City Construction Company, Inc.

West Virginia Proud Since 1965

LETTER OF INTEREST

Construction Manager – Pierpont Community & Technical College's
Aviation Maintenance Technology Facility (PCTC AMT) Project

Construction Manager at Risk (CMAR) Services

PROCUREMENT OFFICIAL:
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1.0 Project Approach and Methodology

1.1 Construction Manager Approach (A)

Our Construction Manager at Risk approach is built on early collaboration, cost transparency, disciplined planning, and proactive risk management. We work closely with the Owner and Design Team from the outset to align scope, budget, schedule, phasing, and operational priorities before construction begins.

During preconstruction, we provide estimating, constructability review, value analysis, logistics planning, scheduling, and procurement strategies that support informed decision-making throughout design. For school projects and occupied sites, this includes early planning for student and staff safety, traffic flow, site access, material deliveries, utility disruptions, and phased turnover requirements.

As Construction Manager at Risk, we accept responsibility for delivering the project within the Guaranteed Maximum Price while maintaining control of safety, quality, schedule, and subcontractor performance. We use detailed cost reporting, schedule updates, coordination meetings, and issue tracking to keep the Owner informed and support timely decisions.

Our objective is to deliver a well-coordinated project that minimizes disruption, manages risk early, and positions the Owner for a smooth turnover and successful occupancy. This approach has served us well on public and educational projects where communication, planning, and accountability are critical.

1.2 Design and Construction Challenges (B)

We understand that the primary challenges on a project of this type are maintaining budget discipline, protecting the schedule, coordinating design and procurement decisions early, and executing work safely with minimal disruption to ongoing operations. Our response is a management approach centered on planning, accountability, risk identification, and continuous communication from preconstruction through closeout.

1.3 Budget and Execution (B – Continued Response)

Budget Management Approach

We maintain budget control through the following preconstruction and construction management practices:

- Detailed Preconstruction Planning: We verify quantities, review constructability, and confirm scope early to identify cost impacts before they become change issues.
- Accurate Cost Tracking: We monitor labor, materials, equipment, subcontract costs, and change activity throughout the life of the project.
- Value Analysis: We evaluate practical alternatives that reduce cost or simplify construction without compromising quality, safety, or design intent.
- Procurement Strategy: We identify long-lead items early and competitively bid trade packages to reduce escalation and supply-chain risk.
- Change Management Procedures: We maintain strict review, pricing, and approval controls so scope changes are documented clearly and addressed without surprise cost growth.

Schedule Management Strategy

Our scheduling strategy focuses on realistic sequencing, active coordination, and early response to potential delays:

- Comprehensive Baseline Schedule: We develop a CPM schedule that identifies milestones, critical activities, procurement durations, inspections, and turnover requirements.
- Phased Construction Planning: We sequence work to support safety, reduce trade conflicts, and maintain productivity, especially on occupied or restricted sites.
- Weekly Look-Ahead Planning: We hold regular coordination meetings with field staff and trade partners to review progress, resolve constraints, and plan upcoming work.
- Resource Allocation: We assign the labor, equipment, supervision, and trade resources needed to maintain production and protect milestone dates.
- Schedule Recovery Measures: If delays occur, we respond with resequencing, manpower adjustments, targeted overtime where appropriate, and focused attention on critical path activities.
- With this projects combination of hanger space, technical labs, specialty MEP Systems, and workforce training environment requires intensive scheduling coordination.

Risk Mitigation and Communication

We reduce common project risks through disciplined planning, active coordination, and consistent reporting:

- Early identification of project constraints and decision points
- Ongoing coordination with the Owner, design team, and trade partners
- Regular progress, cost, and schedule reporting
- Active quality control and site safety management
- Contingency planning for critical procurement and field activities

Commitment to Project Success

Our experience on public and educational projects has prepared us to manage demanding budgets, active-site coordination, and schedule-driven delivery. Through disciplined execution and clear communication, we will work to deliver a safe, high-quality project on time and within budget.

1.4 Self Performing Divisions (C)

Our firm maintains strong self-perform capability that allows us to directly control selected critical-path activities, protect the schedule, strengthen quality, and support jobsite safety. By self-performing key scopes with our own personnel and equipment, we reduce unnecessary handoffs and improve field coordination, utilizing rapid labor response, and reducing subcontractor dependency.

We evaluate self-perform opportunities based on scope complexity, schedule demands, workforce availability, safety considerations, and overall value to the Owner. We self-perform work where direct execution provides clear benefits in quality, productivity, cost control, or risk reduction.

Typical work packages our firm will consider self-performing include:

- Site preparation and selective demolition
- Earthwork, grading, and excavation support
- Concrete work, including foundations, slabs, curbs, and structural concrete
- Underground utilities and drainage systems
- Rough carpentry and framing

- General trades and interior build-out activities
- Doors, frames, and hardware installation
- Specialty carpentry
- Equipment setting and installation support
- HVAC and Plumbing
- Temporary facilities, logistics, and site services
- Final punch list and closeout work

In addition to direct labor capabilities, we maintain experienced superintendents, project managers, safety professionals, and quality control personnel dedicated to supporting self-performed operations. This integrated management structure allows us to closely monitor productivity, sequencing, material coordination, and workmanship throughout construction.

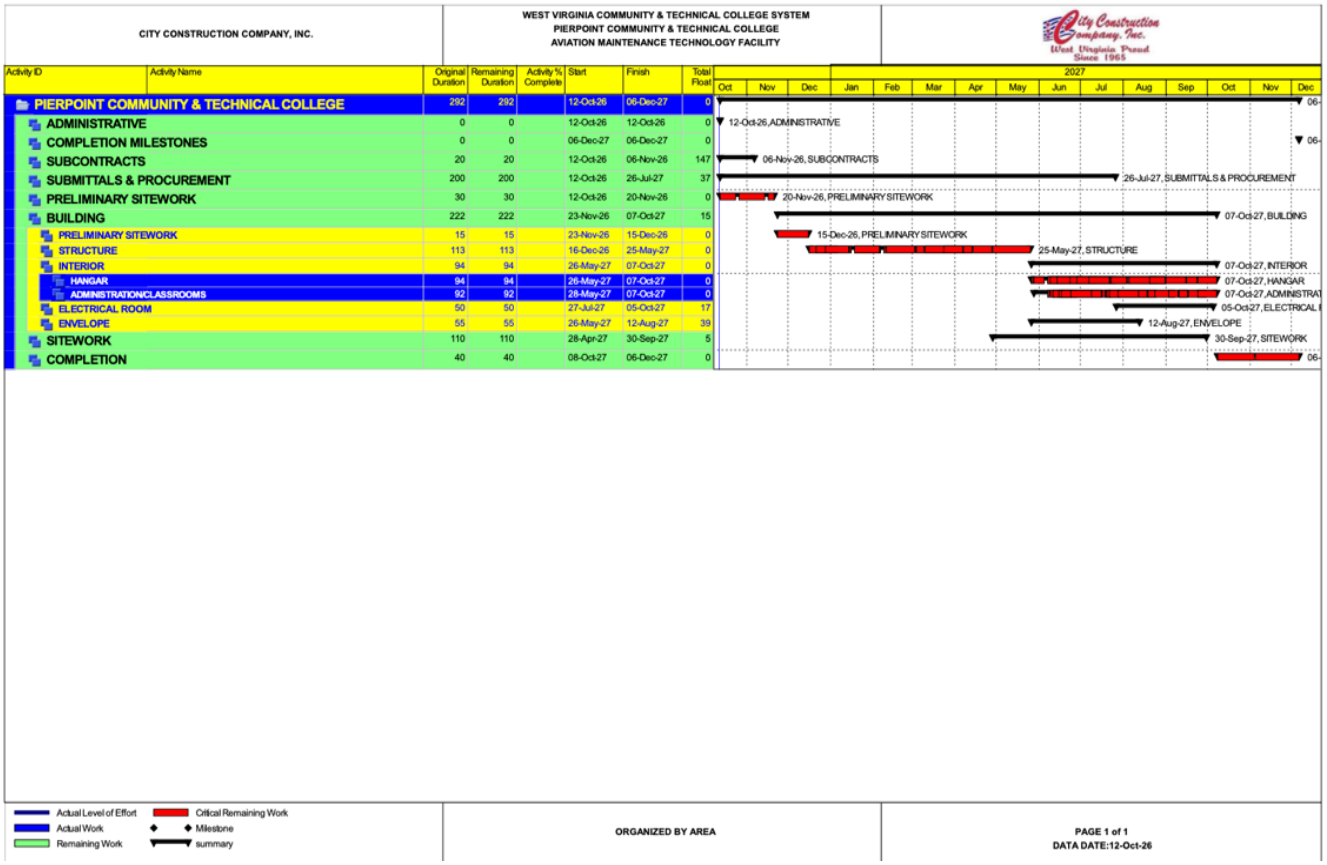
For specialized trades requiring licensed or highly specialized expertise such as electrical, fire protection, elevators, and certain specialty systems—we typically partner with qualified trade subcontractors that have demonstrated technical capability and strong safety performance. These subcontractors are managed through rigorous prequalification, scheduling, quality assurance, and field coordination processes.

Our self-perform strategy is driven by what best supports project success. We will review the final scope with the Owner and Design Team to determine which packages are best handled by our internal workforce and which are better delivered through qualified specialty subcontractors.

1.5 Construction Schedule (D).

Scheduling Capabilities, Processes, and Tools

Our scheduling approach is based on detailed sequencing, realistic durations, resource coordination, and active schedule control from preconstruction through closeout. We develop schedules that support practical execution, transparent reporting, and timely delivery while remaining flexible enough to address field conditions, procurement issues, and Owner-directed changes. We utilize SureTrac Project Manager 3.0. See below an example of this scheduling software.



1.6 Critical Schedule Aspects (D – Continued Response)

Scheduling Capabilities

We support project scheduling from preconstruction through closeout with the following tools and controls:

- Schedule risk identification and mitigation planning
- Change order and impact analysis
- Milestone tracking and executive reporting

Our team is experienced in managing multi-phase schedules that involve trade coordination, inspections, procurement constraints, and operational requirements.

Scheduling Processes

1. Preconstruction Planning

During preconstruction, we establish the execution strategy by identifying:

- Major milestones and owner requirements
- Phasing and sequencing constraints
- Site logistics and access limitations
- Procurement lead times
- Utility coordination requirements
- Permit and inspection durations
- Trade stacking and workforce availability
- Seasonal and weather impacts

2. Schedule Monitoring and Updates

We actively maintain the project schedule throughout construction through:

- Weekly progress updates
- Percent-complete evaluations
- Field verification of activity status
- Critical path analysis
- Recovery planning when necessary
- Schedule variance reporting

Updated schedules are used to identify risk early, communicate impacts clearly, and implement corrective action before milestone dates are affected.

1.7 Understanding of Key Schedule Drivers for the Construction Project

We understand the key schedule drivers as the factors most likely to affect duration, sequencing, and milestone achievement, including:

- Procurement and Long-Lead Materials

  Critical equipment, specialty materials, and fabricated components often dictate installation sequencing and turnover timing. Early procurement tracking and vendor coordination are essential to maintaining schedule continuity.

- Site Logistics and Access Constraints

  Limited access, occupied-site conditions, laydown restrictions, and material handling requirements can significantly affect productivity and sequencing.

- Trade Coordination

  Successful execution depends on efficient coordination between multiple trades working in shared areas. Improper sequencing or trade stacking can create productivity losses and delays.

- Weather and Seasonal Impacts

  Weather-sensitive activities such as earthwork, concrete placement, exterior finishes, and roofing must be strategically sequenced to minimize exposure to adverse conditions.



Currently Building a Hanger/Corporate Office Space For KCI Technologies beside future Pierpoint Facility Location

2.0 Project Team & Executive Team Summary

History and Biography

City Construction Company, Inc. is a family-owned and operated corporation, and 2025 marks our 60th year of service. Four generations of the Henderson family have helped build the company through hands-on experience, long-term commitment, and a strong focus on accountability. We approach each project as a reflection of our reputation and are guided by a simple principle: treat others as we would want to be treated.

For six decades, we have served communities throughout West Virginia by delivering new construction, renovations, and complex public-sector projects. Our experience across a wide range of facility types allows us to respond to owner's needs with practical solutions, disciplined management, and consistent attention to schedule, budget, and quality.

Today, City Construction is one of the larger general contractors in North Central West Virginia. The Henderson family also leads four construction-related divisions with combined annual revenue exceeding $70 million, providing added depth in coordination, resources, and technical capability.

- City Construction Company, Inc. – Commercial Building Company
- City Window Systems – Commercial Window Replacement Company
- City Window & Construction Company – Residential Building and Renovations
- City Mechanical – HVAC and Plumbing

We are proud of our record of quality workmanship, responsive service, and successful project delivery. Over the past 60 years, we have built a reputation for dependable performance and strong relationships with owners, architects, and project partners.

2.1 Organizational Chart

Company Structure and Divisions

A Legacy of Excellence

Since its founding more than six decades ago, City Construction Company has remained dedicated to superior workmanship and exceptional customer service. The company’s success is rooted in its ability to adapt to changing industry demands while maintaining the values that have defined the organization for generations.

Today, City Construction operates through four specialized divisions, providing comprehensive construction services tailored to each client. By managing key services in-house across its Commercial, Window, Mechanical, and Residential divisions, the company improves coordination, enhances scheduling efficiency, and maintains consistent quality standards throughout every project. This integrated approach allows City Construction to respond quickly to project demands while delivering results with precision, accountability, and cost-effectiveness.

Divisions Overview

Commercial Division

Construction and renovation of commercial, industrial, and institutional facilities, delivered on time and within budget through experienced management and strong quality control.

Window Division

Installation, replacement, and maintenance of window systems, providing energy-efficient solutions that enhance building performance and durability.

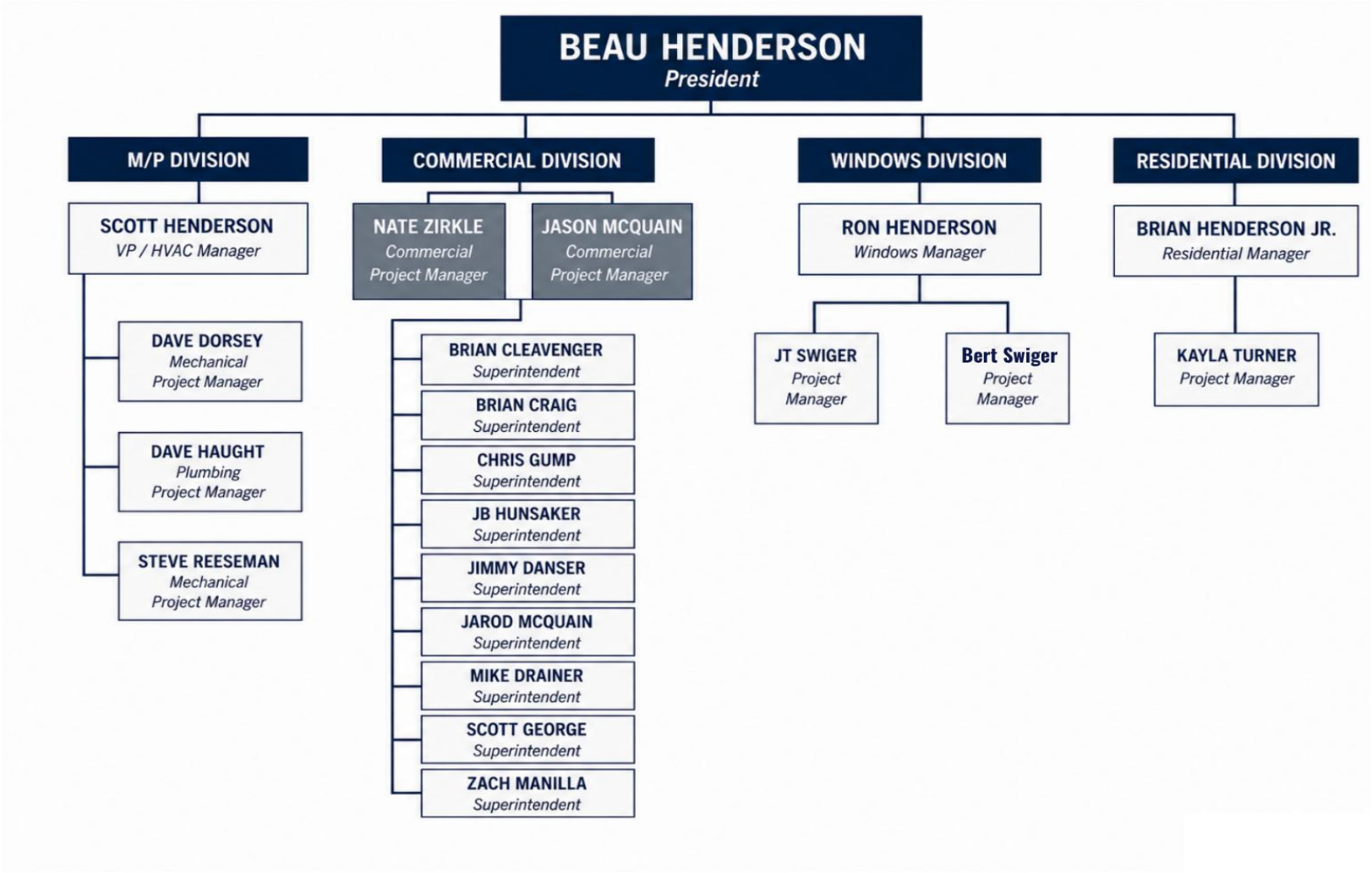
Mechanical Division

HVAC, plumbing, piping, and infrastructure services, ensuring reliable and efficient system performance across a wide range of project types.

Residential Division

Custom homes, renovations, and additions, focused on craftsmanship, functionality, and long-term value for homeowners.




BEAU HENDERSON
President
M/P DIVISION
SCOTT HENDERSON
VP / HVAC Manager
DAVE DORSEY
Mechanical
Project Manager
DAVE HAUGHT
Plumbing
Project Manager
STEVE REESEMAN
Mechanical
Project Manager
COMMERCIAL DIVISION
NATE ZIRKLE
Commercial
Project Manager
JASON MCQUAIN
Commercial
Project Manager
BRIAN CLEAVENGER
Superintendent
BRIAN CRAIG
Superintendent
CHRIS GUMP
Superintendent
JB HUNSAKER
Superintendent
JIMMY DANSER
Superintendent
JAROD MCQUAIN
Superintendent
MIKE DRAINER
Superintendent
SCOTT GEORGE
Superintendent
ZACH MANILLA
Superintendent
WINDOWS DIVISION
RON HENDERSON
Windows Manager
JT SWIGER
Project
Manager
Bert Swiger
Project
Manager
RESIDENTIAL DIVISION
BRIAN HENDERSON JR.
Residential Manager
KAYLA TURNER
Project Manager

2.2 Team Resumes



Beau Henderson – President, City Construction

Years of Experience: 20 years | **Role on Project:** President | Project Manager

Summary:

Beau has 20 years of experience in the construction industry. He is well versed in all aspects of any type of construction project including but not limited to preconstruction management/planning, estimating, value engineering, purchasing, safety, accelerated schedules, and overall project management. Beau completed his bachelor's in science and business at Waynesburg University where he graduated Magna Cum Laude. There he was Academic All-American on the Waynesburg University basketball team 4 years. Currently Beau is President of City Construction Co. He holds his OSHA training card, first aid/CPR card, and trained in lead awareness.

Relevant Project Experience:

- I-79 Meadowbrook Rest Areas | Architect: Chapman Technical Group | Project Cost: $6,234,194.00
- Nicholas County K-8 | Architect: ZMM | Project Cost: $66,285,023.00
- NorthStar Technologies | Architect: Thrasher Engineering | Project Cost: $7,092,460.00
- Fairmont Senior High School | Architect: Blackwood Associates, Inc. | Project Cost: $8,285,000.00
- Spencer Middle School | Architect: Thrasher Engineering | Project Cost: $21,835,023.00
- I-79 Burnsville Rest Areas | Architect: Chapman Technical Group | Budget: $7,399,712.00
- Concord University Chapel | Architect: IKM Pittsburgh | Project Cost: $5,243,116.00
- Doddridge County Early Childhood | Architect: Thrasher Engineering | Project Cost: $16,962,235.00
- Glenville State College Science Bldg | Architect: Burt Hill | Project Cost: $7,041,400.00
- East Fairmont Middle School | Architect: Blackwood Associates, Inc. | Project Cost: $18,297,322.00
- Buckhannon Army National Guard | Architect: ZMM | Project Cost: $23,279,103.00
- Urse Automotive Group | Architect: Omni & Associates | Project Cost: $5,681,674.00
- Suncrest Elementary School | Architect: Williamson Shriver Architects | Budget: $9,821,000.00
- Johnson Elementary School | Architect: McKinley & Associates | Budget: $18,378,875



2.2 Team Resumes

Jason McQuain – Project Manager / Estimator

Years of Experience: 20+| **Role on Project:** Project Manager

Summary:
Jason McQuain has been with City Construction for more than 14 years and has worked on more than 50 projects as a Project Manager and Estimator. He brings valuable field experience to preconstruction and project delivery, strengthening estimating accuracy, trade coordination, and day-to-day project management.

Education / Employment:
Central Piedmont Community College, Charlotte NC, 2003
Grafton High School, Grafton WV, 1999
• Lincoln-Harris, Building Engineer, Charlotte NC, 1999–2004
• Metro Group, Water Treatment Service, Charlotte NC, 2004–2008
• Cascade Water, Water Treatment Sales & Services, Charlotte NC, 2008–2012
• City Construction, Project Manager / Estimator, 2012–present

Relevant Project Experience:
Educational / Multi-family
• Total Dental – Bridgeport WV | Steel Super Structure New Construction | PM & Superintendent
• Glenville State University – Glenville WV | Starbucks Addition & Cafeteria Renovation | PM/Estimator
• Old Palace Furniture Bldg. – Clarksburg WV | 7-Story Interior Demo & Apartment Conversion | PM/Estimator
• Mountain State Endodontics | ICF & Wood Frame New Construction | PM/Estimator
• Preston-Taylor Health Center – Newburg WV | New Construction | PM/Estimator
• Grafton Dentistry – Grafton WV | Wood Frame Dental Office | PM/Estimator
• Grafton-Taylor Health Center – Grafton WV | ICF & Wood Frame | PM/Estimator
• Preston Dental – Kingwood WV | ICF & Wood Frame | PM/Estimator
• Cedar Grove Elementary School – Cedar Grove WV | Renovation & New Construction | PM/Estimator
• Anna Jarvis Elementary School – Grafton WV | New Construction | PM/Estimator
• Preston Taylor Community Health Center – Grafton WV | Steel Superstructure | PM/Estimator

Industrial
• Pratt and Whitney – Bridgeport WV | Loading Dock Ramp & Door

2.2 Team Resumes



Nathaniel Zirkle – Project Manager

Years of Experience: 17 | **Role on Project:** Project Manager

Summary:

Nate Zirkle has been with City Construction for 9 years and worked on 30+ projects as Project Manager. Mr. Zirkle brings a unique perspective to the jobs he works on because of his education and years of experience in the architecture field. With his experience from the design side and his knowledge of construction, he can spot issues from early in design that could hinder progress in the construction phase.

Education / Employment:

Master of Architecture, Boston Architectural College, 2012
Bachelor of Science in Architecture, Fairmont State University, 2009 Honors: Cum Laude
Lincoln High School, Shinnston WV: 2005

- Intern Architect, Blackwood Associates, Inc., Fairmont, WV, 2009–2015
- Intern Architect, MSES Architects, Fairmont, WV, 2015–2017
- Project Manager, City Construction Company, 2017–Present

Relevant Project Experience:

Educational

- Glenville State University Health and Wellness Facility – Glenville WV – Project Manager
- Addition to Excel Center, Monongalia County Schools – Morgantown, WV – Project Manager
- Suncrest Middle School Annex Roof Replacement – Morgantown WV – Project Manager
- New East Fairmont Middle School – Fairmont, WV – Intern Architect
- Fairmont Senior High School Renovations – Fairmont, WV – Intern Architect
- New Lincoln Middle School – Lumberport, WV – Intern Architect
- Simpson Elementary School Addition & Renovations – Bridgeport, WV – Intern Architect

Industrial

- KCI Aviation Hangar – Bridgeport WV
- NorthStar Technology Warehouse – Bridgeport WV – Project Manager

2.2 Team Resumes



Chris Gump – Superintendent

Years of Experience: 28 | **Role on Project:** Superintendent

Summary:

Chris Gump has 28 years of construction experience and has served as a superintendent with City Construction for the past nine years. He brings 18 years of foreman and superintendent experience overseeing multiple prime contractors across all phases of construction and has advanced training in blueprint reading, construction layout, first aid/CPR, and OSHA 10 and 30.

Education / Certifications:

Morgantown High School: Graduated 1995

Certified to operate most construction equipment including Excavators, Backhoe, Lasers, Skid Steer, Dozer, and Extended Reach Forklift

Relevant Project Experience:

- Morgantown High School – Morgantown, WV | Budget: $6 million | Completion: 2019
- Mon County Schools, Excel Center – Morgantown, WV | Budget: $3.7 million | Completion: 2024
- KCI Aviation Hangar Phase 1 – Bridgeport, WV | Budget: $7.5 million | Under Construction



2.3 Proposed Team Collaboration Projects

Collaborative Projects: The following projects reflect direct collaboration among members of the proposed team on public and institutional work requiring coordination, schedule control, and active stakeholder communication.

- **Morgantown High School Renovations** – Beau Henderson, Project Manager; Jason McQuain, Lead Project Manager; Chris Gump, Superintendent – Bid-Build
- **Camp Dawson STF Building** – Nate Zirkle, Lead Project Manager; Chris Gump, Superintendent – $1 million; 6-month duration; completed 2020
- **Aurora Storage Tent** – Nate Zirkle, Lead Project Manager; Chris Gump, Superintendent – $1.3 million; 4-month duration; completed 2023
- **Mon County BOE Excel Center** – Nate Zirkle, Lead Project Manager; Beau Henderson, Project Manager; Chris Gump, Superintendent – $3.6 million; 12-month duration; completed 2024

The new Excel Center project for Monongalia County Schools in Morgantown was developed to provide a flexible, student-focused learning environment that supports alternative and specialized education programs within the county school system. Located at Mylan Park, the facility was designed to create modern instructional space while improving access to educational resources, student services, and collaborative learning opportunities.

Project highlights included the renovation and build-out of classroom areas, administrative offices, student support spaces, technology infrastructure, and flexible learning environments tailored to individualized instruction. The project emphasized adaptability, safety, and functionality while creating a welcoming atmosphere for students and staff. Its location within the growing Mylan Park development also strengthens connections between education, workforce development, and community resources.

- **KCI Aviation Hangar Phase 1** – Nate Zirkle, Lead Project Manager; Beau Henderson, Project Manager; Chris Gump, Superintendent – $7.5 million; 12-month duration; projected completion 2026

KCI Aviation is developing a major new aviation maintenance complex at the North Central West Virginia Airport in Bridgeport, West Virginia. The project consists of an approximately 80,000-square-foot aircraft hangar and support facility designed to service large-cabin corporate aircraft and Pratt & Whitney engine programs. The first phase includes a 30,000-square-foot maintenance hangar capable of accommodating two aircraft simultaneously for engine and airframe work, with direct tarmac access to the airport's 7,800-foot runway.

The development is being constructed adjacent to the airport's new passenger terminal and is expected to significantly expand aviation maintenance capabilities in North Central West Virginia. The estimated project investment is approximately $16 million, with Phase One construction beginning in August 2025 and targeted for completion during the first quarter of 2026

2.4 Similar Project Experience

- **Morgantown High School Renovations – Morgantown, WV**
  Renovation of existing school facilities; **$6 Million; Completed 2019**
- **Camp Dawson STF Building – Camp Dawson, WV**
  New construction on accelerated schedule; **$1 Million; 6 Months (2020)**
- **Aurora Storage Tent – Bridgeport, WV**
  Fast-track construction project; **$1.3 Million; 4 Months (Completed 2023)**
- **Mon County BOE Excel Center – Morgantown, WV**
  Renovation and build-out of educational facility; **$3.6 Million; 12 Months (Completed 2024)**
- **KCI Aviation Hangar Phase 1 – Bridgeport, WV**
  Aircraft hangar and aviation support facility construction; **$7.5 Million; 12 Months (Projected 2026)**
- **Suncrest Elementary School – Morgantown, WV**
  New 70,000 SF elementary school with STEM-focused learning environments; **$16 Million; 2015–2017**
- **Spencer Middle School – Roane County, WV**
  New 56,000 SF middle school constructed adjacent to active campus; **~$20 Million; ~22 Months (2022–2024)**
- **Johnson Elementary School – Bridgeport, WV**
  New 66,000 SF elementary school built on restricted active campus; **$16.8–$19 Million; 2017–2018**
- **Glade Creek PreK-8 School – Summersville, WV**
  New 200,000 SF consolidated school campus under FEMA recovery program; **$65 Million; ~36 Months (2024–2027, Under Construction)**
- **Doddridge County Early Learning Academy – West Union, WV**
  New early childhood education facility with site infrastructure improvements; **$16 Million; Completed**

3.0 Relevant Project Experience

3.1 Johnson Elementary School – Bridgeport, WV

Owner: Harrison County Schools
Architect: McKinley Architecture and Engineering
City Construction Role: General Contractor
Project Team: Beau Henderson, President / PM; Jason McQuain, Estimator / PM

Project Value: $19 Million
Schedule: 2017–2018

The new Harrison County Schools Johnson Elementary School in Bridgeport was developed to provide a modern, high-performance learning environment for more than 600 students in grades Pre-K through 5. The approximately 66,000-square-foot facility was constructed on the school's existing campus and designed to meet the growing needs of the community while improving safety, energy efficiency, and long-term flexibility.

A major challenge of the project was constructing the new facility on a restricted site that remained active during construction. The campus layout required careful coordination of student drop-off areas, bus circulation, parking, and pedestrian access throughout the duration of the project. In addition, the site was located within a flood plain, requiring extensive coordination with FEMA and elevating the structure roughly seven feet above the flood elevation. These constraints ultimately led to the design of a two-story facility that maximized the available footprint while maintaining operational efficiency.

The building features 28 classrooms, specialized learning spaces, computer labs, music rooms, administrative offices, a media center, cafeteria, stage, gymnasium, and kitchen facilities. The project also incorporated insulated concrete form construction, brick veneer and fiber cement exterior finishes, and Building Information Modeling (BIM) technology to reduce change orders and improve coordination throughout construction. Every classroom was equipped with interactive Promethean technology to support modern instruction.



3.2 Spencer Middle School – Roane County, WV

Owner: Roane County Schools
Architect: The Thrasher Group
City Construction Role: General Contractor
Project Team: Beau Henderson, President / PM; Jason McQuain, Estimator

Project Value: ~ $20 Million
Schedule: Late 2022 – August 2024 (Approx. 22 Months)

The Spencer Middle School project in Roane County, West Virginia, stands as one of the region's most significant recent educational construction projects. Completed in August 2024, the new state-of-the-art middle school was constructed adjacent to Roane County High School to provide modern educational spaces and improved operational efficiency for the county school system. City Construction, Inc. served as the general contractor on the project, working alongside The Thrasher Group as architect and design partner.

The new facility encompasses approximately 56,000 square feet across two stories and was designed to accommodate grades 5–8 while sharing certain common areas with the high school campus for added efficiency. Early School Building Authority planning documents projected the facility at approximately 56,210 square feet.

The project carried a construction value of nearly $20 million, with original funding estimates beginning around $15.5 million before final project costs increased during development and construction. Construction officially began in late 2022 and reached completion in August 2024, resulting in an overall construction duration of approximately 22 months.

One of the most challenging aspects of the Spencer Middle School project was coordinating construction activities while Roane County High School remained fully operational throughout the duration of the project. Careful planning and communication were essential to maintain a safe environment for students, faculty, staff, and visitors while major construction work progressed on the active campus. Construction schedules, delivery routes, site access, and utility coordination were strategically managed to minimize disruptions to daily school operations and extracurricular activities.

Through close collaboration with school administrators and project partners, City Construction Company successfully maintained safety, efficiency, and project momentum while completing the new facility adjacent to an occupied educational environment.



3.3 Doddridge County Early Learning Academy – West Union, WV

Owner: Doddridge County Schools
Architect: The Thrasher Group
City Construction Role: General Contractor
Project Team: Beau Henderson, President / PM; Jason McQuain, Estimator; Nate Zirkle, Estimator

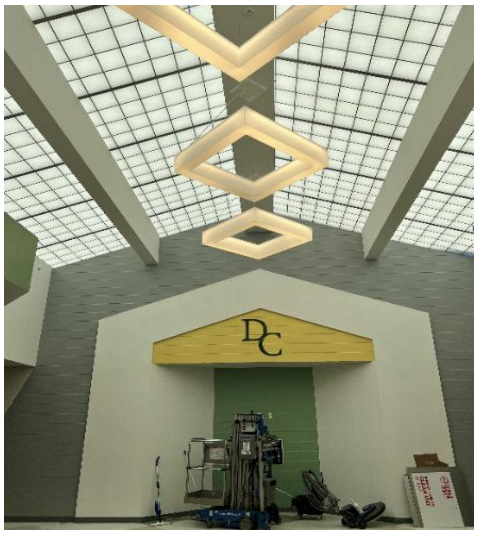
Project Value: $16 Million

The Doddridge County Early Learning Academy in Doddridge County was developed as a modern early childhood education facility serving Pre-K and kindergarten students throughout the county. Owned by Doddridge County Schools and designed by The Thrasher Group, the project included secure school entrances, separate parent and bus drop-off areas, STEM learning spaces, outdoor classrooms, playgrounds, and a flexible gymnasium and cafeteria space for large events.

Construction took place on the former Cline Stansberry Stadium site in West Union, requiring extensive site coordination and infrastructure improvements, including a new access bridge and athletic field work. The general contractor faced challenges common to large public-school projects, including maintaining schedules through weather conditions, material procurement delays, and coordinating construction logistics around ongoing school operations and community activity.

The completed facility now provides Doddridge County students with a safe, modern, and technology-focused learning environment that supports early childhood development and long-term educational growth within the community.





3.4 Suncrest Elementary School – Morgantown, WV

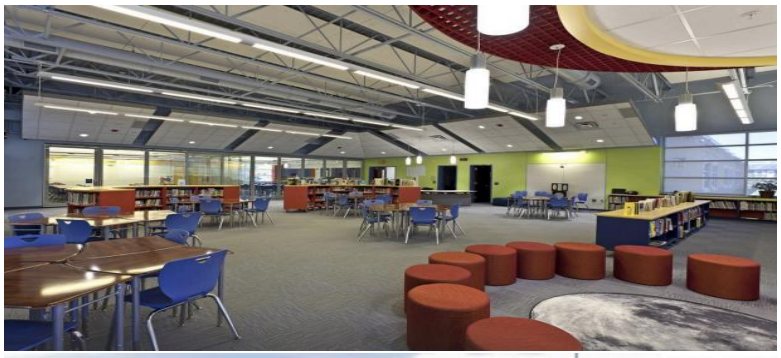
Owner: Monongalia County Schools
Architect: Williamson Shriver Architects
City Construction Role: General Contractor
Project Team: Beau Henderson, President / PM; Jason McQuain, Estimator / PM

Project Value: $16 Million
Schedule: May 2015 – January 2017

Located in Morgantown, Suncrest Elementary School was developed as part of Monongalia County's effort to address continued student population growth and modernize aging educational facilities. The new 70,000-square-foot elementary school provided expanded capacity along with updated learning environments focused on collaborative and technology-driven education.

Construction on the approximately $16 million project began in May 2015, with the school officially opening to students on January 3, 2017. The facility was designed by Williamson Shriver Architects and incorporated durable insulated concrete form construction with masonry veneer exterior systems to improve long-term energy efficiency and building performance.

A major highlight of the project was the inclusion of one of Monongalia County's first STEM-focused learning labs, integrating science, technology, reading, engineering, art, and mathematics into a centralized collaborative educational space. The school was also designed with modern safety features, improved circulation, enhanced natural lighting, and flexible classroom layouts intended to support evolving instructional methods and future growth within the Suncrest community.





4.0 CM Fees and Costs

4.1 Fee Structure Overview

EXHIBIT I			
Item	**Description**	**Unit**	**Cost**
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP	Lump Sum	**$ 50,000.00**
		Separate of GMP but included in Contract value	
SAMPLE GMP WORKSHEET			
2.0	**Cost of Work**		
	Total Trade Bid Packages (Owner's Estimated Cost of Work)		included in below
	General Requirements (CM self perform or Subcontract)		included in below
	General & Liability (G&L) Insurance		included in below
	Optional Subcontractor Default Insurance		included in below
	Builder's Risk (for value of contract):		included in below
		Subtotal A:	**$ 20,000,000.00**
3.0	**CM Job Site Management Staff Cost of Work (Salaries + related expenses)**	(Estimate)	**$ 373,365.00**
	(Based on CM Rates calculation sheet)	**Subtotal B:**	**$ 20,373,365.00**
4.0	**CM Contingency** (Applied to Subtotal B)	**2.00%**	**$ 407,467.30**
		Subtotal C:	$ 20,780,832.30
5.0	**CM Fee for Overhead and Profit** (Shown as a percentage applied to Subtotal C)	**5.00%**	**$ 1,039,041.62**
		Subtotal D:	$ 21,819,873.92
6.0	**Performance and Payment Bonds** (Shown as a percentage applied to Subtotal D)	**1.00%**	**$ 218,198.74**
		Subtotal F:	$ 22,038,072.65
7.0	**B&O Tax City of Bridgeport** (2% of Total Contract value applied to Subtotal F)	**2.00%**	**$ 440,761.45**
8.0	**Guaranteed Maximum Price (GMP)**	**Total:**	**$ 22,478,834.11**
	INSTRUCTIONS & NOTES:		
1	Contractor to fill-in highlighted Yellow Cells (corresponding grey cells and subtotal will auto-calculate)		
2	Contractor to confirm calculations are correct (for the purpose of this RFP the provided information will be used for evaluation)		
3	CM Contingency will be negotiated at time of GMP, enter amount for purposes of proposal, minimum of 2%		
4	Please provide back up calculations for 3.0 CM Job Site Management including Title, raw rate and hours		
5	All bonds and insurance costs will be reimbursed at actual cost based on final contract value		
6	GMP does not include Preconstruction Services		
7	CM Costs will be evaluated based on Preconstruction Services, CM Job Site Management Staff and CM Fee.		

3.0 CM Job Site Management Cost of Work

Estimate Based on Information in RFP

Back up Documentation - Exhibit I - 3.0

Construction Phase Management Staff	Qty.	U/M	Rate	Total
Project Manager Hourly Rate	1213	Per Hr	$75.00	$90,975
Superintedent Hourly Rate	2426	Per Hr	$85.00	$206,210
Administration Support Hourly Rate	606	Per Hr	$30.00	$18,180
Project Engineer/MEP Coordination (BIM)	200	Per Hr	$150.00	$30,000
Safety Inspector	14	Per Mo	$2,000	$28,000
		Total Estimate		$373,365

Insurance and Bonds			
General Liability Insurance	1	%	0.0015
Builders Risk Insurance	1	%	0.0025
Performance & Payment Bonds	1	%	1.00
B&O Tax	1	%	2.00

General Requirements - Estimate Unit Costs			
Office Trailer, Equipment & Supplies	1	MO	$3,500
Jobsite Offices Utilites & Services	1	MO	$2,000
Safety Supplies & Equipment	1	MO	$2,500
Temporary Facilities and Controls	1	MO	$12,500
Portable Toilets	1	MO	$650
Site Layout	1	LS	$35,000
Dumpster/Trash Removal	1	MO	$2,000
Ongoing Cleanup (Daily)	1	MO	$2,500
Final Cleanup	1	LS	$30,000
Photographs/Video	1	MO	$1,000
Plans/Spec/Reproductions	1	MO	$3,000

*IMPORTANT NOTES:

CCC is local and will not be charging for per diem, travel, lodging, mileage, or any out of town costs

CCC owns their own dumpster facilites - this will lower the costs for this service by 50% or more

5.0 Project Team Reference Letters

5.1 Bond Letter

USI UNDERSTAND. SERVICE. INNOVATE.

