PROPOSAL SUBMISSION
26-TOUREOI-1
Architectural & Engineering Services for Culture Center Roofing Project

Submitted by:

Seal Engineering, Inc.
3323 Duke Street
Alexandria, VA 22314

SEAL ENGINEERING, INC. *(703) 823-6366*
3323 Duke Street, Alexandria, Virginia 22314 *Fax: (703) 823-2890*

August 12, 2025

West Virginia Board of Tourism
Culture Center Building 9
1900 Kanawha Blvd East
Charleston, WV 25305

RE: Expression of Interest - 26-TOUREOI-1; Architectural & Engineering Services for Culture Center Roofing Project

Dear Ms. Kroeger, et. al.:

Seal Engineering, Inc. is pleased to provide you and the additional members of the Screening Committee for the Architectural & Engineering Services for the Culture Center Roofing Project with our qualifications in response to the EOI - 26-TOUREI-1.

We are a civil-structural engineering company that specializes in roofing, waterproofing and other building envelope systems. We have been in business since 1980, and are located in Alexandria, Virginia.

We are licensed to provide engineering services in West Virginia and have past experience at the State Capitol Complex with our work at the Veterans Memorial and Holly Grove Restorations, both completed with the Mills Group who will be supporting us on this contract with architectural and historic preservation services.

We have extensive experience providing roof replacement design services for wide variety of existing structures including many that are similar to the Cultural Center. For all of these projects we carefully document existing conditions and use that information to prepare comprehensive outlines of options that will make the new installation code complaint, while simultaneously resolving issues that may have been resulting in uncontrolled leakage. For all designs we perform drainage analysis to ensure the drainage system has sufficient capacity and positive flow on the roof surface.

Most of our projects, similar to the Cultural Center, occur in occupied buildings. Our team works closely with Owners to establish work schedules, sequence and staging plans to ensure interference with daily operations is minimized. We also ensure that requirements for temporary protection and night seals are included in the specification to protect the building through the construction phase.

While it is not the norm, we have provided Owners with full time management and inspection services to see roof replacement projects through to completion while concurrently providing the standard submittal reviews, RFI responses, and payment draw reviews.

In order to provide a full range of services to you, we have asked the following firms to join our team:

- The Mills Group for Architectural & Historic Preservation (WV based firm)
- KDM Consultants, LLC for Cost Estimating and constructability consulting (WV based firm)

This Team represents professional experience specializing in building design services that encompass the entire building envelope and focus on your needs for the Cultural Center. Please find our resumes and a few sample projects that we feel with give you a sense of the breadth and depth of our experience we will bring to your project.

We hope that you conclude our Team is qualified for this contract, and we look forward to the opportunity to provide our quality roofing design services to you.

Thank you for your consideration.

Sincerely yours,
SEAL ENGINEERING, Inc.

David A, Fyffe, P.E., BECxA
Principal

SEAL ENGINEERING, INC.
(703) 823-6366
3323 Duke Street, Alexandria, Virginia 22314
Fax: (703) 823-2890

QUALIFICATIONS

SEAL ENGINEERING, INC. *(703) 823-6366*
3323 Duke Street, Alexandria, Virginia 22314 *Fax: (703) 823-2890*

QUALIFICATIONS

1. Seal Engineering, Inc.
2. 3323 Duke Street
Alexandria, Virginia 22314
3. Phone: 703-823-6366
Fax: 703-823-2890
Email: DaveF@seal-eng.com
4. Primary Contact: David A. Fyffe, PE., BECxA, Principal | 703-823-6366 (office)

5. Firm Size: 9
6. Established: 1980; 45 years of service
7. SWaM Status: DSBSD (Virginia) SWaM Certified Small, Micro Business – 710251

Seal Engineering, Inc. is a civil-structural engineering consulting company dedicated to providing professional engineering services in the following areas:

- Low and steep sloped roofing
- Terrace, plaza deck and below-grade waterproofing
- Building facade, concrete, masonry, window and sealant restoration
- Parking garage and balcony restoration
- Site drainage and paving system improvements

The scope of these services include:

- Field investigations, analyses, estimates, recommendations, technical reports and studies -- condition reports and failure analyses
- Preparation of designs, drawings, technical specifications and contract documents (bid packages), and assisting owners and property managers in advertising, awarding and managing contracts
- Comprehensive field inspection for contract compliance
- Building enclosure commissioning services
- Nuclear roof moisture surveys, core sampling, testing and laboratory analysis of some construction materials
- Structural and material failure analysis
- Review of designs, drawings and specifications prepared by others
- Expert witness services in cases concerning the engineering properties, design, installation and serviceability of materials and systems

PROFESSIONAL QUALIFICATIONS - Established in 1980, Seal Engineering's staff of 9 consists exclusively of civil engineers, two engineering technicians and one business manager. Our professional engineers are registered to practice in West Virginia, the Commonwealth of Virginia, Maryland, and the District of Columbia (DC).

SEAL ENGINEERING, INC. *(703) 823-6366*
3323 Duke Street, Alexandria, Virginia 22314 *Fax: (703) 823-2890*

COMMITMENT - We pride ourselves on careful and thorough investigations and reports. Our recommendations and designs emphasize maintenance and repair whenever possible to maximize the service life of the building envelope. We recommend replacement only when it is clearly the most practical and economical alternative. Also, our engineering services have proven successful in the bidding process, where our sound, clear and practical designs and bid packages have obtained truly competitive bids. For special assistance beyond our capabilities, we work closely with several architectural and engineering firms, materials consultants and testing laboratories. Projects where we have provided roofing, waterproofing and/ or building envelope investigations and repair/ replacement designs have also included construction-phase services such as submittal review, assistance with RFI reviews/ responses, and periodic/ spot inspections. Additionally, some recent projects include providing commissioning services.

EXPERIENCE W/ MILLS GROUP – Seal Engineering & Mills Group have enjoyed a working relationship that spans over many years. Mills Group and Seal Engineering, Inc., have partnered repeatedly on preservation projects that demand both technical precision and historic sensitivity. A standout collaboration is the proposed rehabilitation of Charleston's iconic Ruffner Mansion. Together, Seal Engineering and Mills Group employed advanced laser scanning and high-resolution imaging to generate a highly detailed 3D model, which underpinned the creation of accurate as-built drawings and informed preservation planning. Seal Engineering's strengths in diagnostics and building enclosure systems ensured that structural assessments and recommendations honored the building's character-defining features while adapting it to modern state office standards such as code compliance and accessibility.

Our partnership extended to the restoration of the West Virginia Veterans Memorial within the State Capitol Complex, managed by the General Services Administration. Although not historically aged, the memorial's traditional materials necessitated a restoration approach rooted in both practicality and care.

