensic services that are essential to national security, narcotics interdiction, and criminal investigations. The \$18 million modernization enhances the facility's resiliency, laboratory capabilities, energy efficiency, and long-term operational reliability while maintaining continuous mission-critical operations.

A key element of the project is the complete modernization of the facility's electrical infrastructure through the implementation of an advanced resilient microgrid. L2S designed a new electrical distribution system integrating approximately 600 kW of natural gas microturbine generation, 380 kW of rooftop and parking-canopy photovoltaic arrays, a 500 kVA uninterruptible power supply (UPS), and a 450 kW emergency generator. An intelligent microgrid control system coordinates these power sources to improve energy efficiency, increase resiliency during utility outages, and ensure uninterrupted operation of critical laboratory functions.

The project also includes the design of a specialized laboratory dedicated to producing synthetic substance-detection training aids for CBP's nationwide canine detection program. L2S engineered four hazardous powder-handling production laboratories incorporating explosion-protected electrical systems, specialized HVAC systems, and precise environmental controls for temperature, humidity, ventilation, and indoor air quality. Supporting laboratory utilities include deionized water and specialty gas systems serving helium, nitrogen, and other laboratory processes.

In addition, L2S is modernizing seven existing forensic laboratories, representing approximately 80% of the building's laboratory space, to accommodate 36 new gas chromatograph/mass spectrometer (GC/MS) analytical instruments. The renovation includes upgraded mechanical and electrical infrastructure, UPS-backed power distribution, custom snorkel exhaust systems, laboratory fume hoods, and ultra-high-purity laboratory gas distribution systems to provide the safe, reliable, and tightly controlled environment required for advanced forensic analysis. Throughout the project, L2S has coordinated closely with CBP stakeholders, laboratory users, equipment manufacturers, and the construction team to support phased construction while maintaining uninterrupted facility operations. This project demonstrates L2S Engineering's expertise in resilient power systems, microgrid integration, specialized laboratory engineering, hazardous materials facilities, and the modernization of complex federal research and forensic laboratories.

Brandywine Realty Trust - Central Utility Plant Modernization & High-Efficiency MEP Engineering VA, MD



L2S Engineering has extensive experience delivering comprehensive Mechanical, Electrical, Plumbing (MEP), and Building Automation System (BAS) engineering services for the modernization of central utility plants serving commercial, institutional, and mission-critical facilities. Our expertise includes transforming aging chilled water and boiler plants into state-of-the-art, energy-efficient central plants that improve reliability, reduce operating costs, and maximize long-term asset performance.

As one of the designated base building engineering consultants for Brandywine Realty Trust, one of the Mid-Atlantic region's premier commercial real estate developers, L2S Engineering successfully completed the modernization and redesign of central utility plants serving five major Class A office buildings throughout Virginia and Maryland. Based on the successful delivery of these complex infrastructure projects, Brandywine Realty Trust selected L2S Engineering as its preferred engineering consultant for subsequent central plant modernization and energy infrastructure improvement projects. This continued engagement reflects the client's confidence in L2S Engineering's technical expertise, innovative design solutions, and ability to deliver high-performance, energy-efficient central utility plants that enhance system reliability, operational efficiency, and long-term asset value.

Our services encompassed the complete engineering process, including existing system evaluations, engineering design, preparation of construction documents, bidding support, construction administration, and commissioning. Each project involved the comprehensive modernization of chilled water and boiler plants, replacing obsolete equipment with high-efficiency systems while improving operational flexibility, maintainability, and overall plant performance.

The modernization included converting existing chilled water systems to Variable Primary Flow (VPF) configurations, significantly reducing pumping energy while improving overall system efficiency and reliability. L2S Engineering evaluated and selected premium high-efficiency equipment, including oil-free magnetic bearing centrifugal chillers, high-efficiency VFD centrifugal chillers, condensing boilers, variable-speed pumping systems, cooling tower upgrades, and associated hydronic equipment based on lifecycle cost analysis, reliability, and long-term energy performance.

The projects also included complete repiping of the central plants, replacement of all major mechanical equipment, redesign of condenser water, chilled water, and heating hot water systems, and complete electrical repowering of the facilities, including new electrical distribution systems, feeders, variable frequency drives, protective device coordination, and power system upgrades. These projects represented fully integrated MEP engineering solutions rather than simple equipment replacement.

In addition, L2S Engineering completely redesigned each facility's Building Automation System (BAS) and central plant controls, developing advanced plant optimization sequences for chiller staging, boiler sequencing, variable-speed pumping, chilled water and condenser water temperature reset, energy monitoring, alarm management, fault detection, and real-time plant optimization. These intelligent control strategies maximize operational efficiency, reduce energy consumption, improve equipment reliability, and provide owners with enhanced monitoring, diagnostics, and system analytics.

L2S Engineering's multidisciplinary team combines expertise in mechanical, electrical, plumbing, and controls engineering to deliver fully integrated central utility plant solutions that meet the highest standards of performance, sustainability, resilience, and maintainability. Our proven experience modernizing large central utility plants demonstrates our capability to successfully execute complex infrastructure projects while minimizing operational disruptions and delivering reliable, energy-efficient systems that provide long-term value to facility owners.

U.S. Department of State Springfield, VA



L2S Engineering, LLC, in partnership with OTJ Architects, provided multidisciplinary design services for a large-scale, multi-building training campus exceeding 220,000 square feet for the U.S. Department of State. The project consolidated previously dispersed operations into a secure, state-of-the-art environment designed to strengthen collaboration, improve operational efficiency, and support critical foreign policy training missions.

The campus included a broad range of highly specialized and secure spaces, including classrooms, multiple Sensitive Compartmented Information Facility (SCIF) areas, RF-shielded rooms, training simulation laboratories, specialized technical laboratories, workshops, automotive modification and maintenance areas, and secure storage facilities. Several spaces required tightly controlled environmental conditions to protect sensitive equipment and materials.