USI Insurance Services LLC
300 Kanawha Blvd East, S-310
Charleston, WV 25301
304-347-0611 / www.usi.com

May 21, 2026

West Virginia Community & Technical College System
Attn: Kelley Smith, Director of Finance

Re: City Construction Company
Clarksburg, WV

Project: Construction Manager – Pierpont Community & Technical College's Aviation Maintenance Technology Facility (PCTC-AMT) Project
Benedum Airport, Bridgeport, WV
RFP #26275

City Construction Company has made me aware of their desire to bid on the subject project on 5/28/26. It is my understanding that this new facility in Bridgeport, WV is approximately 65,000 sqft and the estimated construction cost is in the $20,000,000 range.

I have been working with City Construction and their management for over 25 years as their bonding agent. City's bonds are currently underwritten by Great American Insurance Co. who has an "A" rating with size category of XIII from AM Best and they are on the Federal Treasury Circular 570 List at $144,000,000. City's bonding/work program is in the $100M single project and $125M aggregate program. Currently, there is plenty of capacity within their backlog to include your project.

City protects a great reputation, is active in the community, and they finish their projects on time and without issues. They do quality work and they pay their bills promptly. We have enjoyed a very good business relationship with City. City has successfully completed other similar projects and have also teamed up with Omni Associates many times over the years. I would highly recommend City Construction to you as your general building contractor, or in his case, your Construction Manager.

If City were to be awarded this contract, we intend to write the required performance/payment bonds to protect the integrity of your project. All bonds will be underwritten at the time of the formal request using industry standard criteria. For example, among other factors, we will want to review the contract terms and conditions and confirm that financing is in place to fund the project.

This letter is intended to be a reference and not a warranty of any kind.

If you have any questions, or if you would like to discuss this matter further, please feel free to call me. Thank you for your positive consideration.

Sincerely,

Douglas P. Taylor

Douglas P. Taylor
Sr. Vice President

5.2 KCI Aviation Recommendation Letter

May 21, 2026

To Whom It May Concern,

I am writing the letter of recommendation on behalf of City Construction Company (CCC). We have been working with City Construction for the last couple of years on our hangar project at the North Central West Virginia Airport. Our project is an aircraft maintenance hangar, back-shop space, and corporate offices comprised of approximately 85, 000 sq ft and an estimated cost approaching Twenty Million Dollars. We also have plans in motion to expand on our footprint at this location in the near future.

In selecting City Construction for our project management, we vetted them as well as other providers. We found them to be the best suited for our objective and they have met and exceeded our expectations during the construction process.

I particularly appreciate the fact that CCC is a locally owned and operated company with an excellent reputation. I would also add that their selection of sub-contractors is that of like quality and workmanship.

I wholeheartedly encourage anyone seeking a high-quality construction firm to accomplish their objectives to select City Construction. Their dedication to excellence is at the core of every aspect of the process.

Sincerely,

Charles A. Koukoulis
President/CEO

75 Koukoulis Way • PO Box 849 • Bridgeport West Virginia • 26330
304-842-3591 Phone • 304-842-6576 Fax

Division of KCI Enterprises, Inc.
Employee Owned – Customer Driven

5.3 Glenville State Recommendation Letter

GLENVILLE STATE UNIVERSITY

Office of the President

February 8, 2023

To Whom It May Concern:

Please allow this letter to serve as a recommendation for City Construction Company, Inc. and its President, Beau Henderson. The workmanship and professional manner which City Construction operates and has operated over the years under the leadership of Beau has been exemplary.

As President of Glenville State University, I worked closely with City Construction throughout the construction of our new Starbucks and full renovation of Campus Dining Services and the Student Union here at Glenville.

Further, as Executive Director of the School Building Authority of West Virginia from 2006-2014, I worked closely with City Construction on new construction and major renovations to over 25 schools and over $400 million dollars of school construction throughout county school systems.

City Construction delivered high quality, on-budget, and professional workmanship that exceeded other construction companies that I have worked with during various construction phases.

I enthusiastically recommend for your consideration City Construction to help you through all of your construction needs.

Respectfully,

Dr. Mark A. Manchin
President

200 High Street ♦ Glenville, West Virginia 26351 ♦ (304) 462-4110 ♦ (304) 462-7610 (FAX) ♦ www.glenville.edu

5.4 Tyler County Schools Recommendation Letter

Tyler County Schools

P.O. Box 25, Middlebourne, WV 26149
(304) 758-2145 Fax (304) 758-4566

A. Shane Highley, Superintendent
Linda Hoover, President
Katrina Byers, Vice-President
Curtis Heintzman, Member
Scott Strode, Member
Larry Thomas, Member

To Whom It May Concern:

This letter is to recognize the outstanding performance of City Construction Company regarding their team and services rendered to Tyler County Schools. City recently performed construction for Tyler County Schools on the Tyler Consolidated Middle/High School Stadium Project and Tyler County Schools Bus Maintenance Facility.

City Construction Company is to be commended for their patience, diligence, and expertise with our recent projects. The projects were complicated with funding and scheduling issues, and City Construction Company was able to overcome these hurdles and deliver a construction project that had very little issues.

From project meetings, construction, to closeout, City Construction Company worked with Tyler County Schools to provide any necessary support needed to make this project successful. Their construction team worked closely with our staff to ensure the final product accommodated all of the needs for our students and staff.

It has been a pleasure working with City Construction Company, and I wholeheartedly recommend them for construction projects.

Please feel free to contact me if you may have any questions or comments.

Sincerely,

Amanda Kimble

Amanda Kimble
Director of Support Services and Facilities
Email - akimble@k12.wv.us Office - # 304-758-2145

5.5 Doddridge County Schools Recommendation Letter

Administration:
Adam L. Cheeseman, Superintendent
Michelle Robey, Human Resources Manager
Daniel L. Minney, Chief School Business Official
Wesley S. Ezell, Director of Instructional Services
Jeff T. Harvey, Director of Student Support Services
Ken D. Heiney, Director of Student Achievement

Doddridge County Board of Education

268 Bulldog Drive, West Union, WV
Phone: (304) 873-2300 Fax: (304) 873-2210

Board Members:
Denver L. Burnside, President
Laura M. Cottrill, Vice President
Angela B. Curran
Chad E. Evans
Justin E. Holtz

To Whom It May Concern:

I am writing this letter to recommend the services of City Construction. During the past 5 years our school system has been working with Beau Henderson on numerous different kinds of projects, ranging from $50,000 to $18 million. The company offers high quality services and Doddridge County Schools have always been satisfied with their work.

One very successful project that we've have continued with City Construction is an Annual Preventive Maintenance Contract for HVAC. The attention to detail and knowledge of the HVAC systems, along with the familiarity they've taken to get to know our schools, has resulted in very impressive results.

I would like to ask you to consider the City Construction for the needs of your company. I strongly recommend their services and I am looking forward to working with them again in the future.

Sincerely,

Jeff Harvey
Director, Student Support Services
Doddridge County Schools

EXHIBIT D

RFP# 26275

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

BID CERTIFICATION/SIGNATURE/ADDENDUM ACKNOWLEDGEMENT

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

[signature], President
(Name, Title)

Beau Henderson, President, 284 Factory Street, Suite 101, Clarksburg, WV 26301
(Printed Name and Title) (Address)

304-623-2573
(Phone Number)

Beau@cccwv.us
(email address)

2. **CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this RFP in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this RFP, offer or proposal constitutes an offer to the Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the RFP for that product or service, unless otherwise stated herein; that the vendor accepts the terms and conditions contained in the RFP, unless otherwise stated herein; that I am submitting this RFP, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this RFP, 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 the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

City Construction Company, Inc.
(Company)

[signature]
(Authorized Signature) (Representative Name, Title) (Printed

Beau Henderson, President May 29, 2026
Name and Title of Authorized Representative) (Date)

304-623-2573
(Phone Number)

Form Origination Date: 03/30/2022

EXHIBIT E

RFP# 26275

ADDENDUM ACKNOWLEDGEMENT FORM

REQUEST FOR PROPOSALS/REQUEST FOR

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

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

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

Addendum Numbers Received:
(Check the box next to each addendum received)

[X] Addendum No. 1	[ ] Addendum No. 6
[X] Addendum No. 2	[ ] Addendum No. 7
[ ] Addendum No. 3	[ ] Addendum No. 8
[ ] Addendum No. 4	[ ] Addendum No. 9
[ ] Addendum No. 5	[ ] Addendum No. 10

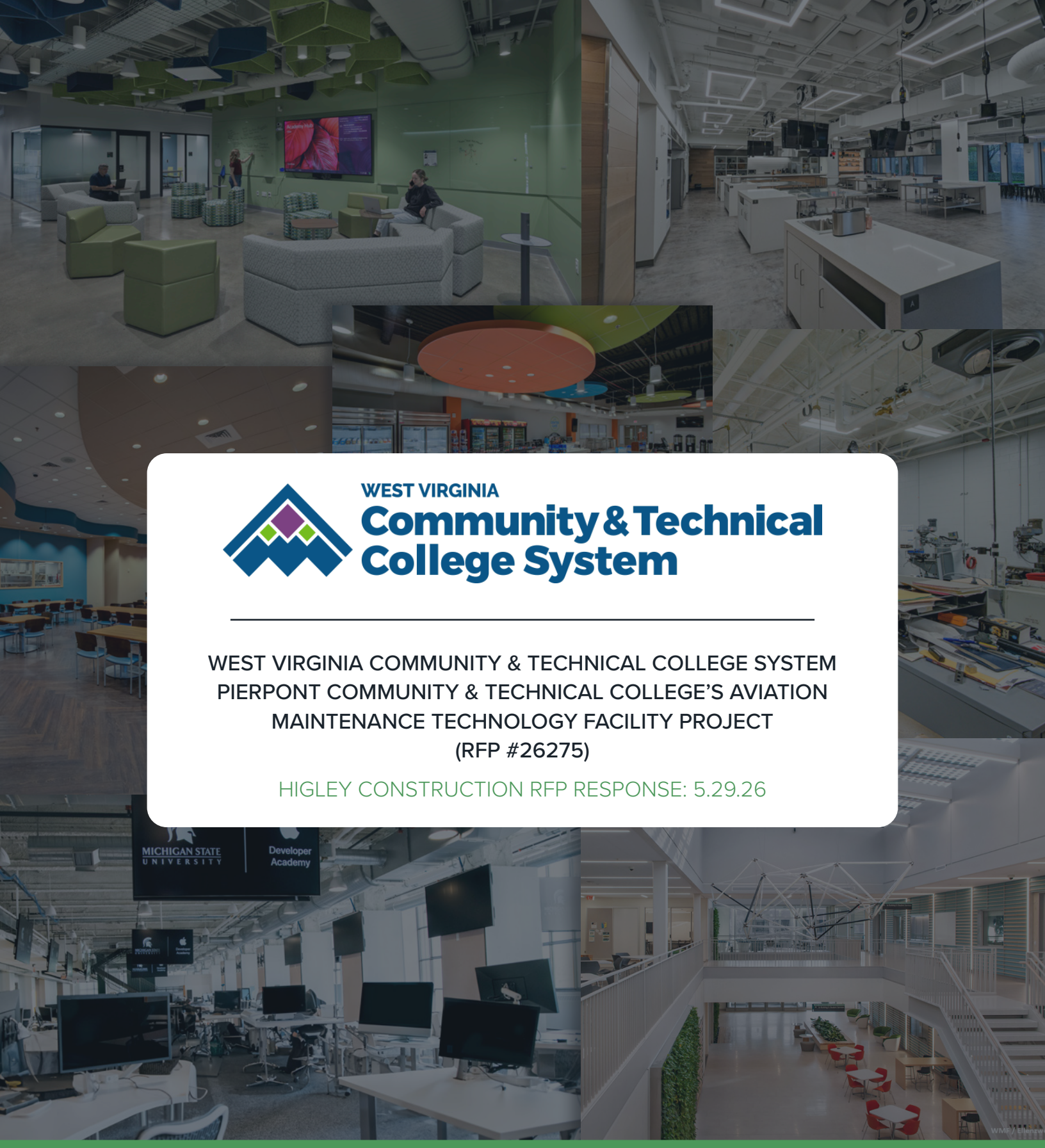
I understand that failure to confirm the receipt of addenda may be cause for rejection of this RFP. I further understand that any verbal representation made or assumed to be made during any oral discussion held between vendor's representatives and any Commission/Institution personnel is not binding.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

City Construction Company, Inc.
Company

Authorized Signature

May 29, 2026
Date

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



WEST VIRGINIA
Community & Technical College System

WEST VIRGINIA COMMUNITY & TECHNICAL COLLEGE SYSTEM PIERPONT COMMUNITY & TECHNICAL COLLEGE'S AVIATION MAINTENANCE TECHNOLOGY FACILITY PROJECT (RFP #26275)

HIGLEY CONSTRUCTION RFP RESPONSE: 5.29.26

HIGLEY BUILDS
COMMUNITY
THROUGH
MISSION DRIVEN
CONSTRUCTION

HIGLEY
CONSTRUCTION

HIGLEY CONSTRUCTION
285 KAPPA DRIVE, SUITE 250
PITTSBURGH, PA 15238
412.246.9216
WWW.HIGLEYBUILDS.COM

May 29, 2026

West Virginia Community & Technical College System
Kelley Smith, Director of Procurement
bid.receipt@wvhepc.edu

RE: Request for Proposals for CMR Services - Pierpont Community & Technical College's Aviation Maintenance Technology Facility (PCTC AMT) Project (RFP 26275)

Dear Ms. Smith,

Higley Construction is excited for the opportunity to partner with West Virginia Community & Technical College System on the new Pierpont Community & Technical College Aviation Maintenance Technology Facility in Bridgeport, West Virginia. With deep regional experience and strong local relationships, our team brings a proven understanding of the community, construction market, and collaborative approach needed to successfully deliver projects in Bridgeport and the surrounding region.

The proposed 65,000 SF facility will create a state-of-the-art aviation training environment featuring specialized aviation maintenance labs, aircraft hangars, classrooms, and advanced training spaces that directly support workforce development and the continued growth of the aerospace and aviation industries in North Central West Virginia. The project's combination of large-span hangars, specialty lab environments, advanced MEP systems, and sophisticated building technologies aligns closely with Higley's experience delivering technically complex facilities requiring extensive coordination and collaboration.

Our team has considerable firsthand experience leading work throughout Bridgeport and the surrounding region, including the Simpson Elementary Expansion and Bridgeport Recreation Center alongside Omni Architecture, as well as the Mitsubishi/NCWV Airport Hangars and the Aurora Flight Sciences Addition with WYK Architecture. Our long-standing relationship with Omni Architecture, in particular, has fostered a collaborative working dynamic built on trust, communication, and shared expectations for quality and project execution. Through these projects, we have built strong relationships with local subcontractors, architects, engineers, and trade partners throughout Northern and Southern West Virginia, as well as the Pittsburgh and Ohio markets. Just as importantly, we have developed familiarity and trust with the City of Bridgeport permitting officials and inspection teams, allowing us to navigate processes efficiently and collaboratively.

We genuinely feel connected to the Bridgeport community and are proud of the relationships we have established there over the years. Our team is committed to creating opportunities for local contractors and suppliers while still ensuring competitive pricing and strong bid coverage across all trade packages. We believe this balanced approach supports both project success and the local economy.

At Higley, we understand that successful projects are built on communication, trust, and accountability. We would welcome the opportunity to bring our regional experience, collaborative mindset, and commitment to quality to your project.

Thank you for your consideration. We look forward to the opportunity to partner with your team.

Sincerely,



HIGLEY CONSTRUCTION

Jason Scheible
Regional Director of Pennsylvania
412.790.5364
jason.scheible@higleybuilds.com

FOUNDED 1925

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- EXHIBIT D - BID CERTIFICATION & SIGNATURE
- EXHIBIT E - ADDENDUM ACKNOWLEDGEMENT

A PROJECT APPROACH / METHODOLOGY

HIGLEY SUMMARY

SINCE 1925, HIGLEY CONSTRUCTION HAS COMPLETED OVER $9 BILLION IN PROJECTS AND PROUDLY CELEBRATES OVER A CENTURY OF EXCELLENCE IN MISSION-DRIVEN CONSTRUCTION.

Few firms can claim longer or stronger working relationships with local subcontractors, suppliers, and regulatory agencies. Our focus is to help our clients achieve their goals and vision, while realizing the greatest value. This difference shows not only in the quality of the buildings we deliver, but also in the relationships we build along the way. Our staff of construction professionals understand that project success requires focus to detail, and adherence to critical completion dates.

As your partner, everything we do protects your brand, supports student and staff experiences, and your overall mission. Our vision is to steward projects for owners who want to create lasting legacies to their aspirations and ideals, beyond just bricks and mortar. We believe in fostering long-term relationships founded on honesty, transparency, and trust.

HIGLEY HAS BUILT OUR REPUTATION BY COMPLETING CHALLENGING PROJECTS IN COMPLEX ENVIRONMENTS FOR THE MOST DISCERNING CLIENTS. FROM GROUND-UP CONSTRUCTION TO MULTI-PHASE RENOVATIONS WITHIN OCCUPIED FACILITIES, WE APPROACH EACH PROJECT WITH THE SAME UNWAVERING COMMITMENT TO QUALITY. EVERY DECISION AND ACTION IS GUIDED BY OUR CORE VALUES:

OUR **PEOPLE** ARE OUR GREATEST ASSET

WE ADHERE TO THE HIGHEST **ETHICAL** STANDARDS

WE TREAT EVERYONE WITH **RESPECT**

WE KEEP OUR **COMMITMENTS**

WE STRIVE FOR **EXCELLENCE** IN EVERYTHING WE DO



5 LOCATIONS
OHIO, PENNSYLVANIA, MICHIGAN, NEW JERSEY WITH REACH INTO WEST VIRGINIA & GROWING

$400 MILLION
BONDING CAPACITY

150+ PROFESSIONALS

75-100 TRADESPEOPLE

$300 MILLION
YEARLY CONSTRUCTION VOLUME

QUICK FACTS
EDUCATION EXPERIENCE

850+
PROJECTS COMPLETED FOR LEADING EDUCATION INSTITUTIONS

98 YEAR
LONGEST EDUCATION CLIENT PARTNERSHIP

$500 M
EDUCATION CONSTRUCTION IN THE LAST 5 YEARS

CONSTRUCTION MANAGER AT RISK DELIVERY EXPERIENCE

Construction Manager at Risk (CMR) projects account for 90% of Higley Construction's work, showcasing our expertise in this delivery method. Over the past year, we have successfully completed $270 million in construction projects under the CMR model. Often, our approach involves managing multiple projects under a single contract, leveraging our ability to coordinate and streamline complex undertakings. Our discovery process during preconstruction frequently includes analyzing the need for single contracts that cover more than one project or multiphase GMP's due to multiple project components.



HIGLEY CONSTRUCTION PREFERS THE CMR METHOD BECAUSE IT ALLOWS US EARLY INVOLVEMENT TO SHARE BEST PRACTICES AND LESSONS LEARNED FROM PREVIOUS PROJECTS. AS WE BECOME INTIMATELY AWARE OF THE DESIGN STATUS, SEVERAL OPPORTUNITIES BECOME POSSIBLE:

- **PROCUREMENT:** Identify long-lead items, or take advantage of bulk purchasing opportunities, to assure materials are on-site when needed.
- **CONSTRUCTABILITY/VALUE OPTIMIZATION:** Have a greater impact on value engineering and constructibility of the final product in the field to generate meaningful cost savings. Finding the same issues after the design is complete is costly and time consuming.
- **GMP:** Perform a detailed cost/benefit analysis to deliver a more accurate guaranteed maximum price with minimal contingencies or allowances.
- **PREQUALIFICATIONS:** Pre-qualify bidders based upon their ability to meet the unique requirements of this project.

WHEN THE PROJECT MOVES INTO THE CONSTRUCTION PHASE, THE CMR APPROACH OFFERS ADDITIONAL ADVANTAGES:

- ✔ Under CMR, the owner issues a single contract to the CMR who holds the contracts of all subcontractors. That strengthens our contractual ability to hold subcontractors accountable for safety, quality, schedule performance, and workforce behavior.
- ✔ Under CMR, all project data is available to WVCTCS on an open book basis. That attitude extends to issue tracking. We find on many occasions, that solutions to field problems require input from many project stakeholders. This collaborative approach minimizes change orders.

DESIGN & CONSTRUCTION CHALLENGES

PRE-ENGINEERED BUILDING DESIGN AND PROCUREMENT

While pre-engineered metal buildings are typically an efficient solution for large, open spaces, they can experience more deflection than traditional steel-framed structures. Although this is generally not a concern, hangar applications require additional attention, as aircraft doors may be affected by upward or downward deflection. The rigid frame should be closely coordinated with the aircraft door manufacturer and the building's structural designer, with the engineer of record involved to confirm the adequacy of both systems.

FIRE WATER CAPACITY AND PUMP SYSTEMS

Fire water demands may exceed the available capacity in the immediate vicinity of the building. Based on the current understanding, booster and jockey pumps will be required. This should be carefully evaluated during the design phase, with the appropriate experts engaged early to develop an effective and efficient solution while helping avoid future cost impacts.

STORMWATER AND EROSION CONTROL PLANNING

If construction begins in the fall, rainwater management and erosion and sedimentation controls should be considered during design and budgeting. Proactive planning will help prevent schedule delays caused by standing water and muddy site conditions, while also reducing the risk of DEP issues related to mud tracking off-site or runoff entering nearby waterways.

END USER COORDINATION FOR SHOPS AND LABS

End users and teachers should be engaged during the design and budgeting phase to confirm they understand what will be provided in their shops and labs. Their input will help ensure the spaces support day-to-day operations and will assist with MEP coordination as the design progresses.

BIM COORDINATION

BIM coordination will be led by Higley's BIM coordinator and will be critical to advancing steel and MEP procurement. On the Bridgeport Recreation Center, Higley's BIM coordination process resulted in zero unforeseen conflicts, supporting a smooth and efficient installation.

LESSONS LEARNED

1 EARLY COLLABORATION IS CRUCIAL

Engaging the construction manager early in the design phase supports better communication, allows for meaningful value engineering and helps identify potential risks or constructability issues before they affect the project.

2 CLEARLY DEFINED ROLES AND RESPONSIBILITIES

Defining the roles of the owner, designer and construction manager upfront helps prevent overlaps or gaps in responsibility, while streamlining workflow and accountability.

3 TRANSPARENT COST ESTIMATING & BUDGETING

Because CMR involves establishing a Guaranteed Maximum Price, transparent and frequent cost reviews are essential to avoid surprises and keep the project aligned with the budget.

4 EFFECTIVE RISK MANAGEMENT

The "at Risk" component means the construction manager assumes financial responsibility for cost overruns beyond the GMP. This encourages proactive risk identification and mitigation throughout both design and construction.

5 FLEXIBLE AND ADAPTIVE CONTRACT TERMS

CMR contracts should be structured to allow flexibility as the design progresses. Clear change management processes are also needed to address scope adjustments without jeopardizing the schedule or budget.

6 STRONG COMMUNICATION CHANNELS

Consistent communication among all stakeholders, including the owner, architect, construction manager and subcontractors, is essential for timely decision-making and prompt issue resolution.

7 FOCUS ON SCHEDULE CONTROL

Because CMR allows the construction team to be involved early, schedule considerations can be integrated into the design process to minimize delays and improve overall project delivery.

8 LEVERAGING CMR FOR VALUE ENGINEERING

Early contractor input can help identify innovative construction methods, material options and sequencing strategies that create cost savings and enhance project value without sacrificing quality.

9 ADEQUATE PREQUALIFICATION OF SUBCONTRACTORS

Since the construction manager typically manages subcontracted work, a rigorous prequalification process helps support quality workmanship and reduces risks related to subcontractor performance.

10 DOCUMENTATION AND RECORD KEEPING

Maintaining thorough, detailed records throughout the project supports dispute resolution, auditing and the development of lessons learned for future projects.

BUDGET AND SCHEDULE CHALLENGES & SOLUTIONS

ELECTRICAL SWITCHGEAR PROCUREMENT
Electrical switchgear has been an exceptionally long-lead item for the past six years. While procurement timeframes are improving, the gear should be vetted and procured as early as possible to help maintain the project schedule.

STRUCTURAL STEEL AND PEMB LEAD TIMES
Structural steel and pre-engineered metal building shop drawings, approvals and fabrication may take longer than the foundations. While the complexity of the foundations is not yet known, simple foundations could be completed well before steel arrives on-site.

SCHEDULE ACCELERATION OPPORTUNITIES
Making early realease packages available for steel, MEP equipment, site and foundations provides opportunities for schedule acceleration and more efficient construction sequencing.

WINTER CONCRETE COSTS
Winter concrete costs can be significant and, based on the projected time of year, may be unavoidable. These costs should be considered during budgeting to help avoid future cost impacts

SELF-PEFORM CAPABILITIES

HIGLEY CONSTRUCTION SELF-PERFORM GROUP

Higley Construction has self-performed general trades work to respond to unique construction challenges, provide ongoing service and maintenance, and install specialty systems that might not be ideal for a traditional large construction company. This specialized group offers the vast construction experience, purchasing power, and financial backing of Higley, while focusing on specialty service, traditionally smaller projects. Our CSG operates Higley's self-perform capabilities. The specific activities that we can perform with in-house labor include:

1. General Conditions Work
2. Rough Carpentry (Blocking, Plywood, etc.)
3. Finish Carpentry (Casework, Millwork)
4. General Carpentry (Doors, Frames, Hardware, Division 10 Specialties)
5. Demountable Systems

BENEFIT: The Project Team needs to evaluate each self-perform opportunity on a case-by-case basis. However, the following are some of the typical reasons to consider this approach:

1. The CM can use self-perform staff to accelerate the schedule on-demand. This provides flexibility to manage unexpected field conditions, which are likely to occur at some point in the project.
2. Our self-perform staff can generally perform miscellaneous carpentry services more cost effectively than a subcontractor who moves labor on and off the site as their contract dictates.
3. When we self-perform, it gives our staff direct command and control over the quality, safety, and production rates for those areas of trade work.



SCHEDULING

Our team understands that time is of the essence in every construction project. We will carry out all project responsibilities as expeditiously as possible, consistent with the level of professional skill and care required. As early as possible, our team will begin schedule development and incorporate trade specific detail. Higley Construction will begin to solicit input from WVCTCS's vendors to make sure we capture these items within the schedule. Additionally, we will begin to identify move sequencing incorporating WVCTCS's completion and occupancy needs. Preconstruction activities will continue to evolve adding details including drawing submission to the state for plan review, permitting, EPA review, and any other necessary Governing Authorities.

As a supplement to the working schedule, our Project Controls team, in conjunction with our project management personnel, will develop short term scheduling tools such as two & three week look ahead schedules. The short-term schedules are specific to coordination in areas of intricate work activity, procurement schedules, equipment delivery schedules, commissioning and others. Additionally, recovery schedules, winter activity schedules, and "If-Then" scenarios are additional services our Project Controls team will provide to a complex project like this.

KEY SCHEDULE DRIVERS

BIM COORDINATION

BIM modeling should be completed by qualified subcontractors. The design team's model will serve as the baseline; however, the various structures and MEP systems will need to be closely coordinated to avoid delays during construction. Selected subcontractors should be able to demonstrate proven, efficient experience with BIM coordination on projects of similar complexity.

EARLY STEEL PROCUREMENT

The steel structure should be considered for an early bid package. Loads and structural reactions will need to be confirmed between the PEMB designer and engineer of record, and shop drawings, steel procurement and steel fabrication may require longer durations depending on global supply and cost conditions..



BENEDUM AIRPORT AUTHORITY | BRIDGEPORT AIRPORT HANGERS

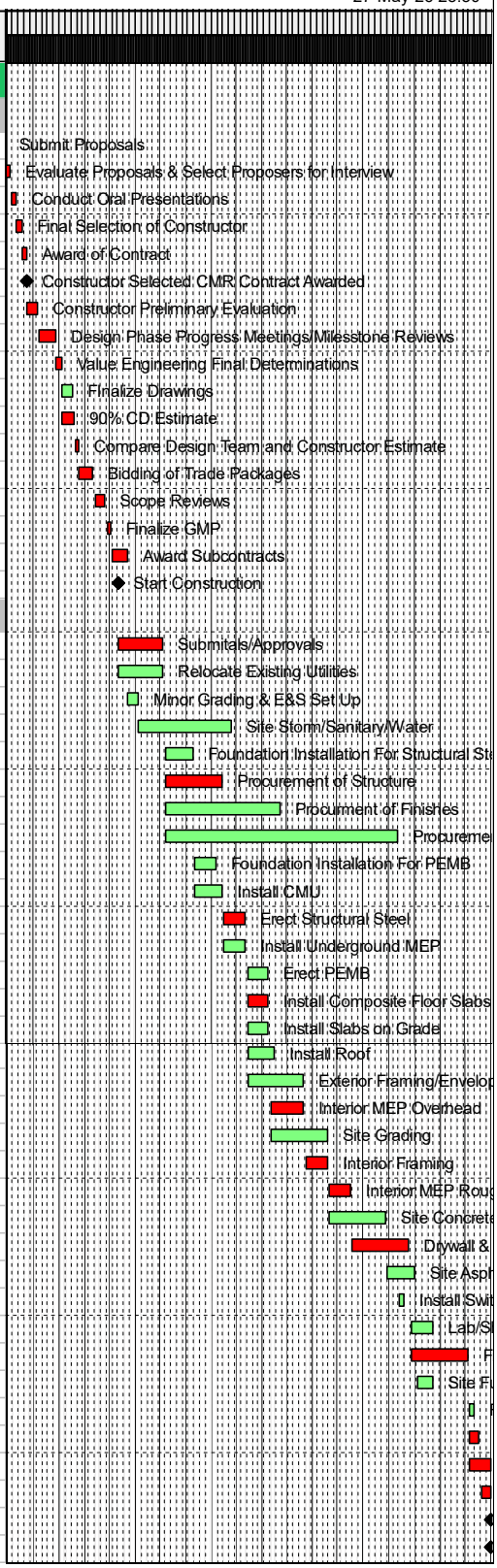


ASHTABULA COUNTY TECHNICAL AND CAREER CENTER EXPANSION

PROPOSED MILESTONE AND CONSTRUCTION SCHEDULE

Pierpont Community Technical College's Aviation Maintenance	Erie	27-May-26 23:30

#	Activity ID	Activity Name	Original Duration	Start	Finish
1		***Pierpont Community & Technical College's Aviation Maintenance Technology Facility***			
2		***Preconstruction***			
3	A1000	Submit Proposals	1	28-May-26	28-May-26
4	A1010	Evaluate Proposals & Select Proposers for Interview	5	29-May-26	04-Jun-26
5	A1015	Conduct Oral Presentations	5	05-Jun-26	11-Jun-26
6	A1016	Final Selection of Constructor	5	12-Jun-26	18-Jun-26
7	A1026	Award of Contract	3	19-Jun-26	23-Jun-26
8	A1040	Constructor Selected CMR Contract Awarded	0		23-Jun-26
9	A1020	Constructor Preliminary Evaluation	10	24-Jun-26	07-Jul-26
10	A1030	Design Phase Progress Meetings/Milesstone Reviews	15	08-Jul-26	28-Jul-26
11	A1050	Value Engineering Final Determinations	5	29-Jul-26	04-Aug-26
12	A1080	FInalize Drawings	10	05-Aug-26	18-Aug-26
13	A1060	90% CD Estimate	12	05-Aug-26	20-Aug-26
14	A1070	Compare Design Team and Constructor Estimate	3	21-Aug-26	25-Aug-26
15	A1090	Bidding of Trade Packages	13	26-Aug-26	11-Sep-26
16	A1100	Scope Reviews	10	14-Sep-26	25-Sep-26
17	A1110	Finalize GMP	5	28-Sep-26	02-Oct-26
18	A1120	Award Subcontracts	15	05-Oct-26	23-Oct-26
19	A1130	Start Construction	0	12-Oct-26	
20		***Construction***			
21	A1140	Submitals/Approvals	40	12-Oct-26	04-Dec-26
22	A1360	Relocate Existing Utilities	40	12-Oct-26	04-Dec-26
23	A1180	Minor Grading & E&S Set Up	10	22-Oct-26	04-Nov-26
24	A1270	Site Storm/Sanitary/Water	80	05-Nov-26	24-Feb-27
25	A1190	Foundation Installation For Structural Steel	25	07-Dec-26	08-Jan-27
26	A1160	Procurement of Structure	50	07-Dec-26	12-Feb-27
27	A1170	Procurment of Finishes	100	07-Dec-26	23-Apr-27
28	A1150	Procurement Long Lead Mechanical Items	200	07-Dec-26	10-Sep-27
29	A1200	Foundation Installation For PEMB	20	11-Jan-27	05-Feb-27
30	A1240	Install CMU	25	11-Jan-27	12-Feb-27
31	A1210	Erect Structural Steel	20	15-Feb-27	12-Mar-27
32	A1260	Install Underground MEP	20	15-Feb-27	12-Mar-27
33	A1220	Erect PEMB	20	15-Mar-27	09-Apr-27
34	A1250	Install Composite Floor Slabs	20	15-Mar-27	09-Apr-27
35	A1280	Install Slabs on Grade	20	15-Mar-27	09-Apr-27
36	A1230	Install Roof	25	15-Mar-27	16-Apr-27
37	A1290	Exterior Framing/Envelope	50	15-Mar-27	21-May-27
38	A1300	Interior MEP Overhead	30	12-Apr-27	21-May-27
39	A1440	Site Grading	50	12-Apr-27	18-Jun-27
40	A1310	Interior Framing	20	24-May-27	18-Jun-27
41	A1320	Interior MEP Rough In	20	21-Jun-27	16-Jul-27
42	A1450	Site Concrete	50	21-Jun-27	27-Aug-27
43	A1330	Drywall & Paint	50	19-Jul-27	24-Sep-27
44	A1460	Site Asphalt	25	30-Aug-27	01-Oct-27
45	A1370	Install Switchgear & Other Long Lead Equipment	5	13-Sep-27	17-Sep-27
46	A1350	Lab/Shop Equipment Install	20	27-Sep-27	22-Oct-27
47	A1340	Finishes	50	27-Sep-27	03-Dec-27
48	A1470	Site Furnishings	15	04-Oct-27	22-Oct-27
49	A1400	Final Inspections	5	06-Dec-27	10-Dec-27
50	A1380	Punchlist	10	06-Dec-27	17-Dec-27
51	A1420	Owner Move In	20	06-Dec-27	31-Dec-27
52	A1430	Final Clean	10	20-Dec-27	31-Dec-27
53	A1390	Substantial Completion	0		31-Dec-27
54	A1410	Owner Occupancy	0		31-Dec-27



Actual Work	Critical Remaining Work	Pierpont Community & Technical College's Aviation Maintenance Technology Facility	TASK filter: All Activities
Remaining Work	Milestone		© Oracle Corporation

B PROJECT TEAM

PROJECT TEAM SUMMARY

Higley Construction is uniquely qualified and best suited to serve as Construction Manager for the Pierpont Aviation Maintenance and Technology Facility. Nearly 90% of Higley's annual work volume is delivered through the Construction Manager at Risk model, giving our team a deep understanding of the collaboration, communication and trust required among the owner, architect and construction manager. This approach is especially valuable during design and preconstruction, creating the alignment needed to successfully execute a complex, large-scale project such as Pierpont's aviation education facility.

Higher education is Higley's largest market segment, and we will bring that depth of educational construction experience to this important project. In addition, our team's aviation-related experience in the Bridgeport community, including the Benedum Hangars for Mitsubishi and the Aurora Flight Sciences expansion on the airport site, gives us a unique understanding of the local aviation sector. Prior to these projects, Higley was engaged by the city of Bridgeport to construct The Bridge Sports Complex, where we also partnered with Omni Architecture. Although that project was not delivered through a CMR model, our team approached it with the same collaborative mindset, resulting in a successful facility for the community.

Our Project Executive, Jason Scheible led all three Bridgeport projects referenced above and was supported during preconstruction by TJ Pasadyn, our Director of Preconstruction. Together, they helped develop these projects with a strong focus on community impact. Morgan Means served as Project Engineer, engaging with many local subcontractors throughout the construction process. While our Senior Superintendent, Andy Taylor, has since retired, we have selected an equally talented Senior Superintendent, Brian Harris, to lead Higley's on-site construction team and associated subcontractors in delivering another premier facility for the Bridgeport community.

Why Higley? Our culture and core values drive our community-focused approach. We believe in building community through mission-driven construction, and we are committed to supporting Pierpont's mission to grow, enhance and serve the community through this transformational aviation education facility.

TEAM EXPERIENCE MATRIX

	Bendum Airport Authority | Aircraft Hangars	Aurora Flight Sciences | Building Expansion	City of Bridgeport | The Bridge Sports Complex	David L. Lawrence Convention Center | 4th-Floor Green Roof	Erie Insurance | New Headquarters Building
LEADERSHIP					
Dan Sehlhorst	X	X	X	X	X
Jason Scheible	X	X	X	X	X
CONSTRUCTION					
Matthew Kaveney					X
Brian Harris					
Morgan Means	X	X	X	X	X
PRECONSTRUCTION					
TJ Pasadyn	X	X	X	X	X
Roger Barker					X
Rick Markee					X
Kim Smith	X	X			X
SUPPORT					
Rob Korsvik	X	X	X	X	X
Grace Sauline	X	X	X	X	X
Carly Gandziarski					X

ORG CHART

WEST VIRGINIA Community & Technical College System

HIGLEY CONSTRUCTION



DAN SEHLHORST
EXECUTIVE VICE PRESIDENT



JASON SCHEIBLE, LEED AP
PROJECT EXECUTIVE
REGIONAL DIRECTOR, PA



MATTHEW KAVENEY
SENIOR PROJECT MANAGER



BRIAN HARRIS
PROJECT SUPERINTENDENT



MORGAN MEANS
SENIOR PROJECT ENGINEER

PRECONSTRUCTION SUPPORT



TJ PASADYN
DIRECTOR OF PRECONSTRUCTION/ESTIMATOR



ROGER BARKER
SR. MECHANICAL ESTIMATOR



RICK MARKEE
SR. ELECTRICAL ESTIMATOR



KIM SMITH
ARCHITECTURAL ESTIMATOR

CONSTRUCTION SUPPORT



GRACE SAULINE
DIRECTOR, PROJECT CONTROLS



ROB KORSVIK
SAFETY MANAGER



SCOTT NEILL
SENIOR QUALITY MANAGER



CARLY GANDZIARSKI
SR. PROJECT ACCOUNTANT

OFFICE LOCATIONS

CORPORATE HEADQUARTERS

CLEVELAND
3636 EUCLID AVE.
CLEVELAND, OH 44115
216.861.2050

PROJECT OFFICE

PITTSBURGH
KAPPA DR. SUITE 250
PITTSBURGH, PA 15238
412.246.9216

DETROIT
1274 LIBRARY ST. SUITE 400
DETROIT, MI 48226
313.985.0231

AKRON
520 S MAIN ST. SUITE 2517
AKRON, OH 44311
330.920.0158

WARREN
25 INDEPENDENCE BLVD.
WARREN, NJ 07059
973.251.5050



JASON SCHEIBLE, LEED AP
PROJECT EXECUTIVE | REGIONAL VICE PRESIDENT, PENNSYLVANIA

As Project Executive, Jason has overall responsibility for the project's successful delivery from preconstruction through closeout. He provides strategic leadership and oversight to the project team, ensuring alignment with owner goals, schedule, budget, quality, and safety expectations. Jason actively supports the Project Manager and field leadership, facilitates high-level coordination with stakeholders, and ensures accountability across all disciplines. He remains engaged throughout the project to drive performance, resolve challenges, and deliver a high-quality healthcare facility.

