



SOLICITED CONCEPTUAL PHASE PPEA PROPOSAL  
FOR NEW RUSTBURG MIDDLE SCHOOL, CCADM 022-FY20  
Campbell County, Virginia  
June 10, 2020



HOWARD SHOCKEY & SONS, INC.



June 10, 2020

Ms. Anita L. Dragan  
Purchasing Agent  
Campbell County  
47 Courthouse Lane  
Rustburg, VA 24588

P.O. Box 2530  
Winchester, VA  
22604

540.667.7700

Re: Solicited Conceptual Phase PPEA Proposal for  
New Rustburg Middle School, CCADM 022-FY20

Dear Ms. Dragan:

Thank you for this opportunity to submit our team's qualifications for the construction of Rustburg Middle School. Please consider the following while reviewing Shockey P3's experience and qualifications:

- Shockey has worked hand-in-hand with OWPR on both P3/design-build and design-bid-build projects. Our relationship is uniquely strong.
- Shockey and OWPR have a proven record of working together to satisfy tight budget and time constraints without compromising safety or the quality of the work. We finish our projects on schedule, and we control costs through the construction phase of the project. More importantly, we consistently protect the safety of your students, your staff, the public and our workforce.
- Shockey and OWPR have been involved with numerous institutional projects (ranging from schools to police facilities to prisons) throughout the Commonwealth, with strong subcontractor relationships to match.
- Shockey has successfully delivered 16 Virginia K-12 school renovations, additions or new construction projects in the past 10 years totaling \$500,000,000. Our school construction experience is substantial.
- Shockey is currently building five schools in the Commonwealth totaling \$250,000,000. Our ability to provide competitive pricing upon schools is unrivaled.

Please contact me if you have any questions or need additional information. You have my promise to bring our team's very best efforts to this exciting project and to remain personally involved throughout.

Sincerely,

Jeff Boehm  
President

## Qualifications and Experience

## Section 1 (Qualifications)

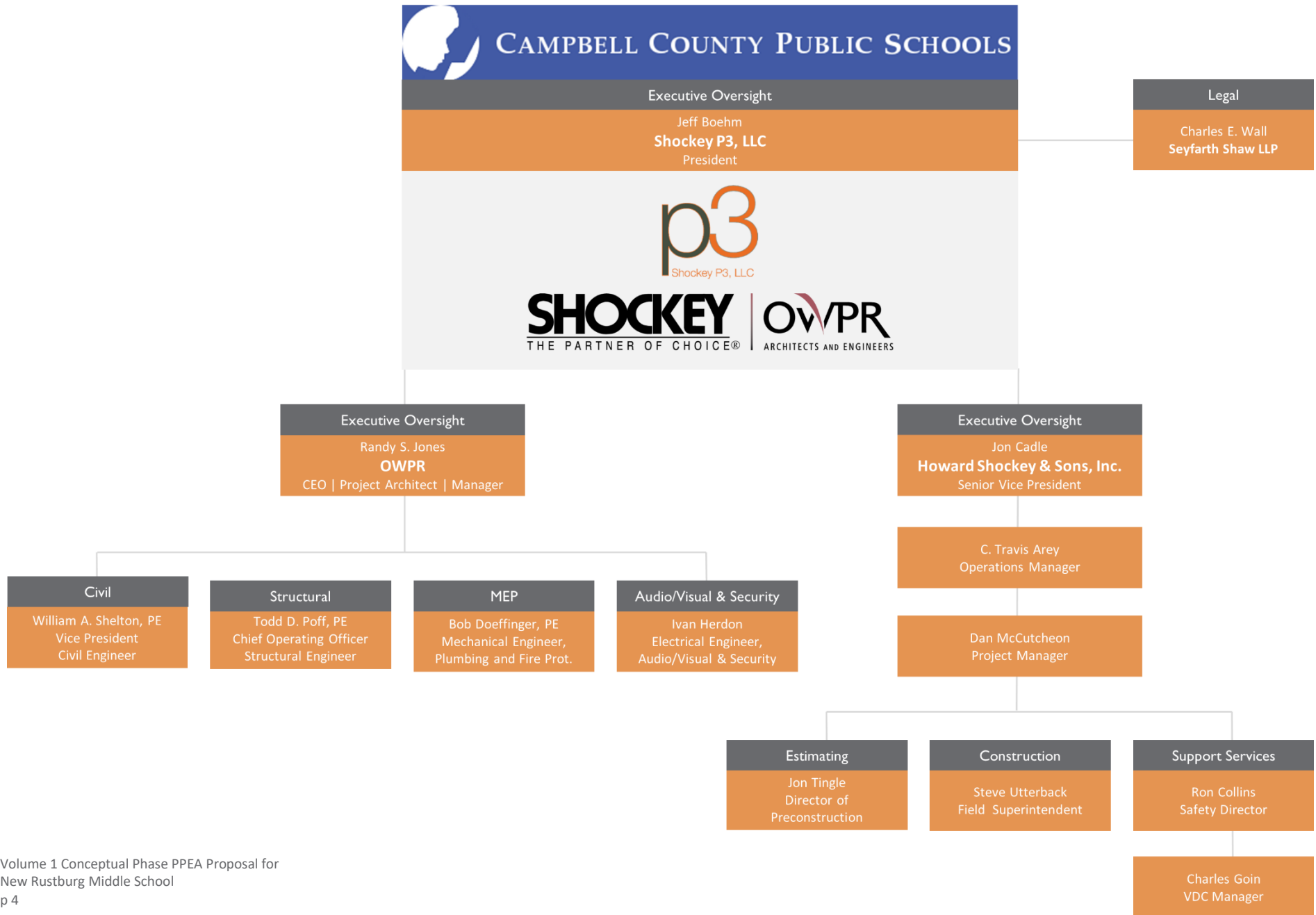
- a. Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor (\$1 million or more) in the structure fits into the overall team. All members of the offeror's team, including major subcontractors known to the proposer must be identified at the time a proposal is submitted for the Conceptual State. Include the status of the Virginia license of each partner, proposer, contractor, and major subcontractor (over \$5 million), may not be substituted or replaced once a project is approved and comprehensive agreement executed without the written approval of the County.

### Legal Structure

The legal structure of the consortium of firms for this proposal includes Howard Shockey & Sons, Inc. and OWPR Architects and Engineers.



*Huntington East Middle School*



## Management Approach

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Shockey P3, LLC will provide the financial oversight and project management required to successfully complete the overall project, with the project being governed by its CPM schedule. This schedule will take into account the required line-item completion dates as well as all design, planning, and construction durations and deadlines required to meet project milestones.

Together, Shockey and OWPR will utilize a collaborative management approach that will include Campbell County Public Schools as an integral part of the team. This approach will allow our team to see that the project is designed and constructed to meet specific project objectives, while delivering a facility on time and within budget.

## Team Responsibilities

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Shockey P3, LLC will be the primary point of contact for Campbell County Public Schools personnel. Proven policies and procedures will be enforced throughout all phases of the project to ensure consistent management of all segments of the program. Support services provided will include marketing, accounting, quality control, safety, program management, cost control, and contract administration. Team members have negotiated more than \$285 million worth of P3 comprehensive agreements since the enactment of the statute.

On behalf of the team, Jeff Boehm will execute the Comprehensive Agreement.

- Howard Shockey & Sons, Inc. – prime general contractor
- Virginia Class A Contractors' License Number 2701 001122A
  
- OWPR – planning, architectural, interior design, structural, mechanical, electrical, and plumbing services
- All team members are individually licensed to practice in the State of Virginia. Individual licenses are available upon request.

b. Describe 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. Describe the length of time in business, business experience, public sector experience, and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties and a description of such guarantees and warranties.

## Howard Shockey & Sons, Inc.

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A leader in the construction industry, with headquarters in Winchester for more than 124 years and a satellite office in Richmond, Howard Shockey & Sons, Inc. is one of Virginia's oldest and largest construction companies. Shockey provides a wide range of construction services for public-private, negotiated, and bid projects, in design-build, general contracting, and construction management roles.

Shockey is known for building large, complex, and multi-phased projects across a wide spectrum of industry markets, including education, municipal, healthcare, senior living, correctional, parking and transit, commercial, historic renovation, manufacturing and industrial. Howard Shockey & Sons, Inc. is a member of The Shockey Companies, a diversified construction and development consortium which remains privately held. We serve clients throughout Virginia, West Virginia and Maryland.

Shockey was a pioneer in the utilization of the PPEA procurement process in Virginia. Experts on the Shockey team have put in place 13 public-private projects – including schools, transit facilities, community centers, and parking garages. Shockey's attention to detail, communication, vision and strong management assure that this project will stay on time and budget.



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

## OWPR

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OWPR has been providing innovative design solutions for over five decades to clients across a diverse range of project markets. OWPR's work in K-12 and higher education, healthcare, commercial, community, recreational, athletic, governmental, and industrial design spans across multiple states including Virginia, West Virginia, Tennessee, and North Carolina. At OWPR, we realize that each project and each client is unique, and we provide a design team tailored to fit.

The foundation of OWPR has been built upon honesty, integrity, loyalty, and trust. We have been guided by the philosophy that our clients are our partners; we listen to them and we involve them in the design and decision-making process. It is with these principles that we have built relationships with our clients that have spanned over 50 years of service.

At OWPR, our architects' innovative designs merge seamlessly with our engineers' insightful practicality. Our architecture and engineering disciplines offer a pragmatic design approach that balances creative space planning, aesthetic goals, refined function, environmental consciousness, and high performance. Ensuring the satisfaction of all stakeholders is critical to our design approach.

### A Note Regarding OWPR (ZMM)

The upcoming acquisition of OWPR Architects and Engineers by ZMM Architects and Engineers will bring together two firms that specialize in K-12 education projects in Virginia and West Virginia. Combined, the two companies have provided design services on more than 300 school projects throughout the region. The expanded ZMM Architects and Engineers will offer all design services under one umbrella (Architectural, Interior Design, Civil, Structural, Mechanical and Electrical Engineering). For this project, in house services offered will be Architectural, Interior Design, Structural, Mechanical and Electrical Engineering. OWPR just received a Merit Award from the West Virginia AIA for Sustainable Design for the recently completed Ridgeview Elementary School in Beckley, West Virginia. Ridgeview Elementary School is currently the best performing energy efficient school in West Virginia. ZMM just received a Merit Award from the West Virginia AIA for New Construction Design.



*Crum Pre K-8 School*

## Key Principals

### Shockey P3 LLC

Jeff Boehm, (President of Howard Shockey & Sons, Inc., its Member)

### Howard Shockey & Sons, Inc.

Jon Cadle – Senior Vice President

Jon Tingle – Director of Preconstruction

C. Travis Arey – Director of Operations, Richmond

### OWPR/ZMM

Randy Jones- Chief Executive Officer, Project Architect/Manager

William A. Shelton – Vice President, Civil Engineer

Todd D. Poff, PE – Chief Operating Officer, Structural Engineer

Bob Doeffinger, PE – Structural Engineer

Ivan Herdon – Electrical Engineer, Audio/Visual and Security



*Shady Spring High School STEM Lab*



## Jeff Boehm

### President

Jeff will provide top tier executive oversight of the Shockey P3, LLC team. He will remain involved throughout the project, focusing upon client satisfaction. He will regularly review compliance with safety, quality, schedule, and budget goals.

### Why Jeff?

- Experienced P3 leader
- Client-focused
- “Can-Do” attitude

### Qualifications

33 years in the industry

33 years with Shockey

West Virginia University  
BA

### Certifications

Licensed Unlimited General Contractor – North Carolina

Licensed Class A General Contractor (Building) – Virginia

Health Care Construction (HCC) Certificate, ASHE

### Training | Memberships

Virginia Legislature PPEA Model Procedures Task Force

### Project Experience

**Loudoun County Public Schools, Madison’s Trust Elementary School, Ashburn, VA**  
\$23M, 105,950-SF \$23M, 105,950-SF new 875 student elementary school including classrooms, administrative suite, media center, cafeteria, gymnasium, and two outdoor playing fields.

**Hardy County Public Schools, East Hardy High School, Moorefield, WV**  
\$19M, 293,265-SF major renovations and addition at East Hardy High School. Completed in 8 phases while school was fully functional, work included replacement of mechanical and electrical systems, as well as structural, roof, and façade repairs. The expansion included additional classrooms, auxiliary gymnasium, auditorium, media center, and band room.

**Hardy County Public Schools, Moorefield High School, Moorefield, WV**  
\$23M, 105,681-SF renovations and addition at Moorefield High School. Completed in 2 phases while school was fully functional, renovation work included replacement of mechanical and electrical systems and upgrades to the gym, kitchen, cafeteria, science classrooms, and a vocational/agriculture building. The expansion included additional classrooms, auxiliary gymnasium, auditorium, media center, and band room.