MILLS GROUP EXPERIENCE - Mills Group delivers purposeful, enduring design solutions for public sector and arts-related projects. Their work on the Preston County Courthouse, the new Belmont County Records Building, and West Virginia Veterans Memorial reflects a proven ability to honor civic identity while meeting modern performance needs. They combine deep expertise in historic preservation with a commitment to community engagement and functional sustainability, creating public spaces that are both culturally meaningful and built to serve for generations.

Extensive arts and cultural building portfolio includes the Parkersburg Children's Museum, Morgantown Museum, Metropolitan Theater, and the ongoing rehabilitation of Cottrill's Opera House in Thomas, West Virginia. Mills Group brings the same care and creativity to institutional and cultural projects alike, from academic centers at WV Northern Community College to regional heritage hubs. At every stage, planning, preservation, or adaptive reuse, they merge technical precision with a clear design vision to craft places that inspire learning, remembrance, and connection.

DAVID A. FYFFE, P.E., BECxA, PRINCIPAL

SR. ROOFING & WP ENGINEER/ PROJECT MANAGER

YEARS OF EXPERIENCE

35 Years with Seal Engineering, Inc.
41 Years Total Experience

EDUCATION

Bachelor of Science, Civil Engineering, 1984
Clarkson University, Potsdam, New York

LICENSE AND REGISTRATION

Professional Engineer – licensed in West Virginia, Virginia, Maryland, & Washington, DC
Building Enclosure Commissioning Agent (BECxA)

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers / National Civil Engineering Honor Society/ American Society of Testing & Materials/ American Concrete Institute/ Association of Preservation Technology/ Construction Specifications Institute/ International Concrete Repair Institute/ International Institute for Building Enclosure Consultants/ National Roofing Contractors Association

ABOUT DAVE

Mr. Fyffe is an expert with a wide variety of building envelope systems and components, and has conducted field investigations on well over 2,000 projects for federal, state and local government agencies, school systems, universities, commercial, churches and condominium associations. He serves as a personnel manager and oversees the allocation of company resources. He is responsible for managing, reviewing and preparing evaluation reports, cost estimates, design drawings, plans and specifications, with a particular emphasis on programmed maintenance, repair and replacement.

LISTING of RELEVANT PROJECTS

American University Katzen Arts Center Roof Replacement	Washington, DC
Veteran's Memorial Renovation	Charleston, WV *
Tygart's Hotel Roof Replacement & Façade Repairs	Elkins, WV*
Parkersburg Children's Museum Roof Consulting	Parkersburg, WV*
Rimfire Lodge Steep Slope Roof Replacement & Balcony Repairs	Snowshoe, WV
Preston County Courthouse Moisture Penetration Study	Preston County, WV*
West Edge Factory Roof Replacement	Huntington, WV*
6 Building Roof Replacement Project for the City of Alexandria	Alexandria, VA
Georgetown University Law Center/ Library Various Roof Repair/ Replacements	Washington, DC
UDC School of Engineering & Architecture Renovations (Bldgs 32 & 42)	Washington, DC
George Mason University Roof Replacements (6 buildings on campus)	Fairfax, VA
Visiting Flag Quarters Roof Replacement	Washington, DC
Longworth House Office Building Roof Replacements	Washington, DC
NPS Chickamauga & Chattanooga National Military Park Main Complex Reroofing	Chatanooga, TN

*** - performed with Mills Group**

Your **ACTIVE PE** renewal fee has been received...

Your ACTIVE PE renewal fee has been received. Your pocket card indicating you are entitled to practice engineering in West Virginia until the noted expiration date may be detached and used unless invalidated as a result of Board audit of your renewal form or formal disciplinary action.

IMPORTANT REMINDERS:

1. Please include your WV ACTIVE PE license number on any correspondence to this office.
2. To use this license as a pocket card, please cut along the dotted line and laminate if desired.
3. You are required to immediately notify the Board, in writing, of the following: loss or theft of license or seal, any name change, any address change, or any employment change.

West Virginia State Board of Registration for Professional Engineers

300 Capitol Street, Suite 910
Charleston, West Virginia 25301
304-558-3554 Phone
800-324-6170 Toll Free
www.wvpebd.gov

THIS IS ONE FORM OF YOUR RENEWAL RECEIPT

PLEASE SAVE THIS FOR YOUR RECORDS

Date of Renewal: December 2, 2024
Amount Paid: $63.00

West Virginia State Board of Registration for Professional Engineers

DAVID A. FYFFE
WV PE #016421

This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2026

DAVID A. FYFFE
SEAL ENGINEERING, INC.
3323 DUKE STREET
ALEXANDRIA, VA 22314

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

The West Virginia State Board of Registration for Professional Engineers having verified the person in responsible charge is registered in West Virginia as a professional engineer for the noted firm, hereby certifies

SEAL ENGINEERING, INC.

C02530-00

Engineer in Responsible Charge: DAVID A. FYFFE - WV PE 016421

has complied with section §30-13-17 of the West Virginia Code governing the issuance of a Certificate of Authorization. The Board hereby notifies you of its certification with issuance of this Certification of Authorization for the period of:

January 1, 2024 - December 31, 2025

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.

IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA UNDER ITS SEAL AND SIGNED BY THE PRESIDENT OF SAID BOARD.

Scott E. Thomas Jr.

BOARD PRESIDENT

DAVID J. DIQUOLLO, PE

SR. ROOFING & WP ENGINEER/ PROJECT MANAGER/ QA/QC MANAGER

YEARS OF EXPERIENCE

38 Years with Seal Engineering, Inc.
38 Years Total Experience

EDUCATION

Bachelor of Science, Civil Engineering, 1987
Virginia Polytechnic Institute & State University, Blacksburg, VA

LICENSE AND REGISTRATION

Professional Engineer – licensed in Virginia, Maryland & Washington, DC

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers / National Civil Engineering Honor Society/ American Society of Testing & Materials/ American Concrete Institute/ Association of Preservation Technology/ Construction Specifications Institute/ International Concrete Repair Institute/ Roofing Consultants Institute/ National Roofing Contractors Association

ABOUT DAVID

Mr. DiQuollo is familiar with a wide variety of building envelope systems and components, and has conducted field investigations on over 1,500 projects for Federal Government agencies, state and local government agencies, school systems, universities, commercial owners, churches and condominium associations. He is responsible for managing, reviewing and preparing evaluation reports, cost estimates, design drawings, plans and specifications, with a particular emphasis on programmed maintenance, repair and replacement. He also serves as a quality control principal and oversees functions of project managers and engineers. He is also the point of contact and contract administrator for the recently awarded Department of State Overseas Building Operations IDIQ.