EDUCATION

B.S., Structural Design & Construction Engineering Technology
The Pennsylvania State University (2001)

A.S., Architectural Engineering Technology
The Pennsylvania State University (1999)

CERTIFICATION

LEED® AP

OSHA 10-Hour

OSHA 30-Hour

American Red Cross First Aid/ CPR

EXPERIENCE

Industry | 25 Years

Higley | 7 Years

EMPLOYMENT HISTORY

Landau Building Company
Senior Project Manager *(2010-2019)*

Higley Construction
Senior Project Manager *(2019-2023)*

Project Executive *(2023-2025)*

Director of Operations *(2025)*

Regional Director, Pennsylvania *(2025-Current)*

REPORTING OFFICE

Pittsburgh, PA

REPRESENTATIVE EXPERIENCE

AURORA FLIGHT SCIENCES | BUILDING EXPANSION | *Bridgeport, WV*
Jason served as Senior Project Manager for the expansion of the 49,099 SF Aurora Flight Sciences Building. This $15 million dollar project will expand the building allowing more occupancy for the design and holding of aircrafts. Aurora delivers innovations across aircraft configurations, autonomous systems, propulsion technologies, and manufacturing processes. For over 30 years, Aurora has developed cutting-edge air vehicles and enabling technologies from concept to reality.

BENEDUM AIRPORT AUTHORITY | BRIDGEPORT AIRPORT HANGERS | *Bridgeport, WV*
Jason served as Project Manager for the new $16 million Bridgeport Airport Hangers. The project included the removal of two semi-permanent aircraft hangars with two new 50,000 SF (each) hangars at the North Central West Virginia airport in Bridgeport, WV.

CITY OF BRIDGEPORT | INDOOR SPORTS RECREATION CENTER | *Bridgeport, WV*
Jason served as Project Manager for the new $38 million, 157,000 SF Bridgeport Indoor Sports Recreation Center project in Bridgeport, WV. Bridgeport ISRC Project is a new indoor recreation facility which consist of 6 basketball / volleyball courts, two indoor pools (competition pool & warm up pool), indoor soccer field, climbing wall, and fitness area.

DAVID L. LAWRENCE CONVENTION CENTER | 4TH FLOOR GREEN ROOF | *Pittsburgh, PA*
Jason served as Project Manager for the renovation of the 4th floor roof of the iconic David L. Lawrence Convention Center in Pittsburgh. The venue now hosts 44,000 SF of cityscape outdoor space and is capable of welcoming 1,800 patrons. Project elements included: custom fabricated planters, benches, sunshades, multi-functional service pods, art installations, and a plethora of decorative and vegetative plants for the in-house catering team.

ERIE INSURANCE | GLOBAL SECURITY OPERATIONS CENTER | *Erie, PA*
Jason is serving as Project Executive on this $135 million, multi-phase renovation of an occupied office building. The 22,719 SF project involves extensive shell and interior renovations while maintaining active operations, including food service, fitness, mail, and data center functions. Scope includes new windows, roof replacement, site utilities, and construction of North America's largest structural glass wall. BIM coordination and dual design team oversight are ongoing, with completion scheduled for mid-2026.

AHN - ST. VINCENT HOSPITAL | WOUND CARE CENTER RENOVATION | *Erie, PA*
Jason served as Project Manager for the $1.5 million renovation creating a new wound care center within an active hospital. The project was completed in three phases to deliver new clinical and administrative spaces and included renovation of a hyperbaric treatment room. Jason managed planning, scheduling, coordination, and execution to support continuous operations and successful delivery.



MATTHEW KAVENEY
SENIOR PROJECT MANAGER

As Senior Project Manager, Matthew will be your main point of contact and is responsible for meeting the budget and schedule and all staff performance. He leads the purchasing effort, administers the trade contracts, conducts all Owner-Architect-Contractor meetings, and prepares all project reports. Matthew will communicate daily with the client ensuring that the entire project team knows exactly where the project stands at all times and that there are never any surprises.

EDUCATION

B.S., Civil Engineering
Cleveland State University
(2015)

CERTIFICATIONS

OSHA-30 Hour

American Red Cross First Aid/CPR

EXPERIENCE

Industry | 10

Higley | 2.5

EMPLOYMENT HISTORY

Turner Construction
Project Engineer *(2015-2017)*

Donley's, Inc.
Asst. Project Manager *(2017-2018)*

Project Manager *(2018-2020)*

Baker Concrete Construction, Inc.
Senior Project Engineer *(2020-2021)*

Dan Ryan Builders
Project Manager *(2021-2023)*

Higley Construction
Senior Project Manager *(2023-Current)*

REPORTING OFFICE

Pittsburgh, PA

** Indicates work completed with a previous employer.*

REPRESENTATIVE EXPERIENCE

ERIE INSURANCE | GLOBAL SECURITY OPERATIONS CENTER | *Erie, PA*
Matt is currently serving as Project Manager on this $135 million, multi-phase renovation of an occupied office building. The 22,719 SF project involves extensive shell and interior renovations while maintaining active operations, including food service, fitness, mail, and data center functions. Scope includes new windows, roof replacement, site utilities, and construction of North America's largest structural glass wall. BIM coordination and dual design team oversight are ongoing, with completion scheduled for mid-2026.

THE WHARF, PHASE II | PARCELS 8 AND 9 | *Washington, DC**
Matt served as Project Engineer for the $25.8 million Wharf Phase II, Parcels 8 and 9 project in Washington, D.C. The project included a 14-story, 255-unit apartment building and a 13-story luxury condominium, totaling 681,000 SF of post-tensioned concrete and 26,500 CY of high-strength concrete. Matt supported coordination of complex structural and enclosure systems, including MEPF and curtainwall edge-of-slab coordination, two tower cranes, a jack-up floating floor, 14 floors of shoring for the sawtooth cantilevered design, miscellaneous metal embeds, and protruding balcony systems.

UNIVERSITY OF VIRGINIA | MUSCULOSKELETAL CENTER | *Charlottesville, VA**
Matt served as Project Manager for the $12.9 million University of Virginia Musculoskeletal Center, a 195,000 SF comprehensive orthopedic ambulatory care facility. The project included a mat foundation requiring mass concrete planning, spread foundations, deep pile caps, 1,200 LF of 20-foot-tall building walls, 1,500 LF of 18-foot-tall garage walls, cast-in-place columns, and a 7,500 SF elevated loading dock. Matt managed project reporting, submittals, logistics planning, daily documentation, and client communication while facilitating weekly progress and coordination meetings. He also supported coordination of beam pockets, anchor bolts, precast double-T embeds, and 194,000 SF of horizontal concrete placements.

CORTLAND GLENWOOD SOUTH APARTMENTS | *Raleigh, NC**
Matt served as Project Manager providing concrete services for the $24.7 million Cortland Glenwood South Apartments, an 11-story, mixed-use development in downtown Raleigh's Smoky Hollow neighborhood. The project is anchored by a 45,600 SF Publix grocery store and includes 417 residential apartment units, additional retail and office space, an 83,000 SF parking garage beneath the grocer, and a seven-level, 206,000 SF post-tensioned parking deck. Matt managed coordination of the cast-in-place concrete structure, including pile caps, elevator caps, shearwall cores, CIP columns, a post-tensioned pool, courtyard elements, lockable dowels at pour breaks, balcony depressions, and handrail coordination.



BRIAN HARRIS
SENIOR SUPERINTENDENT

Brian serves as General Superintendent, providing overall field leadership and oversight for construction operations. He is responsible for jobsite planning, staffing, scheduling, safety enforcement, and quality control across all phases of work. Brian coordinates daily activities with trade partners and project teams, resolves field challenges, and ensures work is executed safely, efficiently, and in alignment with project schedules, plans, and standards.

EDUCATION

A.S., Building Construction Supervision
Community College of Allegheny County (2002)

A.A., Mathematics
Community College of Allegheny County (1999)

CERTIFICATIONS

OSHA 30-Hour

American Red Cross First Aid/ CPR

ASI Tilt Up Technician, World of Concrete, Las Vegas, NV

Superintendent Career Training, Carpenters International Training Center, Las Vegas, NV

Carpenters Apprentice Program, Neville Island Training Center

EXPERIENCE

Industry | 24 Years

Higley | < .5 Year

EMPLOYMENT HISTORY

Rycon Construction, Inc.
General Superintendent, Concrete Division *(2016-2025)*

Robins & Morton
Concrete Superintendent *(2025-2026)*

Higley Construction
Sr. Superintendent *(2026-Current)*

REPORTING OFFICE

Pittsburgh, PA

** Indicates work completed with a previous employer.*

REPRESENTATIVE EXPERIENCE

PITTSBURGH INTERNATIONAL AIRPORT PARKING GARAGE | *Pittsburgh, PA**
Brian served as General Superintendent for concrete operations on this large scale parking garage project. He oversaw self perform crews for foundations, cast in place structures, elevated slabs, and complex sequencing. Coordinated staffing, production rates, and schedules to meet aggressive milestones while maintaining safety and quality standards.

AMAZON WAREHOUSE | *North Versailles, PA**
As General Superintendent, Brian led all self perform concrete work for this high volume warehouse project. Scope included foundations, slab on grade construction, and large placement pours requiring tight tolerances. He managed crews, equipment, and logistics while coordinating with multiple trades to maintain schedule efficiency and production targets.

DUQUESNE UNIVERSITY COLLEGE OF OSTEOPATHIC MEDICINE | *Pittsburgh, PA**
As General Superintendent, Brian provided concrete leadership for a multi-story academic facility with complex structural requirements. He oversaw foundations, elevated slabs, and structural concrete elements. Coordinated closely with project teams and design professionals to ensure constructability, quality execution, and adherence to schedule and budget objectives.

GLASSHOUSE APARTMENTS | *Pittsburgh, PA**
Brian served as Superintendent for the $62 million Glasshouse Apartments project which consisted of two residential buildings totaling 319 units, each constructed on podium slabs over a cast in place parking garage. Brian led all field operations, coordinated subcontractors, and managed daily construction activities to ensure quality execution, safety compliance, and adherence to schedule and budget.

THE ASHBY AT SOUTH HILLS VILLAGE STATION APARTMENTS | *Upper St. Clair, PA**
Brian served as Superintendent for the $42 million South Hills Village Apartments project, a five phase multifamily development consisting of four residential buildings, amenity spaces, and a central courtyard with pool. He oversaw all subcontractors and self perform work, coordinated daily field activities, and ensured the project remained on schedule, within budget, and aligned with quality and safety standards.



TJ PASADYN
DIRECTOR OF PRECONSTRUCTION

As Director of Preconstruction, TJ leads the efforts in developing and managing our preconstruction team approach. He will draw upon our in-house expertise, database of current relevant projects, and trusted relationships with subcontractors to generate the right deliverables to best fit the project. TJ and our preconstruction team will focus on early design engagement, allowing for progressive estimating and informed decision-making that bring greater cost certainty and confidence to the project.

EDUCATION

B.S., Agricultural Construction Systems Management
The Ohio State University (2000)

CERTIFICATIONS

Infection Control Risk Assessment (ICRA) Certified

OSHA-30 Hour

American Red Cross First Aid/ CPR

EXPERIENCE

Industry | 26 Years

Higley | 9 Years

EMPLOYMENT HISTORY

Coastal Quality Construction
Senior Estimator *(2016-2017)*

Higley Construction

Project Estimator *(2017-2019)*

Senior Project Estimator *(2019-2023)*

Senior Preconstruction Manager *(2023-2024)*

Director of Preconstruction *(2024-Current)*

REPORTING OFFICE

Pittsburgh, PA

REPRESENTATIVE EXPERIENCE

CITY OF BRIDGEPORT | INDOOR SPORTS RECREATION CENTER | *Bridgeport, WV*
TJ served as Lead Estimator for the new $38 million, 157,000 SF Bridgeport Indoor Sports Recreation Center project in Bridgeport, WV. Bridgeport ISRC Project is a new indoor recreation facility which consist of 6 basketball / volleyball courts, two indoor pools (competition pool & warm up pool), indoor soccer field, climbing wall, and fitness area.

BENEDUM AIRPORT AUTHORITY | BRIDGEPORT AIRPORT HANGERS | *Bridgeport, WV*
TJ served as Lead Estimator for the new $16 million Bridgeport Airport Hangers. The project included the removal of two semi-permanent aircraft hangars with two new 50,000 SF (each) hangars at the North Central West Virginia airport in Bridgeport, WV.

ERIE INSURANCE | GLOBAL SECURITY OPERATIONS CENTER | *Erie, PA*
TJ is serving as Lead Estimator on this $135 million, multi-phase renovation of an occupied office building. The 22,719 SF project involves extensive shell and interior renovations while maintaining active operations, including food service, fitness, mail, and data center functions. Scope includes new windows, roof replacement, site utilities, and construction of North America's largest structural glass wall. BIM coordination and dual design team oversight are ongoing, with completion scheduled for mid-2026.

DAVID L. LAWRENCE CONVENTION CENTER | 4TH FLOOR GREEN ROOF | *Pittsburgh, PA*
TJ served as Lead Estimator for the renovation of the 4th-floor roof of the iconic David L. Lawrence Convention Center in Pittsburgh. The venue now hosts 44,000 SF of cityscape outdoor space and is capable of welcoming 1,800 patrons. Project elements included: custom fabricated planters, benches, sunshades, multi-functional service pods, art installations, and a plethora of decorative and vegetative plants for the in-house catering team.

POLARIS CAREER CENTER | ADDITION & RENOVATION | *Middleburg Heights, OH*
TJ served as Project Estimator for 3 significant projects at Polaris Career Center. He provided preconstruction support for the (1) $14 million, 28,000 SF ERA (Engineering Technology, Robotics, Automation) addition completed in January 2026; (2) a separate addition and renovation scope that introduced innovation and testing labs within an occupied facility; and (3) the larger, multi-phase campus expansion totaling $50 million and 254,000 SF completed in 2019. Across all projects, TJ provided support with cost modeling, constructability reviews, phasing and swing-space strategies, trade engagement, and GMP development to support construction in an active, year-round vocational campus while ensuring budget certainty and flexibility for evolving educational programs.



MORGAN MEANS
SENIOR PROJECT ENGINEER

Morgan is responsible for assisting the Project Manager and Superintendent in overall project administration. She is responsible for maintaining all RFI and submittal logs, producing meeting minutes, expediting shop drawings and RFIs, coordinating inspections, preparing payment requests, and all other tasks assigned by the Project Manager and Superintendent.

EDUCATION
B.S.B.A, Finance
Slippery Rock University (2019)

CERTIFICATIONS
ICRA Certification

American Red Cross First Aid/CPR

Signaling and Rigging Certification

EXPERIENCE
Industry | 3

Higley | 3

EMPLOYMENT HISTORY
Reliance First Capital, LLC
Mortgage Analyst *(2019-2020)*

F.N.B. Corporation
Loan Officer *(2020-2023)*

Higley Construction
Project Engineer *(2023-Current)*

REPORTING OFFICE
Pittsburgh, PA

REPRESENTATIVE EXPERIENCE

BENEDUM AIRPORT AUTHORITY | BRIDGEPORT AIRPORT HANGERS | *Bridgeport, WV*
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AURORA FLIGHT SCIENCES | BUILDING EXPANSION | *Bridgeport, WV*
Morgan served as Project Engineer for the expansion of the 49,099 SF Aurora Flight Sciences Building. This $15 million dollar project will expand the building allowing more occupancy for the design and holding of aircrafts. Aurora delivers innovations across aircraft configurations, autonomous systems, propulsion technologies, and manufacturing processes. For over 30 years, Aurora has developed cutting-edge air vehicles and enabling technologies from concept to reality.

ERIE INSURANCE | GLOBAL SECURITY OPERATIONS CENTER | *Erie, PA*
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AHN - GROVE CITY | GENERATOR REPLACEMENT | *Grove City, PA*
Morgan served as Project Engineer installation of a new backup generator for AHN Grove City Hospital. This $4.4 million project required extensive coordination to maintain the Grove City Hospital's functionality during multiple planned power outages.

SUPPORT STAFF



DAN SEHLHORST, LEED AP | EXECUTIVE VICE PRESIDENT

Dan serves as Executive Oversight for the project, providing senior leadership from pursuit through delivery. As Executive Vice President, he guides project strategy, preconstruction planning, and client engagement while supporting the integrated project team. Dan brings cross-market experience, fosters strong client and design partnerships, and ensures the team has the direction, resources, and governance needed to execute to Higley's highest standards.



ROGER BARKER | SENIOR MECHANICAL ESTIMATOR

As Senior MEP Estimator, Roger provides in-house estimates for mechanical (including HVAC and fire protection), electrical (including technology), and plumbing systems, along with BIM coordination and field support. He reviews drawings to optimize system performance, identifies value engineering opportunities, and prepares life cycle cost analyses.



RICK MARKEE | SENIOR ELECTRICAL ESTIMATOR

As Senior Electrical Estimator, Rick assembles competitive proposals through a thorough understanding of all bid documents, ensuring alignment with project requirements and Higley standards. His approach ensures that both the project's requirements and AMHigley's standards are accurately represented. Rick has an electrician's license.



KIM SMITH | ARCHITECTURAL ESTIMATOR

As Architectural Estimator, Kim collects and analyses all project costs, including raw materials, labor, equipment and tooling to ensure our estimates are accurate. She will draw upon our in-house expertise, database of current relevant projects, and trusted relationships with subcontractors to generate the right deliverables to best fit the project.



GRACE SAULINE | DIRECTOR OF PROJECT CONTROLS

Grace leads our in-house Project Controls Group, providing independent services, audits, and controls to ensure best practices & deliverables throughout the life-cycle of pursuits and projects. Grace and her team lead in the development and management of CPM scheduling practices, reporting, and project controls.



SCOTT NEILL | SENIOR QUALITY MANAGER

Scott began his career in 2003 and has advanced through project management into his role as Higley's first full-time Quality Professional, where he developed the company's Quality Control Management System. A Certified Construction Manager (CCM), Scott brings a disciplined approach to quality assurance, with experience supporting projects requiring high-performance standards and detailed system integration where precision and coordination are essential. Scott will attend quality control meetings as required during construction.



ROB KORSVIK | SAFETY MANAGER

Higley's mission regarding safety is to establish and sustain a culture where the wellbeing of every worker is the foundation of decision making. This is only achievable as the result of a multi-faceted effort to maintain a healthy and safe work environment. Therefore, Rob will ensure every person who enters the job-site adheres to Higley's high safety standards



CARLY GANDZIARSKI | SENIOR PROJECT ACCOUNTANT

Carly supports project teams by managing contracts, change orders, approvals, and billing. She prepares monthly pay applications, job forecasts and reports, reviews and tracks commitments, and identifies upcoming changes. Carly also finalizes job condition statements, reports gains or losses to the Accounting Supervisor, and ensures accurate project financials.

C PROJECT EXPERIENCE

AURORA FLIGHT SCIENCES | **BUILDING EXPANSION**

BRIDGEPORT, WEST VIRGINIA





PROJECT DESCRIPTION

Higley Construction served as Construction Manager at Risk for the $15 million expansion of Aurora Flight Sciences' 49,099 SF facility. The project expanded the building to increase occupancy and support Aurora's work in aircraft design, autonomous systems, propulsion technologies and advanced manufacturing processes. Scope included the construction of cleanrooms, vacuum lines, compressed air systems, infrastructure for future robotic equipment, large autoclaves, and a 50-foot-by-50-foot freezer room capable of operating at minus 20 degrees Fahrenheit. Higley completed this complex work while maintaining existing operations in cleanroom areas adjacent to the construction zone.

PROJECT TEAM

Project Executive: Skylar Van Soest
Project Manager: Jason Scheible
Estimator: TJ Pasadyn
Superintendent: Andy Taylor
Project Engineer: Morgan Means

CLIENT

Aurora Flight Sciences, a Boeing Company
Carlos Mora, PE, Facilities Director
571.379.0735
mora.carlos@aurora.aero

ARCHITECT

WYK Associates
James B. Swiger, President/ Principal-in-Charge
304.624.6326
james@wykarchitects.com

SIZE

49,099 SF

CONSTRUCTION VALUE

$15.15 M

START DATE

January 2023

COMPLETION DATE

February 2024

DELIVERY METHOD/SERVICES

CMR
Preconstruction

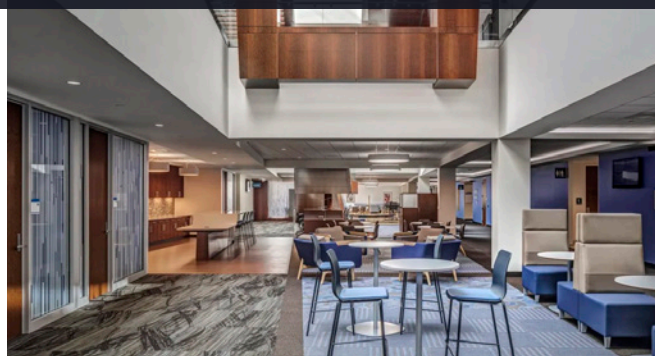
PROJECT ADDRESS

3000 Industrial Rd. E.
Bridgeport, WV 26330

ERIE INSURANCE | **GLOBAL SECURITY OPERATIONS CENTER & PROJECT DOORBELL**

ERIE, PENNSYLVANIA







PROJECT DESCRIPTION

Higley is currently serving as Construction Manager at Risk for the Erie Insurance Office Building, an exterior modification and interior renovation of the existing Perry Square Building in downtown Erie, Pennsylvania. The phased renovation includes upgrades to the security operations center and network operations center/data center, replacement of existing skylights over the four-story atrium and two-story café space, and a 4,400 SF renovation of the existing auditorium.

The project also includes a 5,000 SF expansion of the existing four-story lobby and first-floor office space, which will feature a new security check-in area and an expanded atrium smoke-evacuation system. Additional work includes a 2,700 SF expansion along Fifth Street at the current loading dock location to create future office space, replacement of storefront windows around the building perimeter, and added insulation at head and sill walls. Higley also procured all mechanical, electrical, plumbing, fire protection and fire alarm equipment to support the renovation.

PROJECT TEAM

Project Executive: Jason Scheible
Project Manager: Matt Kaveney
Estimator: TJ Pasadyn
Superintendent: Troy Stow
Project Engineer: Morgan Means

CLIENT

Erie Insurance
Jeff Froess
814.464.3755
jeffrey.froess@erieinsurance.com

ARCHITECT

Albert Kahn Associates
Josh Every
313.202.7517
joshua.every@akahn.com

SIZE

22,719 SF

CONSTRUCTION VALUE

$135 M

START DATE

August 2023

COMPLETION DATE

Spring 2026

DELIVERY METHOD/SERVICES

CMR
Preconstruction

PROJECT ADDRESS

100 Erie Insurance Place
Erie, PA 16530

CITY OF BRIDGEPORT | THE BRIDGE SPORTS COMPLEX

BRIDGEPORT, WEST VIRGINIA









PROJECT DESCRIPTION

Higley served as General Contractor for the $38 million, 157,000 SF Bridgeport Indoor Sports and Recreation Center, known as “The Bridge,” located in Bridgeport, West Virginia. The facility was constructed using a combination of structural steel, structural precast concrete panels, and a pre-engineered metal building system. The project team included a large field staff, with four team members dedicated full-time on site. Throughout the project, Higley maintained close coordination with the Owner, design team, and subcontractors to ensure the successful delivery of a high-quality facility for the City of Bridgeport.

“The Bridge” includes a fieldhouse with six basketball and volleyball courts, a configurable indoor turf arena measuring 40 by 70 yards, and a 25-meter competition pool. Additional features include a play climb area, team and corporate meeting rooms, on-site concessions, and a fitness center, all designed to provide a premium sports and recreation experience for members and guests.

During construction, the project team successfully navigated unexpected geological and soil conditions without impacting the overall project schedule.

PROJECT TEAM

Project Executive: Skylar Van Soest
Project Manager: Jason Scheible
Estimator: TJ Pasadyn
Superintendent: Andy Taylor
Project Engineer: Morgan Means

CLIENT

City of Bridgeport
Beth Fox, City Engineer/Owner’s Rep
304.838.5567
bfox@bridgeportwv.com

ARCHITECT

Omni Architecture
Richard Forren, Project Architect of Record
304.367.1417
rforren@omniassociates.com

SIZE

150,000 SF

CONSTRUCTION VALUE

$38 M

START DATE

September 2019

COMPLETION DATE

May 2021

DELIVERY METHOD/SERVICES

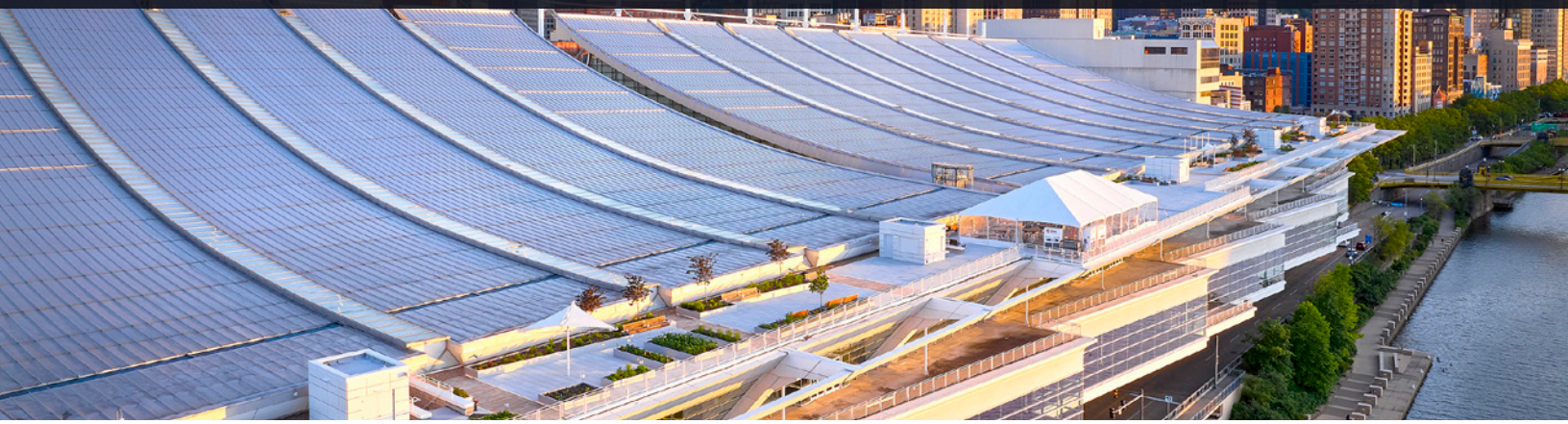
General Contractor
Preconstruction

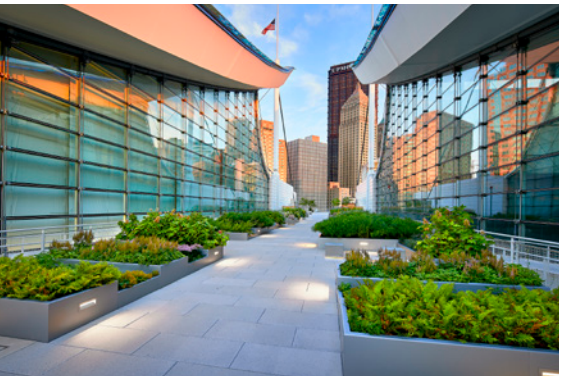
PROJECT ADDRESS

400 Forrester Blvd.
Bridgeport, WV 26330

DAVID L. LAWRENCE CONVENTION CENTER | 4TH FLOOR GREEN ROOF PHASE-II

PITTSBURGH, PENNSYLVANIA









PROJECT DESCRIPTION

Higley Construction served as Construction Manager at Risk for the renovation of the iconic David L. Lawrence Convention Center in Pittsburgh, Pennsylvania. The completed venue features 44,000 SF of cityscape outdoor space and can accomodate up to 1,800 patrons.

Project elements included custom-fabricated planters, benches, sunshades, multifunctional service pods, art installations, decorative and vegetative plantings for the in-house catering team, specialty hop poles for in-house beer production and modular tent tie-downs for pop-up structures. Together, these features create an engaging outdoor experience that highlights the venue's riverfront and city views.

With no available roof access, no laydown area for a fixed crane and an obstructing railroad bridge, Higley's development team designed a specialized scaffold system and carefully phased the work to support efficient material handling, optimized sequencing and sustainable construction within a dense downtown environment. The team also facilitated streamlined resolutions to multiple pre-existing structural issues, completing the project under budget with no owner change orders. Through a rigorous all-season schedule, Higley delivered the project on time while completing full demolition and reroofing with minimal disruption to major events and ongoing building operations.

PROJECT TEAM

Project Executive: Skylar Van Soest
Project Manager: Jason Scheible
Estimator: TJ Pasadyn
Superintendent: Emory Lukas
Project Engineer: Morgan Means

CLIENT

Sports & Exhibition Authority
Thomas P. Ryser, Jr., PE
Project Manager
tryser@pgh-sea.com

ARCHITECT

Indovina Associates Architects
Brian E. Kaminski, AIA, LEED AP
Project Architect
412.418.3317
bek@indovina.net

SIZE

44,000 SF

CONSTRUCTION VALUE

$10 M

START DATE

March 2021

COMPLETION DATE

Summer 2022

DELIVERY METHOD/SERVICES

CMR
Preconstruction

PROJECT ADDRESS

1000 Fort Duquesne Blvd.
Pittsburgh, PA 15222

POLARIS CAREER CENTER | ERA, ADDITION & RENOVATIONS

MIDDLEBURG HEIGHTS, OHIO









PROJECT DESCRIPTION

As a trusted partner to Polaris Career Center, Higley Construction was selected to deliver two major Construction Manager at Risk projects, reflecting the Center's confidence in Higley's ability to execute complex work within an active educational environment. Together, these projects advanced Polaris's long-term mission to modernize facilities, expand high-demand programs, and support workforce development for students and adult learners across Northeast Ohio.

Most recently, Higley completed the $14 million **Engineering Technology, Robotics, and Automation (ERA) Addition**, a 28,000 SF expansion completed in January 2026. The addition provides state-of-the-art classrooms, advanced labs, flexible teaching environments, and robust electrical and A/V infrastructure designed to support evolving instructional needs.

In the Fall of 2019, Higley completed the $50 million Polaris Career Center Addition & Renovation Project, a 254,000 SF, multiphase effort completed in 18 months that delivered new and renovated innovation labs, community spaces, and hands-on learning environments, all while maintaining full campus operations.

2026 ERA ADDITION PROJECT TEAM

Project Executive: Gavin Smith
Project Manager: Praem KanagaRaj
Estimator: Adam Lantvit, PE
Superintendent: Ryan Farrell
Project Engineer: Devon Doskocz

2019 ADDITION PROJECT TEAM

Project Executive: Dave Pastir, LEED AP BD+C
Project Manager: William Selle
Estimator: Jim Boyd
Superintendent: Ryan Farrell
Project Engineer: Zach Dallman

CLIENT

Polaris Career Center
Robert Timmons, Superintendent
440.891.7621
btimmons@polaris.edu

ARCHITECT

Architectural Vision Group (AVG)
Syed Abbas, President
440.808.8520
syedabbas@avgl.com

SIZE

28,000 SF | 254,000 SF

CONSTRUCTION VALUE

$14 M | $50 M

START DATE

October 2024 | April 2018

COMPLETION DATE

January 2026 | October 2019

DELIVERY METHOD/SERVICES

CMR
Preconstruction

PROJECT ADDRESS

7285 Old Oak Blvd.
Middleburg Heights, OH 44130

D CM COSTS AND FEES

CM COST PROPOSAL

The CM Cost Worksheet (also submitted as an attachment with this proposal), provided as Exhbit I, answers Section D, items a, c, d, e, f and h.
Item “g” (estimated bond and insurance premiums) are provided below.
Item “b” (breakdown of proposed site management staff costs) is provided on the next page.

RFP26275 PCTC AMT
EXHIBIT I - CM Cost Worksheet

May 2026

EXHIBIT I				
Item	**Description**		**Unit**	**Cost**
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP		Lump Sum	$ 52,000.00
			Separate of GMP but included in Contract value	
SAMPLE GMP WORKSHEET				
2.0	**Cost of Work**			
	Total Trade Bid Packages (Owner's Estimated Cost of Work)			included in below
	General Requirements (CM self perform or Subcontract)			included in below
	General & Liability (G&L) Insurance			included in below
	Optional Subcontractor Default Insurance			included in below
	Builder's Risk (for value of contract):			included in below
			Subtotal A:	**$ 20,000,000.00**
3.0	**CM Job Site Management Staff Cost of Work (Salaries + related expenses)**		(Estimate)	**$ 976,020.00**
		(Based on CM Rates calculation sheet)	**Subtotal B:**	**$ 20,976,020.00**
4.0	**CM Contingency**	(Applied to Subtotal B	**2.00%**	**$ 419,520.00**
			Subtotal C:	$ 21,395,540.00
5.0	**CM Fee for Overhead and Profit**	(Shown as a percentage applied to Subtot	**2.90%**	**$ 620,471.00**
			Subtotal D:	$ 22,016,011.00
6.0	**Performance and Payment Bonds**	(Shown as a percentage applied to Subtot	**0.65%**	**$ 143,104.00**
			Subtotal F:	$ 22,159,115.00
7.0	**B&O Tax City of Bridgeport**	(2% of Total Contract value applied to Subtota	**2.00%**	**$ 443,182.00**
8.0		**Guaranteed Maximum Price (GMP)**	**Total:**	**$ 22,602,297.00**
	INSTRUCTIONS & NOTES:			

ESTIMATED BOND AND INSURANCE PREMIUMS

ITEM	ESTIMATED AMOUNT	% OF CONTRACT VALUE
General Liability Insurance	$226,023	1%
Subcontractor Default Insurance	$314,172	1.39% *(of subcontract value)*
P&P Calculation	$143,104	0.65% *(Sliding Scale)*
Builders Risk	$17,461	0.01545%

SITE MANAGEMENT STAFF COST BREAKDOWN

PRECONSTRUCTION STAFF NAME, TITLE	RATE
TJ Pasadyn, Corporate Director of Preconstruction	$135
Matthew Kaveney, Project Manager	$112
Kimberly Smith, Architectural Estimator	$85
Roger Barker, Mechanical Estimator	$125
Rick Markee, Electrical Estimator	$117

CONSTRUCTION STAFF NAME, TITLE	RATE
Brian Harris, Senior Superintendent	$145
Matthew Kaveney, Project Manager	$112
Morgan Means, Project Engineer	$74
Rob Korsvik, Safety Manager	$105
Carly Gandziarski, Project Administrator	$90
Grace Sauline, Director of Project Controls	$90

LINE-ITEM BREAKDOWN	COST
Travel (Mileage)	$88,275
Lodging	$16,125
Vehicles	COW
Mobile Phones	In-Rates



CASE WESTERN RESERVE UNIVERSITY | HUMAN FUSIONS INSTITUTE



MICHIGAN STATE UNIVERSITY | APPLE DEVELOPER ACADEMY

APPENDIX

EXHIBIT D
RFP# 26275
CONSTRUCTION MANAGER
PIERPONT COMMUNITY & TECHNICAL COLLEGE'S
AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT
BID CERTIFICATION/SIGNATURE/ADDENDUM ACKNOWLEDGEMENT

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

REGIONAL DIRECTOR
(Name, Title)

Jason Scheible, Regional Director, Pennsylvania - 5/28/26
(Printed Name and Title) (Address)

784-272-8013
(Phone Number)

Jason.Scheible@Higleybuilds.com
(email address)

2. **CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this RFP in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this RFP, offer or proposal constitutes an offer to the Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the RFP for that product or service, unless otherwise stated herein; that the vendor accepts the terms and conditions contained in the RFP, unless otherwise stated herein; that I am submitting this RFP, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this RFP, 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 the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

The Albert M Higley Co. LLC
(Company)

Executive Vice President
(Authorized Signature) (Representative Name, Title) (Printed

Dan Sehlhorst, Executive VP - 5/28/26
Name and Title of Authorized Representative) (Date)

216.861.2050
(Phone Number)

Form Origination Date: 03/30/2022

EXHIBIT E

RFP# 26275

ADDENDUM ACKNOWLEDGEMENT FORM

REQUEST FOR PROPOSALS/REQUEST FOR

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

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

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

Addendum Numbers Received:
(Check the box next to each addendum received)

[X] Addendum No. 1	[ ] Addendum No. 6
[X] Addendum No. 2	[ ] Addendum No. 7
[ ] Addendum No. 3	[ ] Addendum No. 8
[ ] Addendum No. 4	[ ] Addendum No. 9
[ ] Addendum No. 5	[ ] Addendum No. 10

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

The Albert M Higley Co. LLC
Company

Dan Sehlhorst
Authorized Signature

5/28/26
Date

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

Form Origination Date: 03/30/2022

WEST VIRGINIA
Community & Technical
COLLEGE SYSTEM

proposal

Construction Manager - Pierpont Community & Technical College's Aviation Maintenance Technology Facility (PCTC AMT) Project

May 29, 2026 by 2:00pm

mascaro
. . . build with the best

1720 metropolitan street
pittsburgh, pa 15233
412.321.4901
www.mascaroconstruction.com

EXHIBIT E

RFP# 26275

ADDENDUM ACKNOWLEDGEMENT FORM

REQUEST FOR PROPOSALS/REQUEST FOR

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

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[ ] Addendum No. 5	[ ] Addendum No. 10

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Mascaro Construction Company, LLC
Company

Authorized Signature

May 29, 2026
Date

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



SECTION

A

project approach/ methodology

mascaro

. . . build with the best

mascaro
. . . build with the best

SECTION A project approach/methodology



This project would not have become a reality without the tireless efforts of the Mascaro Construction Company's project team. The Mascaro team worked seamlessly with all subcontractors to create an extremely positive working environment. The fact that Mascaro self-performed critical portions of the work, allowed us to complete the project three months ahead of schedule.

-Garth Miller, Vice President,
Customer Operations,
Industrial Scientific Corporation

a. Approach to Construction Management at Risk

Mascaro's approach to Construction Management at Risk is rooted in trust, preparation, communication and transparency. From the start of our preconstruction efforts through the completion of construction, we aim to deliver a great experience.

