

Redacted Copy of Original Proposal



Design and Construction of New Combined Middle School/High School

Lancaster County Public Schools | PPEA - RFP No. 2022-01 | May 24, 2022



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Table of Contents

Cover letter

RFP form and attachments

- A. Anti-Collusion Statement
- B. Debarment Statement
- C. Certification of No Crimes Against Children
- D. Vendor Information Form

METHODOLOGY / SPECIFIC PLAN

- 1. Project Parameters
- 2. Project Sequence Guidelines
- 3. LCPS Responsibilities
- 4. Design Considerations
- 5. Project Characteristics
- 6. Qualifications and Experience
- 7. Project Financing
- 8. Project Benefit and Compatibility



SHOCKEY P3, LLC
P. O. BOX 2530,
WINCHESTER, VA 22604
540.667.7700

May 24, 2022

Mr. Travis Pittman
LCPS Program Manager
Lancaster County Public Schools
2330 Irvington Road
Weems, VA 22576

Re: Request for PPEA Proposal # 202105-001
Design and Construction of New Combined Middle School/High School

Dear Travis:

Thank you for the opportunity to submit the Shockey P3, LLC (Shockey) team's qualifications for providing design and construction services for Lancaster County's new combined middle school/high school. We're excited to be considered for another opportunity to do what we do – every day – across the Commonwealth, and to help to deliver quality educational opportunities to kids. That's what we love.

Please consider the following when reviewing our qualifications:

- Our team has provided two options for your consideration, each of which offers specific advantages over the other. We look forward to refining one of these designs – or, equally, to coming up with a brand new one, once we have the benefit of LCPS' input. Our goal is to deliver the perfect school for Lancaster County.
- Shockey and CRA have already worked together to deliver Virginia K12 projects -- there is no learning curve, and the teammates at each firm are K12 experts. Shockey and M&E (its design-build MEP contractor) recently finished Richmond's River City Middle School together.
- Shockey has a proven record of working with its public-entity PPEA partners to satisfy tight budget and time constraints without compromising safety or the quality of the work. While delivering what we promise, we will consistently protect the safety of your students, your staff, the public and our workforce.
- Shockey has successfully built 16 Virginia K-12 school construction projects in the past 10 years totaling \$500,000,000. In addition, we have delivered \$285,000,000 worth of construction under Virginia's PPEA statute. Our experience, in both regards, is substantial.

There's a lot of information in our response, and we've provided a redacted copy for FOIA use. As you review it, please let me know of any questions you might have; I can be reached on my cell at (540) 323-3246 or by email at jboehm@howardshockey.com.

I promise you our team's very best efforts, my personal involvement throughout, and your complete satisfaction in the school we all build together.

Sincerely,
SHOCKEY P3, LLC

Jeff Boehm, President
Howard Shockey & Sons, Inc. (its member company)





**REQUEST FOR PROPOSAL
FOR DESIGN AND CONSTRUCTION
OF COMBINED MIDDLE SCHOOL/HIGH SCHOOL**

**VIRGINIA PUBLIC-PRIVATE EDUCATIONAL FACILITIES
AND INFRASTRUCTURE ACT ("PPEA")**

Issue Date: March 21, 2022

Solicitation

Title: Design and Construction of New Combined Middle School/High School

Issuing Office:

Lancaster County Public Schools
2330 Irvington Road
Weems, VA 22576
Voice (804) 462-5100

Location where

work will be performed:

Tax Map 28 Parcel 93C
Irvington Road
Weems, VA 22576

Due Date: Proposals for Furnishing the Goods and Services Described Herein Will Be Received Until the Date and Time Noted Above.

Questions: Questions pertaining to the Project and/or selection process should be directed to Travis Pittman, Lancaster County Public Schools Program Manager, Via email at TRPittman@lcs.k12.va.us. All questions must be submitted before May 17, 2022.

Pre-Proposal

Meeting: A non-mandatory meeting will be held at 10:00 a.m. on March 31, 2022 in the in the Lancaster Middle School Auditorium (191 School Street Kilmarnock, VA).

Submit: Six (6) Complete copies, and one (1) electronic copy (PDF) on a flash drive.

FAX OR EMAIL SUBMISSIONS ARE NOT ALLOWED.

IF PROPOSAL(S) IS/ARE MAILED, SEND DIRECTLY TO ISSUING OFFICE NOTED ABOVE.

IF BID IS HAND DELIVERED, DELIVER TO:

Lancaster County Public Schools
Attn: Travis Pittman – Program Manager
2330 Irvington Road
Weems, VA 22576

PPEA - RFP NO:
2022-01

**NON-MANDATORY
PRE- PROPOSAL
CONFERENCE:**

March 31, 2022
@10:00 a.m.

CLOSING DATE:

May 24, 2022

CLOSING TIME:

2:00 p.m. (local time)

**PROCUREMENT
OFFICER:**

Takia Dobyns
PHONE: 804-462-5100
TDobyns@lcs.k12.va.us

Lancaster County Public Schools ("LCPS" or "Owner") does not discriminate against faith-based organizations in accordance with the Code of Virginia, § 2.2-4343.1, or against any Proposer because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, status as a service-disabled veteran, or any other basis prohibited by law relating to discrimination in employment in accordance with the Code of Virginia § 2.2-4310(A).

In compliance with this Request for Proposal and subject to all the conditions thereof, the undersigned offers to furnish the goods/services requested and certifies that he/she has read, understands, and agrees to all terms, conditions and requirements of this RFP and is authorized to contract on behalf of the firm named below.

My signature on this solicited proposal constitutes certification that I or my designated representative have inspected the job site and am aware of the conditions under which the work must be accomplished. Claims, as a result of failure to inspect the job site, will not be considered by LCPS. By my signature on this solicited proposal, I certify that this firm/individual is properly licensed for providing the goods/services specified.


The Undersigned certifies that they are the only person(s) interested in said Project and that it is made without connection with other persons submitting a proposal on the same scope of services; that the proposal is made without collusion, fraud, or reservation; that no official or employee of the Owner is directly or indirectly interested in said proposal, or any portion thereof.

PROPRIETARY INFORMATION

YES (✓) NO ()

Trade secrets or proprietary information is hereby submitted and identified. Reasons for protection and exclusion from the Virginia Freedom of Information Act (2.2-3700 et seq.) are set forth below. (Additional sheet may be added if necessary.)

Proposers should indicate on the Cover Sheet the portions of their proposal that are proprietary. Please list the page numbers and the reason(s). **Do not mark the whole proposal proprietary. If Proprietary Information is stated, Proposers shall submit One (1) Original and One (1) Redacted copy (removing any proprietary data of material).** Clearly identify on the Cover Sheet the "Original" and "Redacted" copy as "*Redacted Copy of Original Proposal*" RFP# 2022-01.

This form must be signed in ink and all signatures must be original.	
Company Name:	Howard Shockey & Sons, Inc.
Street Address:	1057 Martinsburg Pike
City, State, Zip:	Winchester, VA 22603
Telephone:	(540) 323-3246
Fax:	(540) 665-3201
Email Address:	jboehm@howardshockey.com
Check One:	<input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation, State in which Incorporated <u>Virginia</u>
Federal Tax ID:	54-0470626
Federal Social Security No. (Sole Proprietor):	
Business Classification (check all that apply):	<input type="checkbox"/> Minority Owned <input type="checkbox"/> Women Owned <input type="checkbox"/> Small Business
Print Name:	Jeff Boehm
Title:	President
Signature:	
Date:	May 23, 2022

ACKNOWLEDGE RECEIPT OF ADDENDUM:

Number _____ Dated _____ Initial _____

Number _____ Dated _____ Initial _____

Number _____ Dated _____ Initial _____

Number _____ Dated _____ Initial _____

*SCC Requirement per the Virginia Public Procurement Act, VPPA:

§ 2.2-4311.2. Compliance with state law; foreign and domestic businesses authorized to transact business in the Commonwealth.

A. All public bodies shall include in every written contract a provision that a contractor organized as a stock or nonstock corporation, limited liability company, business trust, or limited partnership or registered as a registered limited liability partnership shall be authorized to transact business in the Commonwealth as a domestic or foreign business entity if so required by Title 13.1 or Title 50 or as otherwise required by law.

B. Pursuant to competitive sealed bidding or competitive negotiation, all public bodies shall include in the solicitation a provision that requires a bidder or offeror organized or authorized to transact business in the Commonwealth pursuant to Title 13.1 or Title 50 to include in its bid or proposal the identification number issued to it by the State Corporation Commission. Any bidder or offeror that is not required to be authorized to transact business in the Commonwealth as a foreign business entity under Title 13.1 or Title 50 or as otherwise required by law shall include in its bid or proposal a statement describing why the bidder or offeror is not required to be so authorized.

C. Any bidder or offeror described in subsection B that fails to provide the required information shall not receive an award unless a waiver of this requirement and the administrative policies and procedures established to implement this section is granted by the Director of the Department of General Services or his designee or by the chief executive of a local governing body.

D. Any business entity described in subsection A that enters into a contract with a public body pursuant to this chapter shall not allow its existence to lapse or its certificate of authority or registration to transact business in the Commonwealth, if so required under Title 13.1 or Title 50, to be revoked or cancelled at any time during the term of the contract.

E. A public body may void any contract with a business entity if the business entity fails to remain in compliance with the provisions of this section.

***Virginia State Corporation Commission (“SCC”) registration information: The undersigned Proposer:**

☒ is a corporation or other business entity with the following SCC identification number:
0053582-3 **-OR-**

☐ is not a corporation, limited liability company, limited partnership, registered limited liability partnership, or business trust **-OR-**

☐ is an out-of-state business entity that does not regularly and continuously maintain as part of its ordinary and customary business any employees, agents, offices, facilities, or inventories in Virginia (not counting any employees or agents in Virginia who merely solicit orders that require acceptance outside Virginia before they become contracts, and not counting any incidental presence of the Offeror in Virginia that is needed in order to assemble, maintain, and repair goods in accordance with the contracts by which such goods were sold and shipped into Virginia from Offeror’s out-of-state location) **-OR-**

☐ is an out-of-state business entity that is including with this proposal an opinion of legal counsel which accurately and completely discloses the undersigned Offeror’s current contacts with Virginia and describes why those contacts do not constitute the transaction of business in Virginia within the meaning of § 13.1-757 or other similar provisions in Titles 13.1 or 50 of the Code of Virginia.

****NOTE**>>** Check the following box if you have not completed any of the foregoing options but currently have pending before the SCC an application for a certificate of authority to transact business in the Commonwealth of Virginia and wish to be considered for a waiver to allow you to submit the SCC identification number after the due date for proposals (the Commonwealth reserves the right to determine in its sole discretion whether to allow such waiver):

☐

RETURN ALL ABOVE PAGES WITH YOUR PROPOSAL

ANTI-COLLUSION STATEMENT

In the preparation and submission of this bid on behalf of Howard Shockey & Sons, Inc. (Contractor's Name), we did not either directly or indirectly enter into any combination or arrangement with any person, firm or corporation, or enter into any agreement, participate in any collusion, or otherwise take any action in the restraint of free competition in violation of the Sherman Anti-Trust Act, 15 USCS Sections 1 et seq., or the Conspiracy to Rig Bids to Government Statutes, Virginia Code Sections 59.1-69.6 through 59.1-69.9. The undersigned vendor hereby certifies that this agreement, or any claims resulting therefrom, is not the result of, or affected by, any act of collusion with, or any act of, another person or persons, firm or corporation engaged in the same line of business or commerce; and, that no person acting for, or employed by, the County of Lancaster has an interest in, or is concerned with, this proposal; and, that no person or persons, firm or corporation, other than the undersigned, have or are interested in this bid.

"...or otherwise take any action in the restraint of free competition in violation of the Sherman Antitrust Act, 15 USCS Sections 1 et seq.; the Virginia Antitrust Act, Virginia Code Sections 59.1-9.1 through 59.1-9.19; or the Conspiracy to Rig Bids to Government Statutes, Virginia Code Sections 59.1-69.6 through 59.1-69.9."

Contractor's Authorized Officer Signature: 

Print Name: Jeff Boehm

Title: President

Company Name: Howard Shockey & Sons, Inc.

Business Address: 1057 Martinsburg Pike, Winchester, VA 22603

Date: May 23, 2022

DEBARMENT STATEMENT

I certify that the applicant firm is not currently debarred or otherwise declared ineligible by any public agency from bidding for furnishing materials, supplies or services. I further certify that no principal, officer or director of the applicant firm has been employed by or associated with any firm which is currently debarred or otherwise declared ineligible by any public agency from bidding for furnishing materials, supplies or services.

I certify that the applicant firm has never been debarred, or otherwise declared ineligible by any public agency from bidding or furnishing materials, supplies or services. I further certify that no principal, officer or director of the applicant firm has ever been employed by or associated with any firm which has ever been debarred or otherwise declared ineligible by any public agency from bidding for furnishing materials, supplies or services.

Contractor's Authorized Officer Signature: _____

Print Name: Jeff Boehm

Title: President

Company Name: Howard Shockey & Sons, Inc.

Business Address: 1057 Martinsburg Pike, Winchester, VA 22603

Date: May 23, 2022

CERTIFICATION OF NO CRIMES AGAINST CHILDREN

I, Jeff Boehm, a duly authorized representative and officer of Howard Shockey & Sons, Inc. (Contractor's Name), in accordance with § 22.1-296.1 of the Code of Virginia, hereby certifies that the Contractor, Contractor's employees, subcontractors, partners, representatives or any other persons that will provide services under this Contract to have direct contact with students (i) have not been convicted of a violent felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child; and (ii) have not been convicted of a crime of moral turpitude. For the purposes of this certification, "direct contact with students" is defined as "being in the presence of students during regular school hours or during school sponsored activities."