**City of Richmond, Martin Luther King, Jr. Middle School, Richmond, VA**  
\$35M, 189,575-SF new middle school for 800 students, as well as creation of a pre-kindergarten curriculum for 380 students in a separate building adjacent. Work was performed in several phases while the school remained fully operational. Renovations were also made to the existing school facility to the auditorium and common areas.

**Southwest Virginia Regional Jail Authority, Southwest Virginia Regional Jails, Abingdon, Haysi and Duffield, VA**  
\$32M, 114,459-SF expansion and renovation of three existing facilities which added new beds and infrastructure that can accommodate a 50% increase in bed capacity through the addition of future housing units.

**RSW Regional Jail Authority, Rappahannock Shenandoah Warren Regional Jail, Front Royal, VA**  
\$55M, 180,000-SF new jail facility to house up to 670 inmates. Project contains cells, dormitory housing units and support services, such as food service, laundry, intake and release, medical services, recreation, education, central storage, visitation, magistrate, administration and staff services. This project is LEED Silver certified.





## Jonathan Cadle

### Senior Vice President

A proven, results-oriented, leader with an established track of managing high functioning teams. Jon will review compliance with safety, quality, schedule, and budget goals with the project team and will help to resolve issues of all types.

### Why Jon?

- Experienced builder
- Detail-oriented
- Solution driven

### Qualifications

23 years in the industry

Senior Vice President since 2020

United States Navy

University of Maryland

### Certifications

First Aid and CPR Certified

### Training | Memberships

OSHA 30 Hour

Associated Builders and Contractors

DC Metropolitan Subcontractors Association

NAIOP

Washington Building Congress

### Project Experience

#### Center for Strategic and International Studies, Washington, DC\*

\$87M, 135,000-SF new construction of a nine-story build-to-suit headquarters and three-level, below-grade parking garage, including deep hole excavation. This project is LEED Platinum certified.

#### Arlington Mill Community Center, Arlington, VA\*

\$32M, 175,000-SF construction of a new seven-story building, two level CIP garage; multi-family residential platform; site and road work. This project is LEED Gold certified.

#### MedImmune, Inc./Phase 1 Administration and Research Development Campus, Gaithersburg, MD\*

\$40M, 218,000-SF new construction of a build-to-suit biotech office facility including adjacent parking structure. This project is LEED Gold certified.

#### Thomas Phifer and Partners, Glenstone Museum – The Pavilions, Potomac, MD\*

\$260M, 200,000-SF construction of a new museum building with 11 gallery room pavilions, a central courtyard with water feature, staff offices, and art storage facilities; includes an arrival building, café, multiple other ancillary structures, and extensive landscaping.

\*Completed prior to joining Howard Shockey and Sons, Inc.

### Past Experience

HITT Contracting, Vice President/Project Executive, 2011 – 2020

Forrester Construction, Senior Project Manager, 2005 - 2010

HITT Contracting, Inc., Project Manager, 1999 - 2005

James G. Davis Construction, Project Manager, 1997 - 1999



## C. Travis Arey

### Operations Manager

Travis will oversee both the preconstruction and construction phases of the project, providing direct management oversight for the team. He is responsible for the technical and managerial leadership of the project and for coordination of subcontractor support resources. Travis will work closely with the superintendent to coordinate all onsite aspects including safety, quality, schedule and budget. He will be the primary contact to Campbell County Public Schools.

### Why Travis?

- Experienced K12 builder
- Budget conscious
- Client focused

### Qualifications

16 years in the industry

2 years with Shockey

Virginia Polytechnic Institute and State University  
MS, Architecture (Building Construction)

Marshall University  
BA, Organizational Psychology

### Certifications

Army Corps of Engineers  
Construction Quality Management for Contractors

Sediment and Erosion Control

First Aid and CPR Certified

### Project Experience

#### City of Richmond, River City Middle School, Richmond, VA

\$55M, 290,000-SF new two-story middle school with associated site amenities and improvements such as parking lots, playground areas, and sports and recreational fields.

#### Loudoun County Public Schools, Waxpool Elementary School, Ashburn, VA

\$40M, 106,000-SF new elementary school to house 875 students. The project included classrooms, media center, gymnasium, cafeteria, kitchen, and an administrative suite and an elevator.

#### Fayette County Schools, New River PK-2 / Middle School, Oak Hill, WV

\$39.5, 156,000-SF worked with ZMM on the pre-construction and construction services for a new combined pre-kindergarten through second grade and middle school facility for approximately 1200 students.

#### Raleigh County Schools, Shady Spring High School Renovations/Additions, Shady Spring, WV

\$24M, 130,000-SF worked with OWPR on the pre-construction and construction services for renovations and additions to an existing high school facility for approximately 1,000 students, totaling renovations of 85,000 square feet and additions of 45,000 square feet.

#### Marshall County Schools, John Marshall High School Additions/Renovations, Glen Dale, WV

\$36.8M, 246,000-SF construction of a new entrance with relocated and fully renovated administrative suites to provide monitored access; the project also included upgraded classrooms and new food service arrangement with unified dining area.



## Daniel (Dan) McCutcheon

### Project Manager

Dan is responsible for the technical and managerial leadership of the project and for coordination of subcontractor support resources. He will work closely with the superintendent to coordinate all onsite aspects including safety, budget, schedule and quality.

### Why Dan?

- Results-oriented
- Great communicator
- Team player

### Qualifications

17 years in the industry

2 years with Shockey

Rochester Institute of Technology, BS, Mechanical Engineering

### Project Experience

#### City of Richmond, River City Middle School, Richmond, VA

\$55M, 290,000-SF new two-story middle school with associated site amenities and improvements such as parking lots, playground areas, and sports and recreational fields.

#### Loudoun County Public Schools, Lightridge High School, Aldie, VA

\$110M, 282,064-SF construction of a new 1,800-pupil high school and associated facilities. The project includes classrooms, a media center, a cafeteria, an auditorium/theater, main and auxiliary gyms, lighted stadium, baseball and softball fields, lighted tennis courts, as well as practice and physical education fields and track and field facilities.

### Previous Employer

#### Bechtel Power Corporation, Reston, VA, 2009 – 2018

##### Wylfa Newydd Nuclear Power Plant, Anglesey, Wales

- Developed project scope, budget, and schedule as well as staffing plan
- Managed deliverables in accordance with procedures and the contract
- Responsible for technical oversight which included review and approval of all mechanical calculations, drawings, and design documents
- Interacted daily with partner and client interface on status, to resolve design issues, and development of the design

##### Vogtle Electric Generating Plant, Waynesboro, GA

This project consisted of plant/site changes to accommodate processing and storage of dry spent fuel in concrete casks. This included oversight for all disciplines on all associated design change packages regarding scope, budget and schedule.

#### DELPHI, Lockport, NY, Advanced Product Development Engineer, 2007 – 2008

Lead engineer on innovative mechanical drive technology for automotive HVAC. New product is used on a small car global platform with over a million manufactured yearly for five years encompassing approximately \$8 million for current awarded business. Technology also proposed for future pursuits and business.



## Jon Tingle

### Director of Preconstruction

Jon will oversee the development of all estimates, including the development of work scopes, quantity surveys, and labor/material calculations. He handles the solicitations for subcontractors and suppliers and analyzes subcontractor and supplier bids. He communicates openly with owners, architects, engineers and subcontractors. Jon works with the project team to analyze site logistics and schedule, and to incorporate this information into project estimates.

### Why Jon?

- Budget conscious
- Detail oriented
- Problem solver

### Qualifications

24 years in the industry

20 years with Shockey

Clemson University

BS, Construction Science and Management

### Certifications

First Aid and CPR Certified

OSHA 10 Hour Certification

### Project Experience

**Warren County Public Schools, Warren County High School, Front Royal, VA**  
\$34M, 203,755-SF design-builder with OWPR. Project was originally a middle school which was transformed into a high school.

**Hardy County Public Schools, East Hardy County and Moorefield High Schools, Moorefield, WV**  
\$39M, 126,700-SF construction manager providing preconstruction and construction services. East Hardy High School received major renovations and an addition. The oldest section of Moorefield High School was demolished, and a new facility was built with major renovations to the existing building.

**City of Richmond, Martin Luther King, Jr. Middle School, Richmond, VA**  
\$35M, 189,575-SF construction manager providing preconstruction and construction of a new middle school for 800 students, as well as creation of a pre-kindergarten curriculum for 380 students in a separate building adjacent. Work was performed in several phases while the school remained fully operational. Renovations were also made to the existing school facility at the auditorium and common areas.

**Loudoun County Public Schools, Willard Middle School, Aldie, VA**  
\$51M, 184,000-SF new middle school to house 1,350 students. The project included classrooms, media center, gymnasium, cafeteria, kitchen, and an administrative suite. Sitework consists of new playing fields, basketball courts, parking lots, bus loop and access roadway.

**Loudoun County Public Schools, Brambleton Middle School, Brambleton, VA**  
\$49M, 184,000-SF new two-story middle school for 1,350 students. The school includes classrooms, media center, gymnasium, cafeteria, kitchen, administrative suite and an elevator.

**Loudoun County Public Schools, Waxpool Elementary School, Ashburn, VA**  
\$40M, 106,000-SF construction of a new, 875 pupil elementary school and associated facilities. The project included classrooms, media center, gymnasium, cafeteria, kitchen, an administrative suite and an elevator.





## Steve Utterback, STSC

### Senior Superintendent

Steve is located on-site full-time to supervise, sequence, coordinate and monitor all work to ensure that it is completed to the highest quality standards. He manages the day-to-day efforts of the subcontractor field staff to include all subcontractor meetings and pre-task planning. Steve also assumes a role in the preconstruction phase providing input for constructability, logistics and safety.

### Why Steve?

- Field leader
- Focused on quality
- Safety conscious

### Qualifications

41 years in the industry

25 years with Shockey

James Wood HS  
Winchester, VA

Building Trades –  
Dowell J. Howard  
Vocational School

### Certifications

Safety Trained  
Supervisor, Board of  
Certified Safety  
Professionals

First Aid and CPR  
Certified

VDOT Traffic Control  
Certified

Commonwealth of  
Virginia Responsible  
Land Disturber  
Certified

### Training | Memberships

OSHA 30 Hour

Golden Hammer  
Award (1979)

### Project Experience

#### Loudoun County Public Schools, Lightridge High School, Aldie, VA

\$110M, 282,064-SF construction of a new 1,800-pupil high school and associated facilities. The project includes classrooms, a media center, a cafeteria, an auditorium/theater, main and auxiliary gyms, lighted stadium, baseball and softball fields, lighted tennis courts, as well as practice and physical education fields and track and field facilities.

#### Loudoun County Public Schools, Brambleton Middle School, Brambleton, VA

\$49M, 184,000-SF new middle school to house 1,350 students. The project includes classrooms, media center, gymnasium, cafeteria, kitchen, and an administrative suite. Sitework consists of new playing fields, basketball courts, parking lots, bus loop and access roadway.

#### Loudoun County Public Schools, Belmont Ridge Middle School, Ashburn, VA

\$18M, 156,256-SF elementary school

#### Georgetown University, Calcagnini Contemplative Center, Bluemont, VA

\$7M, 26,800-SF project includes a dining hall, a community building, courtyards, and a small chapel. A grouping of 28 small cabins can house up to 78 students. An existing historic farmhouse was relocated on the property and is slated to be rehabilitated once funding is received.

#### National Lutheran Communities & Services, The Village at Orchard Ridge, Winchester, VA

\$132M, 578,227-SF new continuing care retirement community with 339 beds comprised of cottage homes, apartments, rental apartments, independent living units, skilled nursing care, and dementia care. The community is constructed around a village green that includes a chapel. A wellness building provides an indoor pool, fitness and therapy areas, and dining for residents.

#### LifeSpire of Virginia, The Glebe Retirement Community, Daleville, VA

\$46M, 344,000-SF continuing care retirement community including 133 independent living apartments, 20 cottages, 32 assisted living beds, and 32 private nursing beds. Within the health care center, there are private beds for both short-term rehabilitative care and long-term nursing care. There is also a clinic, and a modern fitness center with indoor heated pool, hot tub, and exercise rooms for group classes.



## Randy S. Jones, AIA

CHIEF EXECUTIVE OFFICER  
PROJECT ARCHITECT/MANAGER

**OWPR**  
ARCHITECTS AND ENGINEERS

**Project Assignment:** Project Manager **Years of Experience:** 27  
**Education:** Bachelor of Architecture - VA Tech 1990 **Active Registrations:** VA, WV, NC

### Professional Summary:

I am one of the principals in charge of architectural projects at OWPR, Inc. I have a diverse career that includes over 25 years of professional practice as a Designer, Project Architect and Project Manager. I bring a cutting-edge educational design experience and extensive recreational expertise to the team.

As an Architect, I strive for inventive and aesthetically pleasing designs that meet the unique needs of each client. I want to involve my client in the design process, utilizing both experiences of the past, and the new concepts and ideas of today. I take great care to design a building that is not only aesthetically pleasing, but also sustainable. I want to complete each project to the satisfaction of the client.