- ***Value Added –*** Our preconstruction efforts include involvement from both our estimating and operations teams. The goal is to accurately plan all aspects of the project (safety, quality, cost, schedule, and production) during our preconstruction efforts to help us successfully execute the work. Our value added is enhanced by our self-perform capabilities. Our experience as a builder allows us to accurately complete the following:

  i. Detailed and thorough constructability reviews

  ii. Accurate schedule development based on productivity knowledge

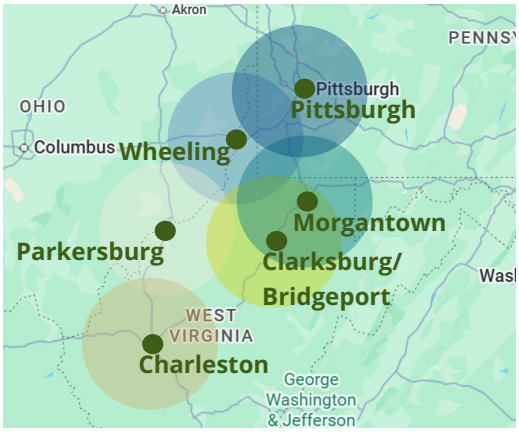
  iii. Accurate cost information, allowing us to establish a GMP with certainty

  iv. Early procurement of long lead materials

  v. Evaluation of risk and implementation of mitigation strategies

  vi. Evaluation of cost saving measures to ensure any budget overruns are offset by agreed upon reductions

In addition to our self-perform capabilities, our preconstruction teams includes both an in-house M/P/FP expert (Eugene Vennare) and an Electrical expert (Josh Eckenrode). Both Eugene and Josh come from subcontractor backgrounds, so they understand MEPFP pricing, procurements, and scheduling. Additionally, they provide Mascaro with the ability to pre-purchase long lead equipment direct from vendors. This helps our projects stay on schedule through proactive risk mitigation. It also allows time for the design to develop prior to fully engaging subcontractors. With our in-house expertise, we can provide direct feedback to the design team regarding MEP design decisions. By allowing the MEP packages to be bid when the design is complete or nearly complete, we provide the best value to the owner.



Subcontractor coverage of the region

- ***Design and construction challenges –*** Our preconstruction efforts will be focused on mitigating the following challenges:

  i. **Steel lead times** – consider an early release package if steel sizing and quantities dictate a mill order.

  ii. **Electrical switchgear** – establish an early release package for this scope if it is not already planned; the lead time on this equipment will be an issue for the project and should be addressed immediately if it's not already being planned by the design team.

  iii. **Utility transformer procurement** – similar to the electrical switchgear, the procurement of the utility transformer should be pushed as quickly as possible. If agreements are not already in place with the utility provider, this should be an immediate focus.

  iv. **Subcontractor availability** – our previous work in the Bridgeport/ Clarksburg area has allowed to establish strong relationships with the subcontracting community. We will build on these relationships for this project. Additionally, we have the ability to source subcontractors from Pittsburgh, Morgantown, and Charleston, all areas with capable subcontractors who would potentially be interested in completing this work.

  v. **Pre-Engineered Metal Building procurement** – Because the pre-engineered metal building will likely require a delegated design component, it is critical to award this package as quickly as possible. Load information will be needed from the PEMB design in order for the structural EOR to complete the foundation design. Additionally, there are other architectural and structural details that will need to be worked out and coordinated between the design team and PEMB supplier. The sooner these efforts can start, the better.

  vi. **Manpower availability** – Due to the projected amount of power plant and data center work proposed for the region, we will be very mindful of labor availability for the project. This will be a key selection criterion on all subcontractor packages. Additionally, we will look to implement pre-fabrication strategies to the greatest extent possible. The PEMB is a great use of this strategy.

- ***Lessons Learned –*** We bring a unique blend of lab construction, training center construction, and hangar construction experience to the team. The following lessons learned will be applied to project to ensure efficient execution:

  i. Early procurement of specialty or long lead equipment to ensure efficient coordination; avoid changing from BOD equipment as it can lead to unintended coordination issues.

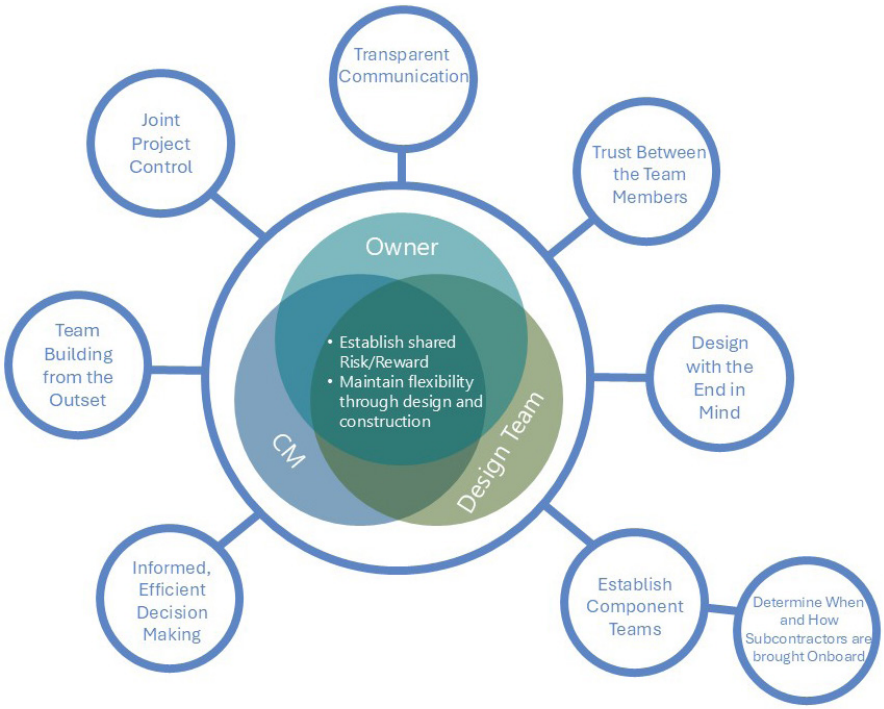
  ii. Detailed coordination and review of proposed lab/training facility equipment; to the extent possible, provide the design team with the equipment cut sheet information so connections and rough-in can be properly designed

  iii. Coordination of specialty fire protection or fire alarm systems within the hangar and training areas; these systems often have long lead times and typically need to be coordinated across multiple disciplines.

iv. Coordinate construction sequences with material deliveries; ensure there's a clear path for specialty equipment to be installed once construction has been completed or leave out certain aspects of the construction to allow specialty equipment to be reasonably installed.

v. Plan for future technology upgrades; training devices and equipment are evolving at a rapid pace. Ensure that the project plans for and allows space for these future enhancements.

vi. Ensure floor load capacities and vibration requirements are developed with the final equipment in mind. Adding thickened mats or isolation pads after the fact can be costly and detrimental to the schedule.



b. How to meet proposed budget and schedule for the project

The proposed budget and schedule for the project, while both aggressive, seem to be attainable.

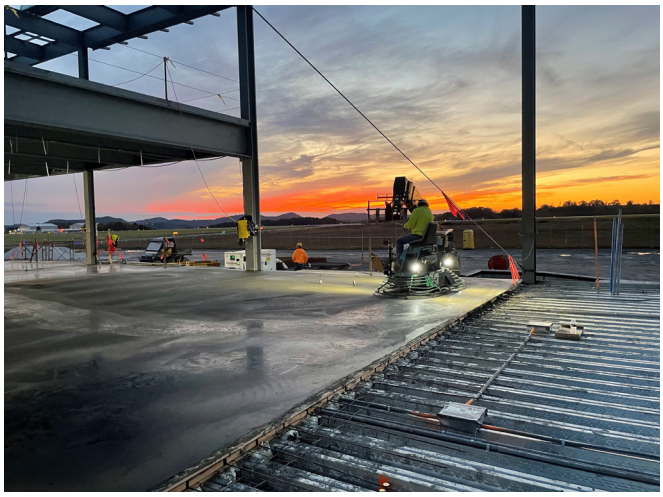
In order to meet the budget for the project, we propose the following:

- ***Expand reach for subcontractors beyond North Central West Virginia:*** we have developed strong relationships in the region based on our history of working in the Bridgeport/Clarksburg area. However, we have the ability to pull from a larger region, including Morgantown, Pittsburgh, and Charleston. We want to balance the efficiency of a local workforce with the numbers and strength of a more regional approach. Ultimately, our goal is to generate competition from a qualified list of firms capable of completing the project.
- ***Develop build packages that best suit the market:*** In some cases, this may be breaking down packages into small pieces to create more competition; in other cases, this may be combining scopes to make a package more enticing to a larger group of subs. Based on our recent experience at the North Central West Virginia Airport, we have a good sense of how to best develop the bid packages, but this will be further refined once we evaluate the initial drawing package.
- ***Assign risk to the entity most capable of handling it:*** Development of bid packages will also consider overall project risks, and which entities are best suited to handling these risks.
- ***Early stakeholder involvement:*** In order to minimize change orders during construction, we would encourage the college to get input from the necessary project stakeholders during the design phase. As a team, we will work to clearly outline the facility being provided. If changes need to be made, they are much less expensive when completed during the design phase.

- ***Developing quality construction documents:*** Through our constructability review efforts, we will work with the college and the design team to ensure that a high-quality set of construction plans and specifications are developed. A high-quality set of drawings typically results in more competitive bidding, less contingencies/allowances, and a better overall experience by all parties on the project.

In order to meet the schedule for the project, we propose the following:

- Early release packages as described throughout this project
- Thorough and detailed constructability efforts to ensure a complete and coordinated design (to be completed by all parties)
- Timely release of materials after approval of GMP
- Pre-submission reviews between the design team and CMAR for all critical path equipment and/or materials; pre-submittal reviews can be completed for other items as necessary
- A high focus on Quality Control to avoid rework.
- Optimize the planning phase; ensure efforts are focused on supporting the critical path and near critical paths. As the schedule evolves, be nimble to adapt to changing schedule challenges
- Leverage technology to track and mitigate risks; the use of Procore as our project management software will help identify and mitigate schedule, quality and production risks.
- Build costs into the GMP for some level of overtime and/or expediting fees. This can be included through the bid packages or through allowance/contingency line items. Although planning will be a major focus throughout our efforts, something will inevitably go wrong (weather, delayed procurement, productivity issues, subcontractor performance issues, etc.), and it is best to be prepared to address it.



Mascaro self-performed the concrete on the NCWV Airport New Terminal Building.

c. Ability to Self-Perform

Mascaro employs a field force of over 400 tradesmen each year. We have the capacity to self-perform the following items of work:

- Demolition
- Concrete
- Structural Excavation
- Structural steel erection
- Misc. steel erection
- Carpentry (rough and finish)
- Installation of doors/frames/hardware
- Drywall
- Acoustical and drywall ceilings
- Installation of miscellaneous specialties and equipment
- Pre-engineered metal building, complete

d. Proposed Design and Milestone Construction Schedule

- ***See following page for schedule graphic***
- ***Scheduling capabilities, processes and tools –*** Mascaro uses a two-person in-house schedule team for all project scheduling. We utilize Primavera P6 on all projects. Schedule updates are completed weekly by the project team and the schedule is used as a tool to manage the project. Early development of the schedule is completed by the project team, which includes the project scheduler. Keys to successful schedule development and implementation include the following:

  i. A clearly defined Work Breakdown Structure
  ii. Accurate durations
  iii. Clear and accurate logic ties
  iv. Clear identification of the critical path (and near critical paths)
  v. Crew ties to reflect manpower availability
  vi. Clear definition of submittals, approvals and material procurement
  vii. Early engagement of trade contractors
  viii. Use of look-ahead schedules to plan the work
  ix. Adjustment of overall schedule to reflect actual progress

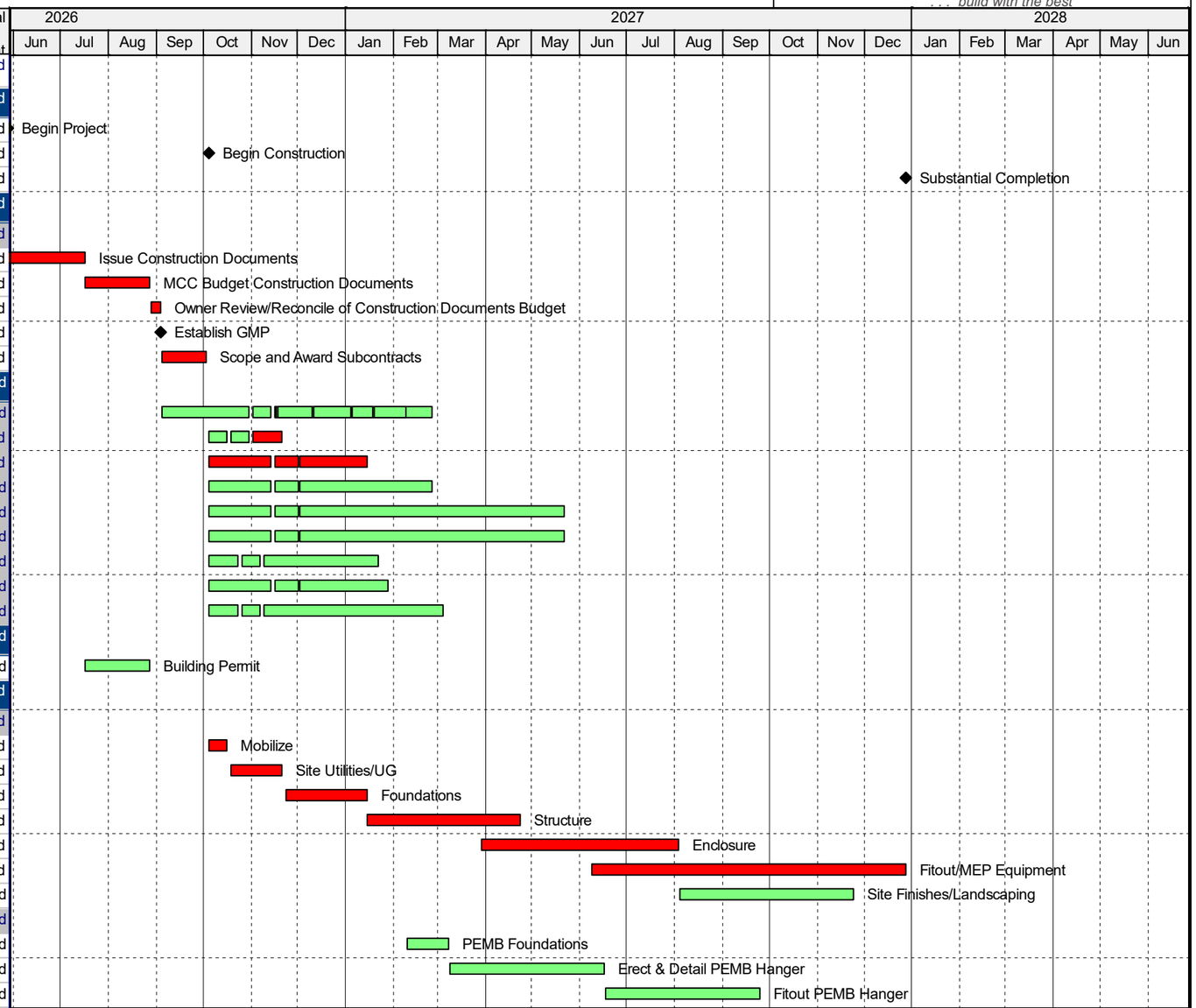
- ***Key schedule drivers –*** Key schedule drivers include the following:
  i. **Pre-engineered metal building system:** Engineering, fabrication, and delivery. Current building lead times are in the 14-16 week timeframe from placement of order; however, these estimates are in constant fluctuation.
  ii. **Structural Steel:** Any steel that must be purchased through a mill order rather than through a service center will have extensive lead times associated with it. For example, at the time of this submission, most rolling dates through October are closed. The ability to complete construction by December 31, 2027 will be heavily influenced by our ability to get the necessary structural framing.
  iii. **Electrical Switchgear:** The lead time on the switchboards for the project will likely range between 39-52 weeks. They will continue to be impacted by the large amount of data center work planned around the country. This will be further compounded if the College has a specific manufacturer preference.
  iv. **Utility Transformer:** We have encountered numerous issues with utility providers being able to provide their main service transformers in a timely manner.
  v. **Weather:** Because the building is being turned over as a pad-ready site, weather should be less of an issue but must always be considered.
  vi. **Skilled Labor Availability:** Based on the amount of work ongoing in the region, there continues to be a strain on available workforce. With multiple data center and power projects planned for the region in the near future, this strain on labor will continue. The ability to pre-fabricate select portions of the building will be a key factor in overcoming this schedule challenge.

Project ID WV1005
Data Date28-May-26
Run Date21-May-26

WV Community Tec Pierpont Aviation Mntce Facility
Preliminary Project Schedule
For Review & Comment Only

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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Total Float
WV Community & Tec Pierpont Aviation Mntce Facility		400d	400d	28-May-26	27-Dec-27	0d
Milestones		400d	400d	28-May-26	27-Dec-27	0d
999	Begin Project	0d	0d	28-May-26		0d
8888	Begin Construction	0d	0d	05-Oct-26		0d
999999	Substantial Completion	0d	0d		27-Dec-27*	0d
Design		90d	90d	28-May-26	02-Oct-26	0d
Construction Documents		90d	90d	28-May-26	02-Oct-26	0d
CD1000	Issue Construction Documents	35d	35d	28-May-26	16-Jul-26	0d
CD1010	MCC Budget Construction Documents	30d	30d	17-Jul-26	27-Aug-26	0d
CD1020	Owner Review/Reconcile of Construction Documents Budget	5d	5d	28-Aug-26	03-Sep-26	0d
CD1030	Establish GMP	0d	0d		03-Sep-26	0d
CONT1000	Scope and Award Subcontracts	20d	20d	04-Sep-26	02-Oct-26	0d
Procurement		180d	180d	04-Sep-26	21-May-27	10d
PEMB		120d	120d	04-Sep-26	25-Feb-27	30d
Concrete		35d	35d	05-Oct-26	20-Nov-26	0d
Structural Steel		70d	70d	05-Oct-26	14-Jan-27	0d
Masonry		100d	100d	05-Oct-26	25-Feb-27	20d
Mechanical		160d	160d	05-Oct-26	21-May-27	10d
Electrical		160d	160d	05-Oct-26	21-May-27	10d
Plumbing		75d	75d	05-Oct-26	21-Jan-27	35d
Fire Protection		80d	80d	05-Oct-26	28-Jan-27	30d
Finishes		105d	105d	05-Oct-26	04-Mar-27	35d
Permits		30d	30d	17-Jul-26	27-Aug-26	25d
PERM1000	Building Permit	30d	30d	17-Jul-26	27-Aug-26	25d
Construction		310d	310d	05-Oct-26	27-Dec-27	0d
PCTC AMT Building		310d	310d	05-Oct-26	27-Dec-27	0d
CON1000	Mobilize	10d	10d	05-Oct-26	16-Oct-26	0d
CON1010	Site Utilities/UG	25d	25d	19-Oct-26	20-Nov-26	0d
CON1020	Foundations	35d	35d	23-Nov-26	14-Jan-27	0d
CON1030	Structure	70d	70d	15-Jan-27	23-Apr-27	0d
CON1060	Enclosure	90d	90d	29-Mar-27	03-Aug-27	0d
CON1080	Fitout/MEP Equipment	140d	140d	08-Jun-27	27-Dec-27	0d
CON1090	Site Finishes/Landscaping	80d	80d	04-Aug-27	24-Nov-27	20d
PEMB Hanger		160d	160d	09-Feb-27	24-Sep-27	23d
CON1040	PEMB Foundations	20d	20d	09-Feb-27	08-Mar-27	23d
CON1050	Erect & Detail PEMB Hanger	70d	70d	09-Mar-27	16-Jun-27	23d
CON1070	Fitout PEMB Hanger	70d	70d	17-Jun-27	24-Sep-27	23d



Remaining Level of Effort | Actual Work | Critical Remaining Work
Actual Level of Effort | Remaining Work | Milestone

TASK filter: All Activities

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SECTION

B

project team

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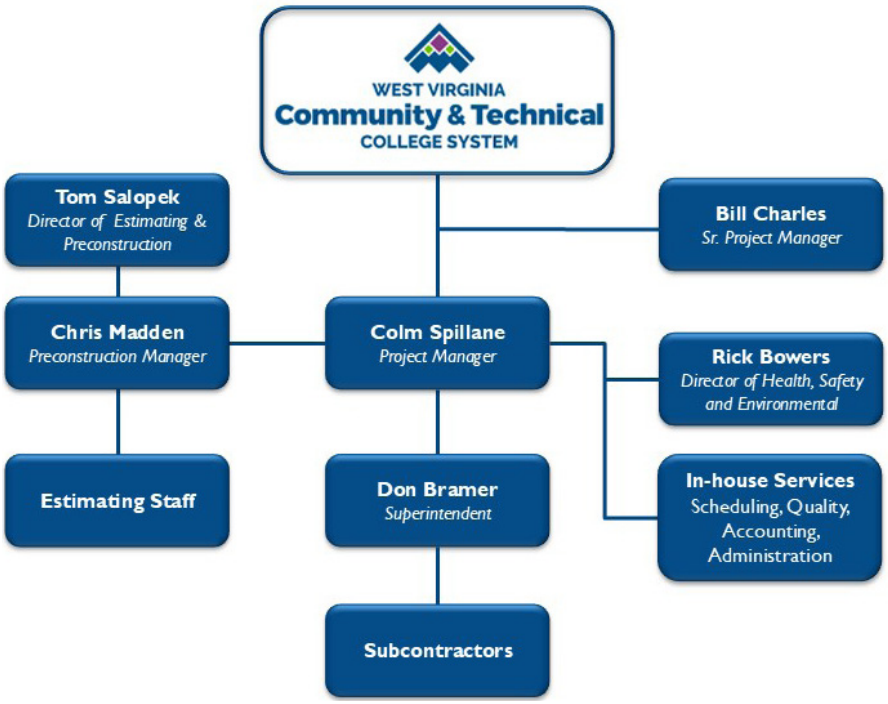
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SECTION B project team

a. Provide a concise summary narrative as to why your team is the best suited for this project. Explain why each team member was selected and their attributes and contributions they add to the overall team and this project.

b. Provide an Organizational Chart of the personnel proposed for this project.



Mascaro Construction has assembled a highly qualified team specifically selected for their ability to successfully deliver technically complex, aviation-focused training facilities like the PCTC AMT Facility. This 65,000 SF project—featuring high-bay hangars, specialized aviation labs, welding facilities, and integrated classroom spaces—requires a team with proven experience in large-scale structural work, sophisticated building systems, and highly coordinated instructional environments. Our team brings a balanced combination of aviation project experience, technical expertise, and strong field execution to ensure seamless delivery of both the hangar and academic components.

Bill Charles, Senior Project Manager, was selected to lead this effort based on his extensive experience delivering large-scale aviation facilities. His leadership on multiple airport terminal projects, including structural systems, building envelope, and foundations, directly aligns with the complexity of the high-bay hangars and aircraft-support spaces required for this facility. Bill's deep understanding of building systems, safety requirements, and inspection compliance ensures that specialized environments such as avionics labs, composite shops, and non-destructive testing areas will be delivered to the highest standards. His ability to manage multi-faceted projects will be critical in coordinating the integration of technical labs with classroom and administrative spaces.

Colm Spillane, Project Manager, was selected for his strong coordination and technical planning capabilities, which are essential for a facility that combines diverse program elements such as specialty labs, welding shops, and general education spaces. His experience supporting complex healthcare and aviation-related projects—where phasing, system coordination, and uninterrupted operations are critical—translates directly to managing the detailed MEP, equipment coordination, and constructability challenges within this facility. Colm's proactive approach to resolving design conflicts will ensure efficient integration of lab infrastructure, specialty equipment, and building systems.

Tom Salopek, Director of Estimating & Preconstruction, was chosen to lead preconstruction due to his expertise in managing complex building programs during design. The PCTC AMT facility includes a wide range of specialized spaces—from hangars to welding labs to learning environments—which require detailed cost modeling, phasing strategies, and constructability reviews. Tom's experience with higher education, laboratory, and technical training facilities ensures that early-stage decisions will support both budget certainty and functional performance. His ability to align design intent with cost and schedule will be critical to delivering a facility that meets both aviation training standards and educational needs.

Supporting this effort, **Chris Madden, Preconstruction Manager,** brings over three decades of estimating and value engineering expertise, making him ideally suited for a project with specialized building systems and equipment. Chris was selected for his ability to develop accurate pricing across all design phases, particularly for facilities with unique infrastructure such as high-bay spaces, specialty labs, and advanced MEP systems. His collaborative approach with subcontractors will ensure competitive pricing and strong trade coverage for critical scopes such as hangar doors, lab utilities, and specialty finishes.

Donald Bramer, Superintendent, was selected for his extensive hands-on field experience and proven ability to manage complex, multi-trade projects. With over 30 years of construction experience, including institutional and aviation-related projects, Don will lead all on-site operations for the hangars, labs, and classroom spaces. His expertise in structural work, site logistics, and coordination is particularly valuable for the construction of large-span hangars and high-bay environments. Don's focus on safety, quality control, and daily coordination ensures that specialized installations—such as lab equipment, welding systems, and aircraft training infrastructure—are executed efficiently and safely.

Roman Murgi, Project Engineer, was selected to support the team with day-to-day coordination, documentation, and quality control efforts. His background in civil engineering and recent experience on institutional and renovation projects provide a strong foundation for managing submittals, RFIs, and field coordination for this technically detailed facility. Roman's familiarity with modern construction technologies and his attention to detail will support the seamless integration of academic spaces with hands-on training environments, helping ensure that all components of the facility function cohesively.



Steamfitters Training Facility

1) Provide location of corporate headquarters and other divisional offices, specifying from which location(s) team members and alternates would report.
Mascaro has one location, the corporate office at 1720 Metropolitan Street, Pittsburgh, PA 15233.

Resumes for these team members appear on the following pages and cover a summary of their education, years of experience, years in proposed role, and experience in various projects, including those comparable to the PCTC AMT Facility.

Bill Charles, EIT, LEED® AP (Legacy)

Senior Project Manager

Bill has extensive experience in the management of new construction and renovation projects both large and small. This has provided him with a strong understanding of safety, building codes, regulations, and inspection compliance. His resourcefulness and flexibility aids in his ability to envision smart solutions if an issue should arise. Bill's excellent communication skills, as well as his organization and time management skills enable him to keep the team focused and productive. He will oversee all aspects of the project with full responsibility for the completion of a quality project safely, on-time, and within the established budget.

19 **years construction experience**

qualifications

- 19 years with Mascaro
- 5 years as Sr. Project Manager
- Bachelor of Science, Civil & Environmental Engineering, Pennsylvania State University, 2007
- OSHA 30-Hour Construction, ClickSafety
- Construction Quality Management For Contractors, U.S. Army Corps of Engineers
- OSHA 10-Hour Construction, ClickSafety
- ICRA Infection Control 8-hour

Work History

- Senior Project Manager, Mascaro Construction Company, LLC, 2021 - present
- Project Manager, Mascaro Construction Company, LP, 2013 - 2021
- Project Engineer, Mascaro Construction Company, LP, 2007 - 2013

key:
CMr - Construction manager at risk
D-B - Design-build
GC - General contractor

ii. Experience with the Proposer's firm, including the various types of project experience for the Proposer. / iii. Experience within their career relating to the scope of this RFP and the type of project experience throughout their career. - ALL THE PROJECT BELOW WERE COMPLETED WHILE AT MASCARO.

Marshall University Recreation Center, Huntington, WV. *Project Manager.* A 122,000-square-foot center to promote health and wellness. The three-story recreation center contains a swimming pool, gymnasiums, locker rooms, a running track, climbing wall, juice bar, and exercise rooms. (D-B)

Live! Casino Pittsburgh, Greensburg, PA. *Project Manager.* Conversion of 130,000 square feet of retail space in the Westmoreland Mall into a mini casino that includes a gaming area on the first floor and restaurants, bars, and an event center on the second floor. (GC)

iv. Experience with projects of similar nature to the WVCTCS project.

Pittsburgh International Airport - Structural, Coraopolis, PA. *Senior Project Manager.* Fabrication and erection of the structural steel for the new terminal, concrete work above the apron level, and selective demolition for the tie-in to the existing terminal. LEED® Silver. (GC)

Pittsburgh International Airport - Foundations, Coraopolis, PA. *Senior Project Manager.* Foundation and slab-on-grade work for the terminal modernization project. Includes micropiles, caisson, and concrete foundations. (GC)

Pittsburgh International Airport - Bldg. Envelope, Coraopolis, PA. *Senior Project Manager.* The project involves all architectural enclosure work that includes all exterior masonry and stonework, exterior cold-formed metal framing and sheathing, exterior metal fabrications, waterproofing, thermal insulation, air barriers, flashings, metal wall panels, and roofing and accessories, as well as other ancillary items. (GC)

NCWV Airport New Terminal Building, Bridgeport, WV. *Senior Project Manager.* Construction of a new 52,600-square-foot terminal building in the northeast corner of the airport site. (GC)

Colm J. Spillane

Project Manager

Colm brings extensive experience across various construction markets, demonstrating exceptional skills in team collaboration, communication, and leadership. Known for his solution-oriented approach, he excels in planning, organization, and time management. Colm supports the project team by enhancing safety, quality, profitability, and adherence to schedules through the implementation of Mascaro's best practices. He offers technical support in construction planning and design, construction methods, resolution and documentation of design conflicts, constructability reviews, submittals and RFIs, and project closeout documentation.

9 years construction experience

qualifications

- 2 years with Mascaro
- 2 months as Project Manager
- Bachelor of Science, Civil Engineering, University of Pittsburgh - Johnstown, 2016
- First Aid/CPR/AED
- OSHA 10-Hour Construction
- Gold Shovel Standard, Certification
- HazMat WHMIS, Certification
- Procore Project Manager & Engineer Training, Certification

Work History

- Project Manager, Mascaro Construction Company, LLC, 03/2026 - present
- Project Engineer, Mascaro Construction Company, LP, 2023 - 03/2026
- Project Engineer, Massaro Corporation, 2019-2023
- Project Engineer, GeoSolutions, Inc., 2016-2019

key:
CMr - Construction manager at risk
GC - General contractor

ii. Experience with the Proposer's firm, including the various types of project experience for the Proposer.

Surgical Suites Renovation, UPMC Mercy, Pittsburgh, PA. *MEP Coordinator.* Multi-phase renovation and expansion of the surgical services department on the third floor of UPMC Mercy. (CMr)

iv. Experience with projects of similar nature to the WVCTCS project.

New Terminal Building, North Central West Virginia Airport, Bridgeport, WV. *Project Engineer.* Construction of a new 52,600-square-foot terminal building in the northeast corner of the airport site. (GC)

iii. Experience within their career relating to the scope of this RFP and the type of project experience throughout their career.

Previous Experience

The Landing Hotel Pittsburgh, Rivers Casino, Pittsburgh, PA. *Project engineer.* Construction of 219 room hotel connected to the existing Rivers Casino.

The First Tee Clubhouse at The Bob O'Connor Golf Course, Pittsburgh, PA. *Project engineer.* Clubhouse construction; non-profit organization for youth development through golf.

UPMC McKeesport Roof Replacement, McKeesport, PA. *Project engineer.* Roof replacement at McKeesport Hospital. Architect firm unknown, 40,000 SF roof replacement, $1.7 million

Allegheny General Hospital Academic Cancer Center, Pittsburgh, PA. *Project engineer.* Construction of state-of-the-art facility; features modern technology for radiation treatment and magnetic imaging. IKM Architecture, 90,000 SF new construction (tying into the existing hospital), construction value= $60 million, overall value = $90 million

Allegheny General Hospital Fluoroscopy Renovations, Pittsburgh, PA. *Project engineer.* Three-phase nightshift renovation project; worked closely with client to coordinate ICRA set-ups and material distribution routes while accommodating scheduled fluoroscopy surgeries. RM Creative, 3-phased night shift work – 25,000 SF - $1.8 million

Tom Salopek, LEED® AP, EIT, DBIA

Director of Estimating & Preconstruction

Tom has extensive project engineering and estimating experience and is skilled in design management, coordination of design and construction teams, bid package preparation, and scheduling. With strong organization and time management skills he manages preconstruction activities such as program review and analysis, initial scheduling, conceptual estimating, constructability and value engineering reviews, and bid package development. Tom has a history of creating strong collaborative relationships with owners, end users, and design teams to ensure diligent cost and schedule control while effectively working with the estimating team to ensure budgets and estimates are accurately produced in a timely manner.

24 **years construction experience**

qualifications

- 11 years with Mascaro
- 4 years as Dir. of Estimating and Preconstruction
- Bachelor of Science, Civil Engineering, University of Pittsburgh, 2002
- ICRA Infection Control 8-hour
- Mascaro Leadership Training
- Mascaro Management Training

Work History

- Dir. of Estimating and Preconstruction, Mascaro Construction Company, LLC, 2022 - present
- Preconstruction Manager, Mascaro Construction Company, LP, 2015 - 2022

ii. Experience with the Proposer's firm, including the various types of project experience for the Proposer. / iii. Experience within their career relating to the scope of this RFP and the type of project experience throughout their career. - ALL THE PROJECT BELOW WERE COMPLETED WHILE AT MASCARO.

Recreation and Wellness Center, University of Pittsburgh, Pittsburgh, PA. *Director of Estimating & Preconstruction.* Construction of a nine-story, 278,334-square-foot recreation and wellness center containing dining, fitness spaces, multi-purpose rooms, a natatorium, gymnasiums, various offices, and an elevated walking/jogging track. Designed to achieve LEED® v4 Silver. (CMr)

AHN Cancer Institute - Beaver, Monaca, PA. *Preconstruction Manager.* Construction of new outpatient cancer center. Project involved pyrite remediation and a linear accelerator concrete vault. The center includes a CT suite, radiation/medical oncology with infusion treatment bays, and a USP 800 compliant pharmacy. (D-B)

iv. Experience with projects of similar nature to the WVCTCS project.

Steamfitters Training Facility, Harmony, PA. *Preconstruction Manager.* Design-build construction of a new 74,000-square-foot training facility, office complex, HVAC labs, and a meeting hall. The project is located in Jackson Township near I-79 and Seneca Valley High School in Harmony. (D-B)

WVU PSC Science Hall Lab Renovation, Keyser, WV. *Director of Estimating & Preconstruction.*

Client Test Complex, West Mifflin, PA. *Director of Estimating & Preconstruction.* Construction of a testing complex with high bay building, utility infrastructure, and an office building. (D-B)

University of Pittsburgh Isotope Tracers Lab, Pittsburgh, PA. *Director of Estimating & Preconstruction.* Renovation and construction of a new lab, office, and restrooms for Dr. Emily Elliott's research laboratory program. (CMr)

key:
CMr - Construction manager at risk
D-B - Design-build
GC - General contractor

Chris Madden, LEED® AP (Legacy)

Preconstruction Manager

Chris is a seasoned professional with extensive experience estimating from conceptual documents, through various design phases, to final, hard bid pricing as well as in preconstruction and value engineering. He has the capability to envision projects abstractly allowing him to analyze situations and develop innovative solutions. His organization and time management skills are attributed to his ability to work with and manage team members to ensure appropriate subcontractor participation and coverage to produce competitive estimates. Chris is a true collaborator that provides a productive team environment ensuring estimates are produced accurately and in a timely manner.

32 **years construction experience**

qualifications

- 28 years with Mascaro
- 10 years as Preconstruction Manager
- Bachelor of Science, Business Administration, Robert Morris University, 1994
- ICRA Infection Control 24-hour
- Mascaro Leadership Training
- Mascaro Management Training

Work History

- Preconstruction Manager, Mascaro Construction Co., LLC, 2016 - present
- Senior Estimator, Mascaro Construction Co., LP, 2007 – 2015
- Estimator, Mascaro Construction Co., LP, 1998 – 2006

ii. Experience with the Proposer's firm, including the various types of project experience for the Proposer. / iii. Experience within their career relating to the scope of this RFP and the type of project experience throughout their career. - ALL THE PROJECT BELOW WERE COMPLETED WHILE AT MASCARO.

CMU Highmark Center for Health, Wellness, and Athletics, Pittsburgh, PA. *Preconstruction Manager.* Preconstruction and construction services for a new four-story health, wellness, and athletic facility housing University Health Services (UHS), Counseling and Psychological Services (CAPS), and Athletics and recreation sports programs. The facility includes clinical and therapy spaces, prayer and meditation areas, a two-story wellness garden, gymnasium and multipurpose courts, locker and weight rooms, offices, and the conversion of the original Skibo Gym to indoor turf. LEED® Gold. (CMr)

iv. Experience with projects of similar nature to the WVCTCS project.

Starline (formerly Universal Electric) Expansion, Canonsburg, PA. *Senior Estimator.* Renovation of 89,936 square feet and addition of 81,400 square feet to the existing facility. Full business and manufacturing/production operations were maintained throughout the construction. (CMr)

Industrial Scientific Headquarters, Pittsburgh, PA. *Senior Estimator.* New construction of a five-level, 204,000-square-foot headquarters and manufacturing facility. The facility includes: corporate offices, light electronics manufacturing, electronics servicing, instrument research, development and testing, gas sensor laboratory functions, customer service, software development, warehouse, delivery and shipping. Sustainable. (CMr)

Steamfitters Training Facility, Harmony, PA. *Senior Estimator.* Design-build construction of a new 74,000-square-foot training facility, office complex, HVAC labs, and a meeting hall. The project is located in Jackson Township near I-79 and Seneca Valley High School in Harmony. (D-B)

Operating Engineers Local 66, Pittsburgh, PA. *Estimator.* Renovation of a 36,970-square-foot building in RIDC Park to create a new union headquarters. Work included the fit-out of offices and conference rooms, relocation of cubicles, construction of a multi-purpose room to house union meetings, a computer server room, and a new "Dues and Dispatch Area." (D-B)

key:
CMr - Construction manager at risk
D-B - Design-build
GC - General contractor

Donald Bramer, Jr.

Superintendent

Don has a variety of experience in construction and has been responsible for self-performing all carpentry, concrete, masonry, site work, layout, steel erection, and CM operations. As a superintendent, he oversees and implements site safety policies, cost tracking, submittal and RFI review and submission. He aids in creating a project schedule, reviews daily activity to make sure all quality control aspects are being achieved or surpassed, and creates daily reports that accurately show workforce, deliveries, and any issues that arise, as well as conducts coordination meetings with all stakeholders.

30 years construction experience

qualifications

- 3 years with Mascaro
- 29 years as Superintendent
- Apprenticeship, Carpenter, Union Carpenters' Local 436, 1991
- FLS Cranes & Rigging
- FLS Excavations
- FLS Fall Protection
- FLS Scaffolding
- Impairment Recognition and Response Training for Supervisors
- OSHA 10-Hour Construction
- OSHA 30-Hour Construction
- Union Carpenters' Local 436, Member

Work History

- Mascaro Construction Company, LLC, 2023 - present
- Sr. Superintendent, Rocky Bleier Construction Group, 2017-2022
- Superintendent, Jarrett Construction Services, 2017
- Superintendent, Gilbane Building Company, 2016

key:
CMr - Construction manager at risk
GC - General contractor

ii. Experience with the Proposer's firm, including the various types of project experience for the Proposer.

Elevator Replacement, Health Sciences Center South, West Virgina University, Morgantown, WV. *Superintendent.* Full replacement of two elevators in the HSC South building. Work included replacement of the supporting mechanical, electrical and plumbing and minimal lobby upgrades (CMr).