Contractor understands that, pursuant to Code of Virginia § 22.1-296.1, making a materially false statement regarding offenses which are required to be included in the certification referenced above is a Class I misdemeanor and, upon conviction, the fact of such conviction shall be grounds for the revocation of the contract to provide such services and, when relevant, the revocation of any license required to provide such services. Lancaster County Public Schools shall not be liable for materially false statements regarding the certifications required under this Contract. The Contractor is responsible for ensuring that each of its employees, subcontractors, partners, representatives or any other persons who will be in direct contact with students have and shall maintain such certifications on file for the duration of the contract period.

I do understand the above information and certify that the above statements are true.

Contractor's Authorized Officer Signature: 

Print Name: Jeff Boehm

Title: President

Company Name: Howard Shockey & Sons, Inc.

Business Address: 1057 Martinsburg Pike, Winchester, VA 22603

Date: May 23, 2022

LANCASTER COUNTY PUBLIC SCHOOLS

VENDOR INFORMATION FORM

The following vendor information is required with all RFP responses along with a completed and signed W-9 form (this form can be downloaded from <http://www.irs.gov/pub/irs-pdf/fw9.pdf>):

Ordering Address:

Legal Business Name: Howard Shockey & Sons, Inc.

D/B/A: _____

Address: 1057 Martinsburg Pike

City, State, Zip: Winchester, VA 22603

Phone: (540) 323-3246 Fax: (540) 665-3201

Email Address: jboehm@howardshockey.com

Tax ID#: 54-0470626 SCC#: 0053582-3

Remittance Address: Check box if same as above ☐

Legal Business Name: Howard Shockey & Sons, Inc.

Address: P.O. Box 2530

City, State, Zip: Winchester, VA 22604

Contact Information:

Name: Jeff Boehm

Title: President

Phone: (540) 323-3246 Fax: (540) 665-3201

Email Address: jboehm@howardshockey.com

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.
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Print or type. See Specific Instructions on page 3.	<table style="width: 100%;"> <tr> <td colspan="2">1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Howard Shockey & Sons, Inc.</td> </tr> <tr> <td colspan="2">2 Business name/disregarded entity name, if different from above</td> </tr> <tr> <td style="width: 70%;"> 3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____ </td> <td style="width: 30%;"> 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i> </td> </tr> <tr> <td> 5 Address (number, street, and apt. or suite no.) See instructions. 1057 Martinsburg Pike 6 City, state, and ZIP code Winchester, VA 22603 </td> <td> Requester's name and address (optional) </td> </tr> <tr> <td colspan="2">7 List account number(s) here (optional)</td> </tr> </table>	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Howard Shockey & Sons, Inc.		2 Business name/disregarded entity name, if different from above		3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	5 Address (number, street, and apt. or suite no.) See instructions. 1057 Martinsburg Pike 6 City, state, and ZIP code Winchester, VA 22603	Requester's name and address (optional)	7 List account number(s) here (optional)	
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2 Business name/disregarded entity name, if different from above											
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>										
5 Address (number, street, and apt. or suite no.) See instructions. 1057 Martinsburg Pike 6 City, state, and ZIP code Winchester, VA 22603	Requester's name and address (optional)										
7 List account number(s) here (optional)											

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 5/23/2022
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

1 Project Parameters

- c. Efficiency & Flexibility – LCPS seeks to construct a facility that will be functionally efficient, while providing flexibility to respond to changing needs as they may emerge in the future. It is also important to LCPS that those responding to this solicitation pay attention to the details – the things that make the difference between the facility functioning really well versus acceptably.

The team will seek to design and construct an efficient, flexible, functional, and adaptive building. Starting from day one, the educational programming effort will be led by an A4LE certified Accredited Learning Environment Planner (ALEP) specializing in educational planning and design. The design will ensure functional space design, proper adjacency, and flexibility of spaces to help “future proof” the design as we move further into the 21st century. The design will also engage technology, and specify adaptable furniture and equipment. Over the last 40 years, there have been a plethora of ideas for space flexibility, use of technology, and energy efficiency. It is not only our responsibility to design spaces that are flexible and adaptable, but also to show teachers and students how to use the building features and equipment so everyone can benefit from the features (and they do not remain idle without use). Our team regularly engages in follow-up with our clients to hear what is and is not working so we can enhance their current program and help ensure future schools continue to improve.

A middle / high school operates on an almost 24-hour basis with practices and functions before class, after class, and on weekends. The school must accommodate student and teacher activity on an around the clock timeframe providing access, but not reducing the safety of the occupants. We are keenly aware that most middle / high schools are the center of the community school and non-school events. The design will make an easy effort to allow outside groups to utilize the gym, dining, and auditorium spaces after hours without permitting the groups to travel outside of the user areas.

- d. Coordination with LCPS – LCPS seeks a high level of cooperation, communication, and coordination with the Proposer during the course of the project to assure smooth execution. LCPS will be providing certain equipment, systems, components, and elements of the work, and will need to know when these things are required to avoid impacting the project schedule. Coordination will also be required during design and construction to assure that these items are integrated smoothly with the work to be done by the Proposer.

The design team will make every effort to ensure clear coordination of all systems/equipment: those to be reused, those purchased by LCPS and installed by the contractor, and those provided and installed by the contractor. Our team will engage LCPS early in the process to document the preferred systems and equipment and ensure they are part of the design. Not only will this safeguard LCPS’ request that it will receive the requested equipment/systems, but the engineers can confirm sizes, connections, and roughins. Additionally, we will help ensure that the equipment/system is ordered properly, keeping delivery time and installation in compliance with the overall project schedule.

- e. Project Design – The Proposer will be responsible for the design of the project. The Proposer will also be responsible for obtaining approval of the design by the County, including approval of the building and site plan, and all work required to satisfy the requirements of local and state authorities.

Through CRA, Shockey will provide a design that meets the local, county, and commonwealth regulations and ordinances. It is our responsibility to submit the drawings/concepts to the Authority Having Jurisdiction (AHJ) and obtain approvals on behalf of LCPS. It is not uncommon for the design team to submit multiple times to the authorities to satisfy their requirements/requests. We have included time in the schedule for site, stormwater, utilities, building code and VDOE review and approvals.

2 Project Sequence Guidelines

- a. The Proposer will coordinate with LCPS to allow installation of furniture, fixtures, and equipment during the final stages of the project, so that this can be done without a separate post-construction phase.

During the final stages of construction, the Shockey / CRA team will coordinate with LCPS to allow the installation of furniture, fixtures, and equipment. These efforts will focus on the processes which will ensure a seamless transition from construction to a fully functioning education facility. Also of note, before installing furniture, fixtures, and equipment, the team will conduct coordination meetings with the vendors and appropriate subcontractors to review scopes of work, scheduling, deliveries, staging, and acceptance of work.

3 LCPS Responsibilities

- a. LCPS will provide a project manager who will be the official point of contact.
- b. Payment for building permit and tap fees, all other construction related permit fees by Proposer.
- c. Loose furniture.
- d. Loose technology equipment – servers, switches, routers, digital telephones, smart TVs, and monitors.

A successful partnership requires exemplary project management, open communication, respect, and trust. The Shockey / CRA team is committed to LCPS' success in delivering its new combined middle and high school. The team acknowledges and offers our support to LCPS' noted responsibilities.

4 Design Considerations

The designs have been created with the incorporated the design considerations laid out in RFP Section 4. Design Considerations on pages 7-9. The team acknowledges these requirements as noted in the chart shown next.

Design and Construction of the New Combined Middle School/High School	
a. Overall project guidelines noted in RFP pages 4-7, and program requirements delineated in the space program document Attachment E.	✓
b. 135,000 gross square footage target	✓
c. Building designed with thermal efficiency in terms of water and energy use and designed to provide natural lighting and a high level of indoor air quality	✓
d. Design includes durable, low-maintenance hard surface flooring that is appropriate use for typical areas, except with carpeting at administrative office areas and the media center	✓
e. Specific site improvement features include: <ol style="list-style-type: none"> 1. On-site project boundaries in accordance with Attachment F 2. Football field located towards front of site with adjacency to Dreams Fields complex 3. Building and associated parking in front section of site 4. Separate entrances from adjacent roadway for passenger vehicles and school buses 5. Minimum parking requirements of 60 spaces for staff, 10 spaces for visitors, and 160 spaces for students at each school site 6. School bus parking of 10 spaces 7. Includes an access road for deliveries and loading dock for unloading 8. Design and construction for all necessary site features to receive a site plan approval, including but not limited to demolition/clearing, erosion & sediment control, grading, paving, hardscape improvements, landscaping, site lighting, water service connections from building to existing lines, sanitary service connections from building to existing lines, stormwater drainage including requirements for quality and quantity treatment of stormwater, and coordination and accommodations into building for franchise utilities; telecommunications and power 	✓
f. Specific athletic improvement features to be provided by offeror include, but are not limited to the following: <ol style="list-style-type: none"> 1. Football field, artificial turf 2. Football field grandstands, 1500 home seating capacity, 150 visitors, press box 3. Football field lighting, Musco LED 4. Surfaced competition level track 5. One multipurpose/soccer field, natural grass turf 6. Three tennis courts 7. Maintenance building 8. Combined concessions building, restrooms, football home/visitor locker rooms 9. Ticket booth 	✓

4 Design Considerations

Design and Construction of the New Combined Middle School/High School
Continued from previous page

- g. Specific building features to be provided by offeror include, but are not limited to the following:
1. Student lockers and gym lockers
 2. Trophy case
 3. Removable mullions for double doors
 4. Vision panels and lockable doors for offices and classrooms
 5. Toilet accessories – toilet paper dispenser, sanitary napkin dispensers, soap dispensers, and hand dryers
 6. Bathrooms – no group toilets, single bathrooms with common area for lavatories
 7. Classrooms – markerboards with tack and magnet strips
 8. Science rooms – lab casework, student and teacher stations, cabinets, storage equipment, eye wash, fume hoods as required, propane gas, and sinks. Spaces should follow best practices in National Clearinghouse for Educational Facilities, National Science Teacher Association, and Virginia Department of Education
 9. Art room – kiln
 10. Music room – music storage equipment
 11. Choral and music – acoustic considerations including wall and ceiling treatments, with higher ceilings
 12. Media center – reception counter
 13. Main office – reception counter
 14. Auditorium – fixed seating, curtains, rigging, stage lights, and sound system
 15. Gym – telescoping bleachers, scoreboard, basketball backboards, volleyball inserts, sound system, sound attenuation, and wood athletic floor
 16. Kitchen – typical equipment including 15'x30' walk-in freezer minimum



- h. Specific mechanical, electrical, and plumbing features to be provided by offeror include, but are not limited to the following:
1. Toilets and lavatories with hard-wired sensors
 2. Bottle filler for drinking fountains
 3. Custodial mop sinks
 4. Water shutoff valves for wings and multiple bathroom locations
 5. Building automation system for HVAC
 6. LCPS prefers for base price around conventional HVAC system, such as chiller/cooling tower cooling and electric heat or propane heat, with alternative pricing for VRF system and alternative pricing for geothermal system heat pump system
 7. Dedicated cooling for main head end room
 8. MERV 13 filters
 9. LED lights with sensors where required and dimmable in classrooms
 10. Electronic card readers for exterior door access
 11. Camera/intercom for entry to security vestibule
 12. Exterior and interior CCTV surveillance camera system
 13. A/V infrastructure to support smart TVs in classrooms
 14. Public announcement and speaker intercom system
 15. Digital clock system
 16. Data/voice telecommunications including cabling infrastructure. Typical four (4) ports in each room
 17. Data telecommunications to support WIFI network
 18. Emergency generator



5 Project Characteristics

- a. Identify and fully describe any work to be performed by the School Board.

The Shockey / CRA team looks forward to having the active participation of the Lancaster County School Board through all phases of the project. This collaboration will include the decisions that ultimately determine the function and appearance of the new schools and active involvement during the project's construction phase. The School Board, and other required boards, will have review and approval authority over the project.

Lancaster County School Board will be responsible for providing and paying for independent inspections and fire alerting systems. The County will be responsible for assisting with Shockey / CRA's procurement of permits.

Lancaster County School Board's cooperation will be required to work with VDOT to secure "curb cut" permits and obtain the required permits to undertake a project of this type. Most importantly, an honest working relationship with the School Board is critical.

- b. Include a list of all federal, state, and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.

- Building permit: Lancaster County Building Official is the locality's Authority Having Jurisdiction
- Erosion and Sediment Control Plan/Land Disturbance Permit: Approval of the E&S plan by Lancaster County
- Virginia Department of Environmental Quality (DEQ): Approval of DEQ plan by the State
- Stormwater Pollution Prevention Plan/General Permit for Discharges of Stormwater Department of Conservation & Recreation, including best management practice design
- Certificate of Occupancy: Issued by Lancaster County
- Entrance Permit: Issued by Virginia Department of Highways
- Certificate of Occupancy: Issued by the Building Official

Specific permits will be outlined and scheduled in cooperation with Lancaster County during the detailed phase of this proposal.

- c. Identify any anticipated adverse social, economic, and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project.

There are no known or anticipated adverse social or environmental impacts stemming from this proposal. There is, of course, an economic impact on the citizens of Lancaster County (in terms of project cost), which our team will do its best to minimize.

- d. Identify the projected positive social, economic, and environmental impacts of the project.

The proposed project offers many positive social, economic, and environmental impacts.

The completed facility will:

- Offer high-quality, energy-efficient structures designed to last with reduced life-cycle costs.
- Accommodate and anticipate technological advances.
- Create more productive and pleasant work environments for faculty, staff, and students.
- Improve the quality of life for county residents, thereby improving the county's economic development opportunities.
- Accommodate the future educational needs of a growing county population.
- Create local construction jobs involving local subcontractors.
- Reduce the amount of bus time and expenditure spent on student transport.
- Enable the local business community to retain professional staff.

Most importantly, though the need is unfortunate, the facility will be designed with safety in mind, following these principles:

Background

Recent current events have highlighted the rise of violence in the country – including gun and physical violence, bullying, and mental health needs. This rise has created a keen focus for public schools to identify areas in school design and construction that can be improved to create a safe and secure environment.