Leading the talented, highly skilled team at OWPR, Inc. is exciting and rewarding. I encourage and nurture our career-minded staff, involving them in OWPR's vision for the future. Our commitment to creativity and client satisfaction are what have continually set OWPR apart for nearly five decades.

### Selected Examples of Professional Experience:

#### Frederick County Public Schools Frederick County, Virginia

- Frederick County Middle School Renovations
- Greenwood Mill Elementary School
- James Wood Middle School Renovations
- Orchard View Elementary School
- New Transportation Facility Study
- Redbud Run Elementary School
- Sherando High School
- Stonewall Elementary School
- Fourth High School

#### Galax City Public Schools City of Galax, Virginia

- Galax High School Renovation
- Galax High School New Astro-Turf Football Field and Stadium

#### Giles County Public Schools Giles County, Virginia

- Narrows Elementary/Middle School Addition & Renovations
- Eastern Elementary School Addition & Renovations Study
- Giles County Vocational Center Addition & Renovations Study

#### Lexington City Public Schools Lexington, Virginia

- Lylburn Downing Middle School Addition & Renovation
- System Wide School Study
- Harrington Waddell Elementary School

#### Montgomery County Public Schools Montgomery County, Virginia

- Auburn Elementary School
- Auburn Middle School Renovations
- Blacksburg Middle School
- Christiansburg Middle School

#### Roanoke Catholic School Roanoke, Virginia

- Master Plan Study
- New Lower School and Gymnasium
- Study for a Gymnasium Addition & Renovations

#### Roanoke County Public Schools Roanoke County, Virginia

- Roanoke County Public Schools Conditions Study

#### Marshall County Schools Marshall County, WV

- Monarch Stadium, Concessions, and Field House Additions and Renovations

#### Warren County Public Schools Warren County, Virginia

- Preliminary Design Study of 4 Schools
- Warren County High School
- Skyline High School
- Skyline High School Football Stadium

#### Wythe County Public Schools Wythe County, Virginia

- System Wide Facilities Study
- Fort Chiswell Middle School Addition & Renovations
- Jackson Memorial Elementary School Addition & Renovations
- Max Meadows Elementary School Addition & Renovations
- Rural Retreat Elementary School
- Rural Retreat Middle/High Agriculture Building
- Rural Retreat Middle School Addition & Renovation
- Rural Retreat High School Addition & Renovation
- Scott Memorial Middle School Addition & Renovations
- Spiller Elementary School Addition & Renovations
- George Wythe High School Addition and Renovation

#### Caroline County Public Schools Caroline County, Virginia

- Caroline County High School Addition and Renovation
- Madison Elementary School Addition and Renovation
- Bowling Green Elementary School Addition and Renovation

#### Waynesboro Public Schools Waynesboro, Virginia

- Waynesboro High School Addition and Renovation

#### Raleigh Public Schools Raleigh County, WV

- Shady Spring High School Addition and Renovation
- New Ridgeview Elementary School

#### Roanoke College Salem, VA

- Kerr Stadium and Soccer Fields
- New Residence Hall
- Lucas Hall Renovations
- Market Street Complex
- CAR Residence Hall
- Chesapeake Residence Hall



## William A. Shelton, PE

VICE-PRESIDENT

CIVIL ENGINEER

**OWPR**  
ARCHITECTS AND ENGINEERS

**Project Assignment:** Civil Engineer

**Years of Experience:** 27

**Education:** Bachelor of Science-- VA Tech 1992

**Active Registrations:** VA, WV, NC

### Professional Summary:

As a Civil Engineer and department head, it is my responsibility to oversee the design of all aspects of a project site in order to provide our clients with a facility that is safe, functional, efficient, and maintainable. My design and oversight responsibilities include site master planning and layout, roadway design, grading and earthworks, water and sewer system design, storm drainage, and stormwater management design and calculations, as well as erosion control design and calculations.

I also assist clients in pre-design site evaluation and feasibility studies, leading our clients through the site selection process. This also can include existing facility inventories and evaluations where I can help our clients maximize the usefulness of their existing properties. Helping our clients develop master plans of their facilities is another way that I can help them more effectively utilize what they have now and assess their needs for the future.

My goal is to provide excellent client service, to exceed your project's needs, and to add value through creative engineering solutions. OWPR's hands-on project management approach allows me to quickly identify and resolve a project's site specific issues with an emphasis on service and follow-through to project completion.

### Selected Examples of Professional Experience:

#### Bland County Public Schools Bland County, Virginia

- Site Study

#### Caroline County Public Schools Caroline County, Virginia

- System Wide School Study

#### Covington City Public Schools City of Covington, Virginia

- Covington High School Expansion Study
- Edgemont Primary & Jeter-Watson Intermediate School
- New Elementary School Site Study
- System Wide School Study

#### Frederick County Public Schools Frederick County, Virginia

- Administration Building Annex
- Administration Building Site Study
- Evendale Elementary School
- Gainesboro Elementary School
- James Wood High School Track Resurfacing
- Millbrook High School
- Millbrook High & Redbut Run Elementary Schools - MS4 Permit
- Sherando High School Track Renovation
- Sherando High School Tennis Courts
- Sherando High School Softball Field and Facilities
- Transportation/Maintenance Study
- Various Site Studies

#### Galax City Public Schools Galax City, Virginia

- Galax High School Addition & Renovation
- Galax High School Astro-Turf Football Field, Stadium, & Track

#### Giles County Public Schools Giles County, Virginia

- Eastern Elementary & Middle School Addition & Renovation
- Giles High School Football Stadium Renovations
- Giles County Technology Center Addition and Renovation
- Narrows High School Football Stadium Renovation
- Narrows High School Athletic Facilities Study

#### Lexington City Public Schools Lexington, Virginia

- Lylburn Downing Middle School Addition & Renovation
- Waddell Elementary School Study

#### Montgomery County Public Schools Montgomery County, Virginia

- Auburn Elementary School
- Auburn Middle School Renovations
- Blacksburg Middle School
- Christiansburg Middle School

- Eastern Montgomery High School
- Shawsville Middle School Addition/Renovations

#### Pulaski County Public Schools Pulaski County, Virginia

- Critzer Elementary School Addition and Renovation
- New Elementary School Site Study
- Pulaski Elementary School
- Pulaski County High School Softball Field
- Riverlawn Elementary School

#### Roanoke Catholic School Roanoke, Virginia

- Parking Lot Expansion
- Master Plan Study

#### Roanoke County Public Library - Headquarters Roanoke, Virginia

#### Tazewell County Public Schools

- Tazewell, Virginia
- Graham Intermediate School Addition

#### Warren County Public Schools Warren County, Virginia

- Skyline High School
- Warren County High School
- E. Wilson Morrison Elementary School

#### Wise County Public Schools

- Wise County, Virginia
- St. Paul High School Study

#### Wythe County Public Schools Wythe County, Virginia

- George Wythe High School Drainage Improvements
- New Pressbox at Fort Chiswell High School
- Rural Retreat Elementary School
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation





## Todd D. Poff, PE

CHIEF OPERATIONAL OFFICER

STRUCTURAL ENGINEER



**Project Assignment:** Structural Engineer  
**Education:** Bachelor of Science- VA Tech 1987

**Years of Experience:** 30  
**Active Registrations:** VA, WV, NC

### Professional Summary:

From the beginning of my career at OWPR, Inc. in 1989, I have worn many hats. I started as a Civil Engineer. After working in that department for several years, I began moving over to the Structural Engineering Department; where my true interest, and most of my training lies. I also serve as one of our Project Managers, as well as a Principal.

As a Structural Engineer, it is my responsibility to insure the safety of the structures I design, as well as that of any occupants inside those structures. I take that responsibility very seriously. As a member of the design team, I understand that the structural system of a building needs to have the least amount of impact possible on the architectural design and on the way our clients use our buildings. It is that kind of teamwork, with all major design disciplines in-house, that allows me to say with confidence we provide our clients with a building design that will not only meet their needs but will be a place they can enjoy for many years to come.

### Selected Examples of Professional Experience:

#### Covington City Public Schools City of Covington, Virginia

- Edgemont Primary & Jeter Watson Intermediate Combined School
- System Wide Facility Study

#### Frederick County Public Schools Frederick County, Virginia

- Arnel Elementary School
- Admiral Richard E. Byrd Middle School
- Evendale Elementary School
- James Wood Middle School Addition and Renovation
- Middletown Elementary School Addition
- Old Frederick County Middle School Investigation
- Transportation Facility

#### Giles County Public Schools Giles County, Virginia

- Narrows Elementary/Middle School Addition & Renovation
- Giles High School Renovation
- Giles County Technology Center Addition and Renovation
- Macy McClaugherty Roof Renovation
- Narrows High School Renovation

#### Lexington City Public Schools Lexington, Virginia

- System Wide Facilities Study
- Lylburn Downing Middle School Addition and Renovation

#### Madison County Public Schools Madison County, Virginia

- Waverly Yowell Elementary School

#### Montgomery County Public Schools Montgomery County, Virginia

- Blacksburg Middle School
- Christiansburg Middle School
- Auburn Strand Facilities Study
- Falling Branch Elementary School - Additions and Renovations
- Blacksburg High School

#### Pulaski County Public Schools Pulaski County, Virginia

- Riverlawn Elementary School
- Snowville Elementary School Addition and Renovation

#### Rappahannock County Public Schools Rappahannock County, Virginia

- Rappahannock County Elementary School

#### Rappahannock Electric Maintenance Facility Front Royal, VA

#### Roanoke County Public Library Roanoke, Virginia

- Glenvar
- Vinton
- South County

#### Marshall County Schools Marshall County, West Virginia

- John Marshall Stadium Renovations

#### Wirt County Schools Wirt County, West Virginia

- Wirt County Middle School Renovations

#### Warren County Public Schools Warren County, Virginia

- Skyline High School
- A.S. Rhodes Elementary School Renovations

#### Wythe County Public Schools Wythe County, Virginia

- George Wythe High School Agriculture Building
- Jackson Memorial Elementary School Addition & Renovation
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation
- Rural Retreat Elementary School
- Rural Retreat Middle School Addition and Renovation
- Rural Retreat High School Addition and Renovation
- System Wide Facilities Study
- George Wythe High School - Additions and Renovations

#### Raleigh County Schools Beckley, West Virginia

- Ridgeview Elementary School

#### InnovAge Roanoke (Salem)

#### Kollmorgan - Radford, VA Structural Analysis of Floor System

#### Carilion New River Valley Medical Center Radford, VA

- Cardiology Expansion

#### Collins UTC Aerospace Entire Plant Structural Analysis

#### Volvo New River Valley Plant Dublin, VA

- Cab Trim Building
- Multiple Crane Analysis/Relocation Projects





#### Education

Master of Science Architectural Engineering, Pennsylvania State University, 1973

#### Professional Licensure

WV, VA, PA, OH, TN, KY, NY, NH, ME, NC, SC, FL, NJ, GA

#### Contact Information

ZMM Architects and Engineers  
222 Lee Street West  
Charleston, WV 25302

Phone: 304-342-0159  
E-mail:  
rzd@zmm.com

## Bob Doeffinger, PE Mechanical Engineer, Plumbing & Fire Protection

As ZMM's Principal Engineer, Mr. Doeffinger is in charge of the engineering disciplines, it is his responsibility to ensure that the mechanical and electrical engineering components of ZMM's design are coordinated and integrated into the final product.

After graduate school in Architectural Engineering, Mr. Doeffinger joined ZMM. He has over 35 years design experience in mechanical and electrical systems for buildings. He has a broad range of engineering experience in education, industrial and manufacturing facilities, large retail, correctional and jails, office buildings, and military facilities.

Mr. Doeffinger is responsible for new design and retrofit of chilled water systems for all building types including large regional shopping malls. He is involved daily with the firm's selection of appropriate systems for all building types and performs life-cycle cost analysis and energy studies.

#### The following are relevant areas of expertise as they pertain to our proposed team to support this effort:

##### Mechanical Engineering Services

- HVAC Design
- Plumbing Design
- Energy Modeling and Life Cycle Cost Analysis

#### Bob has recently acted as the Mechanical Engineer on the following projects:

- Mountain Valley Elementary School - Bluefield, WV
- Explorer Academy - Huntington, WV
- Southside Elementary School and Huntington Middle School - Huntington, WV
- Edgewood Elementary School - Charleston, WV
- Mary C. Snow Elementary School - Charleston, WV
- Gauley River Elementary School - Craigsville, WV
- Kenna Elementary School - Kenna, WV
- Glenwood Elementary School - Princeton, WV
- Barboursville Middle School - Barboursville, WV
- Lincoln County High School - Hamlin, WV
- St. Albans High School - St. Albans, WV





## Ivan Herndon

### Electrical Engineer, Audio/Visual & Security

Mr. Herndon serves as an Electrical Engineer with ZMM providing electrical design services for a vast number of projects consisting of commercial, educational, correctional, institutional, and military facilities.