Elevator Modernization, Health Sciences Center North, West Virginia University, Morgantown, WV. *Superintendent.* Modernization of two elevators inside the HSC North building. Work included repairs to elevator frames, replacement of the supporting mechanical, electrical and plumbing, and upgrades to the interior cab finishes. (GC)

Elevator Modernization, Health Sciences Center South, West Virgina University, Morgantown, WV. *Superintendent.* Modernization of four elevators in the HSC South building. Work included shaft wall construction, repairs to elevator frames, replacement of the supporting mechanical, electrical and plumbing, and upgrades to the interior cab finishes. (GC)

iv. Experience with projects of similar nature to the WVCTCS project.

New Terminal Building, North Central West Virginia Airport, Bridgeport, WV. *Superintendent.* Construction of a new 52,600-square-foot terminal building in the northeast corner of the airport site. (GC)

iii. Experience within their career relating to the scope of this RFP and the type of project experience throughout their career.

Previous Experience

WVU Coliseum, Morgantown, WV. *Superintendent.* This was a $25 million renovation. This job was a CM contract with no self-perform from 50% design to fit-out.

Turley Center Interior / Exterior Renovations, Fairmont State University, Fairmont, WV. *Superintendent.* This was a $4 million project.

Hardway Hall Mechanical Renovation and Ceiling Replacement, Fairmont State University, Fairmont, WV. *Superintendent.* This was a $3 million project.

Roman Murgi, EIT

Project Engineer

Roman began his career in the construction industry as a laborer in his previous work expereince and as an intern in the buildings department of Mascaro. Roman has a fresh perspective, enthusiasm, and dedication to excellence. He posses an education in civil engineering. His education has equipped him with the latest industry insights, cutting-edge technologies, and best practices, making him a valuable asset to the team. Roman understands the planning, executing, and managing projects to ensure they are completed with quality, delivered on-time, and completed within the budget.

2 years construction experience

qualifications

- 2 years with Mascaro as Project Engineer
- Bachelor of Science, Civil Engineering, West Virginia University, 2024
- First Aid/CPR/AED
- Engineer in Training

Work History

- Mascaro Construction Company, LLC, 2024 - present
- Construction Laborer, World Class Pools and Waterfalls, 2021-2022

key:
CMr - Construction manager at risk

ii. Experience with the Proposer's firm, including the various types of project experience for the Proposer. / iii. Experience within their career relating to the scope of this RFP and the type of project experience throughout their career. - ALL THE PROJECT BELOW WERE COMPLETED WHILE AT MASCARO.

Arts Landing, Pittsburgh, PA. *Project Engineer.* This revitalization project includes improvements to 8th Avenue and Penn Avenue, including new civic spaces. (CMr)

819 & 821 Penn Ave Renovations, Pittsburgh, PA. *Project Engineer.* Renovations to the first floor of the buildings for new restrooms and storage. Work includes selective demolition and abatement on all floors, exterior façade repairs, full removal and replacement of existing roof, new windows MEP infrastructure and new work to support first floor renovations, new drywall partitions, and interior fitout. (CMr)

Learning Information Science (LIS) Garage Restoration, University of Pittsburgh, Pittsburgh, PA. *Project Engineer.* Repair work to the Learning Information Science Garage including concrete structure repairs, traffic coating applications, plaza split slab repairs, and mechanical equipment upgrades. (CMr)

Façade Remediation, UPMC Hechstetter Building, Pittsburgh, PA. *Project Engineer.* Masonry façade restoration and partial replacement, parapet wall repairs, and new roof terminations.

Biomedical Science Tower 3, RBL Infrastructure Upgrades, University of Pittsburgh, Pittsburgh, PA. *Project Engineer.* Infrastructure upgrades and renovations for the modernization of the RBL. (CMr)

iv. Experience with projects of similar nature to the WVCTCS project.

Highmark Center for Health, Wellness and Athletics, Carnegie Mellon University, Pittsburgh, PA. *Project Engineer/2023 Intern.* Preconstruction and construction services for a new four-story health, wellness, and athletic facility housing University Health Services (UHS), Counseling and Psychological Services (CAPS), and Athletics and recreation sports programs. The facility includes clinical and therapy spaces, prayer and meditation areas, a two-story wellness garden, gymnasium and multipurpose courts, and offices. LEED® Gold. (CMr)

3) Provide a list of projects (not necessarily included in C., Section I) where two or more members of the proposed team for this project were part of the project team. Identify which team members were on the project, title and responsibilities, and duration on project for each.

New Terminal Building, North Central West Virginia Airport, Bridgeport, WV.

The following team members were on this project:

- Bill Charles, Sr. Project Manager - oversaw all aspects of the project
- Colm Spillane, Project Engineer - supported the team with day-to-day coordination, documentation, and quality control efforts.
- Don Bramer, Superintendent - oversaw and implements site safety policies, cost tracking, submittal and RFI review and submission, reviewed daily activity, coordinated workforce, and deliveries.

All team members were on the project from start (4/3/2023) to completion (9/20/2024). This project is featured in Section C.

Steamfitters Training Facility, Harmony, PA.

The following team members were on this project:

- Tom Salopek, Preconstruction Manager - oversaw estimating, schedule, and value engineering.
- Chris Madden, Senior Estimator - developed estimates and takeoffs.

All team members were on the project from start (11/30/2015) to completion (11/11/2016). This project is featured in Section C.



Arts Landing



Live! Casino Pittsburgh

Arts Landing, Pittsburgh, PA.

The following team members were on this project:

- Bill Charles, Sr. Project Manager - oversaw all aspects of the project
- Tom Salopek, Dir. of Estimating and Preconstruction Manager - oversaw estimating, schedule, and value engineering.
- Roman Murgi, Project Engineer - supported the team with day-to-day coordination, documentation, and quality control efforts.

All team members were on the project from start (9/27/2024) to completion (4/1/2026).

Live! Casino Pittsburgh, Greensburg, PA.

The following team members were on this project:

- Bill Charles, Project Manager - oversaw all aspects of the project
- Chris Madden, Preconstruction Manager - estimated and coordinated everything needed to ensure the project can be built efficiently, on budget, and on schedule

All team members were on the project from start (9/20/2019) to completion (11/10/2020).

SECTION

C

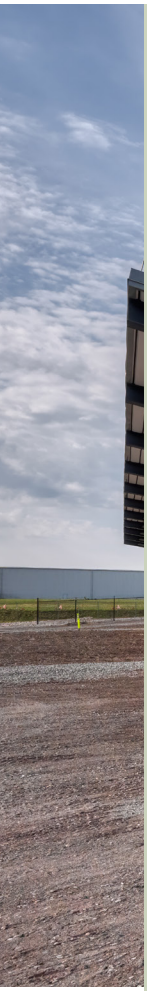
project experience

mascaro

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NCWV Airport New Terminal Building

Bridgeport, WV



Project at a Glance

- New construction/buildout
- 52,600 square feet
- 18 months of construction

Project Information

1. ***Facility Name, Owner and Address:*** NCWV Airport New Terminal Building, North Central West Virginia Airport, 2000 Aviation Way, Bridgeport, WV 26330
2. ***Start Date and Completion Date:*** 4/3/2023 - 9/20/2024
3. ***Client Reference:*** Shawn Long, Deputy Airport Director, 2000 Aviation Way, Bridgeport, WV 26330, 610.751.8065 (acceptable to contact)
4. ***Architect:*** CDI-Infrastructure, LLC
5. ***Project Budget:*** $26 million
6. ***Role in Project and Delivery Method:*** General Contractor, Lump Sum
7. ***Project Team:*** Pittsburgh Headquarters, Sr. PM-Bill Charles*, PM-Mike Sivak, Super-Don Bramer*, PE-Colm Spillane*, Estimator-Steve Manukas

*-proposed for PCTC AMT Project



Mascaro constructed the new three-story terminal building in the northeast corner of the airport site in Bridgeport, West Virginia. Work included building new offices, baggage claims, TSA check points, elevators, and two escalators.

Mascaro's scope of work included, but was not limited to: Site excavation; grading; utility connections; concrete foundations; steel erection/decking; concrete slabs; metal framing; insulation; drywall; painting; general casework; flooring; elevator/escalator installations; mechanical, electrical, and plumbing connections and equipment; EPDM roofing; metal roofing; metal panel siding; cold form framing; glazing; curtainwall installation; and masonry veneer.

Mascaro self-performed 3,400 cubic yards of concrete.

Steamfitters Training Facility

Harmony, PA



Project at a Glance

- New construction
- 74,000 square feet
- 12 months of construction

Project Information

1. ***Facility Name, Owner and Address:*** Steamfitters Training Facility, Steamfitters Local 449, 230 Wise Rd, Harmony, PA 16037
2. ***Start Date and Completion Date:*** 11/30/2015 - 11/11/2016
3. ***Client Reference:*** Ken Broadbent, Business Manager, 1517 Woodruff Street, Pittsburgh, PA 15220, 412.381.1133 (acceptable to contact)
4. ***Architect:*** Perfido Weiskopf Wagstaff + Goettel
5. ***Project Budget:*** $18 million
6. ***Role in Project and Delivery Method:*** Design-build, GMP
7. ***Project Team:*** Pittsburgh Headquarters, PM-Jon Machen, Super-Tim Castle, Estimator-Chris Madden*

- Included preconstruction services

*-proposed for PCTC AMT Project



Utilizing a design-build delivery system, Mascaro along with their design partners Perfido Weiskopf Wagstaff + Goettel, Atlantic Engineering, and CJL Engineering, completed the Steamfitters Local 449 Technology Center project. The 74,000-square-foot center is a mixed-use facility for apprentice and journeyman education, as well as for technical training. The building includes administrative offices, classrooms, a welding lab, pipefitting lab, rigging lab, miscellaneous HVAC labs, storage, and white box office space for the future.

Mascaro used Bluebeam to update and revise drawings in real time; and Newforma Project Cloud, a web-based system for RFIs, submittals, meetings, etc., to streamline the process allowing for large amounts of information to be communicated as clean and efficient as possible.

Mascaro self-performed the foundation concrete, the slab-on-deck concrete, the slab-on-grade concrete, and site storm work.

Joint Apprenticeship Training Facility

New Alexandria, PA



Project at a Glance

- Renovations/additions
- 32,000 square feet
- 15 months of construction
- LEED® Certified

Project Information

1. ***Facility Name, Owner and Address:*** Joint Apprenticeship Training Facility, Western Pennsylvania Operating Engineers, 457 Christopher Road, New Alexandria, PA 15670
2. ***Start Date and Completion Date:*** 8/1/2012 - 11/14/2013
3. ***Client Reference:*** James Kunz, Business Manager, 57 Christopher Road, New Alexandria, PA 15670, 412.968.9120 (acceptable to contact)
4. ***Architect:*** Perfido Weiskopf Wagstaff + Goettel
5. ***Project Budget:*** $8.3 million
6. ***Role in Project and Delivery Method:*** Design-build, GMP
7. ***Project Team:*** Pittsburgh Headquarters, PM- Ed Swiatek, Super-Joe Stubenbort, Estimator- Dave Stouden

- Included preconstruction services



Mascaro worked with the Western Pennsylvania Operating Engineers over several years to upgrade their training facility at the 137-acre New Alexandria facility.

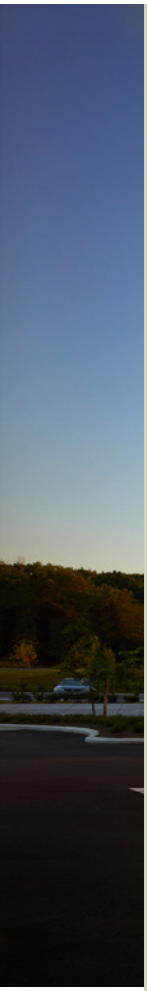
During the preconstruction process, Mascaro performed numerous estimates, constructability reviews, value analysis, and assisted with successful grant applications to the Economic Development Administration (EDA) and the Pennsylvania Redevelopment Assistance Capital Program (RACP).

The new training facility consists of two primary areas: a 16,000-square-foot, high-bay shop, with a 4,000-square-foot mezzanine for large equipment training and a 12,800-square-foot one story classroom and administration building. Housed inside a prefabricated metal building, it utilizes satellite technology and computerized and robotics equipment to aid in training.

Mascaro was also responsible for demolition of the existing buildings on campus.

Industrial Scientific Corporation, Global Corporate Headquarters

Pittsburgh, PA



Project at a Glance

- New construction
- 204,000 square feet/5 level
- 19 months of construction
- Sustainable

Project Information

1. ***Facility Name, Owner and Address:*** Industrial Scientific Headquarters, Industrial Scientific, 200 Bayer Road, Pittsburgh, PA 15205
2. ***Start Date and Completion Date:*** 9/23/2013 - 4/30/2015
3. ***Client Reference:*** Garth Miller, VP Customer Relations, 1001 Oakdale Road, Oakdale, PA 15071, 412.490.1876 (acceptable to contact)
4. ***Architect:*** IDC Architects
5. ***Project Budget:*** $53 million
6. ***Role in Project and Delivery Method:*** Construction manager at Risk
7. ***Project Team:*** Pittsburgh Headquarters, PM-Jon Machen, Super-Bill Pisarcik, PE-Mike Sivak, Estimator-Chris Madden*

- Included preconstruction services

*-proposed for PCTC AMT Project



As the global leader whose mission is to preserve life on, above, and below the earth, Industrial Scientific Corporation had experienced tremendous growth. Mascaro was selected to provide preconstruction and construction services for a phased project to build a global headquarters and manufacturing facility for Industrial Scientific on a 25-acre building site in Robinson Township.

The new facility incorporates all of the company's local Pittsburgh functions, including: corporate offices; light electronics manufacturing; electronics servicing; instrument research, development and testing; gas sensor laboratory functions; customer service; software development; and warehouse, and delivery and shipping. Initially designed to house 500 employees, it has the flexibility for future growth. Employee amenities include a full-service kitchen and dining space, wellness/fitness area, collaborative/interactive spaces, and secure outdoor walking trails.

Building 395 at Lithium Battery Manufacturing Facility

Lancaster, OH



Project at a Glance

- New Construction
- 120,000-square-foot pre-engineered metal building
- Structural excavation and backfilling
- 20 months of construction

Project Information

1. ***Facility Name, Owner and Address:*** Building 395 at Lithium Battery Manufacturing Facility, Confidential Owner, Lancaster, OH
2. ***Start Date and Completion Date:*** 4/1/2024 - 11/21/2025
3. ***Client Reference:*** Tom Ertel, Project Control Specialist, 803.807.8105 (acceptable to contact)
4. ***Architect:*** Jacobs
5. ***Project Budget:*** $52.9 million
6. ***Role in Project and Delivery Method:*** General Contractor
7. ***Project Team:*** Pittsburgh Headquarters, PEx-Bill Greb, PM-Len Cimperman, Super-Jeremiah Callender, PE-Dom Vaccarello, Estimator-Matt Fleury



The work for this new building consisted of civil, concrete, PEMB structural/miscellaneous, mechanical, piping, plumbing, HVAC, building electrical, asphalt pavement, landscaping, and architectural finishes.



SECTION

D

cm cost and fees

mascaro

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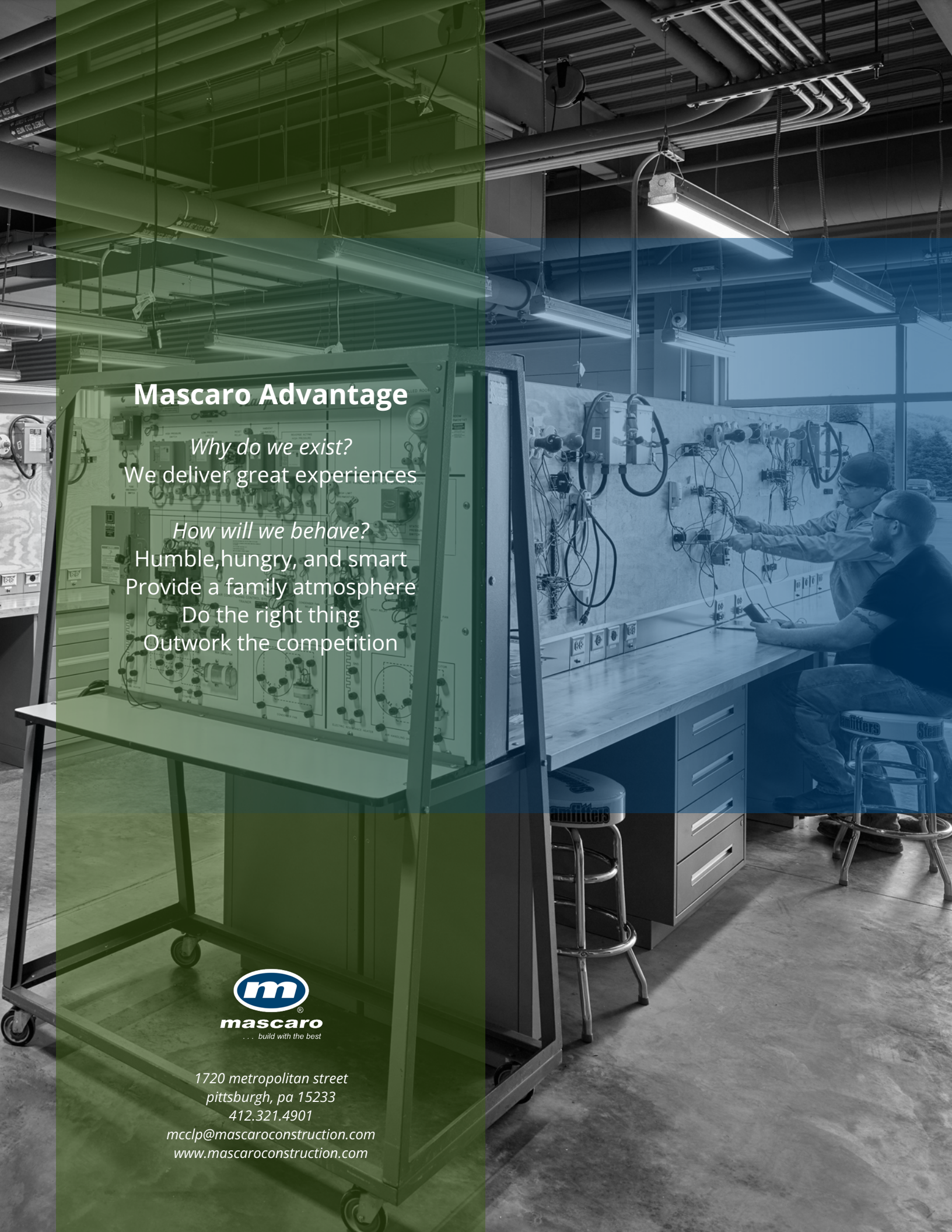
EXHIBIT I - Mascaro Construction			
Item	**Description**	**Unit**	**Cost**
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP	Lump Sum	**$ 35,480.00**
		Separate of GMP but included in Contract value	
SAMPLE GMP WORKSHEET			
2.0	**Cost of Work**		
	Total Trade Bid Packages (Owner's Estimated Cost of Work)		included in below
	General Requirements (CM self perform or Subcontract)		included in below
	General & Liability (G&L) Insurance		included in below
	Optional Subcontractor Default Insurance		included in below
	Builder's Risk (for value of contract):		included in below
		Subtotal A:	**$ 20,000,000.00**
3.0	**CM Job Site Management Staff Cost of Work (Salaries + related expenses)**	(Estimate)	**$ 745,550.00**
	(Based on CM Rates calculation sheet)	**Subtotal B:**	**$ 20,745,550.00**
4.0	**CM Contingency** (Applied to Subtotal B	**2.00%**	**$ 414,911.00**
		Subtotal C:	$ 21,160,461.00
5.0	**CM Fee for Overhead and Profit** (Shown as a percentage applied to Subtot	**3.50%**	**$ 740,616.14**
		Subtotal D:	$ 21,901,077.14
6.0	**Performance and Payment Bonds** (Shown as a percentage applied to Subtot	**0.70%**	**$ 153,307.54**
		Subtotal F:	$ 22,054,384.67
7.0	**B&O Tax City of Bridgeport** (2% of Total Contract value applied to Subtota	**2.00%**	**$ 441,087.69**
8.0	**Guaranteed Maximum Price (GMP)**	**Total:**	**$ 22,495,472.37**
	INSTRUCTIONS & NOTES:		
1	Contractor to fill-in highlighted Yellow Cells (corresponding grey cells and subtotal will auto-calculate)		
2	Contractor to confirm calculations are correct (for the purpose of this RFP the provided information will be used for evaluation)		
3	CM Contingency will be negotiated at time of GMP, enter amount for purposes of proposal, minimum of 2%		
4	Please provide back up calculations for 3.0 CM Job Site Management including Title, raw rate and hours		
5	All bonds and insurance costs will be reimbursed at actual cost based on final contract value		
6	GMP does not include Preconstruction Services		
7	CM Costs will be evaluated based on Preconstruction Services, CM Job Site Management Staff and CM Fee.		

Project Cost Identification Matrix

October 1, 2026 through December 31, 2027

Item B - Construction Staff Summary

	Description	General Conditions		
		Unit Cost	Unit	Total
1	Project Executive	$ 135.00	60	$ 8,100.00
2	Sr. Project Manager			$ -
3	Project Manager	$ 110.00	2,595	$ 285,450.00
4	Project Engineer			$ -
5	Structural Project Engineer			$ -
6	Architectural Project Engineer	$ 90.00	1,298	$ 116,775.00
7	MEP Project Engineer			$ -
8	MEP Coordinator			$ -
9	Preconstruction Manager			$ -
10	Estimating Manager			$ -
11	Purchasing Manager			$ -
12	Purchasing Engineer			$ -
13	Accountant			$ -
14	BIM Manager	$ 80.00	180	$ 14,400.00
15	Schedule Manager	$ 80.00	280	$ 22,400.00
16	Commissioning Manager			$ -
17	General Superintendent			$ -
18	Superintendent	$ 115.00	2,595	$ 298,425.00
19	Assist. Superintendent			$ -
20	Site/Civil Superintendent			$ -
21	Architectural Superintendent			$ -
22	MEP Superintendent			$ -
23	QA/QC Manager			$ -
24	Safety Inspector			$ -
25	Accountant			$ -
26	Cost Control Engineer			$ -
27	LEED Manager			$ -
28	LEED Engineer			$ -
29	Project Admin			$ -
	Total Item B - Staff (Construction Phase)			**$ 745,550.00**



Mascaro Advantage

Why do we exist?
We deliver great experiences

How will we behave?
Humble,hungry, and smart
Provide a family atmosphere
Do the right thing
Outwork the competition

mascaro
. . . build with the best

1720 metropolitan street
pittsburgh, pa 15233
412.321.4901
mcclp@mascaroconstruction.com
www.mascaroconstruction.com

West Virginia Community & Technical College System

PIERPONT COMMUNITY COLLEGE

AVIATION MAINTENANCE TECHNOLOGY FACILITY | RFP NO. 26275

Proposal for Construction Manager at Risk Services | May 29, 2026



Built Different to **Build Better.**

INDEPENDENCE CONSTRUCTION
A DiGeronimo Company

INDEPENDENCE CONSTRUCTION
A DiGeronimo Company

171 Hillpointe Drive, Suite 101
Canonsburg, PA 15317
724.743.9001 | ind-con.com

May 29, 2026

Kelley Smith, Director of Procurement
West Virginia Community & Technical College System
2001 Union Carbide Drive, Building 2000
South Charleston, WV 25303

RE: Proposal for CM at Risk Services for Pierpont Community & Technical College's Aviation Maintenance Technology Facility

Dear Ms. Smith:

The Independence Construction team is excited for the opportunity to partner with the West Virginia Community & Technical College System on the new Pierpont Community & Technical College Aviation Maintenance Technology Facility. With **extensive experience delivering higher education, aviation, and technically complex facilities,** we understand the coordination, planning, and execution required to successfully deliver a project of this scale and complexity.

The proposed facility combines large clear-span aircraft hangars, specialized training labs, advanced building systems, and significant site infrastructure within an active airport development environment. **Our team brings proven experience coordinating pre-engineered metal building systems, complex MEP infrastructure, and phased site development while maintaining safety, quality, schedule, and budget certainty.**

Our approach is driven by several key differentiators:

- **PEMB & Aviation Facility Coordination |** Our team has extensive experience coordinating pre-engineered metal building systems and large-span structures similar to those required for aircraft hangars. We prioritize early coordination between the design team, fabricators, and trade partners to support efficient detailing, procurement, and installation while maintaining schedule certainty.
- **Schedule-Focused Execution |** We understand the importance of achieving the project milestones provided in the RFP. Our team's proactive preconstruction planning, early procurement strategies, and disciplined project controls are specifically focused on maintaining momentum and supporting on-time delivery.
- **Integrated Project Delivery |** Our fully aligned preconstruction and operations teams provide clear communication, proactive problem-solving, and seamless coordination from design through closeout.
- **Reliable Cost Management |** Through real-time market intelligence, constructibility reviews, and collaborative value management, we develop accurate and dependable pricing while identifying opportunities to maximize project value.
- **Commitment to Safety & Quality |** Safety and quality are embedded into every aspect of our operations. We are committed to delivering a safe, efficient, and high-quality project environment for all stakeholders.

By combining proactive planning, technical expertise, and disciplined execution, Independence Construction is confident in our ability to successfully deliver the Pierpont Community & Technical College Aviation Maintenance Technology Facility and serve as a trusted partner throughout the process.

Sincerely,



Byron Evans

Project Executive
byevans@ind-con.com | 702.807.1695

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CHATTAHOOCHEE TECHNICAL COLLEGE | AVIATION TRAINING CENTER

SECTION A

PROJECT APPROACH/ METHODOLOGY

INDEPENDENCE CONSTRUCTION
A DiGeronimo Company

WHO WE ARE

Established in 2014 in Ohio, Independence Construction (IC) is **part of the DiGeronimo Companies, a family of businesses with roots as a self-perform contractor dating back to 1956.** The DiGeronimo Companies have long been a driving force in building communities and shaping skylines. IC was created to redefine Construction Management, offering a modern, full-scope approach to delivering large-scale commercial and industrial projects with precision, quality, and innovation.

HISTORY AND GROWTH | Since its inception, Independence Construction has continually expanded its regional presence through acquisitions and new office locations. Our growth has been guided by a client-centric approach, emphasizing long-term relationships and selective pursuit of opportunities that align with our core competencies and strategic objectives. Supporting this growth, we have invested in our people, safety programs, operational systems, and process improvements to ensure scalability, accountability, and performance excellence. This balanced approach has enabled sustainable expansion while consistently delivering high-quality, cost-effective, and predictable project outcomes for our clients.

A DIGERONIMO COMPANY | DiGeronimo Companies brings together several companies under a single umbrella that allows for a wide offering of services from real estate development, investment capital, construction management, demolition, environmental, and civil construction. DiGeronimo Companies is one of the largest vertically-integrated and most capable construction groups in the country, with work in more than 40 states.

By leveraging the depth of expertise across our affiliated companies, we are able to draw on in-house specialists in cost estimating, scheduling, planning, quality control, and safety. Even when a particular scope is not self-performed, this integrated approach ensures informed decision-making, proactive problem-solving, and a higher level of overall project performance.

DiGeronimo Companies

Independence Construction | Independence Excavating | DiGeronimo Development | Winter Companies | Indy

APPROACH TO CONSTRUCTION MANAGEMENT

Independence Construction brings extensive experience providing Construction Manager at Risk (CMAR) services, delivering projects with a high level of cost certainty, schedule reliability, and collaborative execution. Our approach is rooted in **early engagement during preconstruction, where we work closely with the owner and design team to provide real-time cost modeling, constructability reviews, and value-driven solutions.** By maintaining continuous alignment between scope, budget, and schedule, we help establish a Guaranteed Maximum Price (GMP) that is both competitive and realistic, reducing the potential for unforeseen cost impacts during construction.

As CM at Risk, we take full responsibility for managing trade contractors, procurement, and construction execution while maintaining **transparency through open-book accounting and clear communication.** Our team proactively identifies and mitigates risks, develops detailed phasing and logistics plans, and implements rigorous quality control and safety programs. We also leverage strong relationships with the subcontractor market to ensure competitive bidding and engagement of qualified trade partners.

Throughout construction, Independence Construction remains actively involved at every level, providing consistent leadership, strict cost control, and schedule management to ensure project goals are met. **Our proven CMAR delivery approach fosters collaboration, minimizes risk to the owner, and results in high-quality projects delivered on time and within budget.**

MITIGATING DESIGN AND CONSTRUCTION CHALLENGES THROUGH LESSONS LEARNED

Delivering a complex aviation facility requires a proactive and highly coordinated approach to identifying and mitigating risks early in the design and construction process. Independence Construction draws on extensive experience delivering technically challenging projects in active operational environments to anticipate issues before they impact safety, schedule, budget, or quality. **Through early collaboration, detailed planning, and lessons learned from similar projects, we help the project team make informed decisions that reduce risk and improve overall project execution.**

Based on our experience with aviation, industrial, and large-scale PEMB projects, the following challenges are commonly encountered and will be a key focus throughout this project:

CRITICAL INTERFACE COORDINATION

One of the most significant challenges on projects of this type occurs at the interface between multiple building systems, trades, and design disciplines. Complex structural transitions, PEMB tolerances, specialty equipment requirements, and hangar door integration require **precise coordination to ensure all systems function as intended.** On previous projects, we have successfully mitigated these risks through **detailed constructability reviews, interdisciplinary coordination meetings, and early engagement with specialty subcontractors and manufacturers.**

Lessons learned from these efforts have reinforced the importance of **validating dimensions, tolerances, and sequencing well before fabrication and installation begin.** We will apply these lessons by **leading proactive coordination workshops, utilizing BIM and clash detection tools where appropriate, and facilitating direct communication** between the design team, suppliers, and field personnel to resolve conflicts early and maintain schedule certainty.

SUPPORTING SERVICES AND EXTERNAL AGENCY COORDINATION

Successful execution also depends on **early and continuous coordination with outside stakeholders,** including utility providers, authorities having jurisdiction, inspectors, and neighboring tenants or operators. Delays in permitting, inspections, or utility relocations can significantly impact project schedules if not addressed proactively.

Our team has learned through prior projects that **establishing these relationships early and maintaining transparent communication throughout the project greatly improves responsiveness and issue resolution.** We will apply this approach by identifying long-lead approvals and utility requirements during preconstruction, assigning clear responsibility for follow-up, and maintaining regular coordination meetings to ensure alignment among all parties.









CUYAHOGA COMMUNITY COLLEGE | LIBERAL ARTS & TECHNOLOGY BUILDING, WESTSHORE CAMPUS

MEETING THE CHALLENGES OF THE PROPOSED BUDGET AND SCHEDULE

Independence Construction will meet the challenges of the proposed budget and schedule through a proactive approach focused on early coordination, strategic procurement, and disciplined execution. Based on the information provided, we believe success on this project will depend on three key areas:

1. **Early Design Coordination and Procurement of Critical Materials & Equipment |** Our team prioritizes **early coordination of critical-path components, particularly the pre-engineered metal building (PEMB) systems and long-lead equipment.** We work closely with the design team, engineers, fabricators, and trade partners early in the process to accelerate decision-making, support timely release packages, and maintain alignment between design intent, budget, and schedule requirements.

   With extensive in-house PEMB experience and a strong network of suppliers, we are able to assist in evaluating options, securing competitive pricing, and expediting procurement to support the overall project schedule. In parallel, we coordinate closely with our MEP partners to identify and procure long-lead equipment early, while reviewing value engineering opportunities, lead times, and submittals to ensure equipment selections support both budget and schedule goals.

2. **Prioritizing the Building Envelope to Maintain Winter Productivity |** Based on the anticipated schedule and seasonal conditions, **establishing the building envelope as early as possible will be critical to maintaining productive work fronts throughout the winter months.** Our approach will focus on advancing utility coordination, expediting foundation activities, and closely managing procurement and delivery of structural and envelope materials, including PEMB systems and steel. By **prioritizing enclosure activities early in the project,** we can create conditioned and protected work areas that allow interior trades to progress efficiently during adverse weather conditions, minimizing schedule impacts and maintaining project momentum.

3. **Safe, Quality-Driven Execution to Maintain Productivity |** Aggressive schedules can only be achieved through safe, organized, and high-quality execution. Our approach integrates safety, quality control, and production planning from the outset to **minimize disruptions, avoid rework, and maintain consistent progress in the field.**

   Through **early risk identification, site-specific safety planning, phased logistics coordination, and detailed quality control processes,** we establish safe and productive work fronts that support efficient execution. This proactive planning allows our team and trade partners to maintain schedule performance while delivering work that meets the project's quality expectations the first time.

SELF-PERFORMANCE

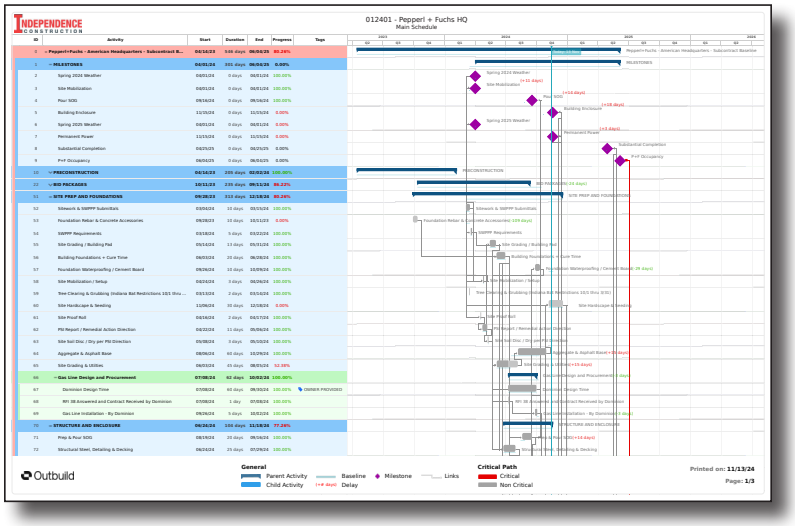
BUILT DIFFERENT TO BUILD BETTER | As part of the DiGeronimo Companies, Independence Construction brings an owner's perspective shaped by decades of experience as both a builder and developer. **We think, act, and advocate like an owner, consistently challenging the team to deliver stronger outcomes and ensuring every decision supports overall project success.**

With **70 years of nationwide self-perform experience,** we understand construction at the field level and bring **firsthand knowledge of how work is planned, sequenced, priced, and executed.** Our capabilities span complex site development, concrete construction, demolition, environmental solutions, and PEMB construction, as well as selective interior work through our Special Projects Group. ***While we are not anticipating self-performing scopes on this project,*** **our deep self-perform background strengthens the way we manage trade partners, evaluate constructability, develop schedules, and identify cost and risk impacts early in the process.**

Because we understand what it takes to execute the work, our team collaborates closely with design partners and subcontractors to identify the most effective solutions, maintain the highest quality standards, and build trusted, long-term relationships. By leveraging our engineering knowledge and practical field expertise across multiple trades, **we proactively identify cost-saving opportunities, improve coordination, reduce risk, and drive accountability throughout design and construction,** delivering projects efficiently, on budget, and aligned with the owner's expectations.

PROJECT SCHEDULE

Please find our preliminary design and milestone construction schedule following this page.



SCHEDULING CAPABILITIES, PROCESSES, AND TOOLS | It is crucial to the success of the project that the entire team develop the master schedule as early in the design phase as possible. Independence Construction will use in-house critical path (CPM) scheduling capabilities utilizing Outbuild fully-integrated scheduling and planning software to help prevent schedule delays. This system incorporates precedence method scheduling and can handle up to 4,000 work activities, with the ability to resource both manpower and costs.

Along with the master schedule, our team will utilize a more detailed 6-week look-ahead schedule (updated weekly) that expands each subcontractor's activities. By managing subcontractor activities and material/labor availability at this level of detail, rather than on project milestones, we are proactive rather than reactive to scheduling issues.

- **Design Phasing:** All milestone dates will be developed to support the planned construction start and completion dates. Then all activities (owner approval, building department sign off, etc.) will be added to the design schedule so that all critical activities are tracked and expedited.
- **Phasing:** The project team will develop an efficient phasing and bid package plan to maximize schedule efficiency and owner occupancy. This will allow early construction activities to begin before the design is 100% complete and will expedite the project schedule.
- **Cash Flow Analysis:** Our accurate in-depth cash flow analysis is tied to the project master schedules and will aid you in managing the project financing package.
- **Contingency Planning:** Our team will utilize contingency planning to keep projects on track. Alternative construction methods and materials are evaluated during times of tight labor or materials. Materials and supplies with long lead times are ordered early to help prevent delays in construction.

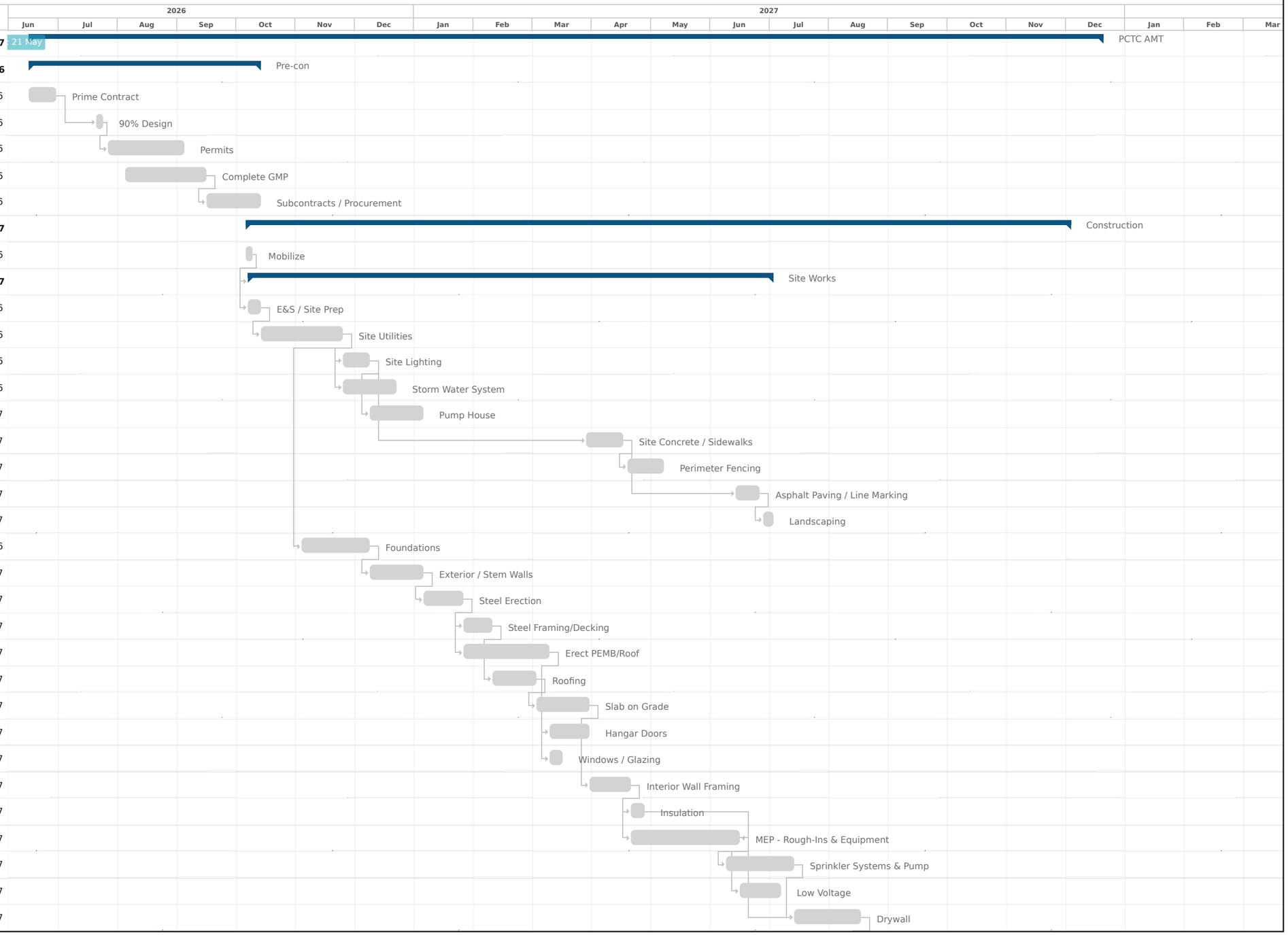
During construction, weekly progress meetings and schedule updates are made to ensure all parties are fully up-to-date and that manpower adjustments can be made proactively. A team approach is used to solve project scope and schedule issues. The schedule is reviewed in detail weekly at the site with every subcontractor to eliminate surprises.