A unique feature of the project was the design of a dedicated 15,000 CFM regenerative desiccant dehumidification system serving a large climate-controlled storage area. The unit was specifically selected to maintain stringent humidity conditions independently of normal space-cooling demand, protecting stored materials and equipment from condensation, corrosion, and moisture-related deterioration. The system incorporates pre-cooling and post-cooling sections, a desiccant rotor, a 15,000 CFM process-air fan, a 3,670 CFM regeneration-air system, and an 800 MBH natural-gas regeneration heater.

The dehumidification system provides approximately 486 MBH of pre-cooling capacity and 615 MBH of post-cooling capacity. Two dedicated air-cooled condensing units provide a combined installed refrigeration capacity of approximately 121 tons. L2S designed the system and coordinated the dehumidification equipment with the building's natural-gas service, electrical distribution, refrigerant piping, ductwork, controls, and energy-management system to maintain stable and uniform environmental conditions throughout the high-density storage area.



The broader project required extensive coordination and phased implementation to maintain ongoing operations during renovation, including selective demolition and reconstruction of major building components. L2S led the design of mission-critical mechanical, electrical, and plumbing systems to satisfy federal, operational, and security-driven requirements across RF enclosures, systems-integration laboratories, technical training spaces, climate-controlled storage areas, and automotive research and maintenance facilities.

Electrical systems included new utility services, uninterruptible power supply systems, power conditioning and filtering for sensitive equipment, and diesel-powered emergency generators to support continuity of operations. Electrical distribution was designed to serve both conventional building loads and specialized technical, laboratory, communications, testing, and automotive-service equipment.

Mechanical systems included RTUs, VRF systems, and 100-percent outdoor-air energy-recovery units to provide efficient temperature control and ventilation. Dedicated HVAC, source-capture exhaust, and space-pressurization systems served RF enclosures, technical laboratories, and automotive areas, addressing equipment loads, contaminant control, and operational safety.

Overall, the design emphasizes system reliability, precise environmental control, operational continuity, and long-term adaptability. The coordinated MEP approach provides resilient infrastructure capable of supporting the Department of State's evolving training, technical, storage, and mission-critical operational needs.

Closing Statement

L2S Engineering and OTJ Architects offer the West Virginia Army National Guard a highly qualified, responsive, and fully integrated team with the technical depth, renovation experience, and local credentials necessary to successfully deliver the Wheeling AASF #2 HVAC Renovations Design project. Our approach is built around a thorough understanding of existing conditions, practical evaluation of replacement alternatives, disciplined multidisciplinary coordination, and development of clear, constructible documents that support reliable long-term facility operation.

Our team understands that this project is more than an equipment replacement. It requires careful consideration of operational continuity, phasing, utility capacity, controls integration, maintenance access, energy performance, constructability, and the needs of the personnel who operate and maintain the facility. By maintaining the same senior team from investigation through design, bidding, construction, startup, and closeout, we will provide continuity, accountability, and timely decision-making throughout the assignment.

L2S and OTJ are committed to delivering a solution that is energy-efficient, maintainable, resilient, and aligned with the WVARNG's mission, budget, and schedule. We are prepared to begin immediately upon authorization and look forward to the opportunity to serve as a trusted partner to the West Virginia Army National Guard on this important facility modernization.

Past Performance Questionnaire

Additional Comments

I am a commercial project manager in Washington, DC. I have worked in DC since 1984 and have owned my own business since 1999. The projects I work on vary in size and complexity, from an interior renovation of 5,000 square feet to the first phase of the Pentagon renovation, which was to clear the first wedge for new construction. The Pentagon work was finished ahead of schedule and under the original signed lump sum contract value.

The reason I included the above is that I have worked with the majority of the MEP consultants in the DC area and have set a bar much higher than the norm for Washington.

L2S, both Laurie Sibani and Sam Sibani, have exceeded my expectations from our first project. What do I look for? 1) Honesty 2) Integrity 3) Honor 4) Experience 5) The willingness to invest the hours necessary to understand the site and prepare design documents that meet/exceed my personal expectations. 6) And last, the willingness to invest the necessary time when things are not perfect.

To be more specific, we just finished a project and the owner's general contractor was possibly the worst I have worked with in recent times in DC, yet L2S invested whatever it took to make sure the project was finished properly.

As high as I set the bar, L2S has never let me down. I highly recommend them.



Peter B. Magellan
Owner/President
The Magellan Group Real Estate Services, Inc.
12411 Coconut Creek Court
Fort Myers, Florida 33908
Telephone: (703) 966-8885
E-mail Address: pbmagellan@gmail.com



August 08, 2026

RE: Past Performance/Letter of Recommendation

To Whom It May Concern,

Facility Systems Consultants is pleased to provide this letter of recommendation for L2S Engineering, and specifically for Sam Sibani and Laurie Sibani, its owners and lead MEP engineers.

As president of Facility Systems Consultants — a subject matter expert firm in plumbing and process piping serving complex projects including laboratories, hospitals, biocontainment, and ultra-high-purity facilities, trusted by the Federal Government on numerous critical projects — we have reviewed and worked alongside engineering firms nationwide, typically as a government or owner's representative responsible for design review and, in some cases, for resolving and remediating post-construction failures. Sam and Laurie stand out among the firms I've worked with, not for their technical competence alone, which is excellent, but for a level of professional maturity that is uncommon in this industry: they engage directly and substantively with owner needs and review comments, treat outside expertise as a resource rather than an intrusion, implementing requested changes and often following up separately to understand the reasoning behind them so they can apply it on future work — not because of a project requirement, but because it reflects how seriously they take getting the project right and serving the owner's best interests. Our experience with L2S over a period of approximately 5 years has included numerous projects with overlap of HVAC and electrical design, where this same disposition has consistently held true, paired with direct, meaningful advice and unparalleled professionalism.

By way of example, I reviewed L2S's design work, in my capacity as owner's representative, on a unique Food and Drug Administration laboratory facility in Beltsville, MD, as well as in consulting on a Customs and Border Protection facility in Ashburn, VA. I have been in numerous meetings and witnessed the value both Sam and Laurie bring to the table, as well as a level of attention to detail often overlooked by others, that ultimately saves cost and avoids delay.