5 Project Characteristics

“Feeling safe at school translates into higher academic achievement, increased student wellbeing, and greater engagement. Children who don’t feel safe can’t concentrate on their studies, don’t connect with their classmates, or don’t go to school at all.” Educating the whole Child, ASCD 2012

Approach

Safety and Security design can be influenced by several federal, state, local and industry specific standards. Examples of these standards are provided by the Government Services Agency (GSA) Design Standards for Public Building, Department of General Services (DGS), American Institute for Architects (AIA), Crime Prevention through Environmental Design (CPTED), amongst others. Our team’s knowledge of these standards develops the baseline of how we design our buildings to be safe and secure and cost effective.

Our design team works with our clients to determine the appropriate level of security for the facility and the best approach to implement the design. This approach will include detailed meetings with Stakeholders and First Responders (Police, Fire, Emergency Management Services) to discuss the security needs for the site and facility. An additional more detailed approach is the completion of a threat and vulnerability assessment where our design professional will detail and document each potential threat and identify the security measures to mitigate the threat.

CPTED Security Design Focused

CRA’s approach to safety and security design follows the recommendations and philosophy of Crime Prevention through Environmental Design (CPTED). This approach emphasizes the importance of natural surveillance in order to make the building occupants feel safe and secure while making a potential intruder intending harm to feel very uncomfortable. CPTED guidelines include recommendations for security vestibules, natural visual surveillance of entries and all interior spaces and suggests placement of windows and glass to allow visual access to emergency service personnel for all spaces. Electronic surveillance as well as electronic devices such as electronic locks and fire doors are used as a secondary means to prevent an intruder from gaining access to portions of the building.

Our CPTED Professionals will lead the design effort to ensure that best practices for safety and security design is implemented. He will conduct initial discussions with municipal police departments and other municipal safety personnel and conduct stakeholder discussions focused specifically on safety and security issues to address concerns.

In the wake of recent gun violence in this Country, Schools are in the process of investigating methods to cost effectively improve security in schools. Some CPTED principles that help the school to maintain an inviting appearance include natural surveillance techniques, addressing the height of ground plantings, providing clear lines of sight and more.



Centralized 21st century collaborative classroom wing incorporating Natural Surveillance, completed 2019

5 Project Characteristics

While we are incorporating safety and security into our facilities today, it is important that facilities remain inviting, invigorating spaces for learning encouraging collaborative interaction. These two principles should not be seen as opposing requirements, but symbiotic. Feeling safe at schools translates into higher academic achievement, increased student well-being and greater engagement.

CRA schools typically engage a scaled progression of protection as you move through a facility. An individual is first presented with a secure entry to the school, followed by a series of capture zones including lobbies, public zones and movement into classroom and learning communities.

By implementing this approach classrooms can be designed to be more open to each other incorporating collaborative program space knowing that entire zone can be locked down in the event of an emergency.

These safety measures incorporate cost effective approaches include security safety glazing, building wide controls of fire doors and additional measures that are not initially visible, allowing the building to be open to its students and community.



Entry vestibule lobby incorporated to glazed security entries from opposing facades that are visible from one central administration. 2 corridors to educational wings have fire doors with connection to office for lockdown.

Part of designing high performance buildings is the design of a safe and secure environment for your students. There are different types of security and safety measures that can be designed into a facility which can be classified into active and passive security solutions. It is important with the changing social environment that facilities provide the highest level of security and safety but still capture the design goals of an educational facility. Our team focuses on providing security design solutions to ensure the safety of your students and staff.

Vestibule Controlled Access/Entry Point – This type of design allows for a secured controlled access point, and these entry points can be locked down and controlled by a buzzer system and closed circuit television.

Security Systems – The two principal functions are to detect intruders after hours or in controlled areas and signal emergency personnel when immediate help is needed. The alarm systems are designed to provide staff with “panic” buttons in emergencies.

5 Project Characteristics

Smart Card Entry Systems – These systems replace the standard key entry systems. Each individual who requires access to the building is provided with a card that is programmed to allow access to specific areas of the facility. These systems allow the user to control and track activity.

School Ground Separation – School Grounds are designed to allow for separation of the grounds and the outside areas. Depending on the function and use of the grounds our team will use environmental, landscaping or fencing to provide definition between the school grounds and surrounding areas.

Lines of Sight/Supervision – Through our diverse experience we understand direct supervision and lines of sight are one of the most important and economical means of ensuring the safety and control of specific building areas. All of our education facilities are designed to allow maximum supervision and lines of sight for the administrators and faculty.

Layering and Separation of Use – Similar to the site delineation, designing clearly defined private, verses semi-private and public spaces in a school further enhances the security within the building. Students can be housed in private classroom areas separated from semi-private core support areas as well as public access points and entryways. Layered security methods, such as security doors within corridors and lobbies can further improve the separation between private and public spaces within the building.

Experts In The Field

CRA is recognized as an expert in Safety and Security Design and is consulted on a regular basis to provide and/or present their expertise. The following are recent examples:

- MDASBO AIA Certified Training Seminar – Presentation to LEAs on Safety and Security Design and applications of CPTED principles.
- PSBA / PA Auditor General Presentation
- Development of Pennsylvania ACT 44 Safety and Security Guidelines for Educational Facilities
- PSBA Presentation on Safety and Security
- York County Emergency Responders Meeting – Safety and Security for Schools

- f. Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.

Shockey is prepared to assume performance risks for design, construction, and site development and is willing to provide guarantees for this risk. A letter from Travelers (Shockey's surety) can be found at the end of this section. During the negotiation of the Comprehensive Agreement, we are anxious to discuss the extent of the shift of risk from the public to the private sector, and our team is prepared to negotiate the allocation of such risk in a mutually-acceptable manner.

- g. State assumptions related to ownership, legal liability, law enforcement, and operation of the project and the existence of any restrictions on the School Board's use of the project.

Ownership, management, and operation will remain the responsibility of Lancaster County Public Schools. Law enforcement responsibility will rest with the local police and sheriff departments.

- i. List any other assumptions relied on for the project to be successful.

- All approvals and releases must occur in a timely fashion, as noted in the project schedule.
- It is assumed that there are no unusual pre-existing geological conditions or any underground structures on the project site.

6 Qualifications and Experience

- a. The legal structure of the firm or consortium of firms making the proposal. The organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.

This proposal is being submitted by Shockey P3, LLC which has assembled a team of industry and professional leaders. The following constitutes the proposed structure of our team and the consortium of firms that have been assembled thus far.

Organizational Chart & Legal Structure



6 Qualifications and Experience

Management Approach

Shockey P3, LLC will provide the oversight and project management required to successfully complete the project, which will be governed by a detailed CPM schedule. The schedule will take into account the required line-item completion dates as well as all design, planning, and construction milestones required to meet them. Preliminary schedules are included in Section 5.e. of our proposal.

Management Team

Shockey P3, LLC. – contractual entity, primary point of contact and team leader. On behalf of the team, Jeff Boehm will execute the comprehensive agreement.

- Howard Shockey & Sons, Inc. (Shockey) - prime general contractor. Virginia Class A Contractors License Number 2701 001122A.
- Crabtree Rohrbaugh & Associates (CRA) - planning, architectural, and interior design services for the project. Individuals in this firm are licensed to practice architecture in Virginia.
- M&E Contractors - mechanical, electrical, and plumbing design-build contractor. Individuals in this firm are licensed to practice in Virginia.
- Draper Aden Associates - civil and geotechnical engineering services. Individuals in this firm are licensed to practice engineering in Virginia.
- Dunbar – structural engineering. Individuals in this firm are licensed to practice in Virginia.
- Seyfarth Shaw, LLP - legal services. Team members are licensed to practice law in Virginia.

Team Members Roles and Responsibilities and Anticipated Portion of Work

Shockey P3, LLC will assign the design-build contract for the project to Howard Shockey & Sons, Inc. (the Best High School & Middle School Contractor in Virginia in 2021, according to General Contractors Magazine).

Howard Shockey & Sons, Inc. will assign experienced design-build K12 estimators and project managers to the project, working under the direction of Rob Wagoner (Vice President) and Jon Tingle (Director of Preconstruction). These team members will have full authority and control to complete the design-build project.

Shockey P3, LLC, through Howard Shockey & Sons, Inc., will be the corporate point of contact for LCPS personnel. Proven policies and procedures will be enforced throughout all phases of the LCPS contract to ensure consistent management in all segments of the program. Support services provided will include accounting, quality control, safety, program management, cost control, and contract administration. Howard Shockey & Sons has proven design-build procedures that have been refined over a period of 126 years, ensuring successful completion of the new combined LCPS middle and high schools.

Shockey and Crabtree Rohrbaugh & Associates (CRA) have previously worked together to design and build similar facilities in Virginia.

CRA design manager, Joshua Bower -- working in conjunction with Howard Shockey & Sons' project managers and the design subconsultants -- will analyze the design task and enhance the preliminary design to achieve the most cost effective, technically sound approach for the project, using resources from our A/E subcontractors. Josh will work closely with CRA's project managers to ensure that all deliverables are provided on time and conform to the project requirements and to all quality assurance/quality control procedures.

CRA is providing A/E design support for the LCPS contract and will include construction administration, conceptual design, detailed construction documents, and programming/budget support as requested by Shockey P3 and LCPS. CRA has professional architects registered in the Commonwealth of Virginia and is a well-known designer of K12 facilities.

6 Qualifications and Experience

Draper Aden Associates (DAA) will be the civil and geotechnical engineer for the project. Draper Aden can easily support LCPS, with offices located in Newport News and Virginia Beach.

Dunbar will be the structural engineer for the project. Dunbar has delivered many K12 projects with CRA in the Commonwealth.

Joshua Bower (CRA's project manager) will work closely with M&E Contractors to provide quality design and progressive solutions for the mechanical, electrical, and plumbing systems needs. M&E is a major provider of design-build MEP services, and is currently working on Prince George Elementary School.

Seyfarth Shaw LLP will provide comprehensive legal services for the project. Seyfarth Shaw LLP has 900 attorneys across 17 offices, including its regional office in Washington, DC.

It is our understanding that LCPS will finance this project through conventional means. Should LCPS desire to seek private funding of the projects, Shockey P3, LLC maintains relationships with financiers of commercial properties throughout the Commonwealth of Virginia. These firms have the capital market experience to design creative, innovative, and flexible financial structures to meet the capital improvement needs for LCPS, while carefully working within the confines of LCPS' existing debt curves. To be clear, no financing is being offered at this time.

- b. The experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. The length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms.

Shockey P3, LLC

Shockey P3, LLC is the entity submitting this proposal, and will be the team leader for the consortium and primary point of contact for the School Board. Shockey P3, LLC and its member company, Howard Shockey & Sons, Inc., have successfully delivered 11 PPEA projects in Virginia (including numerous K12 school facilities).

Howard Shockey & Sons, Inc. (Shockey)

A leader in the construction industry for more than 126 years, Shockey provides public-private partnership, design-build, general contracting, at-risk construction management, agency construction management, preconstruction and turnkey development services. Shockey serves the Commonwealth of Virginia with considerable presence throughout northern and central Virginia, with offices in Richmond and Winchester.

Shockey maintains an excellent safety record, including a STEP Platinum rating from Associated Builders and Contractors. Shockey's well-established safety program and focus on accident prevention contribute toward maintaining a safe and healthy environment for all employees, project personnel, and any members of the general public affected by its construction projects.

Shockey's record of performance is equally strong. The firm's current projects range in size from \$1 million to \$150 million and the firm has a bonding limit of \$400 million. In recent years, Shockey has successfully completed Skyline High School and East Warren County High School (PPEA), Clarke County High School, Lightridge High School, Tuscarora High School, East Rockingham County High School, John Handley High School Renovation and Addition, Willard Middle School, Brambleton Middle School, Warren County Middle School, Martin Luther King, Jr. Middle School, River City Middle School, and numerous PPEA projects.

In the past 10 years alone, Shockey has successfully completed the construction of 14 K12 facilities in Virginia.

Shockey has been a leader in developing public-private partnerships in the Commonwealth. Shockey's President, Jeff Boehm, has been appointed to the Virginia Legislature's PPEA Model Guidelines Task Force and the ABC/NCPFP Council on Public-Private Partnerships. Shockey's attention to detail, communication, vision and strong management throughout the project assure LCPS that their project stays on time and budget.

The process of working as a partner with the owner and architect/engineer to successfully develop a construction project — from initial concept through full design and construction — is a primary area of focus for Shockey. We have performed this service for many years, and today Shockey is recognized by owners and architect/engineers as one of the best in the industry.



Corporate Information

Firm

Howard Shockey & Sons, Inc. - Design-Build Contractor

Main Point of Contact

Jeff Boehm, President

jboehm@howardshockey.com

(c) 540-323-3246

Virginia SCC Number

0053582-3

Stock Corporation

Virginia

Date of Incorporation

August 23, 1946

Corporate Principals

J. Donald Shockey, Jr., CEO

Gray Farland, COO

John P. Good, Jr., Treasurer

Jeff Boehm, President

Rob Wagoner, Vice President

Jeanie Alexander, Vice President

Contact Information

(p) 540-665-3246

<https://shockeybuilds.com/>

Offices Providing Services

2119 E Franklin Street, Ste 102

Richmond, VA 23223

1057 Martinsburg Pike

Winchester, VA 22603

Corporate Headquarters

1057 Martinsburg Pike

Winchester, VA 22603

6 Qualifications and Experience

Lightridge High School
Aldie, Virginia

Owner
Loudoun County Public Schools

Delivery Method
General Contractor

Scope of Services
Construction, Closeout, Warranty Management

Type of Project
New Construction

Original Construction Contract Value
\$110,339,300

Final Construction Contract Value
\$114,433,361

Original Substantial Completion Date
5.28.2020

Actual Substantial Completion Date
2.17.2021*
*adjusted by executed change order

SF of Project
306,000 SF

Project Setting
Residential / Suburban

General Description

Built using LCPS' new two-story high school design prototype, the 306,000 SF structure's design features a mix of masonry and glass with a student capacity of 1,850. The team achieved the goal of preserving fifty percent of the 151-acre site per county zoning requirements.