LISTING of RELEVANT PROJECTS

Smithsonian Institute Hirshhorn Museum Revitalization	Washington, DC
Anacostia Community Museum Roof Replacement	Washington, DC
Air & Space Museum Roof Replacement	Washington, DC
US Holocaust Memorial Museum Flat Roof Replacement	Washington, DC
Georgetown University (Main Campus & Law Library) Roof Replacements	Washington, DC
FOB 10A Roof Replacement Phases I & II	Washington, DC
Baltimore Custom House Roof Replacement	Baltimore, MD
Birch Bayh Federal Courthouse Roof Replacement	Indianapolis, IN
DOS OBO Haiti A&E Roof Replacements	Port-au-Prince, Haiti
Walter Reed MC Building 72 Roof Replacement	Washington, DC
The Pentagon Wedges 3-5 Slate Roof Replacement	Arlington, VA
Navy Lodge Bethesda Roof Replacement	Bethesda, MD
Smithsonian National Museum of American History	Washington, DC
Lewis F. Powell, Jr. Courthouse Roof Replacement	Richmond, VA
US Dept of Labor Frances Perkins Building Roof Replacement	Washington, DC

Michael Mills

AIA, NCARB

MANAGING PRINCIPAL

EDUCATION

BS, BARCH / 1993 / RENSSELAER POLYTECHNIC INSTITUTE

PROFESSIONAL REGISTRATIONS

WEST VIRGINIA
VIRGINIA
OHIO
PENNSYLVANIA
MASSACHUSETTES
NORTH CAROLINA
NEW HAMPSHIRE
VERMONT

BIOGRAPHY

Mr. Mills leads all facets of the daily operations of the Mills Group. He has over 25 years of experience in historical preservation, architectural design, and planning. Through his extensive work with historic structures, he has a detailed working knowledge of the Secretary of the Interior's Standards for Historic Preservation Projects. His work includes interior and exterior preservation, window restoration, foundation waterproofing, roof repair, integration of MEP systems in a historic structure and the design of interpretive exhibits for historic structures. The other aspects of his work include historic design guidelines, contextual design of new structures, and the issues related the revitalization of main streets across the country.

EXPERIENCE

Parkersburg Children's Museum - *Parkersburg, WV*
Mills Group was hired to transform the historic Masonic Temple building into a STEAM (Science, Technology Engineering, Art, Math) interactive science museum. Michael worked closely with community leaders, business owners, scientists, designers and exhibit builders during the renovation process. The completed museum is geared towards children from 6 months to 8 years of age.

Holly Grove Mansion- *Charleston, WV*
The iconic Ruffner Mansion, constructed in 1815, is believed to be the oldest surviving residence in Charleston, predating the entire West Virginia State Capitol Complex. Our team conducted a thorough assessment of the mansion's character-defining features, structural integrity, and maintenance needs. Based on these findings, we are developing a preservation strategy that honors the building's historic fabric while meeting contemporary building codes and accessibility standards required for state office occupancy.

WV Veterans Memorial Restoration - *Charleston, WV*
Mills Group created and oversaw a plan for the restoration of the Memorial located within the State Capitol Complex in Charleston, WV for the General Services Administration. Although the memorial itself is not yet considered historic, its use of traditional materials required a sensitive and practical restoration approach in order to ensire its continued use for generations to come.

Daniel L. Moore, LCPE

Project Estimator/Owner | KDM Consultants, LLC – www.kdmconsults.com

Office Location: Clarksburg, WV

Education: Graduate South Harrison High School – Lost Creek, WV – Completed one year at Fairmont State College – Lifetime Certified Professional Estimator by the American Society of Professional Estimators

Experience:
Total - 05 Years with Huffman Construction Co
Total – 02 Years with McCanallen Corp.
Total – 02 Years with Huffman Corp. - VP
Total – 21 Years with BBL Carlton/Carlton, Inc.
Total – 15 Years as KDM Consultants, LLC

Affiliated Organizations
American Society of Professional Estimators

WV Chapter of AIA

Construction Employers Association of North Central WV, Inc.

Harrison County Chamber of Commerce

Brief Overview: After one year in college**,** Dan has spent all of his time in the construction industry on a full-time basis for the past 40+ years. He worked in the field for about five years before being promoted to Assistant Project Mgr./Estimator and later Vice President of Huffman Corp. During his 21 years working as Chief Estimator for BBL Carlton, LLC (a wholly owned subsidiary of BBL Construction Services – Albany NY) he also ran a satellite office for them for 19 years in Clarksburg, WV. Dan received both his original Certification in 1992 as a Certified Professional Estimator and later his Lifetime Certification in 2008 from the American Society of Professional Estimators – Nashville, TN. He spent a year researching and and writing the test for Unit Masonry Assemblies for ASPE .

Assignment/Role: Owner – KDM Consultants, LLC

Experience: Dan has had experience in all levels of estimating including Design-Bid Build, Design Build, SD (Schematic Design), DD (Design Development) and CD (Contract Definitive) estimating. He has been the Chief Estimator/Risk Manager on projects in excess of 100 million dollars. He has estimated and project managed projects up in the 20+ million dollar range. He also has CM experience on numerous projects including the new West Virginia Power Single A Baseball Stadium in Charleston, WV. He was in business with and trained under a professional engineer as well as a fourth-generation general contractor who held a B.S. degree in Architecture from the University of Cincinnati and who also served in the Officer's Corp. of the Seabees. Dan also has vast experience in governmental projects.

SEAL ENGINEERING, INC.
3323 Duke Street, Alexandria, Virginia 22314
(703) 823-6366
Fax: (703) 823-2890

PAST PERFORMANCE

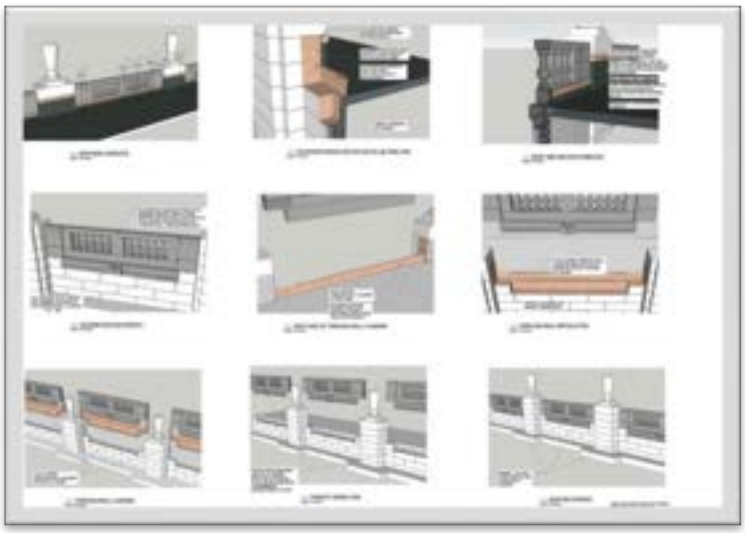
SEAL ENGINEERING, INC.
(703) 823-6366
3323 Duke Street, Alexandria, Virginia 22314
Fax: (703) 823-2890

Project Title: NAVAL ACADEMY CHAPEL DOME REPAIRS & RESTORATION
Project Location: NAVAL ACADEMY, ANNAPOLIS, MARYLAND

Project Manager: David A. Fyffe, P.E.
Contact: Ron Compton, RA, LEED AP 808-342-8287

Project Description:

Condition Assessment to develop required program to address building issues – persistent leaks and coordinated effort of hands on assessment team and destructive testing contractors.