I recommend L2S Engineering without reservation for this project.

Regards,

President, Facility Systems Consultants, LLC

Email: jcohen@facilitysystems.com

Phone: 301-908-5163

GW Mechanical

12177 Brady Lane, Manassas, VA 20109 (703)479-2590

Date: August 6, 2026

Subject: Past Performance

To whom it may concern,

In regard to past performance as it relates to L2S Engineering, GW Mechanical is pleased to provide the following response:

L2S Engineering has been an outstanding partner across 10+ years, providing engineering services for anything from new construction / design build engineering to one off unit replacements updated for code requirements. GW Mechanical has had numerous instances whereas L2S Engineering has provided 1st class service on short notice and supported the projects through completion.

Sam and Laurie Sibani are both extremely capable engineers, and they are always up to the challenge associated with the more complicated applications.

Below please find a short list of previous interactions with L2S Engineering:

Ft. Belvoir Building 333 – Removal of an existing chill water system and the associated air handling units. Installation of a VRF system with several multi-zone air handling units and a complete new dedicated outside air unit.

Ft. Belvoir Building 805 – Replacement of (9) rooftop units. Adjustments to the original design to accommodate the building's excessive humidity issue and update for code requirements.

Ft. Detrick Building 1507 – Replacement of (5) outdoor air handling unit and (1) make-up air unit. System conversion from chill water / hot water to gas/electric rooftop units. Adjustments to the original fresh air design to accommodate changes in the code requirement.

Should you require any additional information please feel free to contact me directly.

William Wenk
President
GW Mechanical LLC
12177 Brady Lane
Manassas, VA 20109
(703)479-2590 / (703)400-7860
wwenk@gw-mech.com

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

This data was retrieved on 5/8/2026.

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.

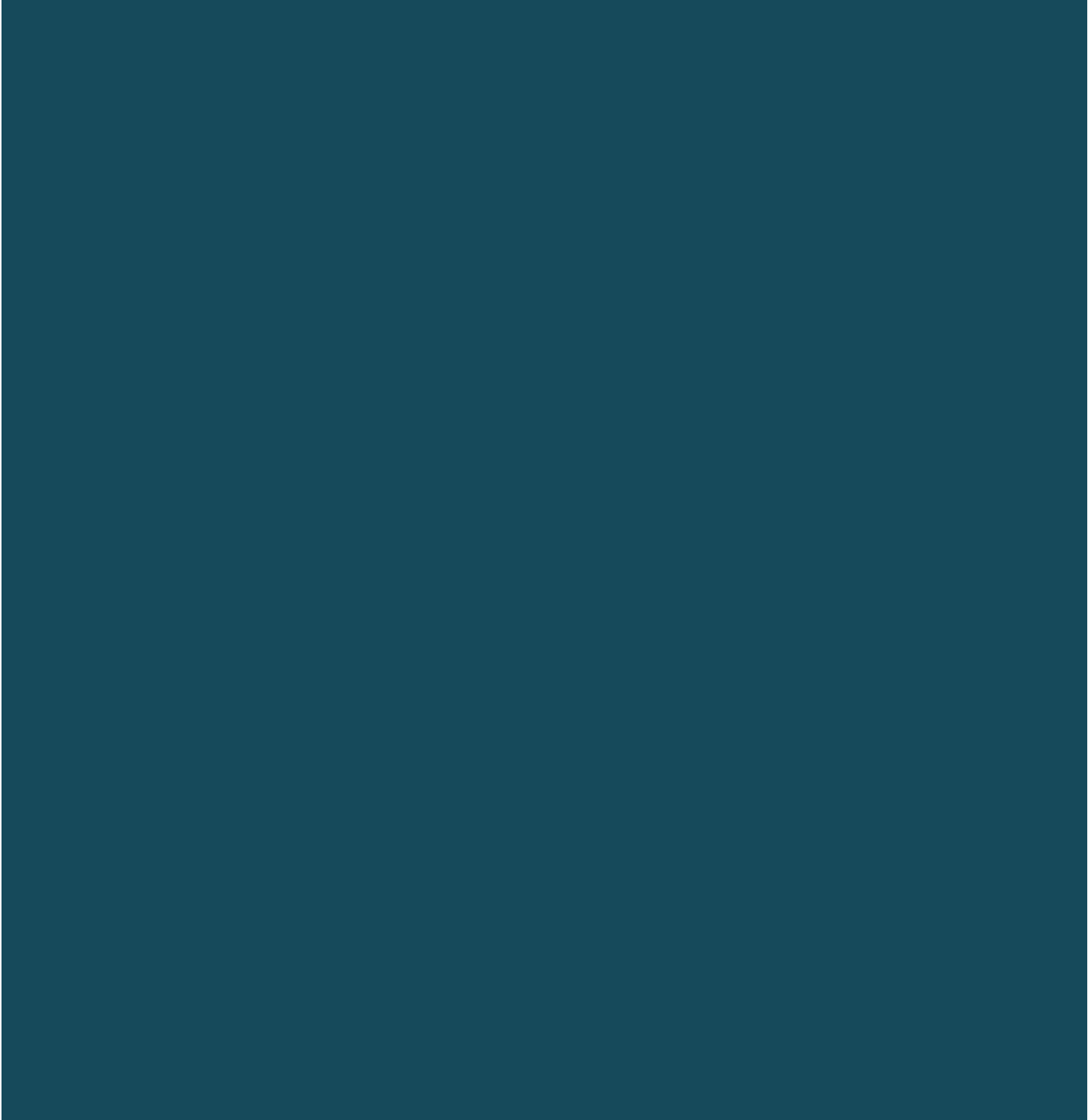
This data was retrieved on 5/8/2026.

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
	* 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.

This data was retrieved on 5/8/2026.

ONE OTJ FIRM OVERVIEW





WE ARE OTJ

OTJ has completed a wide range of government projects; this experience and knowledge make us intimately familiar with all applicable federal regulations, requirements, and design standards that must be followed.