Innovative Design

The design includes interior courtyards and extensive curtain wall facades to provide broad access to natural light and flexible outdoor space. A combination of brick, masonry, and metal integrate to form the balance of the exterior facades. The design also includes an exterior LED programmable light tower combined with the LED lighting at the gymnasium, translucent panels, and interior oculus lights. Indoor facilities include drama and theatre venues, competition and auxiliary gymnasiums, flexible cafeteria and foodservice spaces, a media center, programmed special education space, career and technology labs, and computer labs. Outdoor facilities include grandstands and artificial turf football and practice fields, baseball and softball fields, tennis courts, concessions building, press boxes, a field house, and maintenance support buildings.

Fast-track

The project's original schedule was an overall duration of 24 months for the complete construction of the facility. The project required a six-day per week work schedule (to deliver a project of this size and scope within the time allowed), with Sundays used as make-up days. It also required multiple cranes, trade crews, and precise sequencing of materials.

Innovative Design Features

While the overall project site was fairly large, several portions remained undisturbed due to wetlands and unsuitable soils. This required precise sequencing of sports fields and parking areas while managing the project's removal, stockpiling, and replacement of over 100,000 cubic yards of unsuitable soils. Access for installation of the Musco Lighting sports poles at the baseball and softball fields (which were adjacent to the wetlands) and installation of the post-tension slab tennis courts required out-of-the-box solutions regarding crane and truck access.

Owner + Contact Information

Joe Pascarelli, Director of Construction
Loudoun County Public Schools
Construction Division
21000 Education Court, Suite 210
Ashburn, VA 20148
571.252.1161 | joseph.pascarelli@lcps.org

Project Architect + Contact Information

Meagan Jancy
MTFA Architecture
3200 Lee Highway
Arlington, VA 22207
571.699.3848 | mjancy@mtfa.net



6 Qualifications and Experience

River City Middle School
Richmond, Virginia

Owner	City of Richmond	General Description	Shockey served as Construction Manager for the \$57 million, 1,500-student building. Responsible for preconstruction and construction, Shockey provided site development and oversaw all structural, mechanical, electrical, plumbing, and fire protection services and interior build-out and finishes.
Delivery Method	CMAR with GMP	Fast-track Delivery	River City Middle School procurement was released in phased packages starting in March of 2019, each one adding to the initial GMP via change order. The early release included site work and demolition; the second release included concrete, steel, and masonry; the third package incorporated the remainder of the trades and finishes, while the last package finalized the low voltage and programming of the facility.
Scope of Services	Preconstruction, Construction, Closeout, Warranty Management		
Type of Project	New Construction		
Original Construction Contract Value	\$2,315,417*		This phased release of the trades and materials allowed for the early control of procurement and resulted in the school's successful delivery for the fall semester.
	*Project procured in phases		

Final Construction Contract Value	\$57,306,832	Innovative Design	River City Middle School, located in an urban environment at the former Elkhardt-Thompson Middle School site in Richmond, contains a media center, auxiliary gyms, kitchens in each wing, three science labs, and an abundance of light and color. Exterior walls are primarily brick with aluminum composite metal panel systems. To help shorten construction time, exterior windows and doors are prefinished curtain wall and storefront systems. Teaching spaces in the 183,000 SF school contain marker and tack boards.
Original Substantial Completion Date	7.17.20	Community Engagement	River City Middle School was a significant and prominent project for the City of Richmond. Shockey remained engaged throughout the project with AECOM, the City of Richmond, the Mayor's office, and the future school staff to provide progress updates, site walks, and tours during construction.
Actual Substantial Completion Date	10.16.20*	Owner + Contact Information	Mike McIntyre AECOM 230 N. 6th Street Unit 815 Richmond, VA 23219 781.572.6014 Michael.McIntyre@aecom.com
	*adjusted by executed change order		
SF of Project	183,000 SF	Project Architect + Contact Information	Mark Probst, Principal / Deputy COO RRMM Architects 115 South 15th Street, Suite 202 Richmond, VA 23219 804.277.2634 mprobst@rrmm.com
Project Setting	Residential / Urban		



6 Qualifications and Experience

Martin Luther King Jr. Middle School Richmond, Virginia

Owner City of Richmond	
Delivery Method CMAR with GMP	
Scope of Services Preconstruction, Construction, Closeout, Warranty Management	
Type of Project New Construction & Renovation	
Original Construction Contract Value \$35,365,795	
Final Construction Contract Value \$35,679,485	
Original Substantial Completion Date 11.14.14 (Phase 3 and 4) 3.18.15 (Phase 5)	
Actual Substantial Completion Date 11.14.14 (Phase 3 and 4) 4.18.15 (Phase 5)	
SF of Project 189,575 SF	
Project Setting Residential / Suburban	

General Description

The Martin Luther King Jr. Middle School is the first LEED® Silver Certified building in the City of Richmond. Shockey and the design team renovated the Martin Luther King Jr. Middle School to substantially improve classroom environments substantially and reduce energy consumption.

The \$35 million Martin Luther King Jr. Middle School was hailed as “an architectural marvel” by the Richmond Times-Dispatch when it opened. The project won a Gold Design Award from the Virginia School Boards Association (VSBA).

Phased Project Management

The school remained fully operational during the phased construction. Phases 3 and 4 involved the construction of the new middle school for 800 students, with students staying in a portion of the existing building during construction. Construction included renovating the auditorium, a new library, cafeteria, classrooms, and gym. This work included demolishing all systems, finishes, exterior walls, and equipment.

Phase 5 created a pre-kindergarten which added 13 classrooms to house 380 students, a separate standalone building adjacent to the new middle school and located on the same campus. The project team utilized a stringent subcontractor prequalification process to solicit competitive bids for all substantive work packages.

Community Engagement

At the beginning of the project, Shockey scheduled meetings with MBE subcontractors to generate interest. The team also offered workshops for contractors that needed help with paperwork for monthly billings, lien releases, and other formalities the City of Richmond required as part of the contract documents. These workshops also offered time for the contractor to ask questions on safety, constructability concerns, and workforce needs pertaining to the project. At various stages of construction, Shockey provided tours of the facility for the mayor, city officials, and the Office of Minority Business Development employees to review progress.

Fast-track

To help speed the MLK project, procurement was broken down into several bid packages. Shockey first coordinated an early mobilization package which allowed for an onsite presence. Second was an early sitework package which allowed temporary fencing, building grading, and site demolition to begin. Continued phased procurement allowed the project to move ahead without interruption.

Owner + Contact Information

Mike McIntyre, Vice President
AECOM
230 N. 6th Street, Unit 815
Richmond, VA 23219
781.572.6014 | Michael.McIntyre@aecom.com

Project Architect + Contact Information

Charles Tilley, Principal
Quinn Evans Architects
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Richmond, VA 23219
804.533.4738 | ctilley@quinn-evans.com



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6 Qualifications and Experience

Willard Middle School

Aldie, Virginia

Owner Loudoun County Public Schools	General Description Willard Middle School opened at the beginning of the 2018-2019 academic year. The 184,593 SF building serves grades 6 through 8. Shockey built class spaces, a cafeteria, an auditorium, a gymnasium and auxiliary gymnasium, and three outdoor physical education fields for an anticipated capacity of 1,350 students.
Delivery Method General Contractor	
Scope of Services Construction, Closeout, Warranty Management	Fast-track Delivery Willard Middle School was a lump sum, hard bid new build project for Loudoun County Public Schools that had an aggressive 15-month schedule for a 184,593 SF facility starting in spring of 2017. The project included removal and replacement, all over 60,000 CY of unsuitable soils in the building pad and ball field areas within the project's overall contraction timeframe.
Type of Project New Construction	Shockey planned out splitting the building construction into two separate projects, utilizing several crews for each building area to meet that schedule. This required multiple cranes and other equipment for each site. It also required working a seven-day-per-week schedule, with limited holidays throughout the 15-month duration of the project. Successful project delivery occurred in time for the fall 2018 school year.
Original Construction Contract Value \$51,193,300	
Final Construction Contract Value \$51,536,960	
Original Substantial Completion Date 6.18.2018	Innovative Design The design includes interior courtyards and extensive curtain wall facades to provide broad access to natural light and flexible outdoor space. A combination of brick, masonry, and metal materials integrates the balance of the exterior facades. The design also includes an exterior LED programmable light tower. Indoor facilities include drama and theatre venues, main and auxiliary gymnasiums, flexible cafeteria and foodservice spaces, media center, programmed special education space, career and technology labs, and computer labs.
Actual Substantial Completion Date 10.16.2018* *adjusted by executed change order	
SF of Project 184,593 SF	Owner + Contact Information Joe Pascarelli, Director of Construction Loudoun County Public Schools Construction Division 21000 Education Court, Suite 210 Ashburn, VA 20148 571.252.1161 joseph.pascarelli@lcps.org
Project Setting Residential / Suburban	

Project Architect + Contact Information

Meagan Jancy
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3200 Lee Highway
Arlington, VA 22207
571.699.3848 | mjancy@mtfa.net



6 Qualifications and Experience

Warren County Middle School

Front Royal, Virginia

Owner	Warren County Public Schools	General Description	Shockey managed construction of the new 154,800 SF brick structure, consisting of general, resource, and science classrooms, an administration suite, guidance offices, a health clinic, a kitchen, a library/media center, gymnasium, locker rooms, and other associated spaces planned for 800 students. The facility also includes a cost-efficient “cafetorium” that can seat about 500 at a time, located next to the school’s dining area.
Delivery Method	General Contractor	Type of Project	New Construction
Scope of Services	Construction, Closeout, Warranty Management	Original Construction Contract Value	\$32,820,000
Final Construction Contract Value	\$33,231,803	Original Substantial Completion Date	4.24.17
Actual Substantial Completion Date	9.18.17*	Phased management	Warren County Middle School represented the third school that Shockey built as part of WCPS’ modernization program. Starting with the construction of Skyline High School and East Warren High School (delivered as design-build projects under Virginia’s PPEA statute), Shockey enabled WCPS to successfully complete the phased management of an educational program designed to promote economic development while providing innovative learning spaces more quickly than could have occurred with more traditional procurement.
SF of Project	154,130 SF	Owner + Contact Information	Melody Shepherd, Superintendent Shenandoah County Public Schools, VA 540.459.6222 masheppard@shenandoah.k12.va.us Formerly with Warren County Public Schools
Project Setting	Residential / Rural	Project Architect + Contact Information	Eddie Evans, AIA Ballou Justice Upton Architects 2402 N. Parham Road Richmond, VA 23229 804.270.0909 evans@bjuaarchitects.com



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6 Qualifications and Experience

Shihadeh Innovation Center
Winchester, Virginia

Owner
Winchester Public Schools

Delivery Method
CMAR with GMP

Scope of Services
Preconstruction, Construction, Closeout, Warranty Management

Type of Project
Renovation

Original Construction Contract Value
\$13,642,346

Final Construction Contract Value
\$14,065,828

Original Substantial Completion Date
6.1.21

Actual Substantial Completion Date
6.1.21

SF of Project
54,995 SF

Project Setting
Urban / Residential

General Description

The project transformed the former John Kerr Elementary School into a state-of-the-art career and technical education (CTE) center that will house three academies — Health Sciences, Advanced Technologies, and Professional Skills.

Fast-track Delivery

The Shihadeh Innovation Center was the first phase of a multi-phased project spread over two campuses for Winchester Public Schools. The initial GMP included both phases of the project, and the release of trade packages occurred in phases.

The final GMP was developed starting in June 2019, with construction beginning in January 2020.

This approach allowed for early procurement of the major trades and materials to meet the schedule. Shockey was able to coordinate the storage of materials on-site to enable most materials to be “in hand” before the work started. Built during the heart of the initial COVID pandemic, this approach was critical to the success of the project.

Phased Project Management

The first phase included a complete renovation of the existing building and site while leaving the neighboring vocational laboratory open to high school students. To maintain safe travel for the students, the access road work was done during the summer months.

Innovative Design

The site was surrounded on three sides by very steep grades, limiting the ability to use lifts and making access for the veneer work difficult. Most of the building sat on a crawl space area used as a pathway for the new MEP systems. Accessing this area was difficult, and materials had to be prefabricated in small sections to access the crawl space.

Shockey routinely used its in-house ability to laser scan areas of the project and overlay them within the coordinated Revit model to ensure the prefabricated MEP systems would fit within the actual dimension of the existing building.

Owner + Contact Information

Kevin McKew, PE
Capital Projects Coordinator
Winchester City Public Schools
12 N. Washington Street
Winchester, VA 22601
540.667.4253 | mckewk@wps.k12.va.us

Project Architect + Contact Information

Bob Moje, FAIA
VMDO Architects
200 East Market Street
Charlottesville, VA 22902
434.296.5684 | moje@vmdo.com



6 Qualifications and Experience



Jeff Boehm
President | Howard Shockey & Sons, Inc.

Technical Training

- 34-years' experience; 32 with Shockey
- PPEA expert
- Extensive K-12 design-build experience
- Licensed Class A General Contractor (Building) – Virginia
- Corporate safety education program

Education

West Virginia University
BA

P3 Leadership

Virginia Legislature's PPEA
Model Guidelines Task
Force

ABC/NCPNP Council on
Public-Private Partnerships

With a diversified background in public-private partnerships, contract negotiation, business development, subcontractor and owner relations, land development, and conflict resolution, Jeff is a leader in Shockey's pursuit of K-12 construction projects. Jeff provides strategic focus to the project, remaining involved throughout its construction. An effective problem-solver, Jeff remains involved at an executive level, ensuring all required resources and fulfilling subcontractor relationships and obligations.