Goals & Objectives: Following detailed interior renovation project, persistent leaks plagues the Chapel. Team was tasked with assessing the sources of the leaks and preparing a remediation plan. That plan included:

Flat roof replacement, dome repair with selective crown and base dome element replacement and masonry reconstruction to allow integration of through wall flashing at parapets. Design flat roof replacements, through-wall flashing installation and copper dome restoration, Section 106 historic review (by others) resulted in program approval, Submittal review and periodic on site field observations. During construction phase, Government decided to replace rather than repair the dome. NAVFAC engaged design team to prepare replacement design while other construction work proceeded. Replacement dome submittal and extensive mock-up reviews and prepared as-builts.

Fully Occupied Building
Notice to Proceed: November, 2014
Design Final: January, 2019
Substantial Completion Construction: April, 2022

SEAL ENGINEERING, INC. (703) 823-6366
3323 Duke Street, Alexandria, Virginia 22314 Fax: (703) 823-2890

Project Title: DURANT COMMUNITY CENTER ROOF REPLACEMENT
Project Location: ALEXANDRIA, VIRGINIA

Project Manager: David A. Fyffe, P.E.
Contact: Frank Delimba, City of Alexandria DGS; 703-746-3229
frank.delimba@alexandriava.com

Project Description, Goals & Objectives:

Approximately 10 years following an addition and interior renovation of the original community center, water penetration was occurring below the original section roofs. Seal Engineering, Inc. was tasked with assessing all of the complex's roof systems and providing options for repairs, replacements and upgrades to provide the City with a code compliant installation that would provide a minimum 20 year service life.

The result was replacement design for all of the building's flat roofs. The sloped shingle roof was designed for replacement in kind and for installation of an insulated and top side ventilated shingle roof. SEAL was later tasked to update the replacement roof design to incorporate an option to install solar on both the flat and sloped roofs. The project is presently in the permitting phase.

SEAL ENGINEERING, INC. (703) 823-6366
3323 Duke Street, Alexandria, Virginia 22314 Fax: (703) 823-2890

Project Title: DIRKSEN SENATE OFFICE BUILDING FLAT ROOF REPLACEMENTS
Project Location: WASHINGTON, DC

Project Manager: David A. Fyffe, P.E.
Contact: Jamie Lee (AOC); 202-230-3251 jamie.lee@aoc.gov

Project Description:

This was a design-bid-build project and the roofing system design was completed in accordance with AOC Standards and in compliance with national building codes (IBC, IECC). Low slope roofing systems designed included reinforced fluid applied roofing membrane and a single ply PVC roofing membrane. Seal Engineering prepared the Division 7 technical specifications, and prepared all roof demolition and new work plans as well as new work details. Seal Engineering also provided QA/QC reviews for their own work and as part of Team Coordination and provided shop drawing and submittal review during construction and the Owner is occupying the building.

Goals & Objectives:

Seal Engineering, Inc. was the prime roof engineering firm for the design team selected for this roof replacement project. The task included documenting the existing conditions and evaluating options to achieve the Governments desired 30 to 50 year life cycle. Most of the existing flat roof area consisted of flat locked and soldered roofing. The initial desire was to replace the roof in kind for historic purposes; however, our study determined that alternate roof installations were needed due to drainage and thermal expansion issues with the existing installation.

SEAL ENGINEERING, INC. (703) 823-6366
3323 Duke Street, Alexandria, Virginia 22314 Fax: (703) 823-2890

Project Title: NAVAL RESEARCH LAB BUILDINGS 3 & 42 ROOF REPLACEMENTS
Project Location: NAVAL RESEARCH LABORATORY, WASHINGTON, DC

Project Manager: David A. Fyffe, P.E.
Contact: Ryan Tran, NAVFAC, 408-568-5265, ryan.k.tran.ctr@us.navy.mil

Project Description, Goals & Objectives:

NRL Building 3 is a research facility comprising several high-bay type buildings that have been joined and added to over the years. The resulting "roof" consists of multiple levels and isolated areas from a drainage perspective. In addition, the research supported at the building resulted in extensive roof top equipment/experiment support facilities that were abandoned in place. The team's task was to identify equipment that needed to remain, correct drainage issues, and provide an updated and code compliant replacement roofing system.

Seal Engineering provided shop drawing and submittal review during construction as well as performing periodic quality assurance site observations. Manufacturer submittals and system letters were reviewed to ensure the wind uplift requirements were met by the manufacturers systems and that contractor had clear instructions for the installation as needed to meet those requirements.

NRL Building 42 is one of the marquee buildings along the main center drive at the Naval Research campus and is a stucco covered masonry structure with concrete floor slabs and roof decks. Limited existing condition drawings were available for review, so our design effort included extensive probes to determine existing conditions to form the basis for the roof replacement design. The upper and lower roofs were designed to meet the current UFC's for roofing and general construction for roofing system materials and insulation as required to both thermal performance and positive drainage. Calculations were performed to ensure the existing roof drainage system had the required capacity and to determine wind uplift resistance requirements. Due to added insulation to meet current required R-values, design included modification to the EIFS wall cladding at the penthouse walls. The center historic decorative masonry wall was repointed and coated above the roof base flashing to protect the roof system from moisture infiltration. A center paver area was installed to support the building research activities. Precast concrete paver walkways were installed to provide access to catwalks from the adjoining roofs. At the penthouse roof, structural steel elements set very close to the roof required coordination with roofing system manufacturer to obtain details that would perform as well as be covered by the required 20 year system warranty.

SEAL ENGINEERING, INC. *(703) 823-6366*
3323 Duke Street, Alexandria, Virginia 22314 *Fax: (703) 823-2890*

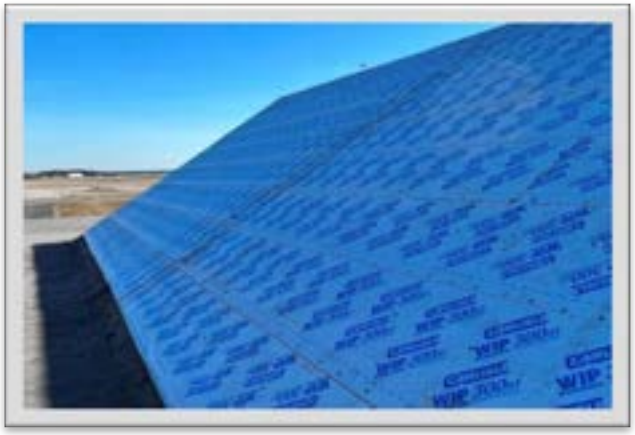
Project Title: PAX RIVER HANGARS 101, 109 & 144 ROOF REPLACEMENTS
Project Location: PATUTENXT RIVER, MARYLAND

Project Manager: David A. Fyffe, P.E.
Contact: Jack Salyers, NAVFAC, 443-458-8663, jack.salyers@navy.mil

Project Description:
The project involved providing all roofing system replacement design calculations, design drawings, details and full specifications for the system replacement. Replacement design included determination of design criteria based on UFC design requirements to include vapor barriers, minimum insulation for R-value requirements and positive drainage, and roofing system selection. Each hangar roof was prepared as a stand-alone design package to streamline the review process and allow approvals to be made sequentially and allow construction activities to begin on one hangar while design and reviews were being performed on subsequent hangars.