**The following are relevant areas of expertise as they pertain to our proposed team to support this effort:**

- Electrical Engineering ,Audio/Visual & Security Services

**Ivan has recently acted as the Electrical Engineer on the following projects:**

- Fayette County Schools Renovation/Expansion - Fayette County, WV
  - Midland Trail High School
  - Fayetteville PK-8
  - Valley PK-8
- Intuit Prosperity Hub Renovation - Bluefield, WV
- WVSOM Tech Center Expansion - Lewisburg, WV
- Marshall University Smith Hall Study - Huntington, WV
- CEF 10 Year Building Evaluations
  - Raleigh County Schools, WV
  - Jackson County Schools, WV
  - Kanawha County Schools, WV
- State Office Building #6 Renovation - Charleston, WV
- Governor's Mansion Board House Renovation - Charleston, WV
- Marriott Hotel Electrical Upgrade Study - Charleston, WV
- Ravenswood Municipal Building Assessment - Ravenswood, WV
- CAMC Chiller Pump Replacement - Charleston, WV
- CAMC AP Lab HVAC Upgrades - Charleston, WV
- Appalachian Regional Hospital - Various Projects
  - Tug Valley, WV HVAC Replacements
  - Summers County, WV HVAC Replacements

#### Education

Bachelor of Science in Electrical Engineering, Virginia Commonwealth University, Richmond Virginia, 2009

#### Professional Licensure

WV & VA

#### Contact Information

ZMM Architects and Engineers  
222 Lee Street West  
Charleston, WV 25302

Phone: 304-342-0159  
E-mail:  
herndoni@zmm.com



## Qualifications and Experience

## Section 1 (Team Experience)

### Collaborative Experience

Howard Shockey and Sons, Inc. and the lead design professional (OWPR/ZMM) have experience together on multiple successful project over the years, sharing an intimate history with a multitude of delivery methods including PPEA/design-build, design-bid-build, and construction management projects. This working relationship spans more than 20 years. In addition to Shockey and OWPR/ZMM's prior work experience, Travis Arey has personally worked with OWPR/ZMM on several projects over the past 12 years, including the recent high school addition and renovation project for Shady Spring High School in Raleigh County, WV. Mr. Arey's team coordinated the program, developed the project budget, created a construction phasing plan with the coordination of OWPR/ZMM, provided construction oversight, and coordinated daily activities with the school staff. This 1000 student high school project remained fully occupied with students, teachers and staff for the duration of the project. Mr. Arey's team provided a cost benefit analysis comparing the provision of portable classrooms versus remaining in the existing school during construction. The construction phasing plan was developed in close coordination with OWPR/ZMM and the school staff, encompassing 12 separate areas and several phases of construction spread over a period of 16 months.

Shockey and OWPR have successfully partnered on the following Virginia PPEA design-build projects:

- Skyline High School, Front Royal, VA
- East Warren County High School, Front Royal, VA
- Greenwood Mill Elementary School, Winchester, VA
- Manassas Park Community Center, Manassas, VA

In addition, the Shockey/OWPR team has successfully completed the following projects:

- Admiral Richard E. Byrd Middle School
- Bing Crosby Baseball Stadium Renovation & Addition
- East Warren County High School
- Greenwood Mill Elementary School
- James Wood High School Ridge Campus Athletic Field
- James Wood High School Ridge Campus Renovations
- James Wood Middle School Additions/Renovations
- James Wood Middle School-HVAC/Roof Renovations
- Millbrook High School
- Park Community Center
- Redbud Run Elementary School
- Senseny Road Elementary School Addition
- Sherando High School Addition
- Skyline High School
- Stonewall Elementary School

Please refer to the following pages for select project overviews.

## Skyline High School | PPEA

### Front Royal, VA



**Delivery Method:** PPEA Design-build

**Project Type:** New Construction

**Size:** 226,200-SF

**Completed:** September 2007

**Owner:** Warren County Public Schools, 210 N. Commerce St., Front Royal, VA

**Architect:** OWPR, Inc.

Skyline High School is a two-story high school consisting of structural steel, metal studs and brick veneer structure. The new school has traditional and special education classrooms that meet state standards. Modern space was included for art, music and performing arts, as well as space for business education, foreign languages, journalism, marketing, technology education and photography. The football/soccer stadium seats 3,400 and there are track facilities, softball fields, practice and physical education fields, and tennis courts.





## East Warren County High School | PPEA

### Front Royal, VA



**Delivery Method:** PPEA Design-build

**Project Type:** Renovation and Addition

**Size:** 203,755-SF

**Completed:** October 2007

**Owner:** Warren County Public Schools, 210 N. Commerce St., Front Royal, VA

**Architect:** OWPR, Inc.

Warren County High School was originally a middle school, transformed into a high school by the Shockey/OWPR team. Total renovated space was 94,935 SF, and a 108,820 SF addition was constructed. The facility includes traditional and special education classrooms to meet state standards.

The facility also includes electronic classrooms, computer-assisted drawing laboratories, an 800-seat auditorium and small outdoor amphitheater, as well as a 3,400-seat football stadium, tennis courts, and soccer, softball and PE fields.



## Greenwood Mill Elementary School | PPEA

Winchester, Virginia



**Delivery Method:** PPEA  
**Project Type:** New Construction  
**Size:** 100,465-SF  
**Completed:** August 2009  
**Owner:** Frederick County Public Schools  
**Architect:** OWPR, Inc.

This single-story elementary school--located in the center of residential neighborhoods--allows 750 students to learn in a cutting-edge environment.

The school includes K-5 classrooms, multi-purpose space, activities rooms, lab space and a 400-seat gymnasium. Frederick County's Parks and Recreation Department utilizes space within the school, which sits on a 15.8 acre site that was acquired by Shockey as part of the public-private partnership.

Frederick County selected Shockey through the PPEA process. Shockey's proposal was selected "because it offered the best value in consideration of the evaluation criteria".





## Admiral Richard E. Byrd Middle School

Winchester, Virginia



**Delivery Method:** General Contractor  
**Project Type:** New Construction  
**Size:** 159,000-SF  
**Completed:** August 2005  
**Owner:** Frederick County Public Schools  
**Architect:** OWPR, Inc.

The exterior is designed to resemble an old schoolhouse, with three connected buildings located on a 30-acre site. Each building is divided into separate wings to serve specific grade levels. The commons area features a full-size stage with adjoining band, choral practice and dressing rooms. Team lockers rooms have direct access to the play fields and adjoin a full-size 1,000 seat gymnasium. Ag and Tech labs are conveniently located for both school and after school activities.

Despite unseasonably heavy rains during construction, which challenged our crews to remain innovative and adaptable, the school opened on time.



## 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 P3, LLC's work will generally extend through a one-year guarantee/warranty period after final completion of construction of the work. If desired, extended warranties can be discussed by Campbell County Public Schools.

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

As providers of professional services, OWPR will not be constructing or installing any 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. Errors and omissions coverage will apply.



*Milton Middle School*



- c. For each firm or major subcontractor (\$1 million or more) that will be utilized in the project, provide a statement listing all of the firm's prior projects and clients for the past 3 years with contact information for such clients (names/addresses/telephone number). If a firm has worked on more than ten (10) projects during this period, it may limit its prior project list to ten (10), but shall first include all projects similar in scope and size to the proposed project and, second, it shall include as many of its most recent projects as possible. Each firm or major subcontractor shall be required to submit all performance evaluation reports or other documents in its possession evaluating the firm's performance during the preceding three years in terms of cost, quality, schedule, safety and other matters relevant to the successful project development, operation, and completion.

### Howard Shockey and Sons, Inc. – Past Projects

Please see the table below for a truncated list of similar projects completed in the last 10 years. In addition to the projects highlighted herein, Shockey has also successfully delivered a substantial number of projects in the medical, industrial and senior living markets. While projects are not individually evaluated for performance, routine safety inspections and information customer satisfaction inquiries are performed. Each project has been delivered in a manner satisfying or exceeding the terms of the project agreement.

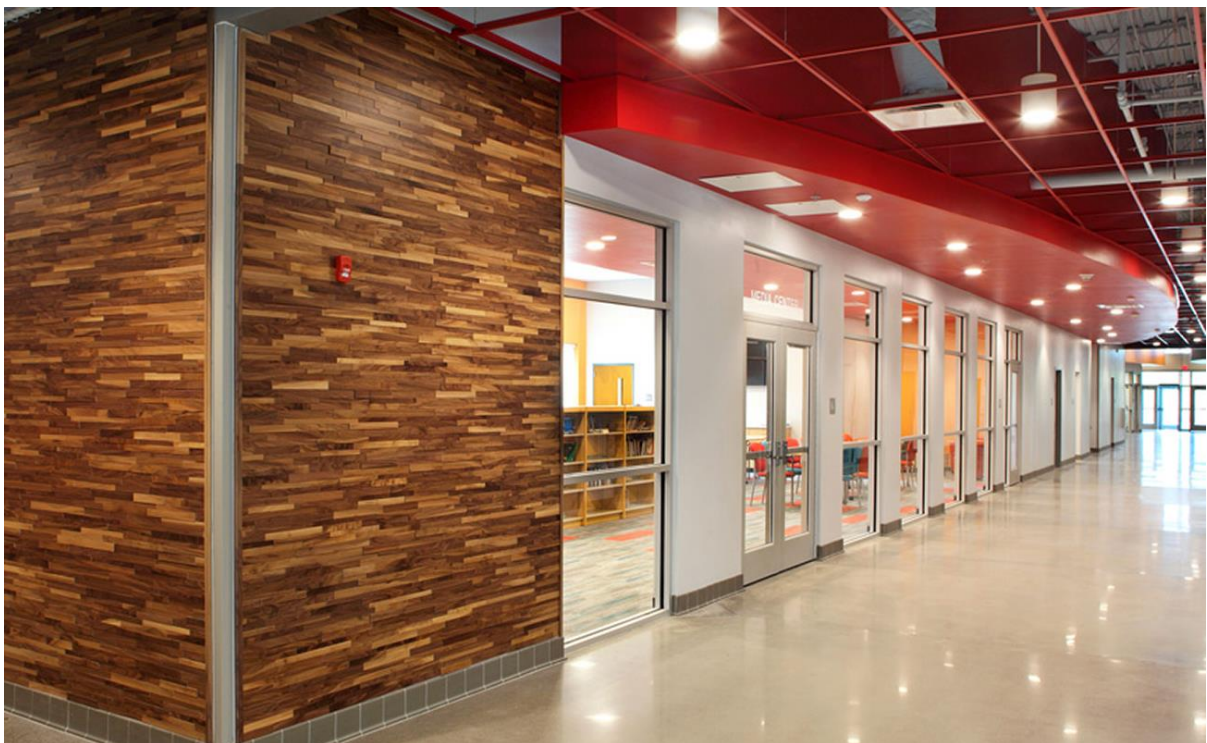
Project	Owner	Project Type
<b>Loudoun County Public Schools Willard Middle School (MS-7)</b> 40929 Braddock Road Aldie, VA	Loudoun County School Board Scott Klose 21000 Education Court Ashburn, VA 20148 (571) 252-1161	New
<b>Loudoun County Public Schools Brambleton Middle School (MS-9)</b> 23070 Learning Circle Brambleton, VA	Loudoun County Public Schools Gary Van Alstyne 21000 Education Court, Suite 210 Ashburn, VA 20148 (571) 252-1161	New
<b>Warren County Public Schools Warren County Middle School</b> 1519 Happy Creek Road Front Royal, VA	Warren County Public Schools Melody Sheppard 210 North Commerce Avenue Front Royal, VA 22630 (540) 635-2171	New
<b>Loudoun County Public Schools Madison's Trust Elementary School (LCES-27)</b> 42380 Creighton Road Ashburn, VA	Loudoun County Public Schools Scott Klose 21000 Education Court, Suite 210 Ashburn, VA 20148 (703) 475-3360	New
<b>City of Richmond Public Schools Martin Luther King, Jr. Middle School</b> 1000 Mosby Street Richmond, VA	City of Richmond   AECOM Michael McIntyre 900 East Broad Street, Room 1104 Richmond, VA 23219 (781) 572-6014	New
<b>Clark County Public Schools Clarke County High School</b> 710 W Main Street Berryville, VA	Clarke County School Board Randy Trenary 309 West Main Street Berryville, VA 22611 (540) 955-6100	New
<b>Montgomery County Public Schools Price's Fork Elementary School</b> 4021 Price's Ford Road Blacksburg, VA	Montgomery County Public Schools Dan Berenato 1175 Cambria Street Christiansburg, VA 24073 (540) 382-5141	New