TRACK RECORD OF SUCCESS - KEEPING PROJECTS ON SCHEDULE | Independence Construction has a strong track record of on-time project completion built upon overcoming the challenges of tight construction schedules, bad weather, and complex projects. Re-staging and overlapping of construction activities can be implemented where and when they are appropriate. Our team is also experienced in the utilization of fast-track construction methods to meet tight schedules. Our commitment to keeping projects on schedule throughout both the preconstruction and construction phases has been accomplished through proactive mitigation of risks and having a thorough understanding of the required review and approval processes.

INDEPENDENCE CONSTRUCTION

PRECON - Pierpont Aviation Maintenance
Main Schedule

#	Activity	Start	Duration	End
0	**– PCTC AMT**	**06/16/26**	**395 days**	**12/20/27**
1	**– Pre-con**	**06/16/26**	**86 days**	**10/13/26**
2	Prime Contract	06/16/26	10 days	06/29/26
3	90% Design	07/21/26	1 day	07/21/26
4	Permits	07/27/26	30 days	09/04/26
5	Complete GMP	08/05/26	30 days	09/15/26
6	Subcontracts / Procurement	09/16/26	20 days	10/13/26
7	**– Construction**	**10/06/26**	**304 days**	**12/03/27**
8	Mobilize	10/06/26	1 day	10/06/26
9	**– Site Works**	**10/07/26**	**193 days**	**07/02/27**
10	E&S / Site Prep	10/07/26	5 days	10/13/26
11	Site Utilities	10/14/26	30 days	11/24/26
12	Site Lighting	11/25/26	10 days	12/08/26
13	Storm Water System	11/25/26	20 days	12/22/26
14	Pump House	12/09/26	20 days	01/05/27
15	Site Concrete / Sidewalks	03/29/27	15 days	04/16/27
16	Perimeter Fencing	04/19/27	15 days	05/07/27
17	Asphalt Paving / Line Marking	06/14/27	10 days	06/25/27
18	Landscaping	06/28/27	5 days	07/02/27
19	Foundations	11/04/26	25 days	12/08/26
20	Exterior / Stem Walls	12/09/26	20 days	01/05/27
21	Steel Erection	01/06/27	15 days	01/26/27
22	Steel Framing/Decking	01/27/27	10 days	02/09/27
23	Erect PEMB/Roof	01/27/27	30 days	03/09/27
24	Roofing	02/10/27	15 days	03/02/27
25	Slab on Grade	03/03/27	20 days	03/30/27
26	Hangar Doors	03/10/27	15 days	03/30/27
27	Windows / Glazing	03/10/27	5 days	03/16/27
28	Interior Wall Framing	03/31/27	15 days	04/20/27
29	Insulation	04/21/27	5 days	04/27/27
30	MEP - Rough-Ins & Equipment	04/21/27	40 days	06/15/27
31	Sprinkler Systems & Pump	06/09/27	25 days	07/13/27
32	Low Voltage	06/16/27	15 days	07/06/27
33	Drywall	07/14/27	25 days	08/17/27

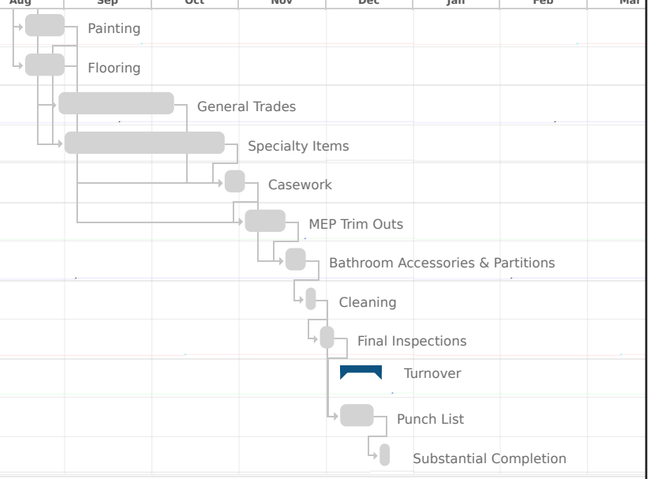


INDEPENDENCE CONSTRUCTION

PRECON - Pierpont Aviation Maintenance

Main Schedule

#	Activity	Start	Duration	End
34	Painting	08/18/27	10 days	08/31/27
35	Flooring	08/18/27	10 days	08/31/27
36	General Trades	08/30/27	30 days	10/08/27
37	Specialty Items	09/01/27	40 days	10/26/27
38	Casework	10/27/27	5 days	11/02/27
39	MEP Trim Outs	11/03/27	10 days	11/16/27
40	Bathroom Accessories & Partitio...	11/17/27	5 days	11/23/27
41	Cleaning	11/24/27	3 days	11/26/27
42	Final Inspections	11/29/27	5 days	12/03/27
43	**– Turnover**	**12/06/27**	**11 days**	**12/20/27**
44	Punch List	12/06/27	10 days	12/17/27
45	Substantial Completion	12/20/27	1 day	12/20/27





KENT STATE UNIVERSITY | AERONAUTICS & ENGINEERING BUILDING ADDITION

SECTION B

PROJECT TEAM

INDEPENDENCE CONSTRUCTION
A DiGeronimo Company

PROJECT ORGANIZATIONAL CHART

PROJECT TEAM | Below is the organization chart for our project team. It highlights the structure and roles of each team member. This carefully selected team will remain unchanged, ensuring continuity, consistency, and a deep understanding of the project. Each member brings strong collaboration skills, proven reliability, and a track record of delivering high-quality results. Together, they provide the expertise and insight necessary to ensure the successful completion of Pierpont Community & Technical College's Aviation Maintenance Technology Facility project from start to finish.

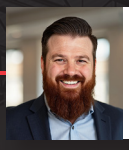
WEST VIRGINIA Community & Technical COLLEGE SYSTEM



PROJECT EXECUTIVE
Byron Evans, PE

PIERPONT COMMUNITY & TECHNICAL COLLEGE

DESIGN TEAM



PROJECT MANAGER
Josh Scanlan

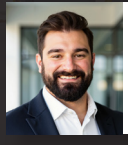


SENIOR SUPERINTENDENT
Jim Amorose

PRECONSTRUCTION/ COST ESTIMATING



PRECONSTRUCTION MANAGER
AJ Miller



ESTIMATOR
Matthew DeBona

Additional In-house Estimators

FIELD OPERATIONS



PROJECT SUPERINTENDENT
Mike Donahue



PROJECT ENGINEER
Matthew Moffitt

Trade Contractors

SAFETY MANAGEMENT



SAFETY MANAGER
Abram Reece, CSP, CHST, STS-C, CRIS

All of our team members and alternates will report out of our regional office in Canonsburg, PA, with the exception of AJ Miller, who will report out of our corporate headquarters in Cleveland, Ohio. Alternates include:

- Project Manger: Adam Reichl
  23 years' experience
- Project Superintendent: Keith Sproul
  28 years' experience
- Project Engineer: Lizzie Pease
  5 years' experience

WHY OUR TEAM IS BEST SUITED FOR THIS PROJECT

Our team brings the ideal combination of **field leadership, technical expertise, and communication skills** necessary to successfully deliver this project. Collectively, we offer **extensive experience managing complex aviation and pre-engineered metal building (PEMB) projects,** with a proven ability to coordinate challenging scopes, maintain schedule and quality expectations, and work collaboratively with owners, designers, and trade partners to achieve shared project goals.

BYRON EVANS, PROJECT EXECUTIVE | Byron was selected for his extensive leadership experience delivering complicated projects, including airport hangars and other technically demanding facilities. He has a strong track record of building cohesive project teams, fostering collaboration among all stakeholders, and driving accountability to ensure the project remains aligned with the owner's objectives. His leadership style promotes proactive problem-solving and transparent communication throughout the life of the project.

JOSH SCANLAN, PROJECT MANAGER | Josh adds strong technical capabilities and attention to detail, particularly through his experience with PEMB systems and complex coordination requirements. His established working relationship with Mike Donahue creates a highly effective field-management partnership built on trust, communication, and shared expectations. Josh's positive attitude and team-first approach contribute to a productive and solution-oriented project environment.

MIKE DONAHUE, PROJECT SUPERINTENDENT | Mike brings decades of field experience managing PEMB and office facility construction, with a proven history of delivering safe, high-quality work. He excels at creating organized and productive jobsites through detailed coordination, clear communication, and a strong commitment to safety and quality control. His practical field knowledge and leadership ensure the work is executed efficiently and with minimal disruption.

MATTHEW MOFFITT, PROJECT ENGINEER | Matthew contributes both technical and field expertise developed through work on airport facilities and PEMB projects. He is highly effective at managing complicated builds through proactive coordination, anticipating challenges before they impact the work, and maintaining momentum through timely communication and collaborative issue resolution. His ability to quickly work through questions with the project team helps keep the project progressing smoothly and efficiently.

Together, this team provides the experience, leadership, technical knowledge, and collaborative approach necessary to successfully deliver this project from preconstruction through completion.

PREVIOUS TEAM COLLABORATION

PROJECT	BYRON EVANS	JOSH SCANLAN	JIM AMOROSE	MIKE DONAHUE	MATT MOFFITT	AJ MILLER	MATT DEBONA
P.R. NORTH AMERICA, LLLP RP360 Recycling Facility		X		X			X
CB MINING Phase 2 Renovations		X		X			
CONSOL ENERGY Aleppo Coal Mine Facilities		X		X			
SCANNELL PROPERTIES FedEx Distribution Center	X		X			X	
CASA SAN JOSE Hispanic Community Center	X				X		
DICK'S SPORTING GOODS New Retail Store	X		X		X		
BESTWAY PEMB			X	X			
MICELI DAIRY PRODUCTS Distribution Center Expansion					X	X	

BYRON EVANS, PE

PROJECT EXECUTIVE

Byron has overall responsibility for all aspects of the project throughout its duration – from preconstruction until project completion – including costs, staffing, management, client relations, and troubleshooting. He will serve as our management liaison between the owner and our Senior Project Manager, ensuring that the firm's high standards of project performance are maintained throughout construction.



PERSONAL PROFILE

Byron has 24 years of construction experience, including 19½ years in the mega-construction industry where he worked on some of the largest and most complicated construction projects across the country. He has built a reputation for being able to help high performing teams execute to the tightest of tolerances while under immense schedule pressure.

He has multi-discipline experience in delivering both direct hire and subcontracted scopes of work, and he has worked in both field and office capacities across the United States and overseas managing multiple construction disciplines including earthwork, structural/architectural concrete, mechanical, electrical, piping, steel, and coatings.

Byron's diverse background, demonstrated attention to detail, and field experience make him an asset to his project teams. He has served as a Project Executive for five years.

EDUCATION

- Colorado School of Mines; Master of Science in Engineering and Technology Management; 2006
- Colorado School of Mines; Bachelor of Science in Geological Engineering; 2005

TRAINING & QUALIFICATIONS

- Professional Engineer (PE) - Civil; Texas; License #118749
- OSHA 30 Hour Safety Training

EMPLOYMENT HISTORY

- Independence Construction | Project Executive | 2021 - present
- Bechtel Corporation | Superintendent, Quality Control Inspector, Field Engineer | 2002 - 2021

PROJECT EXPERIENCE

SCANNELL PROPERTIES
FedEx Distribution Center - Hermitage, PA

GYPSUM EXPRESS
Vehicle Maintenance Facility (PEMB)

GE VERNOVA
Test Labs

CASA SAN JOSE
Hispanic Community Center

DICK'S SPORTING GOODS
New Retail Store at The Old Mill Shopping Center

QATAR AIRWAYS
Emiri Hangars - Doha International Airport*
(2 hangars for maintenance activities of the Emiri fleet)

WMATA
Dulles Corridor Metrorail Project, Phase 1*

SHELL/PENNSYLVANIA CHEMICALS
Ethane Cracking Unit

WASHINGTON DEPARTMENT OF TRANSPORTATION
Tacoma Narrows Bridge

**Project completed with previous employer*

JOSHUA SCANLAN

PROJECT MANAGER

Josh oversees all project activities and serves as the primary point of contact for the owner. His responsibilities include managing project costs and schedules, guiding overall team performance, ensuring quality standards are met, overseeing document control, leading subcontractor and supplier negotiations, and preparing and administering contracts.



PERSONAL PROFILE

Josh is a seasoned construction and design professional with over 14 years of experience spanning project management (8 years), design coordination, and constructability review across a wide range of building types. He brings a strong track record of delivering results through highly organized scheduling, collaborative communication, and proactive problem-solving.

EDUCATION

Bachelor of Science in Environmental Design – Architecture; University of Colorado; 2012

Associate of Applied Science in Architectural Engineering and Construction Technology; Front Range Community College; 2009

TRAINING & QUALIFICATIONS

- OSHA 30 Hour Safety Training

EMPLOYMENT HISTORY

- Independence Construction | Project Manager | 2023 - present
- Carl Walker Construction | Project Manager | 2022 - 2023
- Wells Concrete | Project Manager | 2020 - 2022
- High Country Millwork | Project Manager | 2019 - 2020
- Genesis Innovations | Estimator | 2018 - 2019
- Fort Collins Truss | Project Manager | 2017 - 2018
- Wells Concrete | Drafter | 2016 - 2017

PROJECT EXPERIENCE

NORTH COLORADO REGIONAL AIRPORT
Private Hangar*

CONSOL ENERGY
Aleppo Coal Mine Bath House, Warehouse & Clinic (PEMB)

P.R. NORTH AMERICA, LLLP
RP360 Recycling Facility (67,500 SF PEMB)

TUNNEL RIDGE, LLC
Tunnel Ridge Coal Mine Bath House, Warehouse & Clinic (PEMB)

CB MINING
Phase 2 Renovations (Industrial/Office Building)

CABELA'S
Multiple New Retail Locations*

Tooele Distribution Center*

COLORADO STATE UNIVERSITY
Health and Medical Center*

GREELEY-EVANS SCHOOL DISTRICT 6
New Greeley West High School*

DENVER PUBLIC SCHOOLS
DPS Responsive Arts & STEAM Academy*

CITY OF WHEELING, WEST VIRGINIA
Market Street Parking Garage*

**Project completed with previous employer*

JAMES AMOROSE

SENIOR SUPERINTENDENT

Jim works with Project Superintendents to ensure compliance with company policies, procedures, and scheduling requirements across all jobsites. He oversees site logistics and resource utilization, monitors production and schedules, and conducts regular site visits to review safety, quality, and cost performance. Jim also supports senior leadership in implementing policies and managing field personnel assignments.



PERSONAL PROFILE

Jim has 25 years of construction industry experience spanning commercial and residential projects, along with a strong foundation as a union carpenter. He is committed to delivering exceptional customer service and building lasting client relationships. Through his leadership, Jim drives consistent execution of company standards, effective field coordination, and the successful delivery of high-quality projects that meet schedule expectations.

EDUCATION

Bachelor of Arts in Business Administration; California University of PA; 2003

TRAINING & QUALIFICATIONS

- OSHA 30 Hour Safety Training
- First Aid & CPR

EMPLOYMENT HISTORY

- Independence Construction | Project Manager/Superintendent; General Superintendent | 2022 - present
- Flynn Construction Company | Project Manager | 2021 - 2022
- Mosites Construction Company | Foreman/Superintendent; Senior Project Engineer/Project Engineer; Project Manager | 2013 - 2021

PROJECT EXPERIENCE

SCANNELL PROPERTIES
FedEx Distribution Center - Hermitage, PA

PROCTOR & GAMBLE
Manufacturing Facility - Martinsburg, WV*

BESTWAY
PEMB

ALCOA (ARCONIC)
Technical Center*

UNIVERSITY OF PITTSBURGH
Trees Field (Multi-Field Outdoor Recreational Facility) Renovation*

MILLCRAFT DEVELOPMENT
Lumiere - 9-story Luxury Condominium Building*

The Gardens at Market Square (Tower Two-Sixty) - Mixed-Use Facility*

DICK'S SPORTING GOODS
New Retail Store at The Old Mill Shopping Center

**Project completed with previous employer*

MIKE DONAHUE

PROJECT SUPERINTENDENT

Management and coordination of field operations for all subcontracted and self-performed work, manpower, materials, and equipment; administration of project schedule and phasing of the building trades to maintain construction sequencing and start/completion target dates; administration of all general trades activities and field document control; and on-site management of project quality control and safety.



PERSONAL PROFILE

Mike has 40 years of construction experience, including 38 years as a Superintendent. He has experience in commercial, industrial, and residential construction, and he **specializes in PEMB's (20+ PEMB projects).** In addition to his experience managing crews, Mike has hands-on experience with framing, drywall finishing, and steel erection.

EDUCATION

High School Graduate

TRAINING & QUALIFICATIONS

- CPR
- First Aid
- Firefighter 1
- EVOC
- Forklift
- Manlift

EMPLOYMENT HISTORY

- Independence Construction | Project Superintendent | 1988 - present

PROJECT EXPERIENCE

CONSOL ENERGY
Aleppo Coal Mine Bath House, Warehouse & Clinic (PEMB)

Maintenance Facility Expansion (6,000 SF PEMB)

P.R. NORTH AMERICA, LLLP
RP360 Recycling Facility (67,500 SF PEMB)

KEYSTONE CRANE & HOIST CO.
14,400 SF PEMB

PONY BASEBALL
13,300 SF PEMB

BESTWAY
PEMB

CB MINING
Phase 2 Renovations (Industrial/Office Building)

PERRYMAN COMPANY
VAR Furnaces

**Project completed with previous employer*

MATTHEW MOFFITT

PROJECT ENGINEER

Review and submission of shop drawings; review and update of the project schedule; coordination of deliveries of subcontractors and material suppliers; estimating and processing change orders, RFI's, and billing preparation; and maintenance of on-site project files and as-built drawings.



PERSONAL PROFILE

Matt has four years of construction experience, including 3½ years with one of the region's largest contractors where he served as the on-site Project Engineer for **the $1.39 billion Pittsburgh International Airport Terminal Modernization Project.** He joined Independence Construction as a Project Engineer in 2024.

Matt has performed roles both in Engineering and Supervision requiring him to manage and support multiple contractors on multiple work fronts under tight deadlines. This experience will be valuable as he supports the team on this dynamic project.

EDUCATION

Bachelor of Science in Architectural Engineering; The Pennsylvania State University; 2022

TRAINING & QUALIFICATIONS

- Telehandler and Forklift Operator Certification

EMPLOYMENT HISTORY

- Independence Construction | Project Engineer | 2024 - present
- Mascaro Construction Company | Project Engineer | 2022 - 2024

PROJECT EXPERIENCE

ALLEGHENY COUNTY AIRPORT AUTHORITY (ACAA)
Pittsburgh International Airport - Terminal Modernization Project*

GE VERNOVA
Multi-Phase Additions

MICELI DAIRY PRODUCTS
Distribution Center Expansion (32,700 SF PEMB)

CASA SAN JOSE
Hispanic Community Center

DICK'S SPORTING GOODS
New Retail Store at The Old Mill Shopping Center

**Project completed with previous employer*

AJ MILLER

PRECONSTRUCTION MANAGER

AJ will be responsible for oversight of all facets of preconstruction on the project, including but not limited to estimating, constructability, value management, procurement, and subcontractor management. He ensures that all team members are fully informed at each key milestone with respect to budget versus anticipated cost, value management, and material and constructability alternatives for team consideration.



PERSONAL PROFILE

AJ has 11 years of construction experience with a strong background in preconstruction across institutional, commercial, and industrial projects. His deep understanding of cost drivers, means and methods, and market conditions allows him to proactively identify efficiencies, mitigate risk, and develop value-driven solutions that benefit clients. Known for his collaborative approach and attention to detail, AJ consistently helps refine scopes, align stakeholders, and deliver competitive, constructible estimates that support successful project outcomes.

EDUCATION

Bachelor of Science in Construction Management; Kent State University; 2017

TRAINING & QUALIFICATIONS

- OSHA 30 Hour Safety Training
- ICRA 8-Hour Awareness Training
- Asbestos Training
- Trenching & Excavation Training

EMPLOYMENT HISTORY

- Independence Construction | Estimator; Sr. Estimator; Precon Manager | 2021 - present
- Higley Construction | Estimator | 2019 - 2021
- Donley's, Inc. | Estimating Co-op; Estimator | 2017 - 2019
- Infinity Construction | Operations Co-op | 2015 - 2016

PROJECT EXPERIENCE

KENT STATE UNIVERSITY
Aeronautics & Engineering Building Addition

CUYAHOGA COMMUNITY COLLEGE
Liberal Arts & Technology Building, Westshore Campus

BRIGHTPOINT COMMUNITY COLLEGE
Beacon Hall & Nicholas Center Expansion & Renovations

SCANNELL PROPERTIES
FedEx Distribution Center - Hermitage, PA

METRO REGIONAL TRANSIT AUTHORITY
New Maintenance & Operations Facility

MICELI DAIRY PRODUCTS
Distribution Center Expansion (32,700 SF PEMB)

OHIO CAT
Warehouse Addition (7,400 SF PEMB) & Office Renovation

CARDINAL HEALTH
New Distribution Center

SWAGELOK
Central Distribution Center

**Project completed with previous employer*

MATTHEW DEBONA

ESTIMATOR

Development of total construction costs including preparation of budget cost estimates, subcontractor identification, development of project scopes, subtrade involvement, bid solicitation and analysis, and subcontract awards. Assist the Project Manager in the preparation of project schedules as they relate to procurement of subcontractor services and materials.



PERSONAL PROFILE

Matt has eight years of construction experience with a strong foundation in project management and commercial construction. He has supported the delivery of new build and renovation projects, effectively managing buyouts, submittals, RFI's, change orders, and cost control to keep projects on schedule and within budget. His field experience has strengthened his understanding of site logistics, subcontractor coordination, and constructability, which he complements with account, contract, and supply-chain management experience.

EDUCATION

Bachelor of Science in Construction Management; Kent State University; 2015

TRAINING & QUALIFICATIONS

- OSHA 30 Hour Safety Training
- Lull Operator Training

EMPLOYMENT HISTORY

- Independence Construction | Estimator | 2025 - present
- Non-Construction Sales Positions | 2022 - 2025
- Redwood Construction | Assistant Project Manager/Superintendent | 2021 - 2022
- Marco Contractors, Inc. | Assistant Project Manager/Expediter | 2020 - 2021
- John G. Johnson Construction | Project Engineer/Asst. Site Superintendent | 2017 - 2020
- DGA Construction Group, LLC | Assistant Project Manager | 2016-2017

PROJECT EXPERIENCE

P.R. NORTH AMERICA, LLLP
RP360 Recycling Facility, Phase B (67,500 SF PEMB)

GE VERNOVA
Restroom Renovation

Shipping Expansion

CUYAHOGA METROPOLITAN HOUSING AUTHORITY/THE FINCH GROUP
Carver Park Estates Redevelopment, Phases 1 & 2*

Dollar Tree
Multiple Retail Stores*

RED TAIL RESIDENTIAL
Hampshire House Apartments Renovation (55 units)*

Williamsburg South Apartments Renovation (108 units)*

**Project completed with previous employer*



MINGO CREEK CRAFT DISTILLERS | LIBERTY POLE SPIRITS - NEW DISTILLERY CAMPUS

SECTION C

PROJECT EXPERIENCE

INDEPENDENCE CONSTRUCTION
A DiGeronimo Company



CHATTAHOOCHEE TECHNICAL COLLEGE

AVIATION MAINTENANCE TRAINING CENTER | DALLAS, GEORGIA



PROJECT DESCRIPTION

This new facility is located at the Silver Comet Field of the Paulding County Northwest Atlanta Airport and allows the college to train students in Federal Aviation Administration (FAA) approved Aviation Maintenance Training Technology programs to diagnose problems and repair aircraft power plants and airframes.

The facility consists of a **three-story academic building with an adjacent, one-story, 12,000 SF pre-engineered metal building aircraft hangar.** The vocational instruction labs that require direct adjacency to the hangar are located on the ground floor and include:

- Air frame, power plant, avionics, and structural labs
- NiCad and lead acid battery rooms
- Paint booth
- Technical library
- Parts and tools crib
- Ground support/equipment storage
- Chemical storage
- Upholstery and trim lab

Additional lab space, classrooms, and student collaborative breakout spaces are on the second and third floors and include student break area/lounge, tool room with 100 lockers, and shelving for small tools. An administrative wing provides a testing lab and college faculty offices.

Independence Construction provided complete preconstruction services as the CM at Risk on the project.

PROJECT TEAM

- Managing Office: Atlanta, GA
- Project Executive: Carrie Campbell
- Project Manager: Drew Clayton/ Joe Hogan
- Superintendent: Mark McElhannon
- Project Engineer: William Anderson
- Estimator: Andy Ruda

SERVICES PROVIDED
Construction Management at Risk

PROJECT BUDGET
$26.8 Million

SIZE
64,000 sq. ft.

START DATE
July 2022

COMPLETION DATE
December 2023

ARCHITECT
CROFT & Associates

CLIENT REFERENCE
Demaurio Starks
Project Executive
GSFIC
demaurio.starks@gsfic.ga.gov
404.274.9932



KENT STATE UNIVERSITY

AERONAUTICS & ENGINEERING BUILDING ADDITION | KENT, OHIO

PROJECT DESCRIPTION

To accommodate the engineering program's dramatic growth in student enrollment, this project consisted of an expansion to the existing facility to provide additional **research and instructional lab space, classrooms, faculty and administration office space,** as well as a nearly 3,000 SF auditorium and adjacent atrium/pre-event space.

The Timken Foundation of Canton Atrium towers more than two stories and serves as a community collaboration space for students, as well as a venue for the college's events and gatherings. This space is also utilized for the Unmanned Aircraft Systems Flight Operations program, providing a space to conduct research and fly indoors year-round. The adjacent auditorium offers a high-tech space to support larger classes, student competitions, K-12 outreach events, and community-oriented events.

The building addition also houses Maker Alley, a dynamic area that includes a set of **three teaching labs – the Pattern and Fabrication Laboratory, the Maker Space, and the Design and Innovation Laboratory.**

Also featured in the new facility is the new cyber.domain that comprises a Cyber Range Laboratory and esports arena as well as a Networking and Server Laboratory. A new Simulation and Cybersecurity Laboratory supports the Cybersecurity Engineering program and research.

Independence Construction provided complete preconstruction services as the CM at Risk on the project.

PROJECT TEAM

- Managing Office: Cleveland, OH
- Project Executive: Greg Consolo
- Project Manager: Courtney Moore/ Ryan Guillod
- Superintendent: Kyle Steele
- Project Engineer: Sebastian Boggs
- **Estimator: AJ Miller**



SERVICES PROVIDED
Construction Management at Risk

PROJECT BUDGET
$20.9 Million

SIZE
64,500 sq. ft.

START DATE
April 2022

COMPLETION DATE
August 2023

ARCHITECT
DS Architecture/LVK Design



SCANNELL PROPERTIES

FEDEX DISTRIBUTION CENTER | HERMITAGE, PENNSYLVANIA

PROJECT DESCRIPTION

This project consisted of a single-story distribution center and associated site improvements. The distribution center has insulated precast concrete panel exterior walls with an interior steel frame, a flat roof system sloping from the center ridge to the north and south parapets, and a **32' interior clear height.** A 10,000 SF office space includes a 500 SF training/meeting room, offices and open workstations, break rooms, restrooms, storage, and a computer room.

Located on a 64-acre site previously occupied by a wooded driving range between a golf course and wetlands, a large cut/fill operation was required to balance the site and provide room for the distribution center and associated tractor trailer/van areas covering it.

Independence Excavating, our affiliated company, removed and relocated approximately 220,000 CY of soils on site before construction could commence. To support mobilization of the tenant's material handling systems, the team was able to go from a building pad to a dry building in less than 100 days, including concrete foundations, structural steel framing, precast wall installation, and roofing.

Additionally, our Special Projects Group was responsible for the project carpentry, drywall, and interior finishes.

Independence Construction provided complete preconstruction services as the Design-Builder on the project.

PROJECT TEAM

- Managing Office: Pittsburgh, PA
- **Project Executive: Byron Evans**
- **Project Manager: Byron Evans**
- **Superintendent: Jim Amorose**
- Project Engineer: Tanner Nadik
- **Estimator: AJ Miller**



SERVICES PROVIDED
Design-Build

PROJECT BUDGET
$38 Million

SIZE
250,000 sq. ft.

START DATE
July 2022

COMPLETION DATE
June 2023

ARCHITECT
AODK

CLIENT REFERENCE
Dave Rose
Facilities & Material Handling
Project Manager
FedEx
Organization
dave.rose@fedex.com
412.638.3399



MINGO CREEK CRAFT DISTILLERS

LIBERTY POLE SPIRITS - NEW DISTILLERY CAMPUS | WASHINGTON, PA



PROJECT DESCRIPTION

This new campus for the craft whiskey distillery and producers of Liberty Pole Spirits is located just four miles from their original distillery. The new facility features a colonial-themed tasting room and visitor center, as well as a state-of-the-art production facility and a 3,400-barrel capacity rack **housed in separate PEMB's.**

The tasting room provides a cozy setting for craft spirit enthusiasts with its multiple bar areas and an exposed timber frame roof structure, while the production facility provides space for processing, fermenting, distilling, and bottling in a Pre-Engineered Metal Building.

Other elements of the project included:

- Commercial kitchen
- Private tasting room
- Office space
- 3,890 SF Barrel Storage Building
- Site development
- Parking
- Landscaping

In addition to our GC services on the project, our team performed the installation of the stormwater management system, as well as the Doors/Frames/Hardware and Casework packages.

Independence Construction provided limited preconstruction services (budgeting and value engineering based on SD drawings) as the General Contractor on the project. The two PEMB components were design-build with coordination of project needs by manufacturer Ascent Buildings and the IC project team.

PROJECT TEAM

- Managing Office: Pittsburgh, PA
- Project Executive: Kris Beil
- Project Manager: Tim Corbett
- Superintendent: Tim Artis
- Project Engineer: Tim Corbett
- Estimator: Tim Corbett

SERVICES PROVIDED
General Contracting

PROJECT BUDGET
$4.9 Million

SIZE
13,997 sq. ft.

START DATE
June 2022

COMPLETION DATE
June 2023

ARCHITECT
Lab|8 Designs

CLIENT REFERENCE
Kevin Hough
Partner
Mingo Creek Craft Distillers
kevin@mingocreekcraftdistillers.com
724.503.4014



GE VERNOVA

MULTI-PHASE ADDITIONS | CHARLEROI, PENNSYLVANIA

PROJECT DESCRIPTION

Our team is delivering a complex multi-phase expansion program within an active industrial environment while maintaining uninterrupted operations. The project included **three pre-engineered metal buildings** on caisson foundations, along with significant site improvements including stormwater infrastructure, asphalt paving, sidewalks, truck docks, and building pad elevation work, all **carefully coordinated to minimize disruption to ongoing plant activities.**

A major component of the project was the construction of **specialized breaker testing laboratories** featuring airtight construction, custom sealing doors, Lexan panel systems, and dedicated HVAC and electrical control systems to support precise testing requirements. The work also included a phased erection of a PEMB addition at the active shipping and receiving area, requiring extensive coordination to maintain logistics operations and engineered electrical isolation measures where the new structure tied into an existing lab.

Despite the technical complexity and constrained site conditions, our team has successfully delivered each phase through proactive planning, continuous owner coordination, and a strong focus on safety, operational continuity, and efficiency.

Independence Construction is providing complete preconstruction services as the Design-Builder on the project.

PROJECT TEAM

- Managing Office: Pittsburgh, PA
- Project Executive: Kris Beil
- Project Manager: Kris Beil
- Superintendent: Tim Artis
- **Project Engineer: Matthew Moffitt**
- **Estimator: Matt DeBona**



SERVICES PROVIDED
Design-Build

PROJECT BUDGET
$12 Million

SIZE
40,000 sq. ft.

START DATE
February 2025

ANTICIPATED COMPLETION
2027

ARCHITECT
Gary Jones

CLIENT REFERENCE
Darrell Pearson
Sr. Maintenance & Facilities Manager
GE Vernova
darrell.pearson@gevernova.com
412.295.5331



SCANNELL PROPERTIES | FEDEX DISTRIBUTION CENTER

SECTION D

CM COSTS AND FEES

INDEPENDENCE CONSTRUCTION
A DiGeronimo Company

EXHIBIT I			
Item	**Description**	**Unit**	**Cost**
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP	Lump Sum	**$ 53,330.00**
		Separate of GMP but included in Contract value	
SAMPLE GMP WORKSHEET			
2.0	**Cost of Work**		
	Total Trade Bid Packages (Owner's Estimated Cost of Work)		included in below
	General Requirements (CM self perform or Subcontract)		included in below
	General & Liability (G&L) Insurance		included in below
	Optional Subcontractor Default Insurance		included in below
	Builder's Risk (for value of contract):		included in below
		Subtotal A:	**$ 20,466,050.00**
3.0	**CM Job Site Management Staff Cost of Work (Salaries + related expenses)**	(Estimate)	**$ 1,114,872.00**
	(Based on CM Rates calculation sheet)	**Subtotal B:**	**$ 21,580,922.00**
4.0	**CM Contingency** (Applied to Subtotal B)	**2.00%**	**$ 431,618.44**
		Subtotal C:	$ 22,012,540.44
5.0	**CM Fee for Overhead and Profit** (Shown as a percentage applied to Subtotal C)	**5.00%**	**$ 1,100,627.02**
		Subtotal D:	$ 23,113,167.46
6.0	**Performance and Payment Bonds** (Shown as a percentage applied to Subtotal D)	**1.00%**	**$ 231,131.67**
		Subtotal F:	$ 23,344,299.14
7.0	**B&O Tax City of Bridgeport** (2% of Total Contract value applied to Subtotal F)	**2.00%**	**$ 466,885.98**
8.0	**Guaranteed Maximum Price (GMP)**	**Total:**	
	INSTRUCTIONS & NOTES:		
1	Contractor to fill-in highlighted Yellow Cells (corresponding grey cells and subtotal will auto-calculate)		
2	Contractor to confirm calculations are correct (for the purpose of this RFP the provided information will be used for evaluation)		
3	CM Contingency will be negotiated at time of GMP, enter amount for purposes of proposal, minimum of 2%		
4	Please provide back up calculations for 3.0 CM Job Site Management including Title, raw rate and hours		
5	All bonds and insurance costs will be reimbursed at actual cost based on final contract value		
6	GMP does not include Preconstruction Services		
7	CM Costs will be evaluated based on Preconstruction Services, CM Job Site Management Staff and CM Fee.		

PRECONSTRUCTION STAFF COST SUMMARY

Staff Name	Staff Position	Hourly Rate	Total Hours	Total (Rate * Hours)	% of Time
Josh Scanlan	Project Manager	$142.00	106	$14,995	20%
AJ Miller	Preconstruction Manager	$142.00	106	$14,995	20%
Matt DeBona	Project Estimator	$85.00	264	$22,440	50%
Subtotal Preconstruction Staff Cost			**475**	**$52,430**	
Subtotal Preconstruction Reimbursables				**$900**	
Total Preconstruction				**$53,330**	

SITE MANAGEMENT STAFF COST SUMMARY

Staff Name	Staff Position	Hourly Rate	Total Hours	Total (Rate * Hours)	% of Time
Management Staffing					
Byron Evans	Project Executive	$ 154.95	523	$81,068	20%
Josh Scanlan	Project Manager	$ 114.39	2616	$299,244	100%
		$ -			
Field Staffing					
Jim Amorose	Senior Superintendent	$ 131.03	262	$34,277	10%
Mike Donahue	Field Superintendent	$ 110.23	2616	$288,362	100%
Matthew Moffit	Project Engineer	$ 85.27	2616	$223,073	100%
Abram Reece	Safety Manager	$ 141.43	262	$36,997	10%
		$ -			
Total - Staffing Rates			8,894	$963,022	



BRIGHTPOINT COMMUNITY COLLEGE | CENTER FOR WORKFORCE DEVELOPMENT

APPENDIX

INDEPENDENCE CONSTRUCTION
A DiGeronimo Company

EXCEPTIONS TO SOLICITATION

We have thoroughly reviewed the Solicitation and do not take significant exception to the terms, conditions, and requirements proposed. We are confident we can review and mutually agree to terms and conditions once the scope and project schedule are finalized. Independence Construction respectfully submits the following clarifications.

1. Any waiver or limitation of consequential, incidental, indirect, or special damages shall apply mutually to both parties.
2. Due to the multi-year term of the agreement, Independence Construction requests the ability to incorporate reasonable pricing adjustments related to labor, material, and market escalation.
3. Independence Construction requests that indemnification obligations be limited to claims arising from the negligent acts or omissions of Independence Construction, its employees, subcontractors, or agents, and comply with applicable West Virginia law.
4. Independence Construciton assumes that individual projects or work orders issued under this agreement will remain subject to funding authorization and approval by WVCTCS.
5. Independence Construction reserves the right to review final insurance and builders risk requirements upon receipt of complete project scope and final contract documents.

EXHIBIT D

RFP# 26275

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

BID CERTIFICATION/SIGNATURE/ADDENDUM ACKNOWLEDGEMENT

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

Byron Evans
(Name, Title)

Byron Evans, Operations Manager - PA | 171 Hillpointe Drive, Suite 101 | Canonsburg, PA 15317
(Printed Name and Title) (Address)

702.807.1695
(Phone Number)

byevans@ind-con.com
(email address)

2. **CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this RFP in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this RFP, offer or proposal constitutes an offer to the Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the RFP for that product or service, unless otherwise stated herein; that the vendor accepts the terms and conditions contained in the RFP, unless otherwise stated herein; that I am submitting this RFP, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this RFP, 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 the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

Independence Construction Mid-Atlantic, LLC
(Company)

Domonic DeLuca 5/26/26
(Authorized Signature) (Representative Name, Title) (Printed

Domonic DeLuca, President
Name and Title of Authorized Representative) (Date)

216.905.1346
(Phone Number)

Form Origination Date: 03/30/2022

EXHIBIT E

RFP# 26275

ADDENDUM ACKNOWLEDGEMENT FORM

REQUEST FOR PROPOSALS/REQUEST FOR

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

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

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

Addendum Numbers Received:
(Check the box next to each addendum received)

[✓] Addendum No. 1	[ ] Addendum No. 6
[✓] Addendum No. 2	[ ] Addendum No. 7
[ ] Addendum No. 3	[ ] Addendum No. 8
[ ] Addendum No. 4	[ ] Addendum No. 9
[ ] Addendum No. 5	[ ] Addendum No. 10

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

Independence Construction Mid-Atlantic, LLC
Company

Authorized Signature

5/26/26
Date

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

Form Origination Date: 03/30/2022

INDEPENDENCE CONSTRUCTION

A DiGeronimo Company



Built Different to
Build Better.