At Hangar 101 and 144, 100 percent of the existing roofs were replaced. **At Hangar 109**, the center section of the roof was previously replaced, so design included tie-in details between new and existing construction. All buildings remained fully occupied and functional for users during construction.

Goals & Objectives:
The hangar roofs consist of reinforced concrete arched roofs over the aircraft bays and flat roofs over the side office wings. Due to the nature of the work in the facility, roof leaks create a significant concern. Our design-build team was selected to study the options available ranging from repairs, to recovering, to replacement. On prior hangars, our team implemented a repair and recover option; however, for this facility, full replacement was deemed the best option given the condition of the existing roof.



SEAL ENGINEERING, INC.
3323 Duke Street, Alexandria, Virginia 22314
(703) 823-6366
Fax: (703) 823-2890

ADDITIONAL INFORMATION

(Letters of Reference, Professional Liability Certificate, SWAM Certificate, Required Forms)

ATTACHMENT D

NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)

CONTRACT INFORMATION (Contractor to complete Blocks 1-4)

1. Contractor Information

Firm Name: **Seal Engineering, Inc.** CAGE Code:

Address: **3323 Duke Street, Alexandria, VA 22314** Entity Identifier Number: **LRMSG1KFMK73**

Phone Number: **703-823-6366**

Email Address: davef@seal-eng.com

Point of Contact: **David A. Fyffe, PE** Contact Phone Number: **703-615-1274**

2. Work Performed as: ☐ Prime Contractor ☐ Subcontractor ☐ Joint Venture ☒ Other (Explain) **DOR**

Percent of project work performed: **100%**

If subcontractor, who was the prime (Name/Phone #): **Island Contacting, Inc., George Grillo, Jr. 301-345-1767**

3. Contract Information

Contract Number: **N40080-20-F5446**

Delivery/Task Order Number (if applicable): **Hangar 101 – 1655120 Hangar 109 – 1643453 Hangar 144 – 1655121**

Contract Type: ☒ **Firm Fixed Price** ☐ Cost Reimbursement ☐ Other (Please specify):

Title: **Hangar Roofing Removal and Replacements @ Patuxent River Naval Air Stations – Hangars 101,109 & 144**

Location: **Naval Air Station (NAS) Patuxent River, Maryland**

Award Date (mm/dd/yy): **09/28/2020 (Design H101 12/15/2021 H109 6/11/2021 H144 12/08/2021)**

Contract Completion Date (mm/dd/yy): **04/15/2022**

Actual Completion Date (mm/dd/yy): **07/22/2023**

Explain Differences: **Government initiated contract modifications**

Original Contract Price (Award Amount): **$9,432,560.00**

Final Contract Price (*to include all modifications, if applicable*): **$9,432,560.00**

Explain Differences: **Increase in SOW**

4. Project Description: Seal Engineering, serving as the Designer of Record, oversaw the comprehensive Design-Build Prime Designer for the Design-Build roofing system replacement for Hangars 101 (97,000+12,000 SF), 109 (96,000 SF) and 144 (71,500 SF) at Patuxent River Naval Air Station, Patuxent, Maryland. The project involved providing all roofing system replacement design calculations, design drawings, details and full specifications for the system replacement. The selected system for the hangars was a "multiple ply modified bitumen roofing membrane with a mesh-reinforced roof coating." This system was chosen to meet the design criteria, including vapor barriers, minimum insulation for R-value requirements, and positive drainage. Replacement design included determination of design criteria based on UFC design requirements to include vapor barriers, minimum insulation for R-value requirements and positive drainage, and roofing system selection. Selected system was a multiple ply modified bitumen roofing membrane with a mesh-reinforced roof coating. At Hangar 101, the design included a 12,000 SF slope standing seam metal roof installation. Each hangar roof was prepared as a stand-alone design package to streamline the review process and allow approvals to be made sequentially and allow construction activities to begin on one hangar while design and reviews were being performed on subsequent hangars. At Hangar 101 and 144, 100 percent of the existing roofs were replaced. At Hangar 109, the center section of the roof was previously replaced, so design included tie-in details between new and existing construction. All buildings remained fully occupied and functional for users. Design work include preparation of scaled roof plans in ACAD based on a combination of NAVFAC provide historical drawings and field measurements. Design details were prepared based on field survey and test probes of existing construction. Wind design calculations were performed based on ASCE 7 and UFC requirements. SEAL provide shop drawing and submittal review during construction. Manufacturer submittals and system letters were reviewed to ensure the wind uplift requirements were being met by the manufacturers systems and that contractor had clear instructions for the installation as needed to meet those requirements. For Hangar 101 and 144, modification to rising walls cladding was included in the design to ensure proper base flashing heights and directional laps (high to low) were achieved. The design and construction process was tailored for each hangar to ensure that the roofs were replaced efficiently while the buildings remained occupied and functional. The design work included detailed planning and calculations, adhering to UFC design requirements and ASCE 7 standards for wind design.

Complexity of Work ☒ **High** ☐ Med ☐ Routine

How is this project relevant to project of submission? (*Please provide details such as similar equipment, requirements, conditions, etc.*) Performed as DOR with Prime Contractor. Completed within past seven (7) years. Design Build New Roof Replacement Installation. The scope of work included designing a new roof replacement installation for an area exceeding 50,000 square feet. Construction Costs over $5M. Low Roofs: These include the Taxiside Lean-to and Roadside Lean-to roofs, which are part of the hangars and have low slopes. The design for these roofs involves low-slope roofing systems. Steep Roofs: The Hangar 101 features a 12,000 SF slope standing seam metal roof, which is indicative of a steep slope roof.