<b>Loudoun County Public Schools Tuscarora High School</b> 801 North King Street Leesburg, VA	Loudoun County School Board Kevin Lewis 21000 Education Court Ashburn, VA 20148 (571) 252-1161	New
<b>Rockingham County Public Schools East Rockingham High School</b> 250 Eagle Rock Road Elkton, VA	Rockingham County School Board Steve Reid 1210 N. Liberty Street Harrisonburg, VA 22802 (540) 564-3230	New
<b>Winchester Public Schools Handley High School</b> 425 Handley Boulevard Winchester, VA	Winchester Public Schools Kevin McKew 12 North Washington Street Winchester, VA 22601 (540) 667-4253	Addition and Renovation

## OWPR – Past Projects

Project	Owner
<b>Shady Spring High School</b> Additions and Renovations <b>Ridgeview Elementary School</b> New Construction	Raleigh County Schools 105 Adair Street Beckley, WV 25801 David Price, Superintendent cdprice@k12.wv.us (304) 256-4500
<b>Waynesboro High School</b> Additions and Renovations	Waynesboro Public Schools 301 Pine Avenue Waynesboro, VA 22980 Dr. Jeff Cassell, Superintendent jcassell@waynesboro.k12.va.us (540) 946-4600
<b>George Wythe High School</b> Additions and Renovations	Wythe County Public Schools 1570 W. Reservoir Street Wytheville, VA 24382 Scott Jefferies, Superintendent sjefferies@wythek12.org (276) 228-5411
<b>Harrington Waddell Elementary School</b> New Construction	Lexington City Public Schools 300-A White Street Lexington, VA 24450 Scott Jefferies, Former Superintendent of Lexington City Public Schools sjefferies@wythek12.org (276) 228-5411
<b>Orchard View Intermediate School Addition</b> New Construction	Berkeley County Schools 1453 Winchester Avenue Martinsburg, WV 25405 Dr. Patrick Murphy, Superintendent patrickmurphy@l12.wv.us (304) 267-3500
<b>A.S. Rhodes Elementary School</b> Renovations	Warren County Public Schools 210 North Commerce Avenue Front Royal, VA 22630-4419 Mrs. Melody Sheppard, Superintendent msheppard@wcps.k12.va.us (540) 636-4195

Secure Entrances at 6 Facilities Fourth High School	Frederick County Public Schools 1415 Amherst Street Winchester, VA 22601 Dr. David Sovine, Superintendent sovined@fcpsk12.net (540) 662-3888
T.A. Lowery Elementary School HVAC Replacement	Jefferson County Schools 110 Mordington Avenue Charles Town, WV 25414 Dr. Bondy Gibson, Superintendent Bondy.gibson@k12.wv.us (304) 728-9225
Monarch Stadium Renovations	Marshall County Schools 214 Middle Grave Creek Road Moundsville, WV 26041 Michael Price, Facilities Director Michael.x.price@k12.wv.us (304) 843-4400
Cab Trim Building New Construction	Volvo Group Trucks Operation Americas Cab & Vehicle Assembly 4881 Cougar Trail Road Dublin, VA 24084 Chris Urbane, Project Manager Christopher.urbane@volvo.com (540) 577-7005



*New River Primary School*

- d. Provide the names addresses, and telephone number 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:

Jeff Boehm, President  
Howard Shockey & Sons, Inc.  
1057 Martinsburg Pike  
Winchester, VA 22603  
Direct Dial (Cell): (540) 323-3246  
Email: [jboehm@howardshockey.com](mailto:jboehm@howardshockey.com)

Randy Jones, Chief Executive Officer & Architect  
OWPR, Inc.  
200 Country Club Drive, Plaza 1, Ste. E  
Blacksburg, VA 24060  
Direct Dial: (540) 552-2151  
Email: [rjones@owpr.com](mailto:rjones@owpr.com)

- e. Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.

As stated in Addendum 2, "Audited financial statements are only required from the company that will be signing the comprehensive agreement, if selected."

- f. Identify 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 Interest Act, Chapter 31 (§2.2-3100 et seq.) of Title 2.2.

The proposer knows of no persons on its team who would be obligated to disqualify themselves from participation in any transactions arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§2.2-3100 et seq.) of Title 2.2.

- g. Identify proposed plan for obtaining sufficient numbers of qualified workers in all trades or crafts required for the project.

Shockey maintains, and routinely refreshes, a database of subcontractors and suppliers throughout the mid-Atlantic region for each subdivision of work used in building construction. Shockey's reputation for honesty and fair play with the various subcontractors who will successfully complete the new Rustburg Middle School is unparalleled. These contractors know that Shockey will treat them fairly and see that they are paid promptly – all while protecting the interests of Campbell County. They know this because we are working together on projects every day. In return, these subcontractors will favor Shockey with the best labor and the most competitive pricing, thereby increasing efficiency and lowering the overall job cost.

Shockey has completed multiple complex projects in the south-central Virginia market. These projects were successful due in part to the relationships that Shockey has developed with the subcontractor based in the Shenandoah Valley and the New River Valley, as well as in Richmond and northern Virginia. Many of these subcontractors and suppliers have dealt with Shockey and OWPR for decades.

- h. Provide information on any training programs, including but not limited to apprenticeship programs registered with the U.S. Department of Labor or a State Apprenticeship Council, in place for employees of the firm and employees of any member of a consortium of firms.

While Shockey does not currently conduct training or apprenticeship programs which meet the requirements of the organizations noted above, Shockey regularly trains its employees to improve their work-related skill sets and to enhance their eye for (and reaction to) safety issues in the field. This training takes the form of in-house seminars, expert-guided training programs, peer group interaction, OSHA-guided programs, and one-on-one mentoring.

- i. Provide information on the level of commitment by the firm or consortium of firms to use Department of Minority Business Enterprise certified firms in developing and implementing the project.

Shockey will take the following steps to maximize outreach efforts and to encourage certified Minority Owned Business and Emerging Small Business (MBE/ESB) firm participation by addressing the following areas:

### Step 1 - Project Awareness

The primary goal during the Project Awareness phase is to maximize awareness and interest in the project by utilizing outreach vehicles to notify, educate and engage the MBE/ESB subcontracting and vendor communities about upcoming contract and workforce opportunities. General strategies include:

1. Database review - Shockey will lead the effort in obtaining contact information for MBE/ESB contractors and vendors. Our search will encompass local and national databases, minority-focused organizations, relevant publications, and our own databases from previous and current projects.
2. Targeted outreach events – Shockey’s outreach and project promotion events can include networking conferences and participation in local tradeshow and expos. This will provide the MBE/ESB community with opportunities to meet the project team members and learn about upcoming bids.
3. Coordination with local minority purchasing organizations – Shockey will contact the appropriate local and/or state agencies to determine how we can best include minority purchasing organizations from the project’s area.
4. Advertising and website outreach – Shockey will advertise in local trade publications and on appropriate local websites.

Emphasis is placed on outreach efforts that will maximize participation while, at the same time, identifying those minority business enterprise firms that will provide the quality, safety, and timeliness of construction that Shockey demands on each of its projects.

### Step 2 - Project Preparation

Shockey will take the following steps to prepare scope and packages to maximize MBE/ESB participation:

1. Creative bid packaging – Shockey will identify contracting strategies that enable more MBE/ESBs to bid projects competitively.
2. Prequalification and certification assistance – Shockey will provide technical assistance to MBE/ESB s to complete our prequalification process.

### Step 3 - Project Procurement

The following events and activities directly engage the MBE/ESB firm in the process:



1. Networking and matchmaking events – Meet directly with the MBE/ESB community to discuss the project.
2. Bid notifications/bid dates/deadlines and processes – Communicate details, deadlines and other information via email or direct telephone calls with the MBE/ESBs.
3. Preliminary bid meetings – MBE/ESBs meet one-on-one with the preconstruction team.
4. Post-bid results – Share results with all bidding MBE/ESBs whether or not they were the successful bidder. Review their bids to identify areas for development.

#### Step 4 - Project Participation

Throughout the life of the project, Shockey will take steps to assist participating MBE/ESBs and to ensure effective communication. Measures include:

1. Preconstruction meetings – These meetings are standard for any project and can proactively identify any MBE/ESBs who need further assistance.
2. Progress meetings – Identify a project team member who will be the Diversity contact to monitor project progress and track achievement.

#### Step 5 - Project Closeout

At the conclusion of the project, Shockey will prepare final reporting and evaluate the success of outreach efforts.

- j. For each firm or major subcontractor that will perform construction and/or design activities, provide the following:
- (1) A sworn certification by an authorized representative of the firm attesting to the fact that the firm is not currently debarred or suspended by any federal, state or local government entity.
  - (2) A completed qualification statement that reviews all relevant information regarding technical qualifications and capabilities, firm resources and business integrity of the firm, including but not limited to, bonding capacities, insurance coverage and firm equipment. This statement shall also include a mandatory disclosure by the firm for the past three years of any of the following conduct:
    - (A) Bankruptcy filings
    - (B) Liquidated damages
    - (C) Fines, assessments or penalties
    - (D) Judgments or awards in contract disputes
    - (E) Contract defaults, contract terminations
    - (F) License revocations, suspensions, other disciplinary actions
    - (G) Prior debarments or suspensions by a governmental entity
    - (H) Denials of prequalification, findings of non-responsibility
    - (I) Safety past performance data, including fatality incidents, "Experience Modification Rating," "Total Recordable Injury Rate" and "Total Lost Workday Incidence Rate"
    - (J) Violations of any federal, state or local criminal or civil law
    - (K) Criminal indictments or investigations
    - (L) Legal claims filed by or against the firm

Please refer to Appendix A for certifications and qualifications statements.

- k. Worker Safety Programs: Describe worker safety training programs, jobsite safety programs, accident prevention programs, written safety and health plans, including incident investigation and reporting procedures.

## Corporate Safety Overview and Implementation

Shockey's safety program and overall safety approach is developed around the focus on accident prevention, for our employees, subcontractors, and the community surrounding the project. We maintain a corporate risk management plan, which is then customized into a site-specific plan for the project. This plan, compiled with any client safety requirements, is then included in all subcontract agreements issued on the project. Potential hazards are addressed in this project safety and health plan. The plan includes control measures for worker safety and public liability issues, detailed subcontractor safety requirements, a site-specific emergency action plan, and safety responsibilities for project supervision.

Each project field employee and subcontractor is expected to comply with all OSHA standards and to understand the requirements of the project safety and health plan. Upper management, jobsite project managers and jobsite supervisors actively stress to subcontractors the importance pre-planning work, working safely without taking shortcuts and not allowing conditions where chances can be taken.

### Safety Leadership

Our Safety Director, Ron Collins, develops the overall safety policies, conducts training and makes periodic on-site inspections. He is assisted by Tom Aldstadt, Safety Manager. Ron reports directly to Jeff Boehm, President. For each project, Ron meets with the project staff to develop a Project Safety Plan to specifically address the safety planning and requirements of each individual project.

Once work begins, each team member will be responsible for ensuring successful implementation of the site-specific safety plan. Shockey empowers each and every employee to immediately stop work if a safety concern is identified.

### Safety Training

Effective implementation of any safety program depends on effective training, and training is an important aspect of our safety program. Each employee is trained to identify construction hazards in the field, know how to correct them, and foresee potential hazards that future work will present.

At hire, each new Shockey employee receives an employee safety handbook and a review of Shockey's commitment to safety, expectations, and procedures. All Shockey supervisors, including superintendents, foremen, leadmen, project managers, and project engineers, are OSHA 30-Hour Certified. The majority of our superintendents hold the Safety Trained Supervisor Construction (STSC) Certification, a program administered by the Board of Certified Safety Professionals. The certification is focused on safety and health training, ensuring regulatory compliance, coordinating safety hazard corrections, and monitoring for job hazards in a supervisory capacity.

Supervisory staff also receive regular safety training and have up-to-date CPR, first aid, and AED training.

### Subcontractor Safety Expectations

Prior to jobsite mobilization, each subcontractor is required to perform a project safety analysis to address its specific scope of work, and a pre-construction safety meeting is held to review the plan, employee training, and any specific qualifications or certifications that may be required to execute the work, such as crane certifications or lift plans.

Prior to starting work, each trade worker is required to attend a site-specific project orientation, which reviews safety protocols for the project, emergency procedures, and any potential jobsite hazards. Each worker will be issued an orientation sticker that provides documentation proof of the training.

Each subcontractor is also required to have a 10-hour OSHA-trained representative on site, full-time, while they are performing work.

Every morning, a team huddle is held on site with all subcontractors to discuss the day's work, any changes in jobsite conditions, and review inspections for any cranes or scaffolding in use. Each work crew identifies the day's tasks, the risks associated with those tasks, and the steps each worker needs to take to avoid those risks.

### Implementation of Safety Measures

The Project Safety & Health Plan addresses on-site activities and subcontractor requirements for implementation. A specific contract section is developed to include these requirements in each subcontractor agreement, binding them to the safety requirements for the job, including any specific client requirements.

The project superintendent, Steve Utterback will ensure daily on-site compliance to the Project Safety & Health Plan by conducting on-site construction activities reviews and by notifying employees and subcontractors of developments that may affect their safety planning. Daily inspections are documented in the superintendent's daily report. On a weekly basis, Steve Utterback will conduct a formal weekly inspection. Any findings are reviewed with the subcontractor for immediate correction.