WEST VIRGINIA
Community & Technical
COLLEGE SYSTEM

Pierpont Community & Technical College

Aviation Maintenance Technology Facility

Statement of Proposal

May 29, 2026 at 2:00



UNITED CONSTRUCTION COMPANY, INC.
3120 Northwestern Pike
Parkersburg, WV 26104
Ph: (304) 422-2141 / Fax: (304) 485-4249

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A. Project Approach/Methodology – 30 Points (LIMIT 7 PAGES)

a. CMAR Approach, Added Value, Project Challenges, and Lessons Learned

United Construction Company, Inc. (UCCI) approaches Construction Management at Risk (CMAR) as a delivery method that provides the Owner with the highest level of **cost transparency**, **schedule control**, and **risk mitigation**. For the Pierpont Community & Technical College Aviation Maintenance Technology Facility (PCTC AMT), our CMAR philosophy is centered on early collaboration, proactive problem-solving, and disciplined execution.

Our CMAR Approach and Added Value

Early and Continuous Collaboration UCCI integrates with the Owner and design team from day one, providing real-time cost modeling, constructability reviews, and schedule analysis. This early involvement ensures that design decisions are informed by accurate cost and schedule data, reducing redesign, rework, and uncertainty.

Open-Book Transparency We operate under a fully open-book model. Every estimate, subcontractor quote, and cost component is shared with WVCTCS. This transparency builds trust and ensures that the Guaranteed Maximum Price (GMP) is accurate, defensible, and aligned with the Owner's budget.

Schedule-Driven Decision Making The RFP states that schedule adherence is *paramount* and schedule extensions are *unacceptable*. UCCI's CMAR process is built around protecting the schedule through early procurement, phased bid packages, and continuous schedule modeling.

Risk Identification and Mitigation We identify risks early—long-lead items, specialty systems, site logistics, and coordination challenges—and develop mitigation strategies before they impact cost or schedule.

Design and Construction Challenges & How UCCI Addresses Them

1. **Aviation Hangar Construction**

   Challenges:

   - Large clear spans and high-bay structural systems
   - Integration of hangar doors
   - Specialized fire suppression systems
   - Floor flatness and load-bearing requirements

   UCCI's Approach:

   - Early structural steel modeling and procurement
   - Coordination of hangar door loads and embed requirements
   - Preconstruction analysis of fire suppression alternatives
   - Precision slab placement using laser screeds and QA testing

2. **Specialized Aviation Labs**

   Challenges:

   - Avionics, hydraulics, composites, NDT, sheet metal, and paint labs
   - Hazardous materials ventilation
   - High-precision MEP systems

   UCCI's Approach:

   - Early MEP coordination using BIM

- Pre-installation meetings with specialty vendors
- Sequencing of lab equipment installation with MEP rough-in
- Integration of instructional technology and simulation systems

3. Complex MEP Systems

Challenges:

- High-capacity mechanical systems
- Redundant electrical systems
- Specialty gas distribution
- High-density data infrastructure

UCCI's Approach:

- Early procurement of electrical gear and mechanical equipment
- BIM-driven clash detection
- Vendor-assisted design reviews
- Commissioning integrated into the construction schedule

4. Site Logistics at Aerotech Park

Challenges:

- Airfield-adjacent safety
- Limited laydown areas
- Coordination with Benedum Airport Authority

UCCI's Approach:

- Site-specific logistics plan
- Controlled access points and badging
- FAA-compliant safety procedures
- Just-in-time delivery sequencing

Lessons Learned Applied to This Project

Lesson 1: Early MEP Coordination Prevents Delays

On complex technical facilities, we learned that MEP coordination must begin before 50% design. This reduces rework and ensures accurate GMP development.

Lesson 2: Long-Lead Procurement Must Begin Immediately

Hangar doors, electrical gear, and mechanical equipment often exceed 30–40 week lead times. Early procurement is essential to maintaining schedule.

Lesson 3: Subcontractor Engagement Improves GMP Accuracy

Inviting key trades into preconstruction results in more accurate estimates and stronger bid participation.

Lesson 4: Phased Bid Packages Accelerate Construction

Breaking the project into early sitework, foundations, steel, and MEP packages protects the schedule without compromising quality.

Lesson 5: Clear Communication Reduces Risk

Weekly cost and schedule updates ensure that the Owner is never surprised by changes.

b. Meeting the Challenges of Budget and Schedule

UCCI understands that the PCTC AMT project has **zero tolerance for schedule delays** and requires strict adherence to the Owner's budget. Our approach is built around four core strategies:

1. **Protecting the Schedule**

   Early Procurement of Long-Lead Items

   We will immediately initiate procurement strategies for:

   - Hangar doors
   - Electrical switchgear
   - Mechanical equipment
   - Specialty lab systems
   - Structural steel

   Phased Bid Packages

   We will release early packages for:

   - Sitework
   - Foundations
   - Structural steel
   - Underground utilities

   This allows construction to begin while design continues.

   Real-Time Schedule Modeling

   Our scheduling team updates the schedule continuously, not only at milestones. This allows us to:

   - Identify risks early
   - Adjust sequencing
   - Maintain float on critical path activities

2. **Maintaining Budget Alignment**

   Continuous Cost Modeling

   At each design milestone, UCCI provides:

   - Detailed estimates
   - Cost trending reports
   - Value analysis options
   - Market pricing updates

   Open-Book GMP Development

   We share:

   - Subcontractor quotes
   - Bid tabs
   - Cost breakdowns
   - Allowances and contingencies

   Market Engagement

   We leverage our strong relationships with subcontractors across West Virginia to ensure competitive pricing and reliable participation.

3. Risk Mitigation

We develop a project-specific risk register that includes:

- Long-lead items
- Weather impacts
- Labor availability
- Material escalation
- Site logistics constraints

Each risk is assigned:

- A mitigation strategy
- A responsible party
- A timeline for resolution

c. Self-Perform Capabilities

UCCI's ability to self-perform work provides WVCTCS with **greater control over quality, schedule, and cost**. Our self-perform crews are experienced, efficient, and accustomed to working on complex, schedule-driven projects.

Self-Perform Work Packages UCCI May Consider

1. Division 1 — General Requirements

UCCI routinely self-performs:

- Temporary protections
- Safety installations
- Site logistics and traffic control
- Project cleanup
- Temporary enclosures
- General labor support

Self-performing these tasks ensures:

- Immediate responsiveness
- Higher quality
- Lower cost
- Better schedule control

2. Concrete Work

We may self-perform:

- Foundations
- Slabs on grade
- Elevated slabs
- Equipment pads

This is particularly beneficial for:

- Hangar floor flatness
- Load-bearing requirements
- Schedule-critical sequencing

3. Select Carpentry and Miscellaneous Work

Including:

- Blocking
- Framing
- Doors and hardware installation
- Specialty backing for lab equipment

4. Select Demolition or Enabling Work

If required for site preparation or phasing.

d. Proposed Design & Construction Schedule, Scheduling Capabilities, and Key Schedule Drivers

On the following pages are UCCI's proposed milestone schedule.

UCCI uses:

- **Microsoft Project** for baseline and critical path scheduling
- **Look-ahead schedules** (3-week and 6-week)
- **Pull-planning sessions** with subcontractors
- **Schedule risk analysis** during preconstruction

We update the schedule:

- Weekly during construction
- At each design milestone during preconstruction

Key Schedule Drivers

1. Long-Lead Procurement

Hangar doors, electrical gear, mechanical equipment, and specialty lab systems.

2. Structural Steel Fabrication

Critical for hangar spans and high-bay areas.

3. MEP Coordination

Complex systems require early BIM integration.

4. Site Logistics

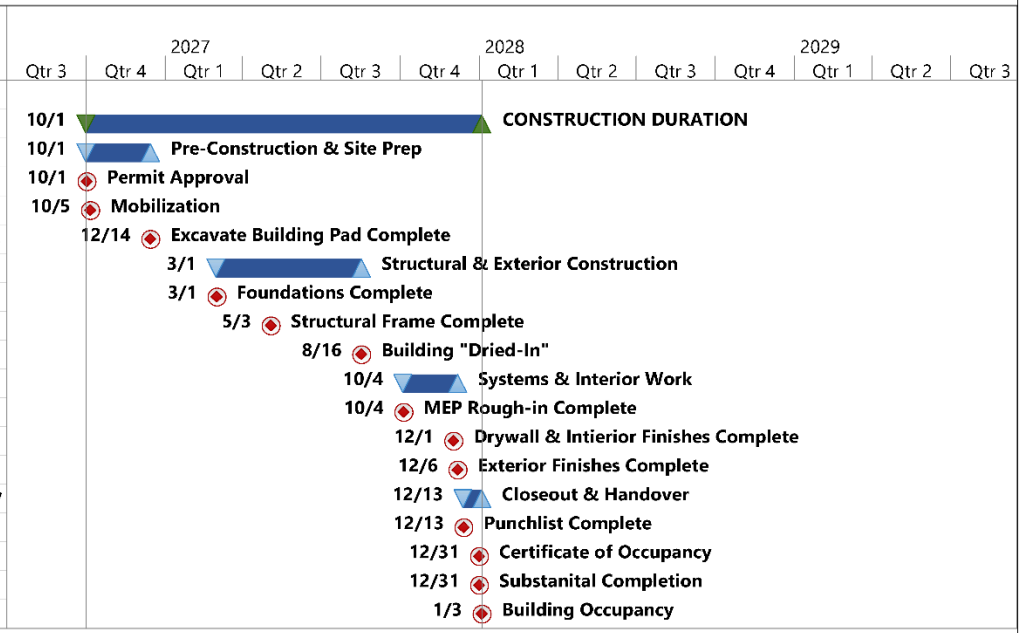
Airfield-adjacent operations require controlled access and sequencing.

5. Commissioning of Specialized Labs

Avionics, hydraulics, composites, and welding labs require extended testing and certification.

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S AVIATION MAINTENANCE TECHNOLOGY FACILITY PROJECT

ID	Task Name	Duration	Start
1			
2	**CONSTRUCTION DURATION**	**328 days**	**10/1/26**
3	**Pre-Construction & Site Prep**	**53 days**	**10/1/26**
4	Permit Approval	1 day	10/1/26
5	Mobilization	1 day	10/5/26
6	Excavate Building Pad Complete	1 day	12/14/26
7	**Structural & Exterior Construction**	**121 days**	**3/1/27**
8	Foundations Complete	1 day	3/1/27
9	Structural Frame Complete	1 day	5/3/27
10	Building "Dried-In"	1 day	8/16/27
11	**Systems & Interior Work**	**46 days**	**10/4/27**
12	MEP Rough-in Complete	1 day	10/4/27
13	Drywall & Intierior Finishes Complete	1 day	12/1/27
14	Exterior Finishes Complete	1 day	12/6/27
15	**Closeout & Handover**	**16 days**	**12/13/27**
16	Punchlist Complete	1 day	12/13/27
17	Certificate of Occupancy	1 day	12/31/27
18	Substanital Completion	1 day	12/31/27
19	Building Occupancy	1 day	1/3/28



Project: 260525 RL Pierpont Av
Date: 5/29/26

Critical Split · Split · Summary · Manual Task
Task · Milestone · Project Summary · Critical

Page 1

B. Project Team – 20 Points (LIMIT 7 PAGES)

a. Provide a concise summary narrative as to why your team is the best suited for this project. Explain why each team member was selected and their attributes and contributions they add to the overall team and this project.

United Construction Company, Inc. (UCCI) has assembled a project team uniquely qualified to deliver the Pierpont Community & Technical College Aviation Maintenance Technology Facility. This project demands a team with deep experience in **CMAR delivery**, **institutional construction**, **complex MEP coordination**, and **schedule-critical execution**—all areas in which UCCI's proposed personnel excel. Each team member was selected intentionally for their technical expertise, leadership style, and proven ability to deliver complex facilities with zero tolerance for schedule delays.

Our team brings a blend of **strategic oversight**, **hands-on field leadership**, and **technical precision** that aligns directly with WVCTCS's priorities. The individuals proposed for this project have worked together on multiple successful assignments, giving WVCTCS a cohesive, high-performing team with established communication patterns and shared expectations. This continuity reduces risk, accelerates decision-making, and ensures a seamless transition from preconstruction through commissioning.

Executive Leadership – Christopher Campbell

Our Executive Leader was selected for their extensive leadership experience and their ability to guide complex technical projects at the executive level. They ensure that WVCTCS receives the full support of UCCI's corporate resources, including senior estimating, scheduling, safety, and quality management. Their involvement guarantees that strategic decisions remain aligned with the Owner's priorities and that any challenges are resolved quickly and decisively.

Key Attributes:

- 35–40 years of construction leadership
- Deep experience with industrial, and higher-education facilities
- Proven track record of supporting schedule-critical CMAR projects
- Ensures corporate resources are deployed to protect schedule and budget

Project Manager – Charles Taylor

The Project Manager is the central coordinator for all preconstruction and construction activities. This individual was selected for their strong CMAR background, exceptional communication skills, and experience managing projects with complex MEP systems and specialized instructional environments. They will lead cost modeling, GMP development, subcontractor engagement, and day-to-day coordination with the design team.

Key Attributes:

- Expert in CMAR cost modeling and open-book GMP development
- Strong leadership in aviation-adjacent and high-bay industrial projects
- Skilled in managing design coordination, procurement, and schedule control
- Proven ability to maintain alignment between design intent, budget, and schedule

Superintendent – Brad Willford

The Superintendent was chosen for their field leadership, safety expertise, and experience managing large, complex job sites with tight logistics—critical for Aerotech Park. Their background includes high-bay structures, steel erection, and projects requiring precise sequencing and coordination with multiple specialty trades.

Key Attributes:

- 20–30+ years of field supervision
- Expertise in high-bay industrial facilities
- Strong relationships with regional subcontractors
- Leads daily coordination, safety, and quality control
- Proven ability to maintain schedule under challenging conditions

Project Engineer – Ann Lowther

The Project Engineer was selected for their technical proficiency and ability to manage the documentation, coordination, and communication required for a project with specialized labs and complex MEP systems. They support procurement, submittals, RFIs, and schedule tracking, ensuring that information flows efficiently between the field, design team, and Owner.

Key Attributes:

- Skilled in submittal management, and document control
- Supports MEP coordination and specialty lab equipment integration
- Ensures timely resolution of design and field issues
- Provides detailed tracking of schedule, quality, and procurement activities

Estimator – Robert J. Lowther

The Estimator was selected for their deep experience in CMAR cost modeling, aviation/industrial cost structures, and GMP development. Their ability to provide accurate, real-time cost feedback during design is essential to maintaining budget alignment.

Key Attributes:

- Expert in detailed quantity takeoffs and cost modeling
- Leads subcontractor outreach and market testing
- Ensures GMP accuracy and transparency
- Provides cost trending and value analysis throughout design

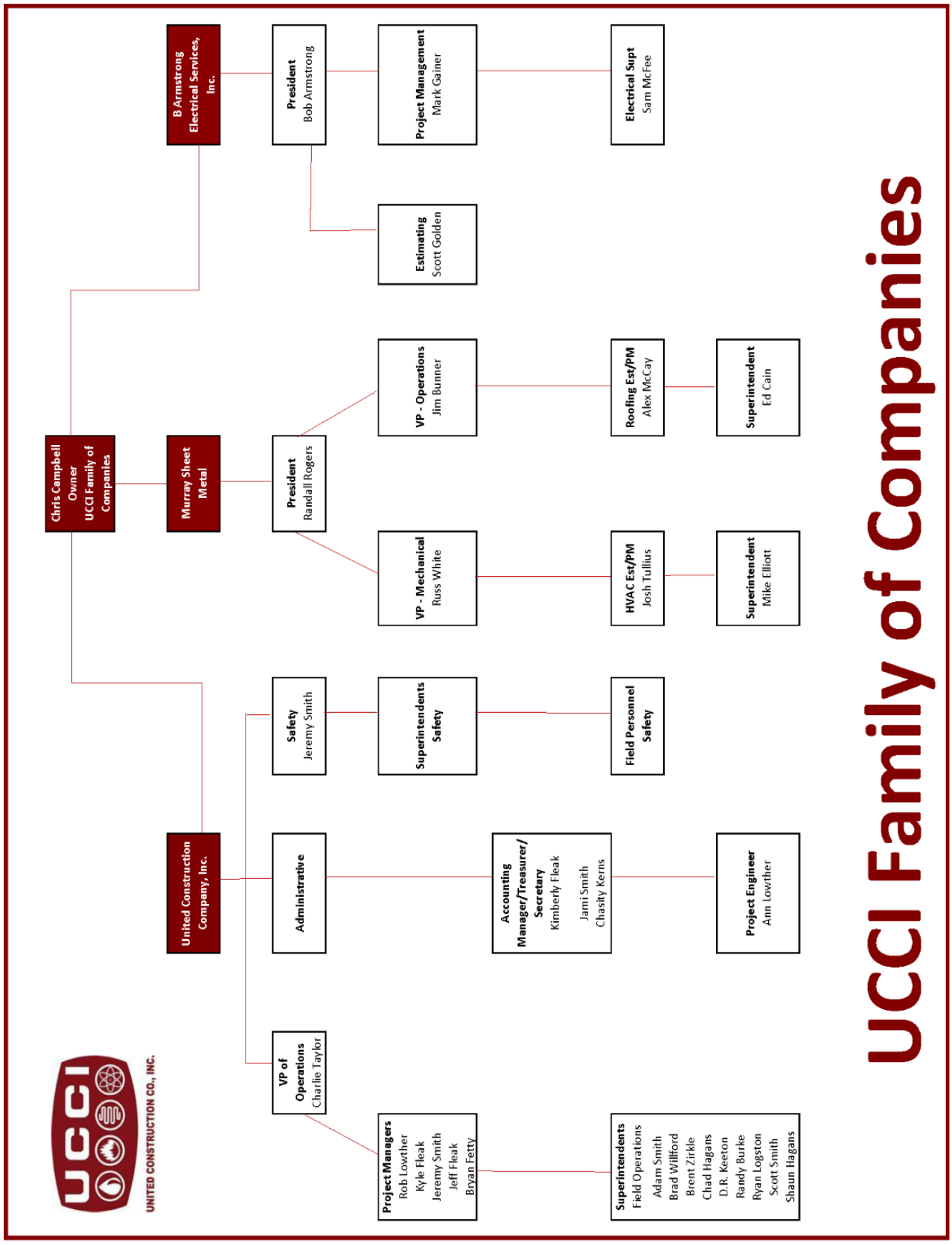
Why This Team Is the Best Fit for WVCTCS

UCCI's proposed team offers WVCTCS:

- **A cohesive group with a history of working together successfully**
- **Deep experience in institutional, industrial, and technical training facilities**
- **Proven CMAR leadership and transparent cost management**
- **Strong field supervision and safety performance**
- **Expertise in complex MEP coordination and BIM integration**
- **A schedule-driven mindset aligned with the Owner's priorities**

This team is not only technically qualified but also culturally aligned with WVCTCS's expectations for collaboration, communication, and accountability. Their combined experience, shared history, and commitment to excellence make them the ideal team to deliver the PCTC AMT Facility on time, within budget, and to the highest standard of quality.

Our office is located at 3120 Northwestern Pike, Parkersburg, WV 26104. ALL personnel would report from here. For combined work experience, please see the table in Section C – page 18.


UCCI Family of Companies
Chris Campbell
Owner
UCCI Family of Companies
B Armstrong Electrical Services, Inc.
President
Bob Armstrong
Project Management
Mark Gainer
Electrical Supt
Sam McFee
Estimating
Scott Golden
Murray Sheet Metal
President
Randall Rogers
VP - Operations
Jim Bunner
Roofing Est/PM
Alex McCay
Superintendent
Ed Cain
VP - Mechanical
Russ White
HVAC Est/PM
Josh Tullius
Superintendent
Mike Elliott
United Construction Company, Inc.
Safety
Jeremy Smith
Superintendents Safety
Field Personnel Safety
Administrative
Accounting Manager/Treasurer/ Secretary
Kimberly Fleak
Jami Smith
Chasity Kerns
Project Engineer
Ann Lowther
VP of Operations
Charlie Taylor
Project Managers
Rob Lowther
Kyle Fleak
Jeremy Smith
Jeff Fleak
Bryan Fetty
Superintendents
Field Operations
Adam Smith
Brad Willford
Brent Zirkle
Chad Hagans
D.R. Keeton
Randy Burke
Ryan Logston
Scott Smith
Shaun Hagans
UNITED CONSTRUCTION CO., INC.

Owner/President

Mr. Campbell is the president and owner of United Construction Company, Inc. and the CEO and owner of Murray Sheet Metal since 2005. He has 40 years of construction experience and has steered United Construction Company, Inc. for over two decades. With an exceptional blend of strategic insight and hands-on leadership, Chris has played a pivotal role in the company's growth and development. His innate business instincts and unwavering commitment to excellence have not only propelled the company but have also cultivated a team of skilled construction professionals. His relentless pursuit of quality and client satisfaction stands as a driving force behind the enduring success of the organization in the construction industry.

Education/Certifications

- Civil/Surveying Engineering Technology from West Virginia Institute of Technology (WVIT) in 1984.

Brief Listing of Project Experience

Industrial

- DuPont – Washington Works – CCMS Contractor
- DuPont – Several General, Mechanical, Electrical, HVAC and Roofing Projects.
- Chemours – Several HVAC and Roofing Projects
- AEP Power Plants – John Amos, Conesville, Kyger Creek, Gavin, Mountaineer, Clinch River, Phillip Sporne, Big Sandy, Mitchell, and Cardinal. Several large civil, mechanical and electrical projects at all of these plants including SCR, FGD, Coal Blending, Scrubbers, Site reclamation and various other projects ranging from a few thousand dollars to $40,000,000.00
- AEP DC Cook Nuclear Plant: Management and Labor Services for Capital Projects, $26,000,000.00
- NIPSCO Michigan City Generating Station: FGD, SCR and various other projects, $40,000,000.00
- NIPSCO Wheatfield Generating Station: FGD, SCR and various other projects, $60,000,000.00
- AEP Mitchell Plant – FGD, SCR and Water Treatment Plant. $45,000,000.00

Vice President

Charlie is a vice president of United Construction. He has 14 years of experience in engineering design, estimating, and construction management. He has a Bachelor of Science in Civil Engineering and a Master of Science in Engineering Management. Charlie is a registered professional engineer in multiple states that specializes in civil and structural engineering and plays a key role in our design-build ventures. The majority of his projects are for various repeat clients due to his attention to detail and his history of developing trust by successfully completing complex projects.

Education/Certifications

- Bachelor of Science in Civil and Environmental Engineering from WVU
- Master of Science in Engineering Management from Marshall University
- Registered Professional Engineer in WV, OH, and VA
- OSHA 30-Hour Certification

Brief Listing of Project Experience

Institutional

- Noble Local Schools – Shenandoah High School Renovations
- Noble Local Schools – Shenandoah Middle School Renovations
- Warren Elementary School Electrical
- Warren High School Electrical
- Central State University Access Controls
- Ravenswood Middle School – Site Improvements Project
- Davis and Elkins – Rotunda Roof

Commercial

- Camden Clark Medical Center MOB-B 3rd & 4th Floor Renovations
- Camden Clark Medical Center MOB-A 2nd Floor Renovations
- City of Vienna – Jackson Park Pool $7.2M
- Wood County Resiliency Center - $14M
- Agri-Med Ohio – Medical Marijuana Grow Facility – Design/Build
- Agri-Med Ohio – Medical Marijuana Grow Facility Building Addition – Design/Build
- UCCI New Office and Shop – Design/Build
- Sheet Metal Hall Building – Design/Build
- Wood County – Bell Tower Steeple Addition
- WVDA – Cooler Building Addition

Industrial

- Solvay Willow Island Warehouse
- Solvay Willow Island – TEA Project Piping Demo
- Dupont WW – Extruder SE in SCD
- Hino Motors – Column and Wall Removal Project
- Hino Motors – New WWTP – Design/Build
- Covestro – Building 103 Concrete Deck Replacement
- Constellium – DC10 Liner Panel Replacement
- Constellium – Dross Building Floor Replacement
- Constellium – Several Outage Projects
- Constellium – Auto Casting Sample System Building and Equipment Installation – Design/Build
- Armstrong World Industries – Slag Storage Pad

United Construction Company, Inc.
3120 Northwestern Pike, Parkersburg, WV 26104
(304) 422-2141

Project Superintendent

With over 23 years of construction experience, Brad is a valuable asset to our company. As a Project Superintendent, his responsibilities include the thorough review and implementation of drawings and specifications, field purchasing and estimating, manpower, expediting job meetings, daily paperwork, changes in work, and maintaining the project schedule. He also acts as a site safety supervisor. Brad's education and certifications are listed below along with a brief listing of his project experience.

Education/Certifications

- 5 years Laborer Local 134
- 18 years Carpenter Local 650
- OSHA 10 Hour Training
- CPR Training
- Scaffold Training

Brief Listing of Project Experience

Industrial

- Armstrong World Industries – New Facility
- Constellium – Dross Building Floor Replacement
- Constellium – Dross Building Bin Storage Area
- Constellium – DC10 Liner Panel Replacement
- DuPont – Medical Rooms Renovation
- NIPSCO – FGD
- AEP – Waterford Warehouse
- AEP – Big Sandy Coal/Gas Conversion
- AEP – Mountaineer Coping Power Start-Up
- AEP – Kyger Creek FGD
- AEP – Kyger Creek SCR
- AEP – Gavin Outage Boiler

Institutional

- Ravenswood Middle School – Site Improvements

Commercial

- Agrimed Ohio – Grow Facility
- Agrimed Ohio – Ethos Grow Facility
- Wood County – Resiliency Center
- Ohio University – Convo Bathroom Renovations
- Ohio University – Bromley Hall HVAC Renovations
- WVDA – Cooler Building
- Boyd Cat – Dyno Renovations
- Mardel Bookstore – Building Renovation
- Hobby Lobby – Building Renovation
- O'bleness Hospital – Entry Way
- WV Lottery – Renovation
- Ulta Beauty – Building Renovation
- Jackson County – Airport Hanger

Project Engineer
United Construction Company, Inc.
October 2022 – Present

At UCCI, I obtain documents for bidding and prepare all necessary bid forms for all projects. I utilize Building Connected and Autodesk to manage projects from the bid stage through construction, processing all purchase orders, subcontracts, submittals, RFIs, change orders, etc. I also prepare all Statements of Qualification and Requests for Proposals for Design-Build and CMc projects.

Project Administrator/Office Manager
Grae-Con Construction, Inc. - Marietta, OH
July 2018 to October 2022

At Grae-Con Construction, Inc., I was Project Administrator for all Project Managers and Estimators in our office, processing submittals, RFIs, preparing and submitting invoices, preparation and submission of bid forms, ITB management for the bid processes, entering subcontracts and purchase orders, change management controls for the owner and for the subcontractors, document acquisition and control. The accounting software utilized by Grae-Con was ComputerEase and I became proficient with this software. I also performed all the duties of an office manager, ordering supplies, printing and distribution of payroll, handling accident/insurance issues, etc.

Executive Administrator
Drymalla Construction Company, Inc. - Southeast Texas, US
September 2015 to July 2017

Drymalla Construction Company is a general contractor in southeast Texas. At the time of my employment as Executive Administrator, Drymalla had $800 million in projects under contract.

- I provided administrative functions for the owner of the company, all company officers, all salesmen, and for multiple project managers and estimators.
- This included performing tasks in Microsoft Word, Excel, PowerPoint, Publisher, Access, Adobe, extensive use of Timberline Accounting Software, as well as web based large format document hosting and bid communication software, and web-based project management suites such as ProLog, EBuilder and NewForma.
- I also assisted on bid days, managing incoming subcontractor bids and entering the subcontract bid amounts into our bid day Excel spreadsheet.
- My largest and most time-consuming tasks were creating large books that were project specific in Microsoft Publisher that were presented to school districts explaining our company qualifications and providing conceptual budgets for the project. I assisted in streamlining this process through collection, organization and preparation of frequently used data and photos.

Receptionist/Administrative Assistant
Drymalla Construction Company, Inc. - Southeast Texas
October 1997 to February 2003

As receptionist, I handled a many multi-line phone system and greeted and directed all visitors at the front door. I also controlled all incoming and outgoing mail and parcels.
- Concurrently, I acted as administrative assistant to our Plumbing, Safety, Environmental and Sales departments.
- Upon advancement to a full administrative assistant position, I handled all paperwork for multiple project managers including subcontracts, change orders, purchase orders, submittals, owner and architect correspondence, etc. In addition to the word processing aspect, I was responsible for entering all contractual dollar amounts into the Sage - Timberline Accounting Software.

Senior Project Manager/Estimator

As a Project Manager and Estimator for the past 28 years, Mr. Lowther is responsible for developing an in-depth understanding of each project as it develops from concept to completion, generating detailed, accurate quantity take offs in the estimating phase, to developing the project schedule and communicating all job requirements with the subcontractors, suppliers, owners, architects, and engineers through project close-out in the construction phase. He brings his years of experience in the institutional, industrial, healthcare, and commercial fields to each project. Rob has specialized in estimating and managing commercial building as well as industrial projects. Rob's education and certifications are listed below along with a partial list of his project experience.

Education/Certifications

- OSHA 30-Hour Certification
- Certified in Autocad
- Ripley High School

Brief Listing of Project Experience

Institutional

- Logan High School Renovations – Logan, WV
- Fort Frye Beverly Center Additions & Renovations – Beverly, OH
- New Caney ISD - Elementary School #11 – New Caney, TX CM@RISK
- New Caney ISD - Aikin Elementary – New Caney, TX CM@RISK
- New Caney ISD - District Aquatic Center – New Caney, TX CM@RISK
- Alvin ISD - Elementary School #16 (Meridiana) – Alvin, TX CM@RISK
- Victoria College Emerging Technology Center – Victoria, TX CM@RISK
- Pflugerville ISD - Elementary School #19 – Pflugerville, TX
- Channelview ISD - Early Childhood Center & Endeavor – Channelview, TX
- Humble ISD - High School Renovations Ph. 2 – Humble, TX CM@RISK
- Spring Branch ISD - Westwood Elementary School – Spring Branch, TX
- Wharton ISD - High School – Wharton, TX CM@RISK
- Sivelles Elementary Renovations – Wharton, TX CM@RISK
- Wharton ISD - Elementary School – Wharton, TX CM@RISK
- Fort Bend ISD - Middle School #12 – Missouri City, TX CM@RISK
- Alief ISD - Martin Elementary School – Alief, TX
- Humble ISD - Lakeland/Foster/Creekwood/Kingwood Renovations – Humble, TX
- Humble ISD - Instructional Support Facility – Humble, TX
- Tomball ISD - Jr. High School #2 – Tomball, TX
- Santa Fe ISD - High School Additions – Santa Fe, TX
- Houston ISD - Thompson Elementary School – Houston, TX

Industrial

- Chemours – PFA Expansion Phase II Construction
- Chemours – P-3753 PFA Expansion AWP Pre-Construction Phase
- Chemours – WW Landfill Water Treatment Plant
- Chemours – P-3506 Ranney Well
- Chemours – P-1616 Steam Boiler Plant Project
- Americas Styrenics – Railcar Wash Station
- Chemours – Building 142 Acrylics – RPL&S DCS
- DuPont – Formaldehyde Cooling Tower Replacement
- DuPont – Re-Commission F-Tank for Formaldehyde Storage
- Gunler Oil & Gunler Paper – Bryan, TX
- Southwest Calibration Ph. 2 – Houston, TX

Commercial

- Columbus Community Hospital Renovations – Columbus, Texas CM@RISK
- 1st Baptist Church Family Life Center – Columbus, Texas
- Chrysler Dealership – Columbus, Texas

United Construction Company, Inc.
3120 Northwestern Pike, Parkersburg, WV 26104
(304) 422-2141

C. Project Experience – 30 Points (LIMIT 7 PAGES)

Project	Contract Type	Client	Est. Value	Owner Info	Architect Info	Complete	%	Project Personnel
Jackson County Schools Ripley Middle School Renovations & Additions Ripley, WV	General Contractor	Jackson County Schools	$20,908,193	Jackson County BOE Will Hosaflook, Superintendent 304-372-7300	ZMM, Inc. 540-552-2151	Apr-27	53%	Est: Rob Lowther PM: Kyle Fleak Supt: Brad Willford Safety: Jeremy Smith
Wood County Schools New Lubeck Elementary School Washington, WV	General Contractor	Wood County Schools	$21,103,489	Wood County Schools BOE Kaleb Lawrence, Asst Supt 913-708-4061	McKinley Architects Mitch Leech 724-841-5320	May-27	31%	Est: Rob Lowther PM: Kyle Fleak Supt: Randy Burke Safety: Jeremy Smith
Village of Caldwell Contract #1 - Water Treatment Plant Improvements	General Contractor	Village of Caldwell	$14,311,018	Village of Caldwell Klay Conaway, Village Administrator 740.509.8749	The Thrasher Group, Inc. Alexandria Fechko 304-669-7928	Nov-27	77%	Est: Rob Lowther PM: Charlie Taylor Supt: Clifford Lamp S/QC: Jeremy Smith
Logan County Schools Logan High School HVAC Reno Logan, WV	General Contractor	Logan County Schools	$10,516,692	Logan County Schools Bert Bush, Clerk 304-792-2060	Williamson Shriver Architects, Inc. Jason Shantie (304) 345-1060	Feb-26	100 %	PM: Rob Lowther Supt: Randy Jewell S/QC: Jeremy Smith
Logan County Schools Logan Middle School Foundation & Structural Stabilization Logan, WV	General Contractor	Logan County Schools	$3,123,876	Logan County Schools Bert Bush, Clerk 304-792-2060	Williamson Shriver Architects, Inc. Jason Shantie (304) 345-1060	Jun-25	100 %	PM: Charlie Taylor Supt: Clifford Lamp S/QC: Jeremy Smith

D. CM Costs and Fees – 20 Points (LIMIT 4 PAGES)

RFP26275 PCTC AMT
EXHIBIT I - CM Cost Worksheet

May 2026

EXHIBIT I				
Item	**Description**		**Unit**	**Cost**
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP		Lump Sum	**$ 55,000.00**
			Separate of GMP but included in Contract value	
SAMPLE GMP WORKSHEET				
2.0	**Cost of Work**			
	Total Trade Bid Packages (Owner's Estimated Cost of Work)			included in below
	General Requirements (CM self perform or Subcontract)			included in below
	General & Liability (G&L) Insurance			included in below
	Optional Subcontractor Default Insurance			included in below
	Builder's Risk (for value of contract):			included in below
			Subtotal A:	**$ 20,000,000.00**
3.0	**CM Job Site Management Staff Cost of Work (Salaries + related expenses)**		(Estimate)	**$ 957,451.43**
		(Based on CM Rates calculation sheet)	**Subtotal B:**	**$ 20,957,451.43**
4.0	**CM Contingency**	(Applied to Subtotal B	**2.00%**	**$ 419,149.03**
			Subtotal C:	$ 21,376,600.46
5.0	**CM Fee for Overhead and Profit**	(Shown as a percentage applied to Subtota	**8.43%**	**$ 1,802,047.42**
			Subtotal D:	$ 23,178,647.88
6.0	**Performance and Payment Bonds**	(Shown as a percentage applied to Subtota	**0.64400%**	**$ 149,270.49**
			Subtotal F:	$ 23,327,918.37
7.0	**B&O Tax City of Bridgeport**	(2% of Total Contract value applied to Subtotal	**2.00%**	**$ 466,558.37**
8.0		**Guaranteed Maximum Price (GMP)**	**Total:**	**$ 23,794,476.74**
	INSTRUCTIONS & NOTES:			
1	Contractor to fill-in highlighted Yellow Cells (corresponding grey cells and subtotal will auto-calculate)			
2	Contractor to confirm calculations are correct (for the purpose of this RFP the provided information will be used for evaluation)			
3	CM Contingency will be negotiated at time of GMP, enter amount for purposes of proposal, minimum of 2%			
4	Please provide back up calculations for 3.0 CM Job Site Management including Title, raw rate and hours			
5	All bonds and insurance costs will be reimbursed at actual cost based on final contract value			
6	GMP does not include Preconstruction Services			
7	CM Costs will be evaluated based on Preconstruction Services, CM Job Site Management Staff and CM Fee.			

CM Worksheet for "3.0 CM Job Site Management Staff Cost of Work							
Project Manager	327	DY	**2617**	HR	$120.00	$	314,057.14
Superintendent	327	DY	**2617**	HR	$115.00	$	300,971.43
Project Engineer/MEP Coordination	245	DY	**1963**	HR	$110.00	$	215,914.29
General Labor	164	DY	**1309**	HR	$ 71.00	$	92,908.57
General Courier	60	DY	**480**	HR	$ 70.00	$	33,600.00
					TOTAL	$	957,451.43

MARCH-WESTIN
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May 27, 2026

Kelley Smith
Director of Procurement
Pierpont Community and Technical College
500 Galliher Dr.
Fairmont, WV 26554

Dear Kelley:

Collaboration creates successful projects. We've completed many private and public projects, and without a doubt the most successful ones are a result of the owner, architect, and contractor working together early.

Our ability to perform is ultimately why you should hire us. We have a consistent history of delivering projects on time and within budget, no matter the complexity. We're able to execute because we take great pride in hiring exceptionally talented individuals at all levels of our organization. We've developed an environment that creates opportunities for West Virginians to succeed in the world of engineering and construction. Our team cares about their co-workers, our clients' needs, and the good we create within our communities.

Phil Weser and Jerry Beafore started March-Westin in 1984 because they wanted to be different. They believed you could be a contractor and have a positive reputation for customer service. Our company was founded on and operates with The Golden Rule. How many construction companies truly try to operate by treating everyone the way they would like to be treated? When you consider the reputation of our industry, it's a remarkable accomplishment. It's helped foster an environment that has allowed us to flourish in a relatively small market.

Thank you for the opportunity to submit a response to the RFP for your Aviation Maintenance Technology Facility. We believe our team and their skillset help facilitate successful projects and would love the opportunity to meet and discuss yours.

Thank you,

Jamie Ridgeway
President

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A. Project Approach and Methodology

Phil Weser started the company because he wanted to be different than most contractors, he wanted to use the golden rule as it's driving business tenant. March-Westin is in the position we are in today because sticking to those values paid off. Typically, over 90% of our work comes from repeat clients. June marked our forty-second year in business, and we've grown every year by word of mouth because we continue to provide tremendous value to our owner clients.

a. We at March-Westin (MW) are well versed in the Construction Management at Risk (CMAR) delivery method. As such, we embrace our commitment to deliver the project within the Guaranteed Maximum Price (GMP) that we establish at the completion of the design phase. We understand the importance of complete contract documents for the successful communication of the design intent and will work with the architect selected to ensure success. Experience has shown us that contract documents resulting from collaborative efforts by the Owner, Architect, and Contractor greatly enhance the final product and minimize the risk for all parties involved. We're able to substantiate the design in real time and ensure what is shown can be built within budget. This is valuable to the owner because it allows you to make decisions based on cost and time implications rather than just aesthetics, greatly enhancing design direction decision-making.