Experience

Lightridge High School

LCPS, Aldie, VA

John Handley High School

WPS, Winchester, VA

East Hardy County High School

HCPS, Baker, WV

Moorefield High School

HCPS, Moorefield, WV

Warren County High School

WCPS, Front Royal, VA

Skyline High School

WCPS, Front Royal, VA

East Rockingham High School

RCPS, Elkton, VA

Eastern View High School

CCPS, Culpeper, VA

Clarke County High School

CCPS, Berryville, VA

River City Middle School

City of Richmond, Richmond, VA

Kettle Run High School

FCPS, Nokesville, VA

King George High School

KGCS, King George, VA

Tuscarora High School

LCPS, Leesburg, VA

Millbrook High School

FCPS, Winchester, VA

Sherando High School

FCPS, Stephens City, VA

Willard Middle School

LCPS, Aldie, VA

Madison's Trust Elementary School

LCPS, Ashburn, VA

Warren County Middle School

WCPS, Front Royal, VA

Broad Run High School

LCPS, Ashburn, VA

Martin Luther King, Jr. Middle School

City of Richmond, Richmond, VA

6 Qualifications and Experience



Rob Wagoner
Vice President of Operations

Technical Training

- 18 years' experience;
13 years with Shockey
- Extensive K-12 design-build experience
- Commonwealth of Virginia Responsible Land Disturber Certified
- OSHA 30-hour
- Corporate safety education program, including CPR/First Aid
- ABC of Northern VA General Contractor Development Council

Education

West Virginia University
BSE, Civil Engineering

Rob provides leadership that focuses on safety, quality, schedule, and budget. He has extensive experience in every facet of complex K-12 project delivery. Rob supervises operational staff from preconstruction through completion, providing feedback to facilitate long-term success and ensure seamless day-to-day progress.

Experience

Lightridge High School

LCPS, Aldie, VA

Clarke County High School

CCPS, Berryville, VA

John Handley High School

WPS, Winchester, VA

East Hardy County High School

HCPS, Baker, WV

Moorefield High School

HCPS, Moorefield, WV

Warren County Middle School

WCPS, Front Royal, VA

Tuscarora High School

LCPS, Leesburg, VA

Willard Middle School

LCPS, Aldie, VA

River City Middle School

City of Richmond, Richmond, VA

Martin Luther King, Jr. Middle School

City of Richmond, Richmond, VA

Shihadeh Innovation Center

WPS, Winchester, VA

6 Qualifications and Experience



Jon Tingle
Director of Preconstruction

Technical Training

- 25 years' experience; 21 with Shockey
- Extensive K-12 estimating experience
- OSHA 30-hour
- Corporate safety education program
- Continuing education for estimating and subcontractor prequalification

Education

Clemson University
BS, Construction
Science
and Management

As Director of Preconstruction, Jon oversees the development of all estimates, including work scopes, quantity surveys, and labor/material calculations. He handles the solicitations for subcontractors and suppliers and analyzes their bids. He communicates openly with owners, architects, engineers, and subcontractors. Jon works with the project team to analyze site logistics and schedule and incorporates this information into project estimates.

Experience

Lightridge High School

LCPS, Aldie, VA

East Rockingham High School

RCPS, Elkton, VA

Clarke County High School

CCPS, Berryville, VA

John Handley High School

WPS, Winchester, VA

East Hardy County High School

HCPS, Baker, WV

Moorefield High School

HCPS, Moorefield, WV

Warren County Middle School

WCPS, Front Royal, VA

Eastern View High School

CCPS, Culpeper, VA

Willard Middle School

LCPS, Aldie, VA

River City Middle School

City of Richmond, Richmond, VA

Martin Luther King, Jr. Middle School

City of Richmond, Richmond, VA

Shihadeh Innovation Center

WPS, Winchester, VA

CRA Corporate Headquarters



Corporate Information

Firm

Crabtree, Rohrbaugh & Associates - Architects

Main Point of Contact

Joshua Bower, AIA, LEED AP BD+C, CPD, GGP
Principal

jbower@cra-architects.com

(c) 434-989-2788

Virginia SCC Number

F169258-3

Foreign Incorporation

Virginia

Date of Incorporation

July 1984

Officers of the Company

Thomas C. Crabtree, President

G. Douglas Rohrbaugh, Vice President/Secretary

Contact Information

(p) 434-975-9262

marketing@cra-architects.com

www.cra-architects.com

Office Providing Services

Virginia

250 West Main Street, Suite 200
Charlottesville, VA 22902

Corporate Headquarters

Pennsylvania

401 East Winding Hill Road
Mechanicsburg, PA 17055

Branch Offices

Maryland

100 West Road, Suite 402
Towson, MD 21204

West Virginia

793 Main Street East, Suite 200B
White Sulphur Springs, WV 24983

Secondary School Experience - Last 5 Years



	Project	Cost	Completion	Size	Project Detail
	Mardela Middle / High School Wicomico County Public Schools	\$56.9M (est)	2026	140,000 SF	Addition/Renovation Occupied Phased Construction 21st Century Learning Spaces Community Engagement
	Pequea Valley Middle/High School Pequea Valley School District	\$62.9M (est)	2024	252,782 SF	New Construction 21st Century Learning Spaces Educational Programming Community Engagement Result of a Feasibility Study
	Christiansburg High School Montgomery County Public Schools	\$80M (est)	2024	222,100 SF	Addition/Renovation Occupied Phased Construction 21st Century Learning Spaces Educational Programming Community Engagement
	Amherst County High School Amherst County Public Schools	\$30M (est)	2024	150,000 SF	Addition/Renovation Occupied Phased Construction 21st Century Learning Spaces Educational Programming Community Engagement
	Manheim Central High School Manheim Central School District	\$44.9M (est)	2024	216,000 SF	Addition/Renovation Occupied Phased Construction 21st Century Learning Spaces Educational Programming Community Engagement
	Tulpehocken Middle/High School Tulpehocken Area School District	\$60.5M (est)	2024	261,000 SF	Addition/Renovation Result of a Feasibility Study LEED Silver Registered Occupied Phased Construction Educational Programming Community Engagement
	Stephen Decatur Middle School Prince George's County Public Schools	\$15M	2024	43,233 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	Pine Grove Middle School Baltimore County Public Schools	\$29.5M (est)	2024	30,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	William Wirt Middle School Prince George's County Public Schools	\$56M	2024	170,318 SF	New Construction 21st Century Learning Spaces Educational Programming Community Involvement LEED/Sustainability
	Wilson High School Wilson School District	\$33.8M (est)	2023	222,100 SF	Addition/Renovation Occupied Phased Construction 21st Century Learning Spaces Educational Programming Community Engagement

Secondary School Experience - Last 5 Years



	Project	Cost	Completion	Size	Project Detail
	Mechanicsburg Area High School Mechanicsburg Area School District	\$17.5M	2022	291,155 SF	Result of a Feasibility Study Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	Penn Manor High School Penn Manor School District	\$87M	2022	250,000+SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	Bermudian Springs Middle School Bermudian Springs School District	\$32.2	2022	143,000 SF	New Construction Educational Programming Community Engagement
	Pine Grove Middle School Baltimore County Public Schools	\$29.5M (est)	2024	30,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	Emory Markle Intermediate School South Western School District	\$31.6M	2021	242,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	Manheim Township Middle School Manheim Township School District	\$53.4M	2021	235,000 SF	New Construction 21st Century Learning Spaces Educational Programming Community Engagement
	Dover High School Dover Area School District	\$55.8M	2020	290,000 SF	New Construction Educational Programming Community Engagement
	Staunton High School Staunton City Public Schools	\$43M	2020	193,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	State College Area High School State College Area School District	\$120M	2019	541,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement LEED Gold Certified
	Mountain View Middle School Cumberland Valley School District	\$36M	2019	240,000 SF	New Construction Construction Manager Educational Programming Community Involvement

Secondary School Experience - Last 5 Years



	Project	Cost	Completion	Size	Project Detail
	Montoursville High School Montoursville School District	\$32.5M	2017	210,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	Danville Area High School Danville Area School District	\$12.4M	2018	208,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement
	Lewisburg Area High School Lewisburg Area School District	\$30.5M	2016	182,481 SF	New Construction Educational Programming Community Engagement
	Middletown Area High School Middletown Area School District	\$30.1M	2016	202,700 SF	New Construction Educational Programming Community Engagement
	Stevensville Middle School Queen Anne's County Public Schools	\$19.9M	2016	96,709 SF	Addition/Renovation Occupied Phased Construction LEED Registered Educational Programming Community Engagement
	Wilson Middle School Augusta County Public Schools	\$2M	2016	15,000 SF	Addition/Renovation Occupied Phased Construction Educational Programming Community Engagement

6 Qualifications and Experience



JOSHUA C. BOWER, AIA, LEED AP BD+C, CPD
Principal | Senior Project Manager

REGISTERED ARCHITECT

Virginia: #0401017178
West Virginia: #5155
Pennsylvania: # RA406164

EDUCATION

Bachelor of Science, Architecture,
Temple University, 2001

Certificate of training from the
Virginia Bureau of Capital Outlay
Management (BCOM) Training,
2016

LEED Accredited Professional with
a specialization in Building Design +
Construction

Green Globes professional

CPTED Professional Designation
(CPD) - Basic and Advanced
Certification

ROLE

Mr. Bower has more than 23 years of experience and joined the firm in 2007. As Senior Project Manager he will serve as your point of contact and be responsible for all aspects of design and technical documentation including detailed coordination of all disciplines. He is also responsible for project scheduling and cost estimating.

EXPERIENCE

Clarke County High School, Clarke County Public Schools
New Construction / 162,050 SF / \$19.5M

Staunton High School, Staunton City Schools
Addition & Renovation / 193,000 SF / \$43M

Christiansburg High School, Montgomery County Public Schools
Addition & Renovation / 222,100 SF / \$80M

Amherst County High School, Amherst County Public Schools
Addition & Renovation / \$30M (est) / 150,000 SF

Landis Run Middle School, Manheim Township School District
New Construction / 205,000 SF / \$28.6M

Manheim Township Middle School, Manheim Township School District
New Construction / 235,000 SF / \$53.4M

Donegal High School, Donegal School District
New Construction / 246,000 SF / \$28.8M

Hanover Elementary School, Hanover County Public Schools
New Construction / 200,000 SF / \$36M (est)

Brunswick Elementary/Middle School, Brunswick County Public Schools
New Construction / 120,000 SF / \$48M (est)

6 Qualifications and Experience



RICHARD LEBLANC, AIA, LEED AP
Principal | Director of Design

REGISTERED ARCHITECT

Virginia: #401016105
Also: Maryland, Pennsylvania, Ohio,
Louisiana & New Jersey

EDUCATION

Bachelor of Science in Architecture,
Ohio State University, 1976

Membership in Alpha Rho Chi
Professional Architecture Fraternity

AFFILIATIONS

The American Institute of Architects

The National Trust for Historic
Preservation

Pennsylvania Society of Architects

Council of Educational Facility
Planners

ROLE

Mr. LeBlanc has over 44 years of experience and joined the firm in 1985. He will have the responsibility of directing and coordinating all professional architectural/engineering activities to ensure the design is in-line with AIA standards as well as project goals, budget and schedule. He also oversees internal design review meetings with project teams.

EXPERIENCE

Clarke County High School, Clarke County Public Schools
New Construction / 162,050 SF / \$19.5M

Staunton High School, Staunton City Schools
Addition & Renovation / 193,000 SF / \$43M

Christiansburg High School, Montgomery County Public Schools
Addition & Renovation / 222,100 SF / \$80M

Dover Area High School, Dover Area School District
New Construction / 200,000 SF / \$64M

Brunswick Elementary/Middle School, Brunswick County Public Schools
New Construction / 120,000 SF / \$48M (est)

Manheim Township Middle School, Manheim Township School District
New Construction / 235,000 SF / \$68M

Gettysburg Area Middle School, Gettysburg Area School District
New Construction / 195,000 SF / \$31.9M

Mountain View Middle School, Cumberland Valley School District
New Construction / 240,000 SF / \$36M

Bermudian Springs Middle School, Bermudian Springs School District
New Construction / 143,000 SF / \$32.2M



6 Qualifications and Experience



KEVIN WHITNEY

Project Manager & Construction Administration

EDUCATION

Bachelor of Architecture, Roger Williams University

ROLE

Mr. Whitney has more than 33 years of experience and joined the firm in 2018. Kevin is responsible for working in tandem with Mr. Bower, assisting with facility survey, conditions documentation, consultant coordination and project management.

EXPERIENCE

Staunton High School, Staunton City Schools

Addition & Renovation / 193,000 SF / \$43M

Christiansburg High School, Montgomery County Public Schools

Addition & Renovation / 222,100 SF / \$80M

Amherst County High School, Amherst County Public Schools

Addition & Renovation / \$30M (est) / 150,000 SF

Brunswick Elementary/Middle School, Brunswick County Public Schools

New Construction / 120,000 SF / \$48M (est)

Hanover Elementary School, Hanover County Public Schools

New Construction / 200,000 SF / \$36M (est)

Shelburn Middle School, Staunton City Schools

Programming Study & Conceptual Design

Henry County Public Schools

Division Wide Facilities Assessment & Small Projects

Fluvanna County Fire Training Burn Building

New Construction / 2,200 SF / \$1,051,261 (est)

Fluvanna County Facilities Feasibility Study

County Wide Facilities Study

6 Qualifications and Experience



TRACY ROHRBAUGH, Allied IIDA
Principal | Director of Interior Design

EDUCATION

Associates Degree in Interior Design, Bradley Academy for the Visual Arts, 1990

AFFILIATIONS

International Interior Design Association

Pennsylvania Green Building Alliance

ROLE

Tracy has more than 31 years of experience in educational interior design and project management. She is responsible for the direction and oversight of the firm's Interior Design professional services. This includes programming, space planning, project management, interior concepts, finishes, furniture and design specifications.