Ron Collins will conduct weekly inspections of project sites and meet with the project team and subcontractors to review any needed corrective measures and discuss any upcoming work to address risk planning.

Additional safety inspections include:

- Bi-weekly safety inspections by the Project Engineer
- Monthly safety audit by the Project Manager

Jobsite progress meeting discussions consistently address safety awareness as an integral part of the overall project management approach. All subcontractors are required to comply with the Project Safety & Health Plan, as well as all state and federal safety requirements.

The Project Safety & Health Plan also includes disciplinary actions that are enforced by the project team and safety director. Although our team policy is compliance through education, training and positive reinforcement, disciplinary actions are necessary for those who refuse to comply. Disciplinary actions for non-compliant workers range from a limited number of allowable infractions to removal from the job site.

## Incident Reporting

Shockey will investigate all work-related incidents and near-miss incidents involving employees or company property, to develop preventative measures and implement corrective actions. Incidents will be investigated at a level commensurate with incident severity.

All employees are required to report any of the following circumstances to their immediate supervisor:

- Incidents resulting in injury or illness of any magnitude (including first aid related cases).
- Incidents resulting in property or equipment damage of any magnitude (to confirm whether property or equipment has been damaged to a point of being hazardous to operate or use).
- Any near miss incidents that could potentially have resulted in injury or illness to an employee or property damage.
- The Safety Department is required to report all required incidents to OSHA within 8 hours or 24 hours, as determined by requirements. Additional notification should be given to the client within 24 hours

## Safety Innovations

Shockey utilizes building information modeling (BIM) to simulate and analyze potential problems before they occur on the jobsite. With a virtual simulation of the project site, we analyze project layouts and logistics to evaluate appropriate control barriers, staging zones, and access points.

- I. Virginia Code 22.1-296.1C provides: “As a condition to awarding a contract for the provision of services that require the contractor or his employees to have direct contact with students on school property during regular school hours or during school-sponsored activities, the school board shall require the contractor and, when relevant, any employee who will have direct contact with students, to provide certification that has all persons who will provide such services have not been convicted of a felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child.” Identify the proposed plan for complying with the intent of Va. Code §22.1-296.1C if the contractor, or its employees or subcontractors, will have direct contact with students.

As a long-tenured builder of schools in the Commonwealth, Shockey performs a background check on all new hires and routinely provides updated certification (to meet the requirements of the Virginia Code) for each Shockey team member engaged on the project. In addition, Shockey will provide notice of this Virginia Code requirement to all subcontractors bidding the project, and will make this certification (by all subcontractors) a condition upon which each firm is selected for the project. Finally, Shockey’s subcontract language will clearly require that each subcontractor provide a list of every employee engaged on the project, with a regular update/confirmation of that list to be provided with each monthly payment application. All staffing will be in full compliance with Va. Code §22.1-296.1. Contractor certification for employees who come in direct contact with students, as is the case on many past scholastic projects.

Background checks and drug testing are required for all new hires and will be required of all employees who will work in direct contact with students at Rustburg Middle School.



## Project Characteristics

## Section 2

- a. Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.

The proposed project conceptual plan is for a 700-student middle school that can be easily expanded. The exterior façade is a traditional red brick. The proposed windows are operable and allow for natural light throughout the building. The look of the main façade is traditional with Jeffersonian columns that give the school a distinctive feel that will fit in with the community. The roofs are predominantly a fully adhered, low slope membrane roof that can provide a 20 year warranty. If sloped, standing metal roofs are desired, the simple plan layout can accommodate these. The layout of the building is zoned around a central commons space that forms the spine of the building. The classroom wings are designed to be secured from the central commons space after hours or during an emergency. Off of the central commons space, there is an administration/guidance area with a secure waiting area to minimize visitors coming into the school. Adjacent to the main entrance is a multi-purpose room that can be used by the community after regular school hours. A full size, high school regulation gym, a wrestling room and boys and girl's locker areas are located in an area off of the central commons. A career and technical education is also located off of the main spine. The central feature of the building is a 2 story multi-media center with an adjacent outdoor learning classroom. The commons space ends at the cafeteria, stage and kitchen. A separate fine and related arts wing is located behind the stage area. The very simple and efficient layout provides a very flexible education facility that can accommodate different levels of collaborative and project-based learning. Mechanical and electrical systems can be analyzed and determined once Owner input has been provided.

### A Note Regarding Collaborative Learning Environments

Today's schools need to be designed to accommodate a wide range of teaching and learning strategies. Schools need to have flexible instructional delivery methods that utilize online information, partnerships and collaboration. In addition, project-based learning allows students to combine multi-disciplinary activities into a project that draws from Science, Technology, Engineering and Math (STEM). Collaborative learning environments must provide space for students and instructors to gather in large groups, participate with others across the globe, work together in small Teams and work independently. For these reasons, classrooms are designed differently to allow for these different instructional and learning strategies. Today's classrooms must function beyond the typical lecture delivery method. They must be flexible and have furnishing that allow for students to reconfigure the room to work independently, in small groups and gather for group instruction. Technology must be diverse and flexible as well. Classrooms will have multiple instructional walls that include touch screen smart televisions, writeable wall surfaces for brainstorming and the ability for students to develop and share their ideas to their Team. A STEM lab can also be a great break out resource area that provides space for dreaming, innovation, invention, proto-typing and presentation. These areas can include engineering/design labs, 3D printers for proto-typing and mechatronics shops that allow students to access digital materials processing equipment such as plastic and metal plasma cutters. Hi-intensity and Lo-intensity labs can provide smaller STEM labs that can function for science instruction, engineering and project assembly. Common areas throughout the building must also be multi-functional to allow students opportunities to function semi-independently and small groups to further encourage collaboration. Modern schools also include a high level of transparency so that instructors and students can see the great things that others are doing in school. For security, areas of the building are designed to be zoned for emergency lockdown to limit areas where intruders can access.

b. Identify and fully describe any work to be performed by the County or any other public entity.

Campbell County Public Schools will provide project financing and overall project administration with Shockey P3, LLC, as well as coordination with Campbell County Public School staff, teachers and community. Typical day-to-day decisions during the planning, design and construction process will be made by Campbell County Public Schools. Campbell County Public Schools will also provide coordination and relocation to the new school facility. Other items that will likely be provided by Campbell County include:

- Construction Material Testing
- Special Inspections
- Wetland Delineation
- Environment Site Assessment
- Archeological Investigation
- Traffic Studies
- Building Commissioning
- Utility Connection Fees
- Hazardous Material Testing
- Land Acquisition and/or Zoning
- Right of Ways

If desired, Shockey can assist in the procurement and award of these services.

c. 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.

A project schedule for obtaining permits will be included with our Stage 2 proposal. Specific permits will be outlined and scheduled in cooperation with local, state and federal agencies early in the planning and design phase. Required permits / approvals follow:

- Grading / Land Disturbance Permit
- Erosion & Sediment Control Permit
- VSMP General Permit for Discharges of Storm water
- Entrance Permit
- Building Permit
- Trade Permits (associated with the Building Permit)

d. Identify any anticipated adverse social, economic and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project. Indicate if environmental and archaeological assessments have been completed.

Environmental and archaeological investigations have not been performed by Shockey P3, LLC in preparation of this proposal; thus, there are no known impacts. Shockey will coordinate with Campbell County Public Schools in order to review existing documentation and/or studies, and the necessary measures required to address concerns and to proceed, without interruption to the project.

e. Identify the projected positive social, economic and environmental impacts of the project, measured against the County's comprehensive land use plan and applicable ordinances and design standards.

As adopted in the 2017 Campbell County Capital Improvement Plan, this capital investment will reduce Campbell County's future economic burden by providing a facility with reduced life cycle costs, providing accommodation for future land development, and mitigating the negative impacts of anticipated residential growth.

The Rustburg Middle School project will be executed to exceed current design standards. The Shockey P3, LLC team, will provide a facility with enhanced internal and external design elements, including thermal comfort, indoor air quality, lighting, and noise attenuation. The Shockey P3, LLC team is committed to providing a facility mindful of life cycle, economic, and environmental impacts. The integration of sustainable design features will be addressed from the outset of the project. The implementation of these design constructs will significantly improve public health and safety, including the mitigation of respiratory illnesses.

- f. Identify the proposed schedule for the work on the project, including sufficient time for the County's review and the estimated time for completion.

A project schedule has not been prepared for inclusion with this proposal. In review of the estimated timeline provided by Campbell County Public Schools, based on the project information provided with the RFQ and the Shockey P3, LLC team's vast experience with facilities of this size, there is adequate time to complete this project. Shockey will work closely with Campbell County Public Schools to ensure all project time constraints are identified and achieved.

- g. Identify contingency plans for addressing public needs in the event that all or some of the project is not completed according to project schedule.

The project team assembled is very experienced with K-12 school projects, and the timelines and requirements that come along with working in or around these projects. In the unfortunate (and unprecedented) event that all or some of the project is not completed according to the project schedule, our first goal will be to minimize disruption of the academic curriculum. Shockey will work closely with the Campbell County Public Schools administration and staff to provide phased turn-over of the project that works for the administration, staff, teachers and students. Seyfarth Shaw's professionals will handle community interaction.

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

Shockey assumes traditional risk and liability for contractor delays beyond the completion date, subject to mutually agreed time and conditions. To alleviate Campbell County Public School's concerns for timely completion, Shockey will agree to incorporate mutually agreed liquidated damages and early completion bonuses in the comprehensive agreement.

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

Ownership, legal liability, law enforcement, and operation of the project are all the responsibility of Campbell County Public Schools. To the best of the proposers' knowledge, there are — and will be — no restrictions on the Campbell County Public School's use of the project. The proposing team anticipates the existing school to be evacuated by the end of the 2020-2021 academic calendar year — as indicated in the RFQ. Campbell County Public Schools may also experience other occasional incidental closures and detours that will be closely-coordinated — always with adequate time for advance warning to administration and staff. The facility will be turned over in one transaction, just after substantial completion and receipt of an appropriate occupancy permit.

- j. Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

There are no phased or partial openings anticipated at this time.

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

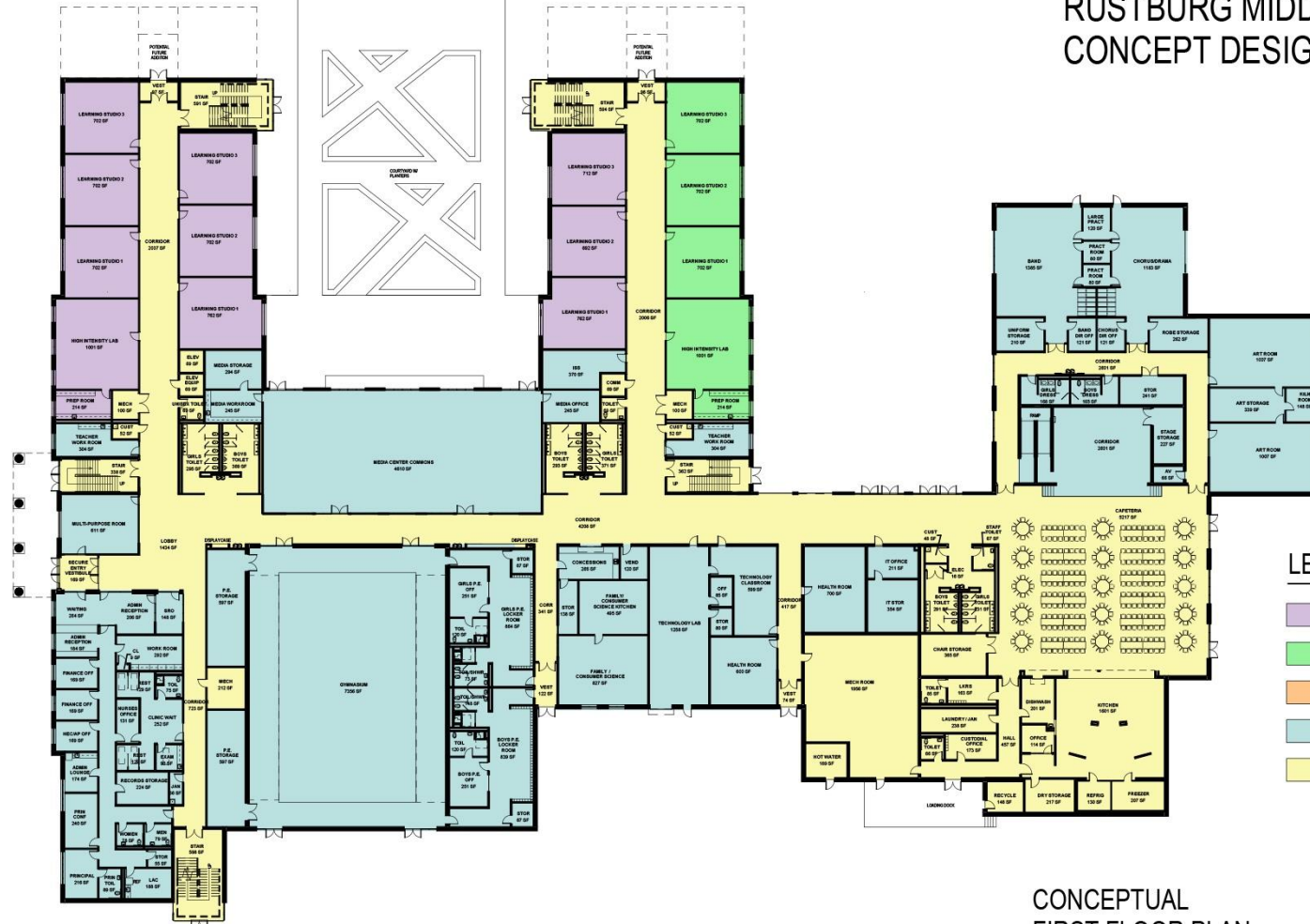
Shockey and OWPR have a proven track record for success on PPEA projects. Our partnership is based on working together on PK-12 and Community projects for over 40 years. A PPEA partnership Team is like a three-legged stool where each leg is essential. The Owner, the General Contractor and the A/E Team are the legs of the stool. We will work together as a cohesive team toward project success. Key elements of the Team are transparency, honesty, integrity and open lines of communication. It is important that each leg of the stool have a leader that will work with the others to make critical decisions to keep the project moving forward.

l. List any contingencies that must occur for the project to be successful.