CLIENT INFORMATION (Client to complete Blocks 5-8)

Contractor Information (Firm Name): **Seal Engineering, Inc./Island Contracting, Inc.**
Client Information (Name): **Naval Air Station (NAS) Patuxent River, Maryland**

5. Client Information Name: **Jack Salyers** Title: Construction Manager and COR Phone Number: **443-458-8663** Email Address: jack.salyers@navy.mil
6. Describe the client's role in the project: Contracting Officer Representative and Design and Construction Quality Control
7. Date Questionnaire was completed (mm/dd/yy):
8. Client's Signature: SALYERS.JACK.DENE.II.1041700170 Digitally signed by SALYERS.JACK.DENE.II.1041700170 Date: 2024.11.13 13:22:20 -05'00'

Rev. June 2022

NOTE: NAVFAC/USACE REQUESTS THAT THE CLIENT COMPLETES THIS QUESTIONNAIRE AND SUBMITS DIRECTLY BACK TO THE OFFEROR. THE OFFEROR WILL SUBMIT THE COMPLETED QUESTIONNAIRE TO USACE WITH THEIR PROPOSAL, AND MAY DUPLICATE THIS QUESTIONNAIRE FOR FUTURE SUBMISSION ON USACE SOLICITATIONS. CLIENTS ARE HIGHLY ENCOURAGED TO SUBMIT QUESTIONNAIRES DIRECTLY TO THE OFFEROR. HOWEVER, QUESTIONNAIRES MAY BE SUBMITTED DIRECTLY TO USACE. PLEASE CONTACT THE OFFEROR FOR USACE POC INFORMATION. THE GOVERNMENT RESERVES THE RIGHT TO VERIFY ANY AND ALL INFORMATION ON THIS FORM.

SOURCE SELECTION SENSITIVE INFORMATION
DISCLOSURE LIMITATIONS AS OUTLINED IN FAR 2.101 & 3.104 APPLY

Contractor Information (Firm Name): **Seal Engineering, Inc./Island Contracting, Inc.**
Client Information (Name): **Naval Air Station (NAS) Patuxent River, Maryland**

ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE

RATING	DEFINITION	NOTE
(E) Exceptional	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
(VG) Very Good	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
(S) Satisfactory	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
(M) Marginal	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
(U) Unsatisfactory	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
(N) Not Applicable	No information or did not apply to your contract	Rating will be neither positive nor negative.

SOURCE SELECTION SENSITIVE INFORMATION
DISCLOSURE LIMITATIONS AS OUTLINED IN FAR 2.101 & 3.104 APPLY

Contractor Information (Firm Name): **Seal Engineering, Inc./Island Contracting, Inc.**
Client Information (Name): **Naval Air Station (NAS) Patuxent River, Maryland**

TO BE COMPLETED BY CLIENT

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.

1. QUALITY:						
a) Quality of technical data/report preparation efforts	E	VG	S	M	U	N
b) Ability to meet quality standards specified for technical performance	E	VG	S	M	U	N
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	E	VG	S	M	U	N
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	E	VG	S	M	U	N
2. SCHEDULE/TIMELINESS OF PERFORMANCE:						
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. *(If liquidated damages were assessed or the schedule was not met, please address below)*	E	VG	S	M	U	N
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	E	VG	S	M	U	N
3. CUSTOMER SATISFACTION:						
a) To what extent were the end users satisfied with the project?	E	VG	S	M	U	N
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	E	VG	S	M	U	N
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	E	VG	S	M	U	N
d) Overall customer satisfaction	E	VG	S	M	U	N
4. MANAGEMENT/ PERSONNEL/LABOR						
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	E	VG	S	M	U	N
b) Ability to hire, apply, and retain a qualified workforce to this effort	E	VG	S	M	U	N
c) Government Property Control	E	VG	S	M	U	N
d) Knowledge/expertise demonstrated by contractor personnel	E	VG	S	M	U	N
e) Utilization of Small Business concerns	E	VG	S	M	U	N
f) Ability to simultaneously manage multiple projects with multiple disciplines	E	VG	S	M	U	N
g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government	E	VG	S	M	U	N

SOURCE SELECTION SENSITIVE INFORMATION
DISCLOSURE LIMITATIONS AS OUTLINED IN FAR 2.101 & 3.104 APPLY

changes						
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	E	VG	S	M	U	N
5. COST/FINANCIAL MANAGEMENT						
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	E	VG	S	M	U	N
b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client	E	VG	S	M	U	N
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	E	VG	S	M	U	N
d) Is the Contractor's accounting system adequate for management and tracking of costs? *If no, please explain in Remarks section.*		Yes			No	
e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? *Indicate if show cause or cure notices were issued, or any default action in comment section below.*		Yes			No	
f) Have there been any indications that the contractor has had any financial problems? *If yes, please explain below.*		Yes			No	
6. SAFETY/SECURITY						
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)	E	VG	S	M	U	N
b) Contractor complied with all security requirements for the project and personnel security requirements.	E	VG	S	M	U	N
7. GENERAL						
a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).	E	VG	S	M	U	N
b) Compliance with contractual terms/provisions *(explain if specific issues)*	E	VG	S	M	U	N
c) Would you hire or work with this firm again? *(If no, please explain below)*		Yes			No	
d) In summary, provide an overall rating for the work performed by this contractor.	E	VG	S	M	U	N

SOURCE SELECTION SENSITIVE INFORMATION
DISCLOSURE LIMITATIONS AS OUTLINED IN FAR 2.101 & 3.104 APPLY

Contractor Information (Firm Name): **Seal Engineering, Inc./Island Contracting, Inc.**
Client Information (Name): **Naval Air Station (NAS) Patuxent River, Maryland**

Please provide responses to the questions above (*if applicable*) and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk *(please attach additional pages if necessary)*:

SOURCE SELECTION SENSITIVE INFORMATION
DISCLOSURE LIMITATIONS AS OUTLINED IN FAR 2.101 & 3.104 APPLY

ATTACHMENT D

NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)

CONTRACT INFORMATION (Contractor to complete Blocks 1-4)

1. Contractor Information
Firm Name: Seal Engineering, Inc. CAGE Code: 0R6Y1
Address: 3323 Duke Street, Alexandria, VA Entity Identifier Number: LRMSG1KFMK73
Phone Number: 703-823-6366
Email Address: DaveF@Seal-eng.com
Point of Contact: David Fyffe Contact Phone Number: 703-823-6366

2. Work Performed as: ☐ Prime Contractor X Sub Contractor ☐ Joint Venture ☐ Other (Explain)
Percent of project work performed: 75%
If subcontractor, who was the prime (Name/Phone #): Quinn Evans Architects / 202-298-6700

3. Contract Information
Contract Number: AOC14C3005
Delivery/Task Order Number (if applicable): AOC14C3005-T022
Contract Type: X Firm Fixed Price ☐ Cost Reimbursement ☐ Other (Please specify):
Contract Title: Flat Roof Replacements, Dirksen Senate Office Building – Project SB17003
Contract Location: Washington, DC

Award Date (mm/dd/yy):09/27/2019
Contract Completion Date (mm/dd/yy): 08/25/2021 (design)
Actual Completion Date (mm/dd/yy): Est 2025
Explain Differences: N/A

Original Contract Price (Award Amount): $117,370
Final Contract Price (*to include all modifications, if applicable*): $123,524.78 + $7,501.20 – Risk Assessment MOD
Explain Differences: Risk Assessment MOD & Design MOD

4. Project Description:
Complexity of Work ☐ High X Med ☐ Routine
How is this project relevant to project of submission? (*Please provide details such as similar equipment, requirements, conditions, etc.*)
This was a design-bid-build project. Roofing system design was completed in accordance with AOC Standards and in compliance with national building codes (IBC, IECC). Low slope roofing systems designed included reinforced fluid applied roofing membrane and a single ply PVC roofing membrane.