Our portfolio of government office designs consists of programming, workplace strategy and full-service design for the inclusion of high-performance conference rooms, upscale reception areas, open workplace environments, private offices and mission-critical spaces including SCIFs, NOCs, and data centers.

OUR HISTORY

For over 35 years, OTJ Architects has partnered with clients to create environments where individuals can excel and organizations thrive.

OTJ was founded in 1990 with just a handful of employees. In 2001, Lance Jaccard, our Co-CEO, structured OTJ as distinct studios comprised of roughly 15 team members each and led hands-on by a Director. OTJ now counts 7 office locations. Director-led engagements, from project inception to completion, endure as the hallmark of our commitment to client satisfaction.

MEASURES OF SUCCESS

OTJ conducted an ongoing, firm-wide study to quantify the value of our design work as it related to our clients’ most critical objectives. We surveyed over 200 clients and here is what they say:

94%

say our design improved efficiency

93%

say our design improved productivity

92%

say our design improved their brand image



Top 100

We are one of Interior Design Magazine’s Top 100 Design Giants



National

Our diverse team of 200+ completes designs nationwide



Sustainable

We integrate sustainability and wellness into our project designs

ABOUT US

From our nationwide offices, we deliver enduring human centric solutions that drive optimal performance, promote diversity, wellness and sustainability, while maximizing each organization’s real estate investment.

Our Locations

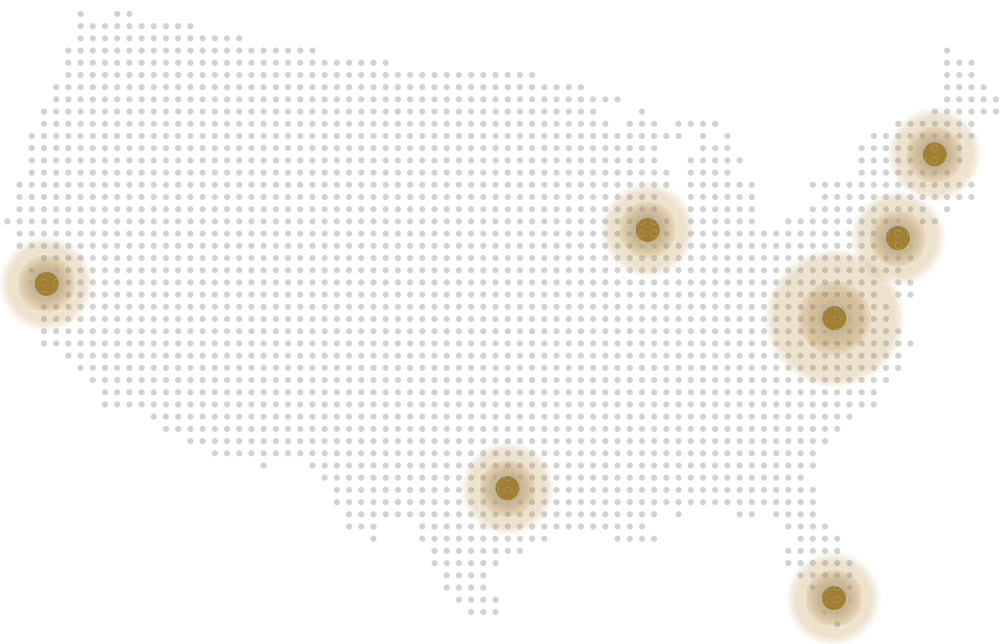
- Washington, DC
- Boston, MA
- Chicago, IL
- Dallas, TX
- Miami, FL
- New York, NY
- San Francisco, CA

Our Services

- Architecture
- Experiential Design
- Historic Preservation
- Interiors
- Laboratory & Facilities Design
- Repositioning & Landlord Services
- SCIF & Secure Space Design
- Theatre Design
- Wellness & Sustainability
- Workplace Strategy

Our Practice Areas

- Arts & Culture
- Higher Education
- Lifestyle & Hospitality
- Multi-Family Residential
- Office Buildings
- Science & Technology
- Workplace
 - » Corporate
 - » Government
 - » Government Affairs
 - » Government Contractor
 - » Legal
 - » Nonprofit
 - » Technology
 - » Trade Association



OUR MISSION

We envision the future of people and architecture through the design of equitable and resilient environments where individuals are inspired, organizations thrive, institutions flourish, culture takes center stage, and communities are uplifted.

OUR VALUES

From our Senior Principals to our newest team members, we all work to model values that form the core of our success whether in boardrooms or on construction sites.

Agility

We are nimble in our thinking and responsive in our approach. Through constant exploration, we foster a culture of innovation to the benefit of our clients, our people, and our communities.

Integrity

We are driven advocates for the interests of our clients, our people, our communities, and for the authenticity of our work. Even when no one is watching, we strive to make the best ethical, design, and business decisions.

Partnership

Our success is fueled by the strength of long-lasting relationships. From our most senior leaders to our newest team members, we are all tireless advocates for the interests of our clients, the success of our shared projects, and the value of a vibrant work culture.

Positivity

We approach clients, our team members, and industry colleagues with openness, inclusivity, and the belief in possibility. While we recognize challenges when they arise, we invite dialogue and endeavor to be part of the solution.

OUR PROCESS

By leveraging evidence-based principles, strategy, and a digitally integrated process, we mitigate the risks and uncertainty associated with design to deliver enduring human centric solutions that maximize each organization's investment in the built environment.



Intelligence—Based Approach

It is no longer sufficient for us to intuit design solutions. We believe today's most successful project outcomes are grounded in strategy informed by industry-specific research and client evidence. Our intelligence-based approach leverages proven, data-driven principles to maximize each organization's real estate investment by best aligning the physical environment to business, operational, and human objectives.



Digitally Native Process

From automated BIM workflows to predictive AI and immersive virtual reality, we are first adopters of the rapidly evolving tools reshaping our industry. Through the judicious application of intelligent technology, we facilitate visualization, enhance collaboration, and empower our clients to make more informed, confident decisions. This digitally integrated process raises the value of our engagements by mitigating the risk and uncertainty associated with design.