It is critical that there are clear expectations by all three members of the Team. It is very important that these expectations are well documented. Critical items of importance include the Total Project Budget (all in amount), Total Project Scope (a comprehensive list of all things to be included) and a clear understanding of the process and timelines that will require decisions to be made. A successful project requires clear and direct communication between the Owner, General Contractor and A/E Team.



# CAMPBELL COUNTY - RUSTBURG MIDDLE SCHOOL CONCEPT DESIGN

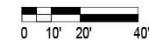


## LEGEND

- 6TH GRADE 8,019 SQUARE FEET
- 7TH GRADE 10,332 SQUARE FEET
- 8TH GRADE 11,953 SQUARE FEET
- GENERAL SPACES 31,599 SQUARE FEET
- CIRCULATION, MECHANICAL AND ELECTRICAL 58,680 SQUARE FEET

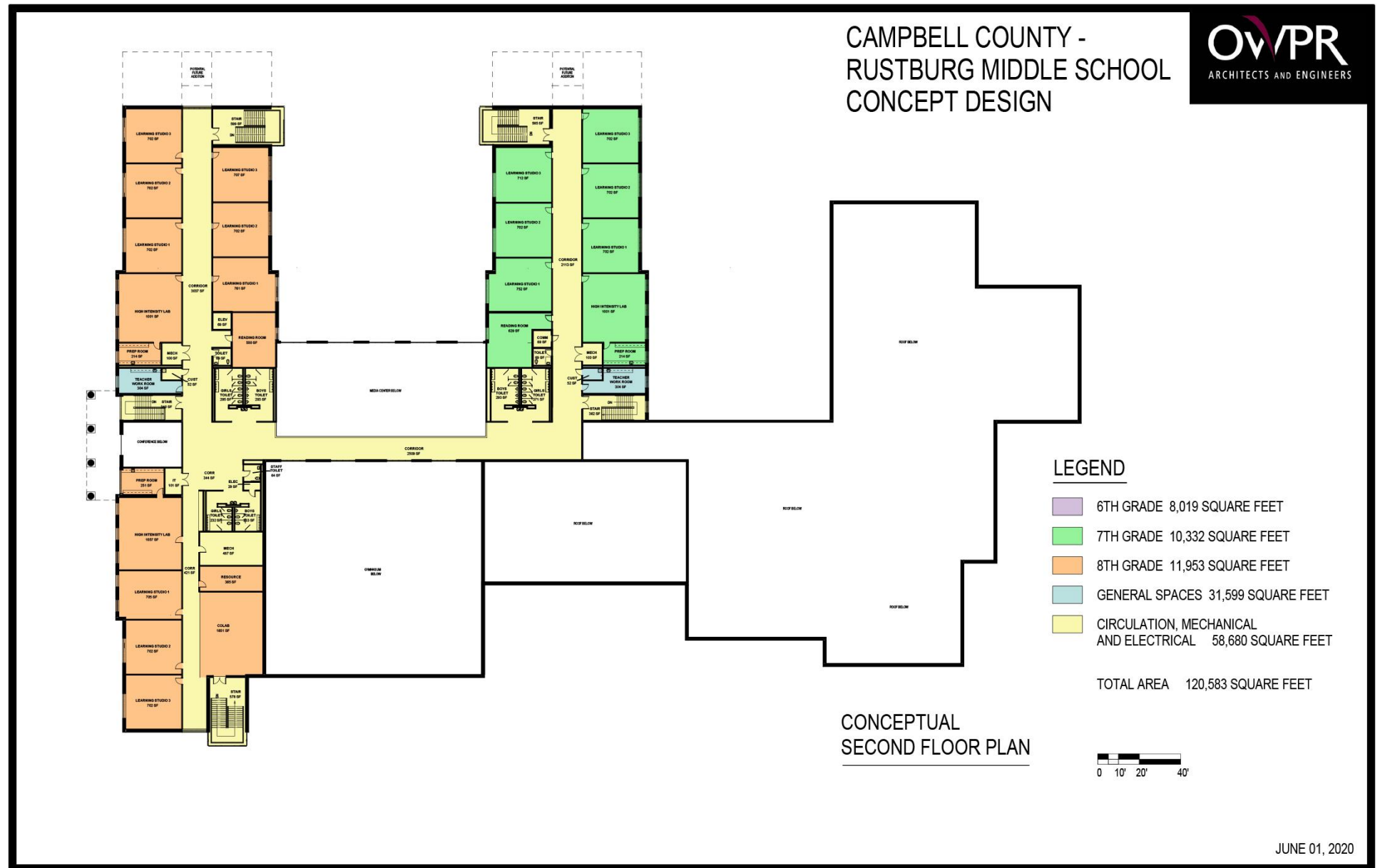
TOTAL AREA 120,583 SQUARE FEET

## CONCEPTUAL FIRST FLOOR PLAN



JUNE 01, 2020

# Conceptual Second Floor Plan





## Rustburg Middle School – Front Façade Concept





Rustburg Middle School – Outdoor Classroom Concept





## Project Financing

## Section 3

Per Addendum 2, Campbell County has already acquired the financial funding for the project and a new school should qualify for Community Support. Proposals do not need to address either of those in the Conceptual Stage.



*Willard Intermediate School*

## Project Benefit and Compatibility

## Section 4

- a. Identify community benefits, including the economic impact the project will have on the local community in terms of amount of tax revenue to be generated for the County, the number of jobs generated for area residents and level of pay and fringe benefits of such jobs, the training opportunities for apprenticeships and other training programs generated by the project and the number and value of subcontracts generated for area subcontractors.

Shockey P3, LLC's proposal for the construction of the new Rustburg Middle School will provide a lasting benefit for the residents of Campbell County. The project will ensure that the community-at-large benefits from having a state-of-the-art school facility. The new school will provide a safe and efficient environment that is aesthetically-pleasing, cost-effective, and built to withstand strenuous use.

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

Anticipated tax revenue is limited, given the nature of the facility.

Shockey P3, LLC has made and will continue to make, every attempt to employ local subcontractors to support the local economy. Many of the prequalified subcontractors that are maintained in Shockey's database are headquartered in close proximity to the proposed project. The wages paid for skilled trades are among the highest hourly wages paid across a swath of industries.

Shockey P3, LLC will work closely with Campbell County Schools to develop vocational and educational opportunities for those students interested in the work proposed in this project. Shockey has coordinated with other school programs, throughout the Commonwealth, to provide educational and training opportunities.

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

Because of the significant and lasting benefits of this project to the children of Campbell County, it is anticipated that there will be widespread public and government support. We anticipate that there will be a number of agencies and community groups with which our team will be asked to work during the evaluation of the proposal. Our goal is to have an open line of communication with them to earn their support. The Shockey P3, LLC team will take a proactive approach to public participation, working with 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, plan, and timeline 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. In order to accomplish this, we intend to:

- Make executive summaries of our proposal available to the public
- Coordinate media outreach with the appropriate, designated officials

- Conduct public information sessions regarding the proposal

While our team wants to encourage an active and open dialogue about the proposal, each of these efforts must be closely coordinated with Campbell County Public Schools.

In the event a segment of the community raises questions or concerns targeting Campbell County Public Schools or any aspect of the project, the Shockey P3, LLC team will consult Seyfarth Shaw LLP and will respond quickly, by interfacing with Campbell County Public Schools and its officials to develop an appropriate strategy (and then executing the confirmed plan to the extent Campbell County Public Schools deems appropriate). By implementing this proactive plan for community education and issue management, our team will give Campbell County Public Schools an important level of control over the overall process, and one more reason to have confidence in the public-private partnership approach.

- d. Describe the compatibility of the project with local, regional, and state economic development efforts, and any anticipated significant benefits to the community and the County. Benefits may include economic, social, environmental, transportation, whether the project is critical to attracting or maintaining competitive industries and businesses to the County.

Shockey P3, LLC's highly experienced team's proposal includes a new replacement Rustburg Middle School for the citizens of Campbell County. There are many significant benefits that will result from this project, in that the project will:

- Offer a high-quality, energy-efficient structure 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 quality of life for Campbell County residents, thereby improving the County's economic development opportunities
- Accommodate the future educational needs of the County's population
- Create local construction jobs, involving local subcontractors
- Replace the existing Rustburg Middle School, which is nearing the end of its 100+ years of usable life
- Eliminate the need to maintain a facility that is currently over capacity
- Provide ADA accessible, light-filled learning environments
- Reduce the impact of redistricting
- Keep the existing school in operation during construction
- Protect and utilize green space
- Provide room for future expansion
- Allow proper site access, safety and connectivity to adjacent neighborhoods
- Utilize existing utilities
- Allow for occupancy in 2022

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

The project is a top priority in Campbell County Public School's desired joint capital improvement plan due to the existing school's age and many needed repairs. By selecting team members who routinely work with local building officials, our goal is to ensure that this proposal is ultimately in line with the local comprehensive plan.

- f. Provide a statement setting forth participation efforts 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 is committed to ensuring that all qualified contractors, subcontractors, suppliers and professional service providers have a fair and equitable opportunity to participate in the contracting and procurement activities for all projects. We will work to maximize opportunities for Minority-Owned Businesses, Woman-Owned businesses and Small Businesses. Please refer to Section 1, Paragraph i for a more thorough outline of the activities to be undertaken.



*Huntington Middle School*



- a. For each firm or major subcontractor that will perform construction and/or design activities, provide the following:

(1) A sworn certification by an authorized representative of the firm attesting to the fact that the firm is not currently debarred or suspended by any federal, state or local government entity.

Please refer to the attached completed certification form.

(2) A completed qualification statement that reviews all relevant information regarding technical qualifications and capabilities, firm resources and business integrity of the firm, including but not limited to, bonding capacities, insurance coverage and firm equipment. This statement shall also include a mandatory disclosure by the firm for the past three years of any of the following conduct:

Howard Shockey and Sons, Inc. is a leader in the construction industry, with a headquarters in Winchester for more than 120 years, and a satellite office in Richmond. The firm provides public-private partnership, design-build, general contracting, at-risk construction management, agency construction management, preconstruction, and turnkey services.

The process of working as a partner with an owner, a developer, and an architect/engineer to successfully develop a K-12 construction project — from initial concept through full design and construction — is a primary area of focus for Shockey. The firm has performed this service for many years, and today is recognized by owners and architect/engineers as one of the best in the industry.

Shockey maintains an excellent safety record, with a current Experience Modification Rating of .72. Its well-established safety program and its focus on accident prevention contribute toward assuring a safe and healthy environment for staff, employees, project personnel, and all members of the general public affected by the Rustburg High School Project.

Shockey's record of performance is equally strong. The firm's current projects range in size from \$1 million to \$110 million, with surety provided by Travelers. Shockey maintains a bonding capacity of \$400 million, with a \$125 million single project limit. Shockey's insurance limits are in line with those coverages provided by similar-sized contractors performing similar-sized work, with limits protected by a \$10 million umbrella policy.

Shockey maintains an expansive fleet of automobiles, pickup trucks and dump trucks, along with a wide variety of general construction equipment, power tools and hand tools.

The firm is a leader in building public-private partnership projects in the Commonwealth. Jeff Boehm (President) was an appointed member of the Virginia Legislature's PPEA Model Guidelines Task Force and of the ABC/NCPPP Joint Council for Public-Private Partnership (an eight-appointee national committee made up of leaders in the P3 marketplace).