CLIENT INFORMATION (Client to complete Blocks 5-8)

5. Client Information
Name:. Jamie Lee
Title: POC
Phone Number: 202-230-3251
Email Address: Jamie.lee@aoc.gov

6. Describe the client's role in the project: Project Manager / Contracting Officer's Representative
.

7. Date Questionnaire was completed (mm/dd/yy): **11/21/2024**

8. Client's Signature: Jamie Lee

Rev. June 2022

NOTE: NAVFAC REQUESTS THAT THE CLIENT COMPLETES THIS QUESTIONNAIRE AND SUBMITS DIRECTLY BACK TO THE OFFEROR. THE OFFEROR WILL SUBMIT THE COMPLETED QUESTIONNAIRE TO NAVFAC WITH THEIR PROPOSAL, AND MAY DUPLICATE THIS QUESTIONNAIRE FOR FUTURE SUBMISSION ON NAVFAC SOLICITATIONS. CLIENTS ARE HIGHLY ENCOURAGED TO SUBMIT QUESTIONNAIRES DIRECTLY TO THE OFFEROR.

Contractor Information (Firm Name): _Seal Engineering, Inc._
Client Information (Name): _____

HOWEVER, QUESTIONNAIRES MAY BE SUBMITTED DIRECTLY TO NAVFAC. PLEASE CONTACT THE OFFEROR FOR NAVFAC POC INFORMATION. THE GOVERNMENT RESERVES THE RIGHT TO VERIFY ANY AND ALL INFORMATION ON THIS FORM.

ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE

RATING	DEFINITION	NOTE
(E) Exceptional	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
(VG) Very Good	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
(S) Satisfactory	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
(M) Marginal	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
(U) Unsatisfactory	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
(N) Not Applicable	No information or did not apply to your contract	Rating will be neither positive nor negative.

Contractor Information (Firm Name): Seal Engineering, Inc.
Client Information (Name): _____

TO BE COMPLETED BY CLIENT

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.

1. QUALITY:						
a) Quality of technical data/report preparation efforts	E	VG	S	M	U	N
b) Ability to meet quality standards specified for technical performance	E	VG	S	M	U	N
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	E	VG	S	M	U	N
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	E	VG	S	M	U	N
2. SCHEDULE/TIMELINESS OF PERFORMANCE:						
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. *(If liquidated damages were assessed or the schedule was not met, please address below)*	E	VG	S	M	U	N
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	E	VG	S	M	U	N
3. CUSTOMER SATISFACTION:						
a) To what extent were the end users satisfied with the project?	E	VG	S	M	U	N
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	E	VG	S	M	U	N
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	E	VG	S	M	U	N
d) Overall customer satisfaction	E	VG	S	M	U	N
4. MANAGEMENT/ PERSONNEL/LABOR						
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	E	VG	S	M	U	N
b) Ability to hire, apply, and retain a qualified workforce to this effort	E	VG	S	M	U	N
c) Government Property Control	E	VG	S	M	U	N
d) Knowledge/expertise demonstrated by contractor personnel	E	VG	S	M	U	N
e) Utilization of Small Business concerns	E	VG	S	M	U	N
f) Ability to simultaneously manage multiple projects with multiple disciplines	E	VG	S	M	U	N
g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes	E	VG	S	M	U	N
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	E	VG	S	M	U	N
5. COST/FINANCIAL MANAGEMENT						
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	E	VG	S	M	U	N
b) Contractor proposed innovative alternative methods/processes that reduced	E	VG	S	M	U	N

Contractor Information (Firm Name): Seal Engineering, Inc.
Client Information (Name):

cost, improved maintainability or other factors that benefited the client						
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	E	VG	S	M	U	N
d) Is the Contractor's accounting system adequate for management and tracking of costs? *If no, please explain in Remarks section.*		Yes			No	
e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? *Indicate if show cause or cure notices were issued, or any default action in comment section below.*		Yes			No	
f) Have there been any indications that the contractor has had any financial problems? *If yes, please explain below.*		Yes			No	
6. SAFETY/SECURITY						
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)	E	VG	S	M	U	N
b) Contractor complied with all security requirements for the project and personnel security requirements.	E	VG	S	M	U	N
7. GENERAL						
a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).	E	VG	S	M	U	N
b) Compliance with contractual terms/provisions *(explain if specific issues)*	E	VG	S	M	U	N
c) Would you hire or work with this firm again? *(If no, please explain below)*		Yes			No	
d) In summary, provide an overall rating for the work performed by this contractor.	E	VG	S	M	U	N

Please provide responses to the questions above (*if applicable*) and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk *(please attach additional pages if necessary)*: Seal Engineering performed well on the Dirksen Roof Replacement project during the design phase. They understood the challenges of working with existing building systems and were able to help pivot the design with a range of alternatives when it was determined that the existing roof system could not be replaced in kind as was originally anticipated. They were responsive and helped the client make an informed decision on how to move the project forward.

AMERICAN UNIVERSITY
WASHINGTON, DC

June 17, 2025

Mr. Bruce Jackson
Office of Contract Administration Services, University of Virginia
1571 Pratt Drive, Facilities Management Shop #2
Charlottesville, VA 22903

Subject: Letter of Recommendation for Seal Engineering, Inc. for RFP 25-03

Dear Mr. Jackson, et. al:

I am writing to recommend Seal Engineering, Inc. for your consideration. As a Project Manager at American University, I have had the pleasure of collaborating with them on many projects on campus including the Bender Library roofing replacement and façade repairs projects. We were having water infiltration into the building from the roof as well as the façade during inclement weather events. The roofing materials were due for replacement and the facade sustained damage from age and the weather over the years.

The roof project consisted of replacement of an inverted, hot rubber, asphalt roofing membrane with insulation and ballast overburden, coping cap, gutter, EPDM to TPO roofing membrane, and repaired and re-coated the parapet walls.

The façade is a raised aggregate precast façade with large windows and storefronts. Seal completed a leak investigation and sound tested the precast to develop the SOW. We also addressed some below grade water infiltration issues during this project.

Seal provided the design and construction administration for the project. They were budget conscious and considered options to save resources during their planning phase. Since the projects have been completed, we haven't experienced any more water infiltration issues. The knowledge and support provided for these projects is invaluable.