Brand—Driven Design

The physical space can act as a powerful tool to amplify our clients' mission and communicate their distinct culture. Our holistic, brand driven approach permeates the duration of our engagements and informs the development of targeted architectural gestures, curated interior experiences, and layered environmental concepts that telegraph our clients' message with the most impact.



Human—Centered Solutions

We believe that the success of any organization rests in the strength of its people and in their ability to excel. Our teams translate strategy into equitable, human centric designs that drive optimal space performance. By promoting wellbeing and nurturing the exchange of ideas, we realize environments where individuals thrive, creativity and innovation flourish, and business prospers in turn.

WELLNESS & SUSTAINABILITY

We're Committed to Wellness & Sustainability.

We share our clients' commitment to the preservation of our natural resources and to the wellbeing of all people. Our team of LEED and WELL Accredited Professionals brings a deep bench of sustainability and wellness expertise to each project we undertake. In conjunction with your stakeholders, we'll develop practical and ethical green design solutions that balance wellbeing, environmental stewardship, and fiscal responsibility.

- » [AIA 2030 Commitment Signatory](#)
- » [AIA Materials Pledge Signatory](#)
- » [Healthy Materials Collaborative Participant](#)
- » [LEED Gold & Fitwel Certified Headquarters](#)
- » [USGBC Member Since 2003](#)

INNOVATION THROUGH TECHNOLOGY

The success of an architectural project hinges on our client's ability to envision its outcome

We employ interwoven Revit models and a suite of cloud-based platforms that allow for the rapid development of models, renderings, animations, and fly-throughs, while empowering our teams to communicate in real-time and with increased knowledge exchange velocity. This holistic deployment of technology ensures a transparent client experience and maximizes consultant collaboration by providing full access to project documentation in concurrence with the design timeline. Our team also includes industry-leading technology experts who are committed to propelling design forward with the application of innovative technology solutions.

SELECT GOVERNMENT SECTOR EXPERIENCE

Bureau of Prisons (BOP)	Federal Protective Services (FPS)
Coast Guard (USCG)	Federal Retirement Thrift Investment Board (FRTIB)
Customs and Border Protection (CBP)	Food and Drug Administration (FDA)
Corporation for National and Community Service (CNCS)	GSA Mobility Labs
Court Services and Offender Supervision Agency (CSOSA)	Internal Revenue Service (IRS)
Defense POW/MIA Accounting Agency (DPAA)	International Monetary Fund (IMF)
Defense Advanced Research Projects Agency (DARPA)	Millennium Challenge Corporation (MCC)
Defense Threat Reduction Agency (DTRA)	Municipal Securities Rulemaking Board (MSRB)
Department of Agriculture (USDA)	National Institutes of Health (NIH)
Department of Defense (DOD)	National Oceanic and Atmospheric Association (NOAA)
Department of Energy (DOE)	National Protection and Programs Directorate (NPPD)
Department of General Services (DGS)	Office of Biometric Identity Management (OBIM)
Department of Homeland Security (DHS)	Office of National Drug Control Policy (ONDCP)
Department of Justice (DOJ)	Pension Benefit Guaranty Corporation (PBGC)
Department of Labor (DOL)	Privacy and Civil Liberties Oversight Board (PCLOB)
Department of State (DOS)	Small Business Association (SBA)
Department of Transportation (DOT)	Social Security Administration (SSA)
Department of Treasury	Trade and Development Agency (TDA)
Department of Veterans Affairs (VA)	Transportation Security Administration (TSA)
Drug Enforcement Agency (DEA)	Treasury Inspector General for Tax Administration (TIGTA)
Environmental Protection Agency (EPA)	US Citizenship and Immigration Services (USCIS)
Federal Bureau of Investigations (FBI)	US Secret Service
Federal Deposit Insurance Corporation (FDIC)	
Federal Energy Regulatory Commission (FERC)	
Federal Mediation and Conciliation Service (FMCS)	

SCIF DESIGN EXPERTISE

OTJ specializes in designing Sensitive Compartmented Information Facilities (SCIFs) that comply with the DNI ICD/ICS 705 security standards including full Tempest countermeasures.

Our experienced professionals have delivered more than 100 state-of-the-art SCIFs ranging from basic rooms to entire buildings. Delivered for both government agencies and government contractors, our SCIFs are in full compliance with the construction and protection of facilities for storing, and processing Sensitive Compartmented Information (SCI).

SCIF Design Approach

Today's SCIF designs must balance threats and vulnerabilities against appropriate security measures in order to mitigate risk and receive expeditious approval from the AO/CTTA. Our SCIF design practice leverages the deep technical experience of our architectural staff as well as its extensive knowledge of accreditation procedures.

Protection against surreptitious entry, regardless of SCIF location, is always required, and proper security measures must be taken to deter technical surveillance of activities taking place within the SCIF. OTJ also considers TEMPEST security measures if electronic processing of SCI is involved and required by the CTTA.

Security Site Hardening

A facility's capability to withstand catastrophes such as terrorism acts and natural disasters is a vital factor in protecting critical data and equipment as well as in avoiding downtime due to unforeseen circumstances. OTJ can help clients create or modify sites into industry-leading hardened facilities. In designing secure facilities that require site hardening, our technical staff of architects and designers will work with the client to provide the following:

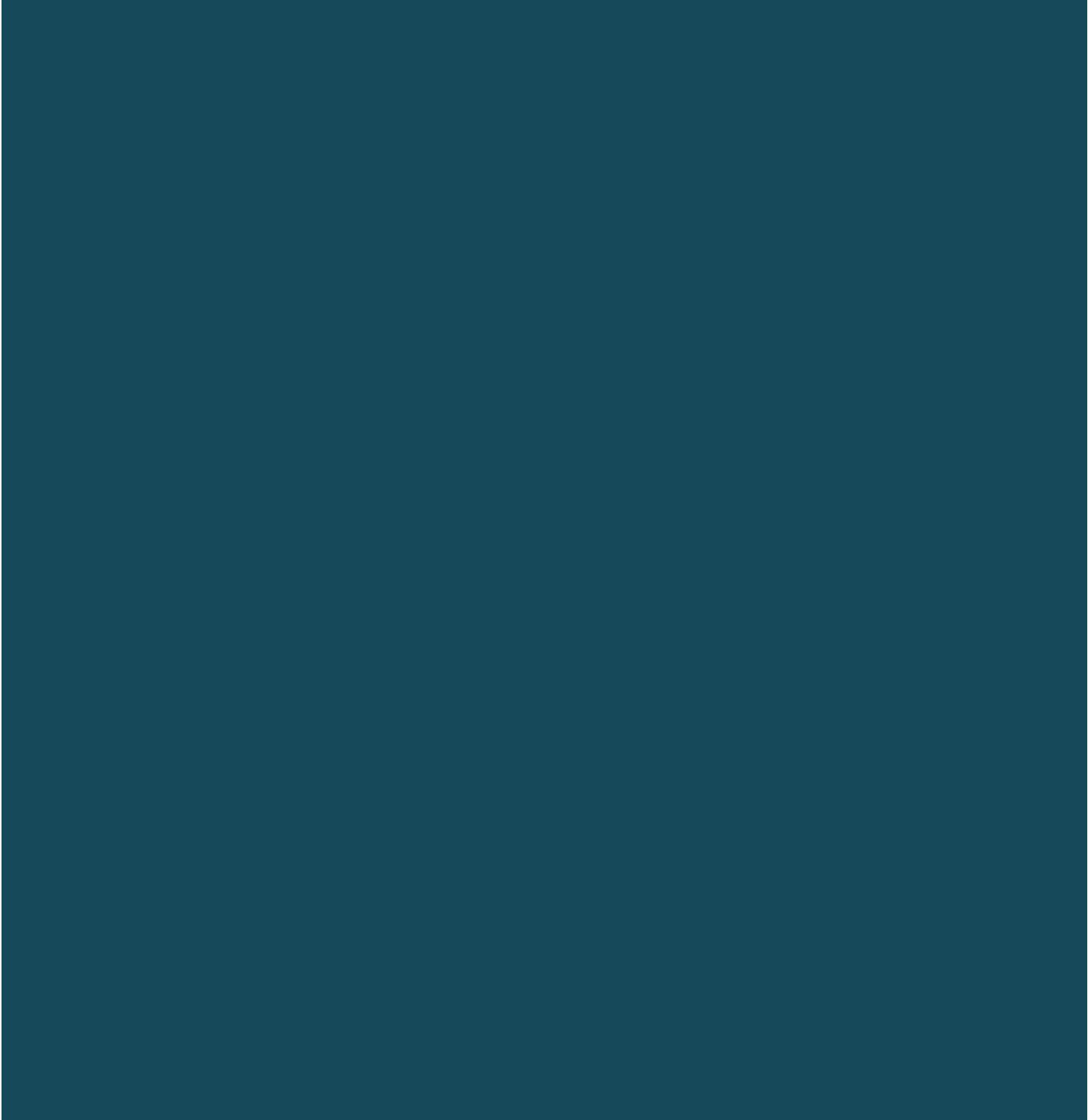
- » Recommendations on specific materials, appropriate spatial requirements and defensibility targets
- » Recommendations on backup and emergency systems requirements that meet or exceed client needs
- » Architectural design similar to embassy-type reinforcement
- » Audio-visual and security system coordination and integration
- » Blast mitigation film
- » Bulletproof construction and bollards / bollard cable systems
- » Landscape / terracing / walls
- » Guard booth and entrance gate system
- » Security lighting and surveillance



SELECT SECURE SPACE DESIGN EXPERIENCE

Advanced Resource Technologies	FTS International
Arete	General Dynamics
The Aerospace Corporation	Harris Corporation
AOC Solutions	Innovative Defense Technologies (IDT)
Applied Signal Technology	KBR
Boeing	L3 Communications
Booz Allen Hamilton	Leidos
Brickell Holdings	Lockheed Martin
Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF)	MTSI
CACI	Neville Peterson LLP
Caspoint	Northrop Grumman
Centauri	Office of National Drug Control Policy (ONDCP)
Centurum Incorporated	Orbital/ATK Canton Xing
CenturyLink	Palantir Technologies
COPT	Raytheon Technologies
Defense Advanced Research Project Agency (DARPA)	SRS Technologies
Defense Threat Reduction Agency (DTRA)	Two Six Technologies
Department of Defense (DOD)	ViaSat
Department of Homeland Security (DHS)	Vista Contracting Inc.
Department of Justice (DOJ)	
Department of State (DOS)	
Department of Treasury (USDT)	
Drug Enforcement Administration (DEA)	
ENSCO	
Environmental Protection Agency (EPA)	
Federal Bureau of Investigation (FBI)	

TWO OTJ RESUMES



TWO / PROJECT TEAM



Peter Ducas

AIA, LEED AP
Senior Principal & Senior Architect

A proud New England native and dedicated Boston sports fan, Pete is a recognized expert in the design and delivery of complex technical solutions for clients who require sophisticated security solutions, network operations centers, training rooms, and state-of-the-art conference facilities. Throughout his career, Pete has partnered with government agencies and government contractor clients to propel operations through the implementation of agile work environments that support both business and human objectives.

Pete recently completed the phased, full-building interior renovation of the 350,000 RSF US Department of State Bureau of Overseas Buildings Operations headquarters, as well as laboratory research and development facilities for Booz Allen Hamilton nationwide. Additional representative work includes workplaces for Raytheon, the National Institutes of Health, and the DEA to name a few.