EXPERIENCE

Clarke County High School, Clarke County Public Schools

New Construction / 162,050 SF / \$19,550,000

Manheim Township Middle School, Manheim Township School District

New Construction / 235,000 SF / \$68M

Mountain View Middle School, Cumberland Valley School District

New Construction / 240,000 SF / \$36.4M

Bermudian Springs Middle School, Bermudian Springs School District

New Construction / 143,000 SF / \$32.2M

Tulpehocken Middle/High School, Tulpehocken Area School District

Addition & Renovation / 261,000 SF / \$60.5M (est)

Chambersburg Area Senior High School, Chambersburg Area School District

New Construction / 530,000 SF / \$61.8M

Dover Area High School, Dover Area School District

New Construction / 200,000 SF / \$64M

Middletown Area High School, Middletown Area School District

New Construction / 202,700 SF / \$33.7M

William Wirt Middle School, Prince George's County Public Schools

Replacement School / 170,318 SF / \$56M / LEED Silver Registered

6 Qualifications and Experience



ARIF HASANBHAI, Associate AIA
Senior Project Designer

EDUCATION

Bachelor of Architecture, Penn State University, 2001

Sedi Di Roma Program
Rome, Italy, 1999

ROLE

Mr. Hasanbhai has over 21 years of experience and joined the firm in 2001. He assists with all aspects of design and design-related activities, including coordination of all disciplines and specialty consultants. During the development of construction documents he will be assisted by the Senior Project Manager. Mr. Hasanbhai's strongest focus will be on listening and translating the division's vision and goals into reality.

EXPERIENCE

Middletown Area High School, Middletown Area School District
New Construction / 202,700 SF / \$33,723,106

State College Area High School, State College Area School District
Addition & Renovation / 683,000 SF / \$120,345,200 / LEED Gold Registered

Connellsville Area Senior High School, Connellsville Area School District
Addition & Renovation / \$45,163,708 / 318,546 SF / LEED Gold Certified

Manheim Central High School, Manheim Central School District
Addition & Renovation / 265,000 SF / \$44.9M (est) / LEED Gold Registered

Tulpehocken Middle/High School, Tulpehocken Area School District
Addition & Renovation / 261,000 SF / \$60.5M (est)

Hanover Elementary School, Hanover County Public Schools
New Construction / 200,000 SF / \$36M (est)

Spring Creek Elementary School, State College Area School District
New Construction / 72,072 SF / \$15,693,000 / LEED Platinum Certified

Solomon-Solis Cohen Elementary School, School District of Philadelphia
New Construction / 130,000 SF / \$50M / LEED Gold Registered

6 Qualifications and Experience



DANETTE KEIPER

Senior Interior Design Project Manager

EDUCATION

Bachelors in Interior Design, Indiana University of Pennsylvania, 2003

ROLE

Ms. Keiper has 12 years of experience and joined the firm in 2003. Ms. Keiper is responsible for assisting the Director of Interior Design with the management and development of interiors, including design, space planning, finish selections and creation of design concepts and specification of furniture, fixtures and equipment.

EXPERIENCE

Staunton High School, Staunton City Schools
Addition & Renovation / 193,000 SF / \$43M

Christiansburg High School, Montgomery County Public Schools
Addition & Renovation / 222,100 SF / \$80M

Amherst County High School, Amherst County Public Schools
Addition & Renovation / \$30M (est) / 150,000 SF

Clarke County High School, Clarke County Public Schools
New Construction / 162,050 SF / \$19.5M

Dover Area High School, Dover Area School District
New Construction / 200,000 SF / \$64M

Brunswick Elementary/Middle School, Brunswick County Public Schools
New Construction / 120,000 SF / \$48M (est)

Manheim Township Middle School, Manheim Township School District
New Construction / 235,000 SF / \$68M

Gettysburg Area Middle School, Gettysburg Area School District
New Construction / 195,000 SF / \$31.9M

Mountain View Middle School, Cumberland Valley School District
New Construction / 240,000 SF / \$36M



6 Qualifications and Experience



CR **JONNATHAN CALLE**
Intern Architect

EDUCATION

Bachelor of Architecture, University of Virginia, 2020

Associates in Architecture, Harrisburg Area Community College, 2018

ROLE

Mr. Calle joined the firm in 2019 and is responsible for developing quality drawings and specifications within the prescribed time frame under the direction of their Senior Project Manager and provide day to day direction to technical staff on assigned projects.

EXPERIENCE

[Staunton High School, Staunton City Schools](#)
Addition & Renovation / 193,000 SF / \$43M

[Christiansburg High School, Montgomery County Public Schools](#)
Addition & Renovation / 222,100 SF / \$80M

[Amherst County High School, Amherst County Public Schools](#)
Addition & Renovation / \$30M (est) / 150,000 SF

[Hanover Elementary School, Hanover County Public Schools](#)
New Construction / 200,000 SF / \$36M (est)

[Brunswick Elementary/Middle School, Brunswick County Public Schools](#)
New Construction / 120,000 SF / \$48M (est)

[Albemarle County Ivy Creek Farm House](#)
Historic Restoration, Adaptive Re-use Study & Building Envelope & Roof Repair

[Fredericksburg City Public Schools](#)
Feasibility Study & Facilities Assessment

[Spotsylvania County Public Schools](#)
Livingstone ES Asphalt Bus Loop Upgrades

[Brunswick County Public Schools](#)
Division Wide Facilities Assessment

6 Qualifications and Experience



9001 Hermitage Road
Richmond, VA 23228
(804) 353-6007 / 353-6010 (Fax)
Email: peabodyt@M-EContractors.com

M&E Contractors – An Overview

M&E Contractors has grown since inception in 2003 to become one of the leading providers of Electrical, Plumbing and HVAC construction in central Virginia. Although the company is relatively young, our managers are not. We have been able to assemble a team with a proven track record of over 10 to 35 years working together. Our managers have decades of experience in mechanical or electrical construction, and most in both. M&E started as an electrical contractor and expanded its services to include HVAC and plumbing a year later. During the summer of 2005, we moved into our current facility, an 89,000 square foot office and fabrication facility located in Richmond, Virginia. We employ over 200 tradesmen, fabricators, detailers, and managers throughout Central and Eastern Virginia.

M&E Contractors prides itself on pre-planning and problem solving at the earliest stages of a project. Full-time BIM detailers provide 3-D views of ductwork, piping and other elements of our work, as well as other critical trades, to ensure that conflicts are identified and, where possible, eliminated prior to fabrication and installation. This information from BIM files is directly downloaded to our shop machinery for fabrication of ductwork. The information is transferred to spool sheets, assembly, or layout drawings for steel piping, plumbing, and electrical systems that are to be prefabricated for field installation. By pre-planning and utilizing our BIM detailing and shop capabilities, M&E Contractors can expedite the installation for today's tight construction schedules.

M&E Contractors self-performs electrical, plumbing, piping, sheet metal, and related work. We manage subcontractors who perform work related to electrical, HVAC or plumbing construction. These sometime include such subcontractors as Controls, Test & Balance, Insulation (for pipe and duct), Lightning Protection, Fire Alarm, Security, and Communications. M&E does not provide fire sprinkler systems.

We focus on Design/Build and Design/Assist projects where we can guide the MEP design to include the most cost-effective MEP applications, means and methods where we utilize our pre-planning and fabrication resources to deliver a premium quality construction product for our customers. M&E Contractors continues to be a major force in the central Virginia and Tidewater construction marketplace.

M&E Contractors, Inc is licensed in Virginia 2705-096823A, and is SWaM certified SBSD-693764-S.

6 Qualifications and Experience



COMPLETED SCHOOL PROJECT LIST

JOB NAME	Project Description	Value	CUSTOMER/CONTACT	Comp. Date
Elkhardt Thompson Middle School	200,000sf new Middle School- fast schedule. Mech/Plbg	\$10,200,000	Howard Shockey & Sons, Inc. 2119 East Franklin St. Richmond, VA 23223 Jon Tingle (540) 323-0342	2021
Quantico Consolidated Elementary School	130,000 SF "21-Century" school- geothermal, solar, wind were included in LEED Platinum design- Complete MEP	\$13,900,000	W.M. Jordan Company 11010 Jefferson Avenue Newport News, VA 23601 Gary Mulgrew (757) 596-6341	2015
St Catherine's Science Lab Expansion-Mech/Plbg	25,000SF addition and reno of High School Science lab	\$1,250,000	Kjellstrom and Lee Construction 1607 Ownby Lane Richmond, VA 23228 (804) 288-0082	2012
Woodberry Forest Science Lab	40,000 SF new Academic Lab/Science building for private school- Electrical	\$2,500,000	Martin Horn Construction 210 Carlton Road Charlottesville, VA 22902 Mark Klosinski (434) 293-6171	2012
Collegiate School	Multiple Building MEP renovations	\$1,500,000	Hourigan Construction (804) 282-5300 1600 Forest Ave Richmond, VA 23229	2012
Chesterfield Elem School Wing Renovations- Robious Elem, JB Watkins Elem.	32,000SF Prime contract MEP replace/new ceilings	\$1,100,000	Chesterfield County Public Schools Bill Bridgeforth 10045 Courthouse Road Chesterfield, VA 23832	2011
Trinity HS Athletic Facility	mechanical/plbg for new 52,000SF gymnasium facility	\$1,200,000	Kjellstrom & Lee Construction (804) 288-0082 1607 Ownby Lane Richmond, VA 23220	2010
Henrico High School	Electrical -New High School	\$6,300,000	KBS, Inc., Rich Lee 8040 Kimway Drive Richmond, VA 23228 (804) 262-0100	2010
Fairfield Middle School	Mechanical/Electrical for Middle School renovation	\$9,500,000	AD Whittaker 804 798-3259 11129 Air Park Road Ashland, VA 23005	2010
St Catherine's Chiller	Replace chiller, revisions to piping in Mech room	\$275,000	St Catherine's School 6001 Grove Ave, Richmond Va 23226 Lin Bottoms-owner rep (804) 288-2804 John Dunlap- engineer (804) 358-9200	2008
Hanover Elementary	100,000 SF Mech/elec for elementary school	\$2,700,000	AD Whittaker 804 798-3259 11129 Air Park Road Ashland, VA 23005	2008
Dinwiddie H.S	new 225,000SF High School mechanical/plbg	\$5,200,000	Kenbridge Construction Richard Roberts 804 676-8221 1101 5th Ave Kenbridge Construction	2008
Bermuda Middle School	Mech/Elec new 173,000 SF middle school	\$8,200,000	AD Whittaker 804 798-3259 11129 Air Park Road Ashland, VA 23005	2006
Chesterfield Tech Center	Electrical for the expansion of classrooms lab, and administrative offices	\$500,000	Viking Enterprises Inc. Yancey Snavelly 804-233-1155 110 Giant Drive Richmond, VA 23234	2004

Thomas W. Peabody

President



Education:

College of William & Mary
B.A. – Economics/Government (1985)

Experience:

M&E Contractors	Richmond, Virginia
President	2019- present
Vice President	2005 - 2019
Colonial Mechanical Corporation	Richmond, Virginia
Sales Manager	2003 - 2005
Sr. Project Manager	1995 - 2003
John J. Kirlin, Inc.	Rockville, Md.
Project Manager	1994 -1995
Calvert-Jones Co., Inc.	Alexandria, Virginia
Project Manager	1986-1994

Organizations:

Associated Builders & Contractors of Virginia
Associated General Contractors of America

Recent Projects:

Elkhardt Thompson Middle School	VCU 1200 Car Parking Garage
VCU GRC Dormitory Replacement	DLA Operations Ctr- DSCR
VCU Institute for Contemporary Arts	Gateway Plaza Office Building
Ninth Street Office Building	VCU Library Addition/Renovation
JMU Student Success Center	Quantico Elementary School
Landmark Theatre Renovations	Yorktown Victory Center
Altria HQ/Annex- various replacements	Altria bldg E mech renovations
Federal Reserve Snow Melt	Altria Finance Bldg renovations
Washington Building	Adult Mental Health
Philip Morris GOB renovation	SVTC Boiler Upgrade
Hancock Geriatric, Williamsburg	Windsor Hall, Williamsburg
Williamsburg Landing, Williamsburg	SVTC, Petersburg
VMFA Demolition, Richmond	Luck Stone HQ, Goochland
VSU Engineering Bldg, Petersburg	International Truck, Ashland
VCU AIT Bldg, Richmond	Federal Courthouse, Richmond
John Paul Jones Arena Charlottesville	Monroe High School, Fredericksburg
CarMax Headquarters, Richmond	JJW Middle School, Spotsylvania
Riverside on the James, Richmond	Chesterfield Jail, Chesterfield
Capital One West Creek Campus	Hilton Garden Inn- Petersburg
Old State Library, Richmond	PJP 3, Charlottesville
Kingstowne Town Center, Alexandria VA	Chem Bio Lab Addition, Dahlgren
Victory Lakes Elementary, Prince William	Johnston-Wills Hospital OR Reno
Martha Jefferson MOB, Charlottesville	Dominion Tredegar Trading floor
Norfolk Airport Terminal Expansion	FCI- Petersburg Prison

Richard K. Adams Senior Vice President



Experience:

M&E Contractors
Senior Vice President

Richmond, Virginia
2018 – Present

- Overall responsibility for Electrical – Operations and Business Development

Vice President – Operations Manager

2010 - 2018

- Responsible for all company Project Management and Field Operations

Vice President

2003 – 2010

- Duties including estimating, business development, and project management
- Directly managed multiple projects concurrently (as many as 10 at a time) – largest single project \$12 Million

Arc Electric / IES
Vice President

Chesapeake, Virginia
2001 – 2003

- Responsible for project management personnel, systems and reporting. Oversight of operations with input to estimating.

Project Manager/Estimator

2000 - 2001

- Responsible for estimate and management of commercial electrical projects.
- Managed multiple projects concurrently - largest single project \$10 Million

Dorey Electric
Senior Project Manager / Estimator

Norfolk, Virginia
1994 – 2000

- Responsible for estimate and management of commercial electrical projects.
- Managed multiple projects concurrently - largest single project \$12 Million

JESCO M&E Division
Project Manager / Estimator

Williamsburg, Virginia
1990 – 1994

- Responsible for estimate and management of commercial electrical projects.
- Managed multiple projects concurrently - largest single project \$4 Million

Noland Company
Outside Salesman, Electrical

Newport News, Virginia
1984 – 1990

- Managing sales to 30 to 40 contractor, municipal, and industrial customers

Virginia License/Certificate

Master Electrician #2710 064909

Cris Poh

Senior Project Manager
M&E Contractors, Inc.