From the outset, Seal Engineering, Inc. demonstrated a strong understanding of our requirements and a proactive approach to project. Their team was highly responsive, efficient, and consistently met our deadlines, even when

faced with unforeseen challenges. For example, on the roofing project we had an unusual penetration through the roof, which required a quick design sketch for the roofer to resolve the existing condition. On the façade repair project there was an unusual condition for the waterproofing that required a design modification to accommodate the area, and they developed a quick solution for the contractor.

We were particularly impressed with their attention to detail, innovative solutions, technical expertise, and problem-solving skills. Throughout the project, Seal Engineering, Inc. maintained excellent communication and professionalism. Their team is always readily available to address our questions and concerns, ensuring that our project stayed on track and on budget.

Overall, we are highly satisfied with the work of Seal Engineering, Inc. Their expertise, dedication, and positive attitude have contributed significantly to the success of these projects as well as other projects the university has worked with them on. We confidently recommend them for any engineering needs and are confident they will deliver similar success for your organization.

Sincerely,
Darrick Adkins
Project Manager
American University
Email: dadkins@american.edu

Cell Phone: 202-359-4215

FACILITIES
George Mason University

10402 Rivanna River Way
Fairfax, VA 22030
Phone: (703) 993-2559
chogan6@gmu.edu

June 5, 2025

Mr. Bruce Jackson
Office of Contract Administration Services, University of Virginia
1571 Pratt Drive, Facilities Management Shop #2
Charlottesville, VA 22903

Subject: Letter of Recommendation for Seal Engineering, Inc. for RFP 25-03

Dear Mr. Jackson, et. al:

I serve as the Senior Director of Asset Management for George Mason's Facilities and Campus Operations Department. My office oversees the major maintenance projects for both our Engineering and General (E&G) and Auxiliary Unit Buildings, which includes roof replacements and other building envelope repair/maintenance issues. I understand that UVA is advertising for Building Envelop Professional Services and have been asked to provide a letter of reference for Seal Engineering.

Seal Engineering has worked as a sub-consultant under several architectural firms for a number of roof replacement projects at George Mason University on a variety of roofing systems including built-up roofs and EPDM systems. Dave Fyffe has been our main point of contact on these projects.

Seal Engineering is our trusted design partner in roofing projects. Dave's extraordinary depth of roofing knowledge, technical expertise, and relationships within the roofing industry sets Seal Engineering apart from other roofing design teams. The quality of their design plans is exceptional and there are very few, if any, change orders from contractors during the projects. All the various field conditions are detailed and addressed on the plans.

Seal Engineering understands the CPSM Roofing design requirements. They provide detailed initial roofing survey work that thoroughly investigates the existing conditions and sets projects up for a successful execution. They understand designing to a budget and work to find the best/most appropriate roofing product/system for the application. When particular roofing material lead times because astronomical following the pandemic, Seal worked with the roofing manufacturers to approve systems with components that were more readily available – this effort significantly helped expedite project execution.

In addition to their quality design work, Seal Engineering has excellent field expertise as well. They are able to review contractor installed work and identify shortcomings in installations. That site knowledge has helped to ensure that the roofing projects delivered to George Mason are top quality and issue free.

I highly recommend Seal Engineering, Inc. for your consideration. I am confident they will deliver similar success for your organization.

Sincerely,

Christy Hogan
Sr. Director Asset Management
Facilities & Campus Operations / George Mason University

GEORGETOWN UNIVERSITY
Capitol Campus

Jun 14, 2025

Mr. Bruce Jackson
Office of Contract Administration Services, University of Virginia
1571 Pratt Drive, Facilities Management Shop #2
Charlottesville, VA 22903

Subject: Letter of Recommendation for Seal Engineering, Inc. for RFP 25-03

Dear Mr. Jackson, et. al:

I am writing to offer my strong recommendation for Seal Engineering, Inc., based on our ongoing and past engagements at Georgetown University Law Center. As the Assistant Director of Facilities Management for our Capitol Campus, I have had the opportunity to collaborate directly with Seal Engineering on key roofing and building envelope projects that are critical to the long-term performance and sustainability of our facilities.

My initial engagement with Seal Engineering began with a targeted roof replacement on the north side of McDonough Hall—an essential academic building within the Law Center. This project was executed with a high degree of professionalism, from preconstruction planning through construction administration. Seal's team produced comprehensive and informative observation reports that enhanced decision-making and promoted accountability across all stakeholders. Their attention to detail and responsiveness significantly contributed to the overall success of the project.

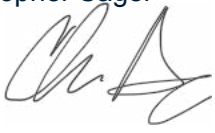
Currently, we are working with Seal Engineering on a much larger and more complex initiative: the replacement of the roof and podium-level terrace at the Edward Bennett Williams Law Library. Thus far, their performance continues to meet and exceed expectations, demonstrating consistency in technical competence, stakeholder communication, and field execution.

It is worth noting that Seal Engineering also worked closely with my predecessor, Peter Brown, who held this role prior to my appointment in May 2025. Since stepping into this position—after serving as Assistant Director of Facilities Management since 2023—I have maintained and advanced our working relationship with Seal, given their proven track record and collaborative project approach.

Seal Engineering brings a blend of deep technical knowledge, clear communication, and a client-focused mindset. Their professionalism and capacity for solving complex building envelope issues make them a reliable partner for any institutional or commercial project.

I recommend Seal Engineering, Inc. without reservation and am confident they will deliver successful outcomes on your projects, as they have consistently done for ours.

Sincerely,
Christopher Sager



Acting Director | Facilities Management
Georgetown University's Capitol Campus
https://capitolcampus.georgetown.edu
Direct: 202-661-6512 | Email: cgs79@georgetown.edu

COMMONWEALTH OF VIRGINIA

DEPARTMENT OF SMALL BUSINESS & SUPPLIER DIVERSITY

101 N. 14th Street, 11th Floor
Richmond, VA 23219

SEAL ENGINEERING, INC.

is a certified Small,Micro Business meeting all the eligibility requirements set forth under the Code of Virginia Section 2.2-16.1 et seq. and Administrative Code 7VAC 13-20 et seq.

Certification Number: 710251
Valid Through: Jan 17, 2028

Accordingly Certified

Willis A. Morris

Willis A. Morris, Director

CERTIFIED
SWaM Small, Women and Minority-Owned
Supplier Diversity Strengthens the Commonwealth
by the Virginia Department of Small Business & Supplier Diversity

The American Society of Professional Estimators

**In recognition of a Lifetime Commitment
to the profession of Estimating,
the ASPE National Certification Board
hereby confers upon**

Daniel L. Moore, CPE

The status of

LIFETIME CERTIFIED PROFESSIONAL ESTIMATOR

Presented December, 2008

In the discipline of

**04200 Unit Masonry Estimating
04200-00079-1195**

William Manfredonia, CPE
National Certification Board Chairman

Paulette R. Rutlen, CPE
National President