Education

Master of Architecture
The Catholic University of America

Bachelor of Science, Architecture
The Catholic University of America

Contact

ducas@otj.com
202.621.1387

*Holds an active Top Secret
security clearance*

Selected Projects

- Baird
- Booz Allen Hamilton
- Boeing
- Department of Defense (DOD)
- Department of Homeland Security (DHS)
- Department of Justice (DOJ)
- Department of State (DOS)
- Department of Transportation (DOT)
- Department of Treasury
- Drug Enforcement Administration (DEA)
- Engility
- Federal Aviation Administration (FAA)
- Food and Drug Administration (FDA)
- General Dynamics Information Technology (GDIT)
- KBR
- Lockheed Martin
- Lumen
- National Institutes of Health (NIH)
- Northrop Grumman
- OneWeb
- Raytheon
- SAIC
- US Citizenship and Immigration Services (USCIS)
- US Coast Guard Headquarters
- US Customs and Border Protection (CBP)

Indicates projects with secure facility design.

TWO / PROJECT TEAM



Marie K. Sanon-Charles

Associate AIA, LEED AP BD+C, NCIDQ
Associate & Project Lead

Marie’s interest in architecture was sparked at the age of 12 when she gained admission to the highly selective Design and Architecture Senior High School (DASH) in Miami, FL. This formative experience exposed Marie to the myriad of ways in which design could impact the built environment, and set her on a professional journey of her own. Today, Marie is a resourceful and collaborative design professional noted for her ability to perform in deadline-driven environments.

A LEED Accredited Professional in Building Design and Construction and an associate member of the American Institute of Architects, Marie has led the delivery of workplaces for clients such as the National Institutes of Health, the Department of Defense, and the National Capital Planning Commission to name a few. She holds a Bachelor of Design in Architecture from the University of Florida and is fluent in English, French, and Haitian Creole.

Education

Bachelor of Design, Architecture
University of Florida

Contact

sanon-charles@otj.com
202.621.1305

Selected Projects

Baltimore Gas & Electric Co.

Boeing

CACI International

Centauri

Corporation for National &
Community Service (CNCS)

Department of Energy and
Environment (DOEE)

*Department of Homeland
Security (DHS)*

Department of Justice (DOJ)

Department of State (DOS)

Department of
Transportation (DOT)

Department of Treasury

District of Columbia Public
Schools (DCPS)

Federal Protective Services

General Dynamics Information
Technology (GDIT)

General Services
Administration (GSA)

George Washington University

L3 Harris

Lockheed Martin

Medical Faculty Associates

National Capitol Planning
Commission (NCPC)

National Indian Gaming
Commission

National Oceanic and Atmospheric
Association (NOAA)

Office of National Drug
Control Policy

USCIS

Indicates projects with secure facility design.

TWO / PROJECT TEAM



Robin Winkler

Associate & Project Designer

Robin is a highly creative and multi-talented designer. She is a team player who is fully accustomed to performing in deadline-driven environments. Robin's focus as part of the project team is to ensure the client's vision is reflected throughout the built environment. In providing a space that is flexible, functional, and innovative, she works to develop spatial efficiencies and initial layouts. The projects labeled with an asterisk were completed by Robin while employed at a previous firm.

Education

Bachelor of Science, Interior Design
Appalachian State University

Contact

winkler@otj.com
202.621.1008

Selected Projects

- | | |
|---|--------------------------------|
| Baltimore Gas & Electric Co. | OrthoBethesda |
| Booz Allen Hamilton | Raytheon |
| <i>COPT Defense Properties</i> | Renaissance Vinoy* |
| Department of Homeland Security (DHS) | Social Security Administration |
| Department of Justice (DOJ) | TSC Advantage |
| Department of State (DOS) | <i>Two Six Technologies</i> |
| Food and Drug Administration (FDA) | |
| Hilton Baltimore* | |
| INOVA Conference Center, Server & Dining* | |
| INOVA Headquarters Executive Offices* | |
| O'Brien Garret Office & Spec Suite* | |

Indicates projects with secure facility design.



Jonathan Sorto-Larin

Technical Designer

Jonathan is a designer who brings a detail-oriented and collaborative approach to the development of interior environments. He works closely with project teams to translate design intent into thoughtful, well-executed solutions, with particular interests in workplace, hospitality, and secure environments. Drawn to the technical side of design, Jonathan enjoys space planning and developing coordinated solutions that support both project goals and the user experience. Known for his clear communication and problem-solving mindset, he contributes to projects with a focus on quality, precision, and teamwork.

He holds a Bachelor of Design in Interior Architecture & Design from Marymount University and an Associate of Arts in Interior Design from Montgomery College.

Education

Bachelor of Design, Interior
Architecture & Design,
Marymount University

Associates in Arts, Interior
Design, Montgomery College

Contact

sorto-larin@otj.com

Selected Projects

- | | |
|---|------------------------------------|
| 1750 Tysons Boulevard | Department of Transportation (DOT) |
| 4400 Masthead Street | FBI Jacksonville |
| 4500 River Road | FBI Louisville |
| 6731 Columbia Gateway | Lerner Spec Suites |
| Baird | MTSI |
| <i>COPT Defense Properties</i> | NAVFAC |
| CNF Technologies | Nightwing |
| CSOSA | Park Place |
| <i>Department of Homeland Security (DHS) CISA</i> | Pueo |
| Department of Homeland Security (DHS) OPLA | |
| <i>Department of Defense (DOD)</i> | |
| <i>Department of Justice (DOJ) Office of Justice Programs</i> | |
| <i>Department of State (DOS)</i> | |

Indicates projects with secure facility design.



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: 2024719

Doc Description: EOI - Wheeling AASF#2 HVAC Renovations Design

Reason for Modification:

Proc Type: Central Purchase Order

Date Issued	Solicitation Closes	Solicitation No	Version
2026-07-23	2026-08-06 13:30	CEOI 0603 ADJ2700000001	1

BID RECEIVING LOCATION

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

VENDOR

Vendor Customer Code: VC0000078436

Vendor Name : L2S Engineering LLC

Address : 226 Bullskin St.