Work Experience:

M&E Contractors Senior Project Manager	Richmond, VA 2015 - Present
IES Project Manager	Suffolk, VA 2015
Beckstrom Electric Project Manager	Purcellville, VA 2013 - 2015
Chewning & Wilmer Project Manager	2004 – 2011
A&D Electric General Foreman, Superintendent	2003 – 2004
Foreman	2001 - 2002

Education:

Joint Apprenticeship Training Committee	Richmond, VA 1997 - 2001
<u>License</u> Commonwealth of Virginia Master Electrical	2710-038728

Recent Major Projects

Project Clover (Amazon Dist Ctr)- Stafford, Va.
Old City Hall Renovation- Richmond
Kinsale Office Building- Richmond
FASTC-Ft Pickett- Contract 3
DLA at DSCR-Richmond
Brandermill Woods Expansion
FASTC- Ft Pickett- Contract 1
Project Buzzard (Niagara Water)
VIMS
BEQ Yorktown

John R. Waggoner
Project Manager



Education:

B.S. Mechanical Engineering
University of Virginia

2008 - Charlottesville, Virginia

Work Experience:

M&E Contractors, Inc.
Project Manager

Richmond, Virginia
2018 - Present

M&E Contractors, Inc.
Project Engineer

Richmond, Virginia
2016 - 2018

Halliburton-Sperry Drilling
Directional Drilling Manager

Canonsburg, Pennsylvania
2008 - 2015

Recent Project Experience:

UVA Contemplative Commons
Richmond LDS Temple
Ivy West MOB
Old City Hall
Green Leaf Medical
Church Hill Culinary
VCU ICA
Hampden Sydney Student Center
Ft. Lee AIT Phase 3
Stonebridge Athletic Facility
Faison School Addition
JMU Dining Hall

Clifton E. Marshall
Superintendent



Work Experience:

M&E Contractors Superintendent	Richmond, Virginia 2003 - Present
Chianelli Building Corp. Superintendent	Norfolk, VA 2001-2003
Harris Electric Superintendent	Hampton, VA 1998-2001
JESCO, Mechanical-Electrical Superintendent Senior Foreman	Williamsburg, Virginia 1994 – 1998 1991 - 1994

Recent Major Projects:

Prince George Elementary School, Prince George, VA	98,000 sq. ft.
Amazon KRB2, Prince George, VA	800,000 sq. ft.
Church Hill North Parcel B, Richmond, VA	50,000 sq. ft.
AIT Barracks, Phase III, Fort Lee, VA	300,000 sq. ft.
AIT Barracks, Phase III, Fort Eustis, VA	180,000 sq. ft.
Williamsburg Pottery Factory, Williamsburg, VA	120,000 sq. ft.
Riverside Hospital Central Energy Plant, Newport News, VA	N/A
West Chemical Treatment Facility, Richmond, VA	N/A
Strawberry Hill Treatment Plant, Richmond, VA	N/A
1 st Advantage Operations Center, Yorktown, VA	100,000 sq. ft.
Z-133 Office Building, Naval Air Base, Norfolk, VA	300,000 sq. ft.
Waterfront Athletic Center, Naval Air Base, Norfolk, VA	100,000 sq. ft.
Barrack Renovations, Oceana Naval Air Base, Va. Beach, VA	150,000 sq. ft.
Henrico Waste Water Treatment Plant, Richmond, VA	N/A
Denbigh Convalescent Hospital, Newport News, VA	200,000 sq. ft.
IMMD Maintenance Facility, Ft. Bragg, North Carolina	360,000 sq. ft.
Virginia Initiative Plant, Waste Water Treatment Plant, Norfolk, VA	N/A
Hampton University Convocation Center, Hampton, VA	300,000 sq. ft.

Licenses:

Virginia
Electrical Master

Christopher R. Burney Superintendent



Work Experience:

M&E Contractors
Superintendent

Richmond, Virginia
2019 - Present

Colonial Mechanical Corporation
Foreman

Richmond, Virginia
2015-2019

Lawman Heating & Air
Plumber

Richmond, Virginia
2013-2014

JRC Mechanical
Lead Plumber

Petersburg, Virginia
2013-2014

Atlantic Contractors
Plumber

Richmond, VA
2012-2013

Recent Major Projects:

Dominion ITC- Phases 1 and 3
VCU 1,200 Car Garage
Green Leaf Medical
Chemtreat
Cedarfield Household
JMU Dining
University of Mary Washington Willard Hall
Cedarfield Independent Living

\$8.2 Million
\$2.4 Million
\$3.6 Million
\$3 Million
\$2.3 Million
\$6.2 Million
\$4.3 Million
\$2.3 Million

Licenses:

Virginia Master Plumber

6 Qualifications and Experience



Each day gives us an opportunity to leave our mark on the world. With over four decades of experience, Draper Aden Associates helps municipalities, businesses, state agencies, and cultural institutions achieve their goals through responsiveness, technical expertise, collaboration, commitment, and reliability.

Established in 1972 in Blacksburg, Virginia, Draper Aden Associates has become a leading Mid-Atlantic firm with an ever-evolving focus on technology. More than 340 professionals and support staff are committed to excellence. Our team effort continually strives for on time and on budget completion of every project, large or small. To serve the owner with the best customer service and engineering design for every project is our primary focus.

Project challenges are often related to the physical environment in which life unfolds—natural resources, infrastructure, buildings and structures, urban spaces. Draper Aden Associates is here to facilitate sustainable design, creating a Lasting Positive Impact® with our clients and community.

PROFESSIONAL SERVICES

- Energy
- Environmental Services
- Geotechnical Engineering
- Site Development and Infrastructure
- Structural Engineering
- Subsurface Utility Engineering
- Surveying
- Utilities Engineering
- Waste Resources Engineering

REGIONAL OFFICES

- Richmond
- Blacksburg
- Charlottesville
- Manassas
- Newport News
- Virginia Beach
- Cary, NC



K-12 Education Experience

Draper Aden Associates

Draper Aden Associates is proud to have built a reputation throughout Virginia and North Carolina as a multidisciplinary engineering, surveying, and environmental services firm specializing in campus development and infrastructure. By providing attentive, responsive services to K-12 schools, colleges, universities, and institutes of higher learning for more than 40 years, we are pleased to collaborate with K-12 schools in Virginia.

- Andrew Lewis Middle School, Salem
- Appomattox Regional Governor's School, Petersburg
- Buford Elementary School, Charlottesville
- Capron Elementary School, Southampton County
- City of Chesapeake Public Schools
- Christchurch School, Christchurch
- Churchland Elementary School, Portsmouth
- Colonial Beach Middle School, Colonial Beach
- Courtland High School, Spotsylvania County
- Cumberland County Public Schools
- Essex County Schools, Essex County
- Essex Intermediate School, Essex County
- Fluvanna County Public Schools, Palmyra
- Fork Union Military Academy, Fork Union
- Henrico County High School Athletic Field Improvements
- Highland Springs High School, Henrico County
- Hodges Manor Elementary School, Portsmouth
- JEJ Moore Middle School, Prince George County
- King & Queen County Elementary School
- King George County Schools, King George County
- Moneta Elementary School, Bedford County
- Montgomery County Public Schools, Blacksburg
- Moss-Nuckols Elementary School, Louisa County
- Nelson County High School
- New Horizons Regional Education Center, Newport News
- Newport News Public Schools, Newport News
- North Cross School, Roanoke
- Orange County Schools, Orange
- Powhatan County Schools, Powhatan County
- Prince George County Public Schools
- Pulaski County Elementary and Middle School
- Richmond Public Schools, Richmond
- Sabot at Stony Point School, Richmond
- Saint Anne's-Belfield School, Charlottesville
- Saint Benedict Catholic School, Richmond
- Saint Gertrude High School, Richmond
- St. Catherine's School, Richmond
- St. Christopher's School, Richmond
- Staunton High School, Staunton
- Stewartsville Elementary School, Bedford County
- The Steward School, Richmond
- Tuckahoe Elementary School, Henrico County
- Virginia School for the Deaf and the Blind, Staunton
- Warren County Public Schools, Front Royal
- William Monroe High School, Greene County
- Woodberry Forest School, Woodberry Forest
- York County School Division, Yorktown

Qualifications and Experience

Draper Aden Associates



Timothy Dean, PE, LSIT, Assoc. DBIA Principal-in-Charge, Civil Engineering

Tim serves as a Site Development and Infrastructure Principal and Program Manager with 26 years of experience in land development planning, design and construction. His project experience includes a variety of projects working with private development, local, state and federal government including design-build. His project experience includes site design, site utility design, grading and drainage, erosion control and stormwater management, rezoning and master planning.

25 years with the firm
26 years of experience

Education

South Dakota School of Mines
& Technology/MS/1996/
Technology Management

Old Dominion University/
BS/2004/Civil Engineering
Technology

Saint Olaf College/BA/ 1994/
Math and Economics

Professional Registration

2006/VA/Professional
Engineer/#0402041397

2003/VA/Licensed
Surveyor-in-Training

Certifications

Associate DBIA Design-Build
Professional

Areas of Expertise

- Project Management
- Site Planning and Engineering Evaluation
- Stormwater Management
- Design-Build

Relevant Project Experience:

- New Horizons Special Education Building, Newport News, VA
- William & Mary Sadler West, Williamsburg, VA
- William & Mary Integrative Wellness Center (McLeod Tyler Wellness Center), Williamsburg, VA
- William & Mary West Utility Plant, Williamsburg, VA
- William & Mary Zable Stadium Addition, Williamsburg, VA
- Hampton University Football Field Replacement, Hampton, VA
- William & Mary Marshall-Wythe Law School Renovation & Expansion Williamsburg, VA
- William & Mary, Term Contract for Civil Engineering Services, Williamsburg, VA
- William & Mary Martin Family Stadium, Williamsburg, VA
- William & Mary Chandler Hall, Williamsburg, VA
- William & Mary School of Education Stormwater Ponds, Williamsburg, VA
- William & Mary, Tyler Hall, Williamsburg, VA
- Virginia Commonwealth University Cary Street Recreation Center, Richmond, VA
- Virginia Commonwealth University Brandt Hall, Richmond, VA
- Virginia Commonwealth University Administrative Information Technologies Building, Richmond, VA
- University of Richmond Weinstein Center for Recreation and Wellness, Richmond, VA
- Virginia Commonwealth University Inger and Walter Rice Center for Environmental Life Sciences, Charles City, VA
- Virginia Commonwealth University New School of Business and School of Engineering, Richmond, VA
- Longwood University Student Recreation Center, Farmville, VA

Qualifications and Experience

Draper Aden Associates



Joseph Bushey, PE, LEED AP BD+C Senior Project Manager, Civil Engineering

Joe brings 27 years of experience in civil engineering working on a variety of real estate, institutional, and municipal projects. His background includes site design, utility design, roadway design, site grading, stormwater management, erosion control, construction document preparation, and cost estimating. Joe also assists with land acquisitions, rezoning hearings, land use application hearings, and governmental permitting. He has worked on and overseen the design of numerous projects that have resulted from annual services contracts with municipal clients.

3 years with the firm
27 years of experience

Education

George Mason University/
BS/1993/Urban Systems
Engineering

Professional Registration

1998/VA/Professional
Engineer/#0402032234

2006/NC/Professional
Engineer/#028011

Certifications

LEED AP BD+C

Memberships/Affiliations

Hampton Roads Association
For Commercial Real Estate
(HRACRE), Member,
Internship Committee Chair

Areas of Expertise

- Project management
- Site planning and engineering evaluation
- Land development
- Stormwater management
- Design-build

Relevant Project Experience:

- Hyatt Oceanfront Hotel, Virginia Beach, VA
- Moxy Hotel - Virginia Beach Oceanfront, Virginia Beach, VA
- Bayville Golf Club Course Improvements, Virginia Beach, VA
- Little Neck Commons - Phase II, Virginia Beach, VA
- Edinburgh Medical Office Building, Chesapeake, VA
- City Walk, Virginia Beach, VA
- William & Mary Zable Stadium Renovations, Williamsburg, VA
- William & Mary Sadler West, Williamsburg, VA
- William & Mary Reveley Gardens, Williamsburg, VA
- William & Mary Compton Drive Walkway Extension, Williamsburg, VA
- William & Mary Integrated Science Center, Phase IV, Williamsburg, VA
- Old Dominion University Foreman Field, Norfolk, VA*
- Old Dominion University Powhatan Sports Complex, Norfolk, VA*
- Old Dominion University Women's Crew Facility Pier, Norfolk, VA*
- James Madison University Mason Street Parking Deck, Harrisonburg, VA*
- James Madison University Moody Hall Temporary Dining Facility, Harrisonburg, VA*
- James Madison University East Campus Parking Feasibility, Harrisonburg, VA*
- James Madison University East Tower Access Road, Harrisonburg, VA*
- James Madison University UREC Addition, Harrisonburg, VA*
- James Madison University Grace Street Student Housing, Harrisonburg, VA*

*Individual Experience

6 Qualifications and Experience



Firm Profile

FOUNDED

1966

LOCATIONS

Richmond, VA
Charlottesville, VA
Charlotte, NC

PEOPLE

31 Employees
20 Registered Professional Engineers
6 Graduate Engineers (EITs)

CERTIFICATIONS

SWaM, Small Business

CLIENTS

Architects
Government/Municipal
Engineering Firms
Contractors
Industry

Thoughtful and Thorough Is Our DNA

For 50+ years, Dunbar has provided structural engineering services using a balanced approach that's uniquely ours – an approach intentionally designed to help make even the most ambitious vision a reality. Our thoroughness leads to the right solutions for your project, balanced by a level of thoughtfulness that ensures our recommendations create better project outcomes.