Shockey utilizes Procore software for project management and various virtual development and construction tools including BIM and Pointfuse software for project development and field coordination.

Shockey's attention to detail, communication, vision, and strong management will contribute to this project staying on time and budget.

(A) Bankruptcy filings

n/a – Howard Shockey & Sons, Inc. has never filed for bankruptcy or financial restructuring.

(B) Liquidated damages

n/a – Howard Shockey & Sons, Inc. has never been subject to liquidated damages.

(C) Fines, assessments or penalties

n/a - Howard Shockey & Sons, Inc. has not paid fines, assessments or penalties.

(D) Judgments or awards in contract disputes

Howard Shockey & Sons, Inc. has had neither judgments nor awards in the past three years.

(E) Contract defaults, contract terminations

n/a - Howard Shockey & Sons, Inc. has never been deemed in default of contract or subject to a contract termination.

(F) License revocations, suspensions, other disciplinary actions

n/a - Howard Shockey & Sons, Inc. has never been subject to a license revocation, suspension, or other disciplinary action.

(G) Prior debarments or suspensions by a governmental entity

n/a - Howard Shockey & Sons, Inc. has not had any judgments, debarments or suspensions against the firm or any officer, director or owner by a governmental entity.

(H) Denials of prequalification, findings of non-responsibility

On August 30, 2019, Alexandria City Public Schools (1340 Braddock Place, Alexandria, VA 22314) notified Shockey that it had not met the requirements of RFQ No. 200000.

The reasons for denial were Shockey's lack of familiarity with Alexandria (which was noted in Shockey's reply) and the proposal of a team which had not worked together for three years or more.

Alexandria represented a new market for Shockey (in which it had no previous experience) and the reasons for denial had nothing to do with Shockey's ability to build and renovate schools.

- (I) Safety past performance data, including fatality incidents, "Experience Modification Rating," "Total Recordable Injury Rate" and "Total Lost Workday Incidence Rate"

**Experience Modification Rate (EMR)**

Policy Year	Rate
2019/2020	.71
2018//2019	.76
2017/2018	.76

Note: Rates are interstate rates.

**OSHA Incident Data and Rates (Previous 3 years)**

	2019	2018	2017
Man-hours	197,968	191,459	201,606
Fatalities	0	0	0
Recordable Incidents	2	4	2
TRIR	2.02	4.17	1.98
Lost Workday Incidents	0	2	1
LWIR	0.0	2.09	.99

TRIR: Total Case Incidence Rate - Includes all cases that are considered recordable by OSHA's criteria and listed on the company's OSHA 300 Log.

LWIR: Lost Workday Incidence Rate - Includes all cases that involve days away from work.

- (J) Violations of any federal, state or local criminal or civil law

n/a - Howard Shockey & Sons, Inc. has never been deemed in violation of any federal, state or local criminal or civil law.

- (K) Criminal indictments or investigations

n/a – Howard Shockey & Sons, Inc. has never been subject to any criminal indictments or investigations.

- (L) Legal claims filed by or against the firm

n/a – Howard Shockey & Sons, Inc. has had no legal claims filed by or against the firm in the past three years.

- a. For each firm or major subcontractor that will perform construction and/or design activities, provide the following:

(1) A sworn certification by an authorized representative of the firm attesting to the fact that the firm is not currently debarred or suspended by any federal, state or local government entity.

Please refer to the attached completed certification form.

(2) A completed qualification statement that reviews all relevant information regarding technical qualifications and capabilities, firm resources and business integrity of the firm, including but not limited to, bonding capacities, insurance coverage and firm equipment. This statement shall also include a mandatory disclosure by the firm for the past three years of any of the following conduct:

- (A) Bankruptcy filings
- (B) Liquidated damages
- (C) Fines, assessments or penalties
- (D) Judgments or awards in contract disputes
- (E) Contract defaults, contract terminations
- (F) License revocations, suspensions, other disciplinary actions
- (G) Prior debarments or suspensions by a governmental entity
- (H) Denials of prequalification, findings of non-responsibility
- (I) Safety past performance data, including fatality incidents, "Experience Modification Rating," "Total Recordable Injury Rate" and "Total Lost Workday Incidence Rate"
- (J) Violations of any federal, state or local criminal or civil law
- (K) Criminal indictments or investigations
- (L) Legal claims filed by or against the firm

OWPR Architects and Engineers (OWPR) has been designing PK-12 educational facilities for over 40 years. Our staff of licensed architects and engineers have designed schools for many clients throughout Virginia and West Virginia. Our reputation for excellence and long-term service to our clients has resulted in relationships with Virginia School Divisions that have endured for over 40 years. OWPR Architects and Engineers is known by school divisions and contractors as a firm of honesty, integrity and trustworthiness. OWPR is financially stable and is in the process of joining ZMM Architects and Engineers effective on or about July 1, 2020. Our combined staff of over 50 highly skilled professionals allow our Team to dedicate the resources necessary for your very important project. Our expanded firm has collectively designed over 300 school projects and have received over 20 design awards. Our company holds a \$2,000,000 Certificate of Liability Insurance policy. All school projects are now designed using Autodesk REVIT that allows for 3D modelling of your project. We can provide fully coordinated Building Information Models (BIM) to our contracting partners to assure minimal coordination issues during construction. OWPR has not had any of the following occurrences within the last 3 years:

- (A) Bankruptcy filings
- (B) Liquidated damages
- (C) Fines, assessments or penalties
- (D) Judgments or awards in contract disputes
- (E) Contract defaults, contract terminations
- (F) License revocations, suspensions, other disciplinary actions

- (G) Prior debarments or suspensions by a governmental entity
- (H) Denials of prequalification, findings of non-responsibility
- (I) Safety past performance data, including fatality incidents, "Experience Modification Rating," "Total Recordable Injury Rate" and "Total Lost Workday Incidence Rate"
- (J) Violations of any federal, state or local criminal or civil law
- (K) Criminal indictments or investigations
- (L) Legal claims filed by or against the firm\*

\*OWPR was sued by a roofing contractor in 2018 for defamation for flagging poor workmanship in a letter to the client. This claim was summarily dismissed by the Caroline County Circuit Court in Bowling Green, VA as having no basis or merit.



## Contractor License



**PROPRIETARY/CONFIDENTIAL INFORMATION IDENTIFICATION**

Name of Firm/Offeror: Shockey P3, LLC

Trade secrets or proprietary information submitted by an offeror shall not be subject to public disclosure under the Virginia Freedom of Information Act; however, the offeror must invoke the protections of §2.2-4342F of the Code of Virginia, in writing, either before or at the time the data or other material is submitted. The written notice must specifically identify the data or materials to be protected, including the section of the proposal in which it is contained, as well as the page number(s), and state the reasons why protection is necessary. The proprietary or trade secret material submitted must be identified by some distinct method such as highlighting or underlining and must indicate only the specific words, figures, or paragraphs that constitute a trade secret or proprietary information. In addition, a summary of proprietary information provided shall be submitted on this form. The designation of an entire proposal document, line item prices, and/or total proposal prices as proprietary or trade secrets is not acceptable. If, after being given reasonable time, the offeror refuses to withdraw such a classification designation, the proposal will be rejected.

SECTION/TITLE	PAGE NUMBER(S)	REASON(S) FOR WITHHOLDING

☒ Check this box if there are none.

**Note: This document *must* be completed & returned with proposal submission.**

## CONTRACTOR REFERENCE SHEET

### CONTRACTOR:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Email: \_\_\_\_\_

### YEARS IN BUSINESS:

Indicate the length of time you have been in business providing this type of service.

\_\_\_\_\_ Years \_\_\_\_\_ Months

### REFERENCES:

Indicate below a listing of at least five (5) references in the State of Virginia for whom you have provided the proposed service. Include the date service was furnished and the name and address of the person Campbell County has your permission to contact. This information may be included on a separate page if necessary.

CLIENT NAME

PERSON TO CONTACT, PHONE  
NUMBER AND DATE OF SERVICE

\_\_\_\_\_  
NAME (Print or Type)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
COMPANY

**Note: This document MUST be completed & returned with proposal submission.**

## References

---

Mr. Al Orndorff, Assistant Superintendent of Administration  
Frederick County Public Schools  
P. O. Box 3508  
Winchester, VA 22604  
(540) 662-3888  
Various Projects

Mr. Doug Stanley, County Administrator  
Warren County Public Schools  
220 North Commerce Avenue, Suite 100  
Front Royal, VA 22630  
dstanley@warrencountyva.net  
(540) 636-46  
Various Projects

Mr. Kevin McKew, Capital Projects Manager  
Winchester Public Schools  
12 North Washington Street  
Winchester, VA 22601  
mckewk@wps.k12.va.us  
(540) 667-4253  
Various Projects

Mr. Gary VanAlstyne  
Loudoun County Public Schools  
21000 Education Court  
Ashburn, VA 20148  
gary.vanalstyne@lcps.org  
(571) 252-1161  
Various Projects

Michael McIntyre  
City of Richmond Public Schools c/o AECOM  
900 E. Broad Street, Suite 602  
Richmond, VA 23219  
michael.mcintyre@aecom.com  
Various Projects

**CONTRACTOR PROPOSAL QUALIFICATION CERTIFICATE**

This is to certify that this person/firm/corporation has not been barred from bidding on contracts by any governmental entity/agency in the Commonwealth of Virginia, nor is this person/firm/corporation a part of any firm/corporation that has been barred from bidding on contracts by any governmental entity/agency in the Commonwealth of Virginia.

Jeffrey S. Boehm

Name of Official

President

Title

Signature/Date

Shockey P3, LLC

Firm or Corporation

1057 Martinsburg Pike Winchester, VA 22603

Business Address

**Note: This document *must* be completed & returned with proposal submission.**



**AFFIDAVIT CERTIFYING COMPLIANCE WITH VA CODE § 22.1-296.1**

This is to certify that no employee who will provide services on the school properties of Campbell County Schools and who is to have direct contact with students during regular school hours or during school-sponsored activities, has been convicted of a felony or any offense involving the sexual molestation or physical or sexual abuse or rape of a child.

Shockey P3, LLC

\_\_\_\_\_  
Name of Company/Vendor

June 6, 2020

\_\_\_\_\_  
Signature of Contractor/Vendor Agent

\_\_\_\_\_  
Date

**Note: This document must be completed & returned with proposal submission.**

## CONTRACTOR REFERENCE SHEET

### CONTRACTOR:

Name: OWPR, Architects and Engineers

Address: 200 Country Club Drive, Plaza 1, Building E  
Blacksburg, VA 24060

Telephone Number: (540) 552-2151 Fax Number: \_\_\_\_\_

Contact Person: Randy S. Jones Title: CEO and Architect

Email: rjones@owpr.com

### YEARS IN BUSINESS:

Indicate the length of time you have been in business providing this type of service.

54 Years 2 Months


### REFERENCES:

Indicate below a listing of at least five (5) references in the State of Virginia for whom you have provided the proposed service. Include the date service was furnished and the name and address of the person Campbell County has your permission to contact. This information may be included on a separate page if necessary.

### CLIENT NAME

Please see the attached.

### PERSON TO CONTACT, PHONE NUMBER AND DATE OF SERVICE

Randy S. Jones  
NAME (Print or Type)  
  
SIGNATURE  
CEO and Architect  
TITLE  
OWPR Architects and Engineers  
COMPANY

**Note: This document MUST be completed & returned with proposal submission.**

## References

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Waynesboro Public Schools  
301 Pine Avenue  
Waynesboro, VA 22980  
Dr. Jeff Cassell, Superintendent  
[jcassell@waynesboro.k12.va.us](mailto:jcassell@waynesboro.k12.va.us)  
540-946-4600

Projects: Waynesboro High School Additions and Renovations | 2018

Wythe County Public Schools  
1570 W. Reservoir Street  
Wytheville, VA 24382  
Scott Jefferies, Superintendent  
[sjefferies@wythek12.org](mailto:sjefferies@wythek12.org)  
276-228-5411

Projects: George Wythe High School Additions and Renovations | 2020

Lexington City Public Schools  
300-A White Street  
Lexington, VA 24450  
Scott Jefferies, Former Superintendent of Lexington City Public Schools  
[sjefferies@wythek12.org](mailto:sjefferies@wythek12.org)  
276-228-5411

Projects: Harrington Waddell Elementary School – New Construction | 2016

Warren County Public Schools  
210 North Commerce Avenue  
Front Royal, VA 22630-4419  
Mrs. Melody Sheppard, Superintendent  
[msheppard@wcps.k12.va.us](mailto:msheppard@wcps.k12.va.us)  
540-636-4195

Projects: A.S. Rhodes Elementary School Renovations | 2020

Frederick County Public Schools  
1415 Amherst Street  
Winchester, VA 22601  
Dr. David Sovine, Superintendent  
[sovined@fcpsk12.net](mailto:sovined@fcpsk12.net)  
540-662-3888

Projects: Secure Entrances at 6 Facilities Fourth High School | 2018