Following the issuance of the Notice of Intent to Award, the current design will undergo a series of intensive design review meetings by the MW team. This review will allow us to understand the current conceptual design with enough specificity to begin preliminary pricing. It is critical to devote a substantial amount of time to this phase so that the design accomplishes the maximum benefit for West Virginia Community & Technical College System (WVCTCS) within the budget and schedule as defined.

MW team will ensure this initial estimate is a complete estimate inclusive of all scope required even if scope is not explicitly shown. All missing scope items will be identified as line items within our estimate and be assigned target costs. This estimate along with complete constructability review findings and associated project schedule will be presented to WVCTCS and the architect. If the cost estimate is within budget, then design will proceed. If not, a collaborative value engineering effort will ensue until budget constraint is again satisfied.

During this review our team will also identify long lead items and work with the design team to prioritize development of these scopes first to mitigate their impact to the project schedule. One example that comes to mind of our effectiveness with this process comes from another recent project where we

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were able to save 3+ months on the project schedule by working with the structural engineer to change beam sizes. During the preliminary review of the structural design our team noticed that the majority of the beam sizes specified were W24's and W18's. Steel members of these sizes are only rolled domestically at two mills and due to the large volume of data centers that are currently under construction and utilizing these size members, they are extremely difficult to obtain in a timely manner. Working with the structural engineer to determine equivalent structural capacity members and our internal structural steel team we were able to resize these beams to W21's and W27, which are readily available, and save over three months on the project schedule.

The main design and construction challenges we are going to face with this project are first in the geotechnical design and the foundation construction. The geotechnical report will need careful review as this area is prone to pyritic material that can prove costly and time consuming to mitigate if not identified and planned for prior to exposing. We have successfully and cost effectively navigated several projects in this area where pyritic material has been present. Early detection with a predetermined mitigation plan was key. Our team will work with the geotechnical engineer to review the current boring logs and develop a site specific plan.

The second main challenge will be the structure. The primary facility is to be constructed out of CMU, concrete and steel. Prioritizing the design of these scopes will be critical to the success of the project. As mentioned previously, data centers are monopolizing the steel mills production lines so without careful consideration of member sizing and targeted release for production the project schedule and budget are going to be impacted. We recently completed construction of a 325,000 square foot (sf) manufacturing facility of very similar construction; large concrete slabs, structural steel frame, and cmu walls. Because of our involvement during the preconstruction phase and our ability to self-perform this structural work we were able to complete this project in 16 months. This same client has us working on an 80,000 sf addition to the facility right now. During the preconstruction phase of the addition, we were able to again work with the design team and our steel team to size the steel members and identify available production windows at the mill to prevent a start/stop of construction. We released the structural steel for production two months ahead of the issuance of the CD drawing package.

The third main challenge will be with the design of the Mechanical and Electrical equipment for the project. The lead time for switchgear, emergency generators, and cooling equipment has also been impacted by the construction of the large volume of data centers across the US. Development of these packages in conjunction with material availability analysis will be critical. The

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MEP packages will be one of the largest construction costs and possess the greatest risk for scope creep. For this reason, we may need to explore an early contractor involvement (ECI) with some of these key trades. Data Center construction is also impacting emergency generators and cooling system due to their need for uninterrupted operation and temperature sensitivity. Inclusion of these subcontractors in the preconstruction design phase will help determine system availability and even allow for the start of BIM clash detection coordination between the prefabricated building and MEP infrastructure. MW is a licensed dealer of Butler premanufactured buildings and because of that has access to the PEMB modeling software. Our inhouse Architect will be able to virtually over lay the MEP model with the building model to identify conflicts and get ahead of constructability issues. The design phase is the optimal time to identify such issues because they can be easily fixed with little or no schedule and cost impact. Using this clash detection software, the construction team will problem solve and advise the design team of alternative routing options.

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b. Budget

MW has reviewed all information provided in the RFP and based on the project parameters believes the targeted construction costs of $20 Million to be a reasonable estimate. Further development of the specialty lab program requirements will be necessary to say for certain but that can happen during the preconstruction phase of the project with cost implications tracked and communicated to ownership so that informed decisions can be made to ensure the budget parameters are maintained. This target construction total is in line with comparable projects we have constructed and therefore are confident we can meet this budget.

One of the ways we intend to meet the challenges of the proposed budget is through the accuracy of our estimating process. March-Westin utilizes estimating software by Sage. This software is used on a daily basis to budget and estimate projects. Constantly updated, Sage database provides current cost information so that projects from the earliest stage of schematic design can be budgeted accurately. Budgets are maintained through design development and construction documents.

By integrating the Sage's precision estimating package with other software, specifically Budget Analysis and the custom report writer, March-Westin can provide extremely precise and fast estimating services during the pre-construction and tracking of cost during construction phases.

Another mitigative measure our team will employ to meet the proposed budget will be to ensure proper coverage at bid time. MW has been doing business in

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north central West Virginia for almost forty-two years and over those years have amassed a subcontractor base that is second to none. With an internal bid call list of over 2,500 qualified subcontractors, we make sure multiple bids are received for each bid package on bid day so that a thorough analysis can be complete to ensure the best pricing available.

Schedule

We have reviewed the project schedule as outlined in Exhibit M of the RFP and believe it to be achievable as long as the design prioritizing efforts outlined in section a above are implemented to mitigate the procurement challenges.

Microsoft Project Scheduling Software will be used for critical path and precedence diagram scheduling for the construction phase of a project. Both long-term and near-term schedules are utilized throughout the duration of each construction project, specifically identifying each task to be performed and its interrelationship with other tasks. A critical path of items identified in both print and color clarify the project completion plan. When a deviation occurs from the critical path near term scheduling is utilized to re-prioritize activity data so that the overall long-term schedule can be maintained.

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Quality Control

March-Westin's Quality Control (QC) effort is a continuous process that lasts through all phases of the project. MW believes that quality control is a team effort and is a crucial part to successfully completing a job. QC is not the responsibility of a few people; it is the responsibility of everyone working on the project. MW has several people monitor and report QC on every job. These people are as follows: Project Manager, General Superintendent, Superintendent, and all employees. The Superintendent and the Project Manager monitor daily QC, and the Superintendent or designee will inspect the work periodically to confirm that work is up to code and standards. The Superintendent reports to the Project Manager and will be in constant communication with construction personnel and the subcontractors to ensure that all phases of the plan operate smoothly. All of our employees have the authority to stop work of any trade due to incorrect work or safety.

c. Ability to Self-Perform

MW possesses the internal talent to self-perform demolition, concrete, structural steel, masonry, and interior finish work associated with this project and fully intends to engage members from these internal teams in the pre-construction process. We have in-house and other key partners that will assist us in developing the budget for all MEP trades. Potential risks can be discussed early

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and mitigative measures established. Collaboration efforts by these varying perspectives create significant value for the design deliverable.

We're not just a construction manager, we're also a builder with a very skilled workforce from north central West Virginia and we typically perform demolition, concrete, steel, masonry, and some carpentry items. While we understand the bid requirements within a CM project, we are uniquely positioned to fill any gaps very quickly, so the project always stays on track.

CEC Steel is the only AISC certified steel erector in the state of West Virginia. The quality starts at our local fabrication facility where over 3,000 tons of steel are processed annually. Our field crews and the fabrication shop are in constant communication to tackle field modifications and streamline erection. Fabrication sequencing is established early to maintain a stead flow of material to the job site. Likewise, our fabrication team works directly with the structural design team to ensure design efforts are prioritized to the same steady flow of information.

MW is also a licensed Butler pre-engineered metal building dealer. As a dealer we have access to the building modeling software to help with upfront MEP coordination and structure design. Building heights and spans can be customized to ensure the Owners needs are met and the support members optimized to reduce cost and waste.

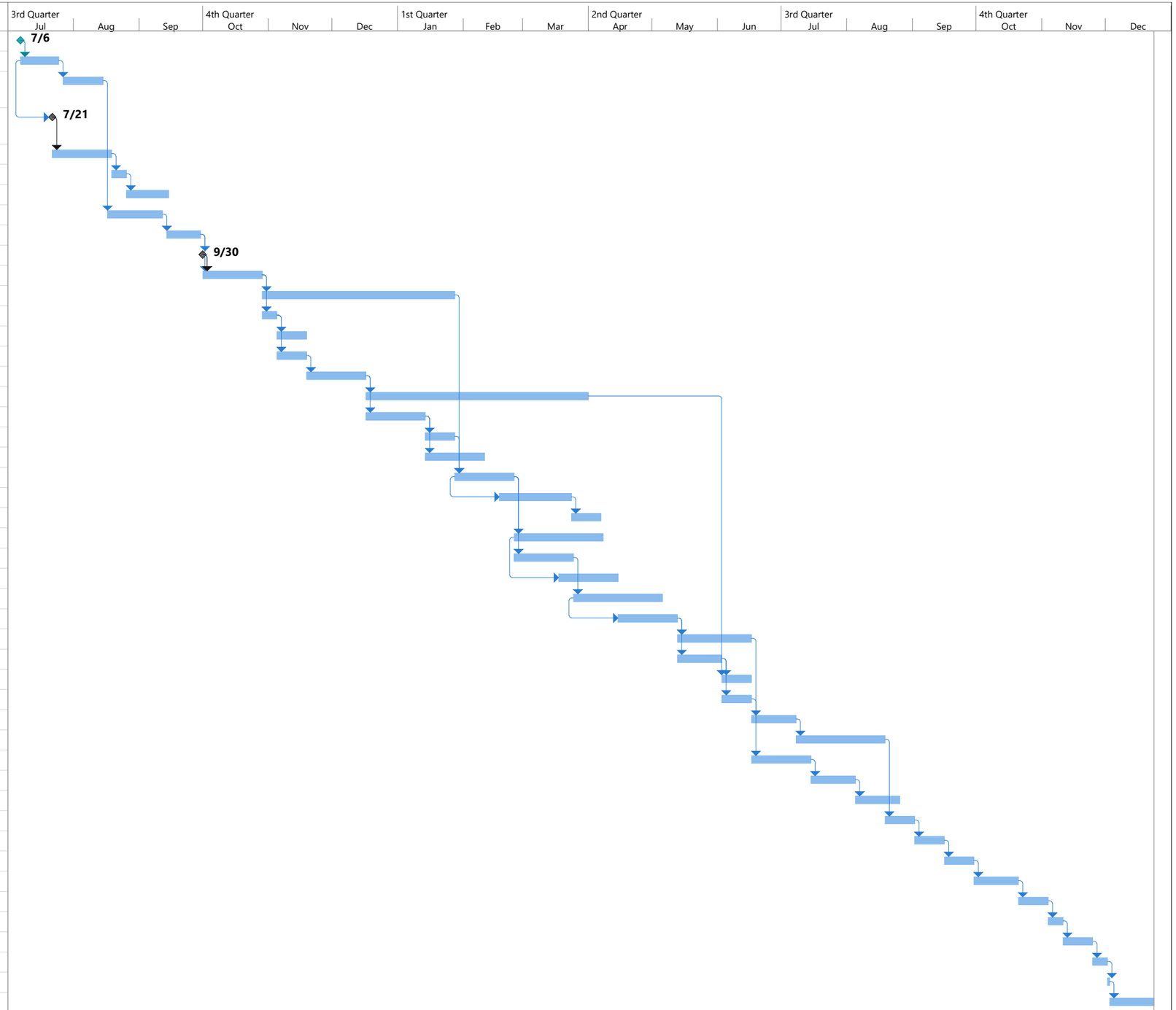
Our ability to self-perform the main structural components uniquely position us for this project. We understand that all work packages will have to be bid and that we may not be the successful bidder however our self-perform knowledge of these packages will ensure complete scopes and constructability.

d. Please see attached schedule.

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ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		Start GMP Services	1 day	Mon 7/6/26	Mon 7/6/26	
2		Preliminary Evaluation	14 days	Tue 7/7/26	Fri 7/24/26	1
3		Long Lead Bid Package Development	15 days	Mon 7/27/26	Fri 8/14/26	2
4		90% Construction Documents	1 day	Tue 7/21/26	Tue 7/21/26	2SS+10 days
5		GMP Development	20 days	Wed 7/22/26	Tue 8/18/26	4
6		GMP Reconciliation	5 days	Wed 8/19/26	Tue 8/25/26	5
7		Value Engineering	14 days	Wed 8/26/26	Mon 9/14/26	6
8		Bid Package Development	20 days	Mon 8/17/26	Fri 9/11/26	3
9		Bid	12 days	Mon 9/14/26	Tue 9/29/26	8
10		Execute GMP	1 day	Wed 9/30/26	Wed 9/30/26	9
11		Award Subcontracts	20 days	Thu 10/1/26	Wed 10/28/26	9,10
12		Procure Long Lead Items	65 days	Thu 10/29/26	Wed 1/27/27	11
13		Mobilize to Site	5 days	Thu 10/29/26	Wed 11/4/26	11
14		Pothole Existing Utilities	10 days	Thu 11/5/26	Wed 11/18/26	13
15		E&S Installation	10 days	Thu 11/5/26	Wed 11/18/26	13
16		Earthwork	20 days	Thu 11/19/26	Wed 12/16/26	15
17		Site utilities	75 days	Thu 12/17/26	Wed 3/31/27	16
18		Foundations	20 days	Thu 12/17/26	Wed 1/13/27	16
19		Frost Block	10 days	Thu 1/14/27	Wed 1/27/27	18
20		MEP Underground	20 days	Thu 1/14/27	Wed 2/10/27	18
21		Steel Erection	20 days	Thu 1/28/27	Wed 2/24/27	19,12
22		Slab on Grade	24 days	Thu 2/18/27	Tue 3/23/27	21SS+15 days
23		CMU Walls	10 days	Wed 3/24/27	Tue 4/6/27	22
24		Exterior Wall Panels	30 days	Thu 2/25/27	Wed 4/7/27	21
25		Roof	20 days	Thu 2/25/27	Wed 3/24/27	21
26		Windows	20 days	Thu 3/18/27	Wed 4/14/27	24SS+15 days
27		Interior Framing	30 days	Thu 3/25/27	Wed 5/5/27	25
28		MEP Rough in Walls	20 days	Thu 4/15/27	Wed 5/12/27	27SS+15 days
29		Drywall	25 days	Thu 5/13/27	Wed 6/16/27	28
30		MEP Rough in Ceiling	15 days	Thu 5/13/27	Wed 6/2/27	28
31		Permanent Power	10 days	Thu 6/3/27	Wed 6/16/27	30,17
32		Roof Top Unit	10 days	Thu 6/3/27	Wed 6/16/27	30
33		Prime and 1st Coat	15 days	Thu 6/17/27	Wed 7/7/27	29
34		Flooring	30 days	Thu 7/8/27	Wed 8/18/27	33
35		Site Prep for Hardscape	20 days	Thu 6/17/27	Wed 7/14/27	32
36		Site Hardscape	15 days	Thu 7/15/27	Wed 8/4/27	35
37		Site Landscaping	15 days	Thu 8/5/27	Wed 8/25/27	36
38		Millwork	10 days	Thu 8/19/27	Wed 9/1/27	34
39		Doors and Hardware	10 days	Thu 9/2/27	Wed 9/15/27	38
40		ACT	10 days	Thu 9/16/27	Wed 9/29/27	39
41		Devices	15 days	Thu 9/30/27	Wed 10/20/27	40
42		Final Paint	10 days	Thu 10/21/27	Wed 11/3/27	41
43		Startup	5 days	Thu 11/4/27	Wed 11/10/27	42
44		Comissioning	10 days	Thu 11/11/27	Wed 11/24/27	43
45		Testing and Balancing	5 days	Thu 11/25/27	Wed 12/1/27	44
46		Substantial Completion	1 day	Thu 12/2/27	Thu 12/2/27	45
47		Final Completion	15 days	Fri 12/3/27	Thu 12/23/27	46



Project: WVCTCS Project Sched
Date: Wed 5/27/26

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

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5. Team & Resources

Proposed Project Team:

Project Executive: Jamie Ridgeway, President

Project Manager: James Barvinchak, VP Administration, Senior Project Manager

Superintendent: Kevin Cummings

Explanation of personnel selections:

a. MW is staffed with highly qualified project managers, all of whom are engineers. Supporting the project managers is an experienced and professional staff with many years of experience, including the Safety Director and Field Resource Coordinator. These personnel will be highly visible and accessible for the duration of the project as they are housed at the March-Westin corporate offices in Morgantown. Our project team brings with it a wealth of experience.

As President, Jamie Ridgeway actively supports all projects at March-Westin and has extensive experience with the CM at Risk delivery method. Additionally, Jamie will oversee all GMP development-related activities and ensure the project has the appropriate resources required to be successful. Importantly, Jamie worked on the original build of the Pierpont Community and Technical College in 2009 and has overseen all projects presented in section C Project Experience.

Directly under Jamie in the Project Manager role will be James Barvinchak. James has been with March-Westin since 2016. James has 24+ years' experience in the industry. He will handle all day-to-day activities and be our main point of contact for all project activities originating with initial kickoff and following through to the final close out. He has been involved in this RFP submission and established the preliminary project schedule.

Leading our team in the field side is Project Superintendent Kevin Cummings. He will perform all constructability reviews during the preconstruction phase and then continue with the project to oversee all construction activities. Kevin has experience managing large construction projects, including the recently completed WVU Medicine Elkins Corridor Medical Center.

b. Please see attached Organizational Chart

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COMPANY, INC.

1. **March-Westin Headquarters**
360 Frontier Street Morgantown, WV 26505
304.599.4880

2. Please see attached resumes
3. Projects where proposed team members collaborated:

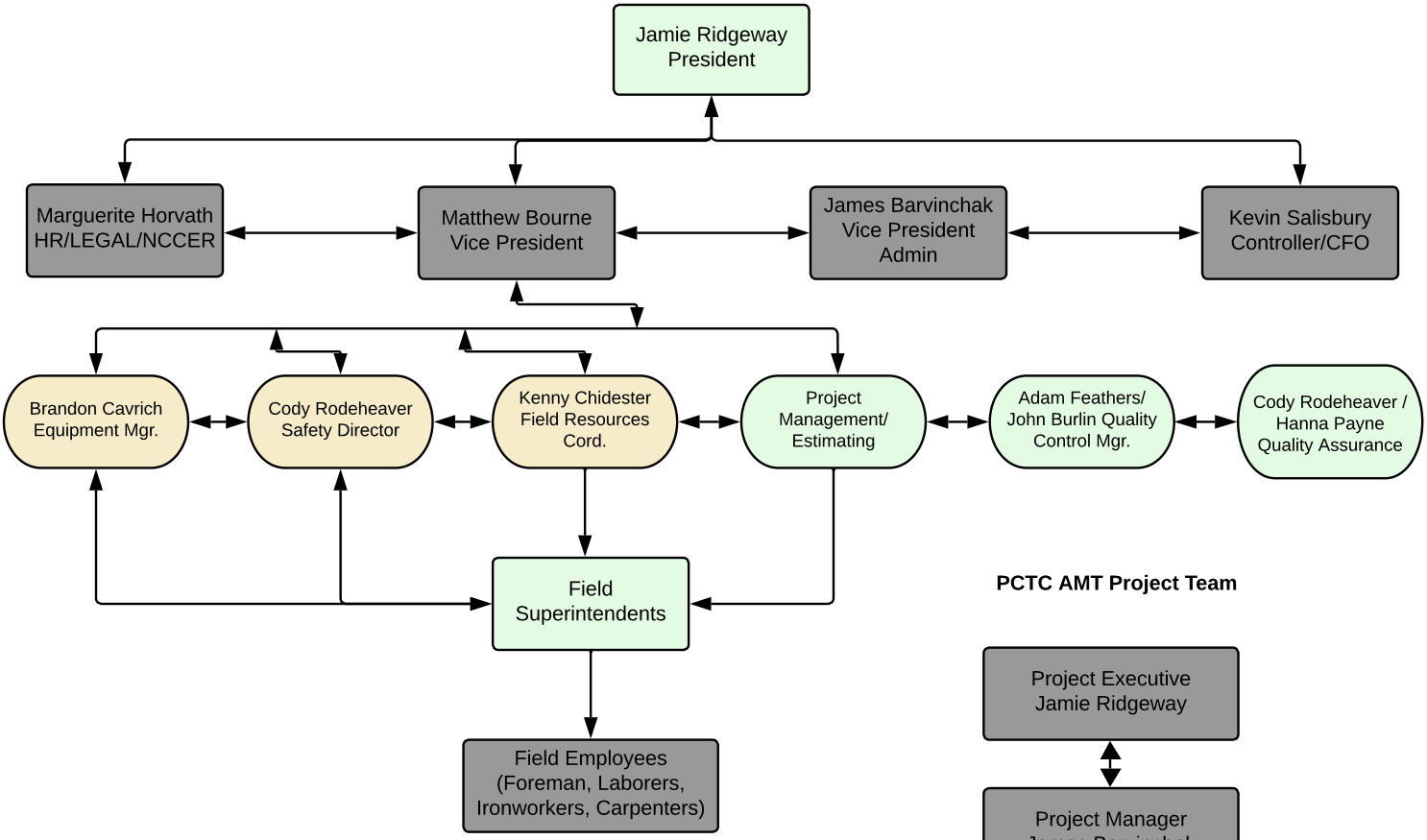
-**Peak Club at WVU Coliseum**: Jamie Ridgeway as Project Executive, James Barvinchak as Project Manager, Kevin Cummings as Superintendent
-**Mountaintop Beverage**: Jamie Ridgeway as Project Executive, Kevin Cummings as Concrete Superintendent
-**WVU Medicine Elkins Corridor Medical Center**: Jamie Ridgeway as Project Executive, James Barvinchak as Project Consultant, Kevin Cummings as Project Superintendent

4. 5. 6. Please see resumes. 7. See resumes and project sheets in section C. Project Experience.

360 Frontier Street
Morgantown, WV 26505
304.599.4880 phone
info@marchwestin.com

marchwestin.com

March-Westin Organizational Chart



PCTC AMT Project Team

MARCH-WESTIN
COMPANY, INC.

JAMIE RIDGEWAY

President



BIO

A native of White Sulphur Springs, WV, Jamie has been a driving force at March-Westin since 1999, rising from an entry-level position to leading the firm. Prior to his current role, Jamie was the firm's Vice-President of Operations for many years.

Jamie holds a B.S. in Mechanical Engineering from WV Tech and an Executive MBA from the University of Pittsburgh. Jamie is deeply committed to supporting and shaping the future of the construction industry in West Virginia. He has held multiple roles within the state contracting associations: Within the Contractor's Association of WV, he's held positions as Chairman of the Joint Architect Committee, Chairman of the Building Division, and President in 2023. He also has previously served as the Chairman of the Board for the Associated Builders & Contractors of West Virginia in 2011. In 2010, his industry contributions were formally recognized when he was named to the *WV State Journal's* Generation Next list.

Jamie resides in Morgantown with his wife, Cathleen, and their two children, Collin and Mckenzie.

EDUCATION

UNIVERSITY OF PITTSBURGH — July 2009
Executive Masters in Business Administration

WEST VIRGINIA INSTITUTE OF TECHNOLOGY — May 1999
Bachelors of Science, Mechanical Engineering

ORGANIZATIONS/CERTIFICATIONS

- Contractors Association of West Virginia – Board Member and Past President.
- American Society of Mechanical Engineers
- Associated Builders & Contractors – Chairman of Board 2012
- Associate General Contractors
- American Concrete Institute (ACI)
- National Fire Protection Association (NFPA)
- NCCER Instructor Certification
- 2010 WV State Journal Generation Next Recipient
- 2026 WVU Tech School of Engineering Alumni of the Year

James Barvinchak

VP Admin., Senior Project Manager



PROFESSIONAL EXPERIENCE

MARCH-WESTIN COMPANY, INC. Nov 2016 - Present

- Project Management
- Estimating and Preconstruction Management
- Projects include:
  - Hodges Hall Renovation Project – Morgantown, WV
  - Peak Club, WVU Coliseum - Morgantown, WV
  - Sodexo WVU Dining Renovations – Morgantown, WV
    - Training Table
    - Hatfield's Dining Hall
    - Towers Dining Hall
    - Engineering Building Bits N Bytes
    - HSC Food Court – Chick fil a, Hissho Sushi, Wich Which
    - U Place Market – Starbucks, Grab n Go
    - Mountainlair Food Court – Chick Fil a, Jazzman's, Grab n Go
    - Evansdale Crossings Food Court – Grab n Go
  - Uniontown Hospital Histology/Cytology Lab Renovation – Uniontown, PA
  - Uniontown Hospital Oncology Clinic Renovation – Uniontown, PA
  - Uniontown Hospital Pain & Ortho Clinic Renovation – Uniontown, PA
  - Uniontown Hospital Pulmonary Clinic Renovation – Uniontown, PA

DOMINION TRANSMISSION, INC. Jun 2010 – Nov 2016
Manager of Engineering

TSI EXTERIOR WALL SYSTEMS, INC Jun 2008 - Jun 2010

THE CLARK CONSTRUCTION GROUP Feb 2003 - Jun 2008
Project Manager

EDUCATION

UNIVERSITY OF PITTSBURGH Oct 2018
Masters of Business Administration

VIRGINIA POLYTECHNIC INSTITUTE and STATE UNIVERSITY Dec 2002
Bachelors of Science, Civil Engineering

ORGANIZATIONS/CERTIFICATIONS

- American Society of Civil Engineers
- Engineer in Training – State of Virginia
- LEED AP

KEVIN CUMMINGS
Field Superintendent



PROFESSIONAL EXPERIENCE

MARCH-WESTIN COMPANY, INC. 2002 - Present
Superintendent 2007 - Present

- Supervise construction, contractors and employees to make sure projects are completed on schedule
- Projects include:
    - Mountain Top Beverage – Morgantown, WV
    - Robinson Grand Theater – Clarksburg, WV
    - Mylan North Expansion– Morgantown, WV
    - Waterfront Hotel - Morgantown, WV
    - Mapleshire Nursing Home – Mogantown, WV
    - Thrasher Building – Bridgeport, WV
- Served as Superintendent:
    - WVU Medicine Elkins Corridor Medical Center
    - HealthNet Base 1 – Bridgeport, WV
    - WVU Children's Hospital Access – Morgantown, WV
    - WVU Club 35 – Morgantown, WV

Wamsley Construction 1995 – 2000
Hinchcliff Lumber Company 1994 – 1995
United States Navy 1990 – 1994

EDUCATION

Tucker County High School 1990
Diploma
Carpenter Apprenticeship 2001











LARGE FORMAT AND CM AT RISK

Previous Clients:

- Mountaintop Beverage
- West Virginia University
- Mylan Park Foundation
- Glenmark Holdings
- Enroute Properties
- WVU Medicine
- Smith-Packett LLC
- Mylan Pharmaceuticals

MARCH-WESTIN
COMPANY, INC.

CERTAINTY IN EVERY STEP, SUCCESS IN EVERY PROJECT

March-Westin excels in delivering large-scale projects with certainty and efficiency. We understand the inherent risks associated with these complex endeavors, and for over 40 years, we've honed our expertise in managing them. Through the Construction Manager at Risk (CM at Risk) delivery method, we foster open communication and shared risk management, allowing us to anticipate challenges, optimize costs, and deliver exceptional results for your project, regardless of its size or complexity.









Aquatic & Track Facility at Myaln Park

OWNER:
Mylan Park Foundation

OWNER'S REPRESENTATIVE:
Ron Justice
304.216.6849

START/COMPLETE:
2015 /Fall 2019

COST:
$48 Million

SIZE:
80,000 Square Feet

CONTRACTOR:
March-Westin Company, Inc.

ROLE:
CM, Preconstruction, Design Assist.

PROJECT TEAM:
P.Exec: Jamie Ridgeway; Super: Dave Mahalick; PM/P. Engineer: Sam Stone, Tyler Mayne

ARCHITECT:
Paradigm Architecture

Nine public entities including WVU collaborated to build the state-of-the-art aquatic center, which is two stories (not including a "third story" for grandstand seating in the competitive pool area). It will be the new home of the West Virginia swimming and diving teams and have seating for 1,200 fans. In addition to the 50-meter swimming pool outfitted with competition-ready still and spring diving boards, it will house lounge rooms for coaches and athletes, a place for athletic trainers, showers, and locker rooms.

The facility includes an 8-lane Olympic-sized track made of Olympic Mondo track surface, a natural grass infield, and other state-of-the-art equipment. The track has seating for 1,800 spectators.

The Aquatic and Track Center will be open to the community as well as being home to WVU teams.

MARCH-WESTIN
COMPANY, INC.

Hope Gas Ice Pavilion at Mylan Park









OWNER:
Mylan Park Foundation

OWNER'S REPRESENTATIVE:
Ron Justice
304.216.6849

START/COMPLETE:
2015 /September 2025

COST:
$15 Million

SIZE:
48,000 Square Feet

CONTRACTOR:
March-Westin Company, Inc.

ROLE:
CM, Preconstruction, Design Assist.

PROJECT TEAM:
P.Exec: Jamie Ridgeway; Super: Harman Hartman; PM Steve Raymond

ARCHITECT:
Paradigm Architecture

The Ice Pavilion serves as the home of West Virginia University Hockey and the Morgantown Hockey Association. The venue hosts many community programs such as learn-to-skate and public skating sessions. It also houses equipments spaces as well as facilities for the public and student athletes.

MARCH-WESTIN COMPANY, INC.









Premier Auto Group Dealerships

OWNER:
Premiere Auto Group

OWNER'S REPRESENTATIVE:
Andrew Cognac

START/COMPLETE:
Premiere Nissan Morgantown

Premiere Nissan Uniontown

Premiere Chevy Buick GMC

COST:
$625,000 to $4.4M

SIZE:
16,000 to 40,000 Square Feet

CONTRACTOR:
March-Westin Company, Inc.

ROLE:
GC

PROJECT TEAM:
Various

ARCHITECT:
Omni Associates

Premier Auto Group is a family-owned network of automotive dealerships located in Morgantown, West Virginia, and Uniontown, Pennsylvania spearheaded by Owner and President Andrew Cognac. Together with his family, they operate major local franchises including Premier Nissan and Premier Chevrolet Buick GM.

MARCH-WESTIN COMPANY, INC.

EXHIBIT I			
Item	**Description**	**Unit**	**Cost**
1.00	CM Preconstruction Services Fee (lump sum) excluded from GMP	Lump Sum	**$ 50,640.00**
		Separate of GMP but included in Contract value	
SAMPLE GMP WORKSHEET			
2.0	**Cost of Work**		
	Total Trade Bid Packages (Owner's Estimated Cost of Work)		included in below
	General Requirements (CM self perform or Subcontract)		included in below
	General & Liability (G&L) Insurance		included in below
	Optional Subcontractor Default Insurance		included in below
	Builder's Risk (for value of contract):		included in below
		Subtotal A:	**$ 20,000,000.00**
3.0	**CM Job Site Management Staff Cost of Work (Salaries + related expenses)**	(Estimate)	**$ 774,200.00**
	(Based on CM Rates calculation sheet)	**Subtotal B:**	**$ 20,774,200.00**
4.0	**CM Contingency** (Applied to Subtotal B	**2.00%**	**$ 415,484.00**
		Subtotal C:	$ 21,189,684.00
5.0	**CM Fee for Overhead and Profit** (Shown as a percentage applied to Subtot	**4.50%**	**$ 953,535.78**
		Subtotal D:	$ 22,143,219.78
6.0	**Performance and Payment Bonds** (Shown as a percentage applied to Subtot	**0.65%**	**$ 143,930.93**
		Subtotal F:	$ 22,287,150.71
7.0	**B&O Tax City of Bridgeport** (2% of Total Contract value applied to Subtota	**2.00%**	**$ 445,743.01**
8.0	**Guaranteed Maximum Price (GMP)**	**Total:**	**$ 22,732,893.72**

	INSTRUCTIONS & NOTES:
1	Contractor to fill-in highlighted Yellow Cells (corresponding grey cells and subtotal will auto-calculate)
2	Contractor to confirm calculations are correct (for the purpose of this RFP the provided information will be used for evaluation)
3	CM Contingency will be negotiated at time of GMP, enter amount for purposes of proposal, minimum of 2%
4	Please provide back up calculations for 3.0 CM Job Site Management including Title, raw rate and hours
5	All bonds and insurance costs will be reimbursed at actual cost based on final contract value
6	GMP does not include Preconstruction Services
7	CM Costs will be evaluated based on Preconstruction Services, CM Job Site Management Staff and CM Fee.

PRECON FEE BREAKDOWN FOR PROPOSAL

Description	Unit	Unit Rate	Hours/Wk	Weeks	Total
Weekly Design Meetings/VE/Scheduling/OnGoing Consulting					
MW Project Executive Lbr	HR	$ 160.00	4.00	12.00	$ 7,680.00
MW Project Manager Lbr	HR	$ 120.00	4.00	12.00	$ 5,760.00
Preliminary Evaluation of Program/Schedule/Budget					
MW Project Executive Lbr	HR	$ 160.00	40.00	1.00	$ 6,400.00
MW Project Manager Lbr	HR	$ 120.00		1.00	$ -
MW Estimator Lbr	HR	$ 90.00	40.00	1.00	$ 3,600.00
Design Milestone Reviews (50%CD)					
MW Project Executive Lbr	HR	$ 160.00	40.00	1.00	$ 6,400.00
MW Project Manager Lbr	HR	$ 120.00		1.00	$ -
MW Estimator Lbr	HR	$ 90.00	40.00	2.00	$ 7,200.00
Final GMP Development					
MW Project Executive Lbr	HR	$ 160.00	40.00	1.00	$ 6,400.00
MW Project Manager Lbr	HR	$ 120.00		1.00	$ -
MW Estimator Lbr	HR	$ 90.00	40.00	2.00	$ 7,200.00
			Total		**$ 50,640.00**

JOB SITE STAFF

POSITION	Unit	Qty	Hourly Rate	Hardware/Software	Cell	Vehicle & Fuel	Total Per Hour	Total
ASSUMED 14 MONTH SCHEDULE								
	MONTHS	14.00						
	WEEKS	60.00						
	HOURS	2,400.00						
Project Manager - 50% of Time	HOUR	1,200.00	$ 150.00	$ 1.50	$ 0.50	$ 8.50	$ 160.50	$ 192,600.00
Superintendent - 100% of Time	HOUR	2,400.00	$ 100.00	$ 1.50	$ 0.50	$ 8.50	$ 110.50	$ 265,200.00
Project Engineer - 50% of Time	HOUR	2,400.00	$ 80.00	$ 1.50	$ 0.50	$ 8.50	$ 90.50	$ 217,200.00
							$ -	$ -
Safety Director - 1/5 time	HOUR	480.00	$ 82.00	$ 1.50	$ 0.50	$ 8.50	$ 92.50	$ 44,400.00
Project Admin/Accounting - 1/3 time	HOUR	800.00	$ 67.00	$ 1.50			$ 68.50	$ 54,800.00
							Total:	**$ 774,200.00**

EXHIBIT D

RFP# 26275

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

BID CERTIFICATION/SIGNATURE/ADDENDUM ACKNOWLEDGEMENT

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

James Ridgeway, President
(Name, Title)

James Ridgeway, President 360 Frontier Avenue, Morgantown, WV 26505
(Printed Name and Title) (Address)

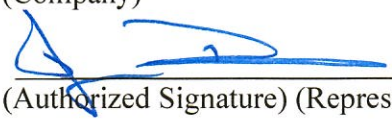
304-599-4880 Ext: 230
(Phone Number)

jamie@marchwestin.com
(email address)

2. CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this RFP in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this RFP, offer or proposal constitutes an offer to the Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the RFP for that product or service, unless otherwise stated herein; that the vendor accepts the terms and conditions contained in the RFP, unless otherwise stated herein; that I am submitting this RFP, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this RFP, 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 the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

March-Westin Company, Inc.
(Company)



(Authorized Signature) (Representative Name, Title) (Printed

James Ridgeway, President May 28, 2026
Name and Title of Authorized Representative) (Date)

304-599-4880 Ext:230
(Phone Number)

Form Origination Date: 03/30/2022

EXHIBIT E

RFP# 26275

ADDENDUM ACKNOWLEDGEMENT FORM

REQUEST FOR PROPOSALS/REQUEST FOR

CONSTRUCTION MANAGER

PIERPONT COMMUNITY & TECHNICAL COLLEGE'S

AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT

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

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

Addendum Numbers Received:
(Check the box next to each addendum received)

[X] Addendum No. 1	[ ] Addendum No. 6
[X] Addendum No. 2	[ ] Addendum No. 7
[ ] Addendum No. 3	[ ] Addendum No. 8
[ ] Addendum No. 4	[ ] Addendum No. 9
[ ] Addendum No. 5	[ ] Addendum No. 10

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

March-Westin Company, Inc.

Company

Authorized Signature

May 28, 2026

Date

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

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: March-Westin Company, Inc.

Authorized Signature: _____ Date: May 28, 2026

State of West Virginia

County of Monongalia, to-wit:

Taken, subscribed, and sworn to before me this 28th day of May, 2026.

My Commission expires September 04, 2029.

AFFIX SEAL HERE

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
Abigail Katherine Myers
March-Westin Company, Inc.
360 Frontier Street, Morgantown, WV 26505
My Commission Expires September 04, 2029

NOTARY PUBLIC _____

EXHIBIT D
RFP# 26275
CONSTRUCTION MANAGER
PIERPONT COMMUNITY & TECHNICAL COLLEGE'S
AVIATION MAINTENANCE TECHNOLOGY FACILITY (PCTC AMT) PROJECT
BID CERTIFICATION/SIGNATURE/ADDENDUM ACKNOWLEDGEMENT

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

James Ridgeway, President
(Name, Title)
James Ridgeway, President 360 Frontier Avenue, Morgantown, WV 26505
(Printed Name and Title) (Address)
304-599-4880 Ext: 230
(Phone Number)
jamie@marchwestin.com
(email address)

2. **CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through e-mail, I certify that: I have reviewed this RFP in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this RFP, offer or proposal constitutes an offer to the Commission/Institution that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the RFP for that product or service, unless otherwise stated herein; that the vendor accepts the terms and conditions contained in the RFP, unless otherwise stated herein; that I am submitting this RFP, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this RFP, 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 the Commission/Institution is requiring the vendor to follow the provisions of WV State Code 5A-3-62 which automatically voids certain contract clauses that violate State law.

March-Westin Company, Inc.
(Company)

(Authorized Signature) (Representative Name, Title) (Printed

James Ridgeway, President May 28, 2026
Name and Title of Authorized Representative) (Date)

304-599-4880 Ext:230
(Phone Number)

Form Origination Date: 03/30/2022

CONTRACTOR LICENSE

AUTHORIZED BY THE

West Virginia Contractor Licensing Board

NUMBER: **WV001838**

CLASSIFICATION:

ELECTRICAL
GENERAL BUILDING
GENERAL ENGINEERING
HVAC
PIPING
PLUMBING
SPECIALTY

MARCH WESTIN COMPANY INC
360 FRONTIER AVENUE
MORGANTOWN, WV 26505

DATE ISSUED	EXPIRATION DATE
AUGUST 21, 2025	AUGUST 21, 2026

Authorized Signature

Chair, West Virginia Contractor Licensing Board

WEST VIRGINIA CONTRACTOR LICENSING BOARD

A copy of this license must be readily available for inspection by the Board on every job site where contracting work is being performed. This license number must appear in all advertisements, on all bid submissions, and on all fully executed and binding contracts. This license is non-transferable. This license is being issued under the provisions of West Virginia Code, Chapter 30, Article 42.