Today, Dunbar is one of the largest firms in Virginia dedicated solely to structural engineering. We've done almost everything: a foundation for a sculpture, a new modern library, renovation of a 100-year-old historic building, a new 17-story hospital, an athletic stadium. You name it, we've probably done it!

MARKETS

Higher Education
Health Care
Public Buildings
K-12
Cultural
Athletic Facilities
Industrial
Commercial
Parking decks
Multi-Family Housing
Hospitality

SERVICES

Structural engineering
Structural investigations
Contractor assistance
Adaptive reuse
Historic preservation
Sustainable design



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Dunbar K-12 Experience

Dunbar has completed 105 K-12 school projects in the last 10 years, including design of new school facilities, additions, renovations and term contract jobs. Significant K-12 projects since 2010 include:

Hermitage ACE Center, Henrico County, VA - Expansion/renovation
 Highland Springs ACE Center, Henrico County, VA - Renovation
 Halifax County High School, Halifax County, VA – New
 Elementary and Middle School, Brunswick County, VA – New
 Christiansburg High School, Montgomery County, VA – Expansion/renovation
 Spotsylvania Middle School, Spotsylvania County, VA – Expansion/renovation
 Tech Center Renovation, Orange County, VA - Renovation
 High School Center II, Albemarle County, VA – New
 Staunton High School, Staunton City, VA – Expansion
 Chancellor High School and Middle School, Spotsylvania County, VA – Renovation
 Tuckahoe Middle School, Henrico County, VA – Renovation
 Family Resource Center, Spotsylvania County Schools - Renovation
 Seven Pines Elementary School, Henrico County, VA - Renovation
 Scottsville Elementary School, Albemarle County, VA - Expansion
 Courtland High School, Spotsylvania County, VA - Expansion/renovation
 Chamberlayne Elementary School, Henrico County, VA - Renovation
 Monacan High School, Chesterfield County, VA - Expansion
 Manchester Middle School, Chesterfield County, VA - Expansion
 Henley Middle School, Albemarle County, VA – Expansion
 Colonial Heights High School, Colonial Heights, VA – Expansion/renovation
 Fairfield Middle School, Henrico County, VA - Renovation
 Career & Technical Center @ Hull, Chesterfield County, VA – Renovation
 Newport News Schools (6), Newport News, VA – Renovation/science classrooms
 Martin Luther King Jr. Middle School, City of Richmond, VA – Expansion
 Swansboro Elementary School, City of Richmond, VA - Renovation
 Midlothian High School, Chesterfield County, VA – Expansion
 Tuckahoe Elementary School, Henrico County, VA – Expansion/renovation
 Swift Creek Middle School, Chesterfield County, VA - Auditorium addition
 Mehfoud Elementary School, Henrico County, VA - Expansion
 Locust Grove Middle School, Orange County, VA - New
 East Rockingham High School, Rockingham County, VA - New



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Stephen D. Barber, PE

Principal - Charlottesville, VA



EDUCATION

B.S. Civil Engineering,
University of Virginia - 1990

EXPERIENCE

Industry: 32 years
Dunbar: 30 years

REGISTRATIONS & CERTIFICATIONS

Professional Engineer:

Virginia #025731
Maryland #31085
North Carolina #030216
Pennsylvania #071413
South Carolina #23474
West Virginia #020777

AFFILIATIONS

American Council of Engineering
Companies

American Institute of Steel
Construction

American Concrete Institute

BACKGROUND

Steve has provided consulting structural engineering services to architects, governmental institutions and agencies, other engineers and industry for 32 years - 30 years with Dunbar. He became a partner in 2004 and is in charge of the Charlottesville office. Steve has served as Principal in Charge/ Project Manager of all projects in the office, including higher education, K-12, government and municipal facilities, health care, multi-family housing and many other sectors.

RELEVANT EXPERIENCE

Christiansburg High School - Montgomery County, VA

New two-story classroom addition, new cafeteria and new field house, encompassing an additional 180,000 SF. Includes complete MEP renovation, addition of new stair towers, ADA and building code upgrades, and renovations to lobbies and select athletic areas.

Elementary/Middle School, Brunswick County, VA

New three-story 160,000 SF school that includes a gymnasium, classroom wings, cafeteria, media center, and administration offices.

Staunton High School - Staunton, VA

New three-story, 75,000 SF classroom wing, addition of 6,800 SF auxiliary gym, one-story commons, corridor and administration suite. Additionally, there will be renovation of the band/choral area and general renovations in the existing building for ADA compliance and accessibility.

Scottsville Elementary School - Albemarle County, VA

Addition of 17,500 sf to the existing building, including four classrooms, two smaller resource classrooms, two offices, a gang bathroom, and a full-size gym. Renovations include repurposing the current gym into instructional space.

East Rockingham High School - Rockingham County, VA

New 208,000 SF high school, including classrooms, gymnasium, cafeteria, offices and common spaces.

Locust Grove Middle School - Orange County, VA

New 168,000 SF two-story middle school offers students a state-of-the-art learning environment and features dedicated spaces for special education and music, as well as general classrooms, science laboratories, a library, gyms, locker rooms, kitchen and administration offices.



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Ryan S. Pletz, PE, LEED AP BD+C

Associate - Charlottesville, VA



BACKGROUND

Ryan has 13 years of experience as a structural engineer, 10 of those years at Dunbar. He has been project manager or project engineer of K-12, higher education, athletic facilities and mixed use commercial/residential projects.

RELEVANT EXPERIENCE

Christiansburg High School - Montgomery County, VA

New two-story classroom addition, new cafeteria and new field house, encompassing an additional 180,000 SF. Includes complete MEP renovation, addition of new stair towers, ADA and building code upgrades, and renovations to lobbies and select athletic areas.

Scottsville Elementary School - Albemarle County, VA

Addition of 17,500 sf to the existing building, including four classrooms, two smaller resource classrooms, two offices, a gang bathroom, and a full-size gym. Renovations include repurposing the current gym into instructional space.

Scottsville Elementary School - Albemarle County, VA

An 830 SF addition to the existing school, including a new entry vestibule and canopy, administrative space, and a clinic area.

Patriot High School - Prince William County, VA

New 312,000 SF two-story high school for 2000 students. Framing consists of composite steel, short and long span steel joists, as well as custom exposed curved trusses at the media center rotunda and long span clerestory trusses in the gymnasium. *Completed at previous employer*

Glen Allen High School - Henrico County, VA

New 255,000 SF two-story high school for 1800 students. Framing consists of composite steel and short and long span steel joists and joist girders. *Completed at previous employer*

EDUCATION

Bachelor of Architectural Engineering, Pennsylvania State University - 2008

EXPERIENCE

Industry: 13 years
Dunbar: 10 years

REGISTRATIONS & CERTIFICATIONS

Professional Engineer:
Virginia #050944

AFFILIATIONS

USGBC - Greater VA
Structural Engineers Association of Virginia (SEAVa)



dunbarstructural.com

6 Qualifications and Experience

- c. The identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties.

The members of the project team have the necessary experience to provide mutually satisfactory guarantees and warranties. The guarantees and warranties required for the project will be closely defined in the final agreement and will meet or exceed the industry standards.

Shockey will offer a 100% Design-Build Payment and Performance bond and will generally offer a one year guarantee/warranty period after final completion of construction of the work. Extended warranties can be discussed, if desired by Lancaster County Public Schools.

Shockey's team will meet with Lancaster County Public Schools' representatives to perform a walk-through of the buildings prior to the end of the warranty period, to coordinate any necessary repairs. Any and all equipment warranties extending beyond this one-year period will inure to the benefit of Lancaster County Public Schools.

Design warranties will follow standard errors and omissions provisions, and will be provided by CRA through Shockey P3, LLC. As providers of professional services, the design team will not be constructing or installing parts of the projects; therefore, guarantees and warranties are not applicable to these services. All design will, however, be bound by the standard of care applicable to professional services rendered under the agreement. In providing such services, the design team will perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.

- d. The names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.

For questions about our team's overall program, please contact:

Shockey P3, LLC
Jeff Boehm
President
Howard Shockey & Sons, Inc.
1057 Martinsburg Pike
Winchester, VA 22603
540.323.3246 (cell)
jboehm@howardshockey.com

- f. Any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interests Act, Chapter 31 (§ 2.2-3100 et seq.) of Title 2.2.

We are not aware of any team members who would be obligated to disqualify themselves due to a conflict of interest or any affiliation with Lancaster County Public Schools.

7 Project Financing

- b. Submit a plan for the development, financing, and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds including any anticipated debt service costs. The operational plan should include appropriate staffing levels and associated costs. Include supporting due diligence studies, analyses, or reports. LCPS anticipates financing the project through public funding but will consider proposals for alternative financing models.

Shockey P3, LLC's proposal does not provide for private financing. Standard public financing will be acquired by Lancaster County Public Schools and payments to Shockey P3, LLC will be in accordance with the project schedule found in Section 5.e.

If desired at the detailed-phase procurement stage, construction period private financing may be available.

- c. Include a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition, complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed as well as any assumptions with regard to increases in such fees.

Not applicable; no private finance is contemplated.

- d. Identify the proposed risk factors and methods for dealing with these factors.

The risk associated with the financing is interest rate risk, as the rate will not be determined until after the marketing period for the bonds. Even with recent volatility, the bond market is still the optimal method of financing.

- e. Identify any local, state, or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment. Such disclosure should include any direct or indirect guarantees or pledges of the School Board's credit or revenue.

Shockey P3, LLC's proposal does not provide for private financing. Standard public financing will be acquired by Lancaster County Public Schools and payments to Shockey P3, LLC will be in accordance with the project schedule found in 5.e.

- f. Identify the amounts and the terms and conditions for any revenue sources.

The Shockey P3, LLC team does not contemplate providing a private revenue stream on this project.

- g. Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.

We are not aware of any aspect of the project that could disqualify the project from eligibility for tax-exempt financing, unless the School Board desires that the school be owned by a private entity.

8 Project Benefit and Compatibility

- a. Identify who will benefit from the project, how they will benefit, and how the project will benefit the overall community, region, or state.

Shockey P3, LLC's proposal for the construction of this school will provide a lasting benefit for the residents of Lancaster County. The project will ensure that the community-at-large benefits from having state-of-the-art school facilities. These facilities will provide a safe and efficient, aesthetically-pleasing, cost-effective environment and will be built to withstand strenuous use. Most importantly, the students of Lancaster County will be beneficiaries of learning in bright, modern spaces.

Further, Lancaster County Public Schools will benefit from its increased flexibility in selecting the design-build team. Under the PPEA, the county can consider more factors than afforded under the traditional procurement process. Hence, it can select a trusted expert team with a track record of excellence. The result is that the county is able to contract with the best-qualified team to deliver quality facilities in a timely fashion, all in a cost-efficient manner. This approach will benefit the entire community.

- b. Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.

Because of the significant benefits of this project to the children of Lancaster County, we anticipate that there will be widespread public and government support. We also expect that there will be a number of agencies and community groups with which our team will work during the evaluation of the proposal. Our goal is to maintain open lines of communication with them to earn their support. The Shockey P3, LLC team will take a proactive approach to public participation, working with the School Board, county officials, and other stakeholder groups to assure that they are well-informed and appreciative of the benefits of this project.

- c. Explain the strategy and plans that will be carried out to involve and inform the general public, business community, and governmental agencies in areas affected by the project.

Our goal is to ensure that the general public is informed and comfortable with all aspects of the proposal. To accomplish this, we intend to:

- Make executive summaries of our proposal available to the public.
- Coordinate media outreach with the appropriate, county-designated officials.
- Conduct public information sessions regarding the proposal.

Our team's community engagement practices are explained in further detail on the next page.

- d. Describe the anticipated significant benefits to the community, region or state, including anticipated benefits to the economic condition of the School Board and whether the project is critical to attracting or maintaining competitive industries and businesses to the School Board, County of Lancaster, or the surrounding region.

Shockey P3, LLC's highly experienced team's proposal includes a state-of-the-art middle school/high school for the citizens of Lancaster County. Many significant benefits will result from this project. The facility will:

- Offer high-quality, energy-efficient structures designed to last with reduced life-cycle costs.
- Accommodate and anticipate technological advances.
- Create more productive and pleasant work environments for faculty, staff, and students.
- Improve the quality of life for county residents, thereby improving the county's economic development opportunities.
- Accommodate the future educational needs of a growing county population.
- Create local construction jobs involving local subcontractors.
- Reduce the amount of bus time and expenditure spent on student transport.
- Enable the local business community to retain professional staff.

Shockey P3, LLC feels strongly that the proposed facility will benefit the entire community and meet Lancaster County's needs.

8 Project Benefit and Compatibility

- e. Describe compatibility with the local comprehensive plan, local infrastructure development plans, the capital improvements budget, or other government spending plan.

By selecting team members who routinely work with local building officials across the commonwealth, our goal is to ensure that this proposal is ultimately in line with the desires of the School Board and the Board of Supervisors.

Political unity, interdepartmental cooperation, and appropriate voting will need to take place to approve funding.

The School Board and the citizens of Lancaster County must support the need for this facility.

- f. Provide a statement setting forth participation efforts that are intended to be undertaken in connection with this project with regard to the following types of businesses: (i) minority-owned businesses, (ii) woman owned businesses, and (iii) small businesses.

Shockey P3, LLC will take all necessary steps to ensure that minority-owned and women-owned businesses are afforded contracting opportunities, having met mandatory participation goals as high as 40%. While mandatory goals are not present in LCPS, Shockey will still undertake a recruitment effort.

Shockey maintains SWaM vendor lists in-house and searches for qualified firms through the Virginia Department of Minority Businesses. Qualified SWaM subcontractors are identified and evaluated.

Upon finalizing the project design, Shockey will solicit small businesses and businesses owned by women and minorities through announcements/postings in local newspapers, encouraging SWaM firms to participate. This type of “good faith” effort will be documented for reference. Qualified, competitive SWaM subcontractors will participate in this project.

Shockey will then complete all necessary forms (as required), including contacts, firm names, addresses, telephone numbers, dates and times of calls, faxes, affidavits and participation forms, and contract results.