Street :

City : Charles Town

State : West Virginia

Country : United States

Zip : 25414

Principal Contact : Sam Sibani

Vendor Contact Phone: (517)-314-4633

Extension:

FOR INFORMATION CONTACT THE BUYER

David H Pauline
304-558-0067
david.h.pauline@wv.gov

**Vendor
Signature X**

FEIN# 27-0603656

DATE 08.05.2026

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

ADDITIONAL INFORMATION
Expression of Interest (Wheeling AASF#2 HVAC Renovations Design)
The West Virginia Purchasing Division, for the agency, the West Virginia Army National Guard, Construction and Facilities Management Office, is soliciting Expressions of Interest from qualified firms to provide professional design services to develop construction documents to provide for the renovation/replacement of the HVAC systems in the Army Aviation Support Facility #2 (AASF#2) , at Wheeling, WV, per the attached documentation.

INVOICE TO	SHIP TO
ADJUTANT GENERALS OFFICE 1707 COONSKIN DR	ARMY AVIATION SUPPORT FACILITY 2 538 GIRTYS POINT RD
CHARLESTON WV 25311 US	WHEELING WV 26003 US

Line	Comm Ln Desc	Qty	Unit Issue
1	Wheeling AASF#2 HVAC Renovations Design		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description:
Provide professional architectural and engineering design services per the attached documentation.

SCHEDULE OF EVENTS		
Line	Event	Event Date

EXPRESSION OF INTEREST – CEOI ADJ27*01

Wheeling AASF#2 HVAC Renovation Design

TABLE OF CONTENTS:

- 1. Table of Contents**
- 2. Section One: General Information**
- 3. Section Two: Instructions to Vendors Submitting Bids**
- 4. Section Three: Project Specifications**
- 5. Section Four: Vendor Proposal, Evaluation, and Award**
- 6. Section Five: Terms and Conditions**
- 7. Certification and Signature Page**

SECTION ONE: GENERAL INFORMATION

- 1. PURPOSE:** The Acquisitions and Contract Administration Section of the Purchasing Division (“Purchasing Division”) is soliciting Expression(s) of Interest (“EOI” or “Bids”) for the West Virginia Army National Guard, Construction and Facilities Management Office (“Agency”), from qualified firms to provide architectural/engineering services (“Vendors”) as defined herein.
- 2. PROJECT:** The purpose of the project for which bids are being solicited is to provide architecture and engineering design services and to provide construction bid documents suitable for advertisement using state purchasing procedures. The renovation project will consist of the current HVAC equipment in the Army Aviation Support Facility #2 building, being redesigned and replaced to better support the needs of individuals utilizing the facility, located at the WV Army National Guard Base located in Wheeling, Ohio County WV. (Project). **The design will be awarded in two (2) phases, Phase 1 will be for Type A and Type B services. Phase 2 will be for Type C services and will be added via change order once the construction contract is awarded.**

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: No questions will be accepted.

Submit Questions to: N/A

2019 Washington Street, East Charleston, WV 25305

Fax: (304) 558-3970

Email: David.H.Pauline@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:

SOLICITATION NO.:

BID OPENING DATE:

BID OPENING TIME:

FAX NUMBER:

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: **August 6, 2026, at 1:30 pm EST.**

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.

15A. 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 wvOASIS 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.

SECTION THREE: PROJECT SPECIFICATIONS

1. **Background:** The Agency is seeking the services of a qualified professional architectural/engineering firm to design and develop construction documents for the renovation/replacement of the HVAC equipment of the AASF#2 building located in Wheeling, Ohio County, WV. The facility HVAC needs to be replaced due to current HVAC equipment being inadequate. This facility will be renovated to support elements of the West Virginia Army National Guard Command.
2. **Project and Goals:** 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. Provide a complete design including all engineering, including mechanical, electrical and plumbing and architectural disciplines to prepare construction bid documents for West Virginia State Purchasing. Key design elements include utilizing energy efficient, economically and maintenance friendly equipment.
 - 2.2. Designer shall be responsible for researching and investigating the location of existing utilities, and to provide drawings and specifications of any and all aspects of project as needed and directed by the owner and/or state agency, utility company or other approval authority for Wheeling, West Virginia.
 - 2.3. Drawings and specifications are to be submitted at 35%, 65%, 95% and 100%, cost estimates are to be revised and submitted with each submittal at 35%, 65%, 95% and 100%.
 - 2.4. Provide construction bid services and administrative services to the Owner.
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:

“Evaluation and Award Process” will be conducted with the three (3) firms selected as the most qualified by the WVARNG-CFMO selection committee. The Committee will schedule the interviews.

The format for the interviews will be a 15-30 minute Power-Point presentation consisting, at a minimum, of the following:

- A) Corporation/Personnel experience as it relates to the project(s)
- B) Proposed project management plan.
- C) Key personnel available for the proposed work
- D) Proposed subcontractors
- E) Product quality control
- F) Project cost control

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.

As stated previously in Section One: GENERAL INFORMATION- Item #2 PROJECT. The contract resulting from this Expression of Interest will be negotiated for the full amount but will be awarded in two (2) phases. Phase 1 of the contract award will be for the Type A (Investigative Services) and Type B (Design) Services. Phase 2 of the contract award will be for the Type C (Construction Administration- SIOH) services and will be executed via change order once the construction contract is awarded.

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 cancelled.

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 (40) Points Possible
 - Goals and Objectives: –
Anticipated Concepts and Methods of Approach (20) Points Possible
 - Proposed project management,
Quality & Cost control plans (20) Points Possible
 - Oral Interview (20) Points Possible
- Total** 100

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 a 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.

☒ WV Statutory requirement- WV Code §23-4-2 (Mandolidis)

☐

☐

☐

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 this Contract.

(Printed Name and Title) Sam Sibani

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

(Phone Number) / (Fax Number) (571)-314-4633

(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)

Laurie Sibani

(Signature of Authorized Representative)

Laurie Sibani, PE Managing Member 08.05.2026

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

(703-380-9900) (703-842-8996)

(Phone Number) (Fax Number)

lsibani@l2s-eng.com

(Email Address)