AUGUST 13, 2025

REQUEST FOR EXPRESSION OF INTEREST

ARCHITECTURAL AND ENGINEERING SERVICES FOR CULTURE CENTER WINDOW PROJECT SOLICITATION # 26-TOURE01-2

JAMES HIRT
KEZLO GROUP, LLC
PO BOX 1086 ♦ BROOKHAVEN, PA 19015
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August 13, 2025

State of West Virginia
Division of Culture & History Cultural Center
1900 Kanawha Blvd E.
Charleston, WV 25305-0300

Attention: Hanna Kroeger
Accounting Coordinator

Subject: Architectural and Engineering Services for Culture Center Window Project

Dear Hannah and members of the Selection Committee,

Thank you for the opportunity to submit our response to the Request for Expression of Interest to address critical concerns related to the front-facade windows of the Culture Center through a comprehensive assessment, design, and implementation process.

Kezlo Group has extensive experience with infrastructure design as part of both stand-alone replacement projects and comprehensive facility renovations. Our team has assessed and designed window systems for a variety of building types, including healthcare, academic, municipal, and historic structures. We are well-versed in evaluating structural support, drainage, insulation, vapor barriers, and material selection to ensure long-term performance, energy efficiency, and compliance with applicable codes. Whether integrating new windows into an existing building envelope or designing for complete system replacement, Kezlo emphasizes durability, constructability, and coordination with adjacent systems such as mechanical equipment, fall protection, and exterior façade improvements.

Kezlo Group meets all architectural licensing requirements for the State of West Virginia, ensuring full compliance with applicable regulations and professional standards. As a virtual practice with a national presence, we maintain a strong local capability, including two licensed Principal architects based in Southeastern PA and 4 other design professionals in the DE/MD/DC area alone.

We take pride in delivering prompt, professional, high-quality, and cost-effective architectural services, regardless of project size or complexity. We are enthusiastic about the opportunity to collaborate with the State of West Virginia and are committed to providing responsive and effective solutions tailored to your needs. Please do not hesitate to contact us with any questions or to discuss the next steps.

Thank you for considering Kezlo Group for this important opportunity.

Sincerely,

James Hirt
Principal

FIRM OVERVIEW

Kezlo Group, LLC is a dynamic architectural firm with a team of 15 professionals, including 10 licensed architects, 4 designers, and 1 office manager. Founded and led by partners with over 25 years of experience each, our firm strikes a balance between personalized service and deep technical expertise. We provide full architectural services, including planning, design, documentation, regulatory compliance, and construction administration to clients across a wide range of building typologies.

Firm's Approach:

Kezlo Group, LLC approaches each project with a flexible, client-focused process that emphasizes communication, accountability, and responsiveness. For work performed under this contract, we will utilize our PA/DE/MD/DC staff to provide local presence, site responsiveness, and in-person coordination as needed. They will be fully supported by our broader team of licensed architects and designers located across the country, who collaborate seamlessly through our proven remote workflow model.

This structure allows us to scale efficiently, leverage specialized expertise across disciplines, and maintain continuity throughout the project lifecycle, ensuring high-quality deliverables, schedule adherence, and responsive service to the State of West Virginia.

Our approach includes:

- **Task Prioritization:** We assess each assignment based on urgency, complexity, and impact to determine resource allocation and deadlines.
- **Milestone-Based Scheduling:** Tasks are broken down into clear milestones to track progress and ensure timely delivery.
- **Adaptive Workflows:** We maintain the ability to shift priorities and reallocate resources as needed to respond to unforeseen challenges or new requests.

Effective Communication & Coordination

Clear and consistent communication is key to the success of our collaboration with our client and other stakeholders.

As such, Kezlo will implement:

- **Dedicated Points of Contact:** A primary liaison from our local team will coordinate all task assignments, ensuring streamlined communication.
- **Regular Check-Ins & Reporting:** We will conduct scheduled meetings and progress reports to keep the client informed and address any adjustments needed.
- **Collaborative Digital Platforms:** Utilizing cloud-based project management and BIM collaboration tools, we will facilitate real-time coordination with the client and other consultants.

Problem-Solving & Continuity

Kezlo's team is equipped to proactively identify and resolve challenges, maintaining project momentum and alignment with the client's goals.

Our methodology includes:

- **Early Issue Detection:** Through design reviews and coordination meetings, we anticipate potential obstacles before they escalate.
- **Strategic Problem Resolution:** Our experienced architects and designers collaborate to develop practical, cost-effective solutions that maintain project schedules.
- **Knowledge Transfer & Documentation:** We maintain detailed records and design documentation to ensure continuity across all task assignments, even if project conditions evolve.

Capability

Kezlo's task management process is built on milestone-based scheduling, task prioritization, and adaptive workflows. QA/QC is embedded throughout, with an independent review branch assigned to each project. We maintain open communication with clients through regular check-ins, progress reports, and real-time coordination via digital platforms.

Our team is proactive in identifying and resolving issues early, ensuring that each task assignment progresses smoothly and aligns with the client's goals. This approach—combined with our strong local presence and scalable support—positions Kezlo Group to deliver superior service under this contract.

KEY PERSONNEL

Staff Qualifications and Similar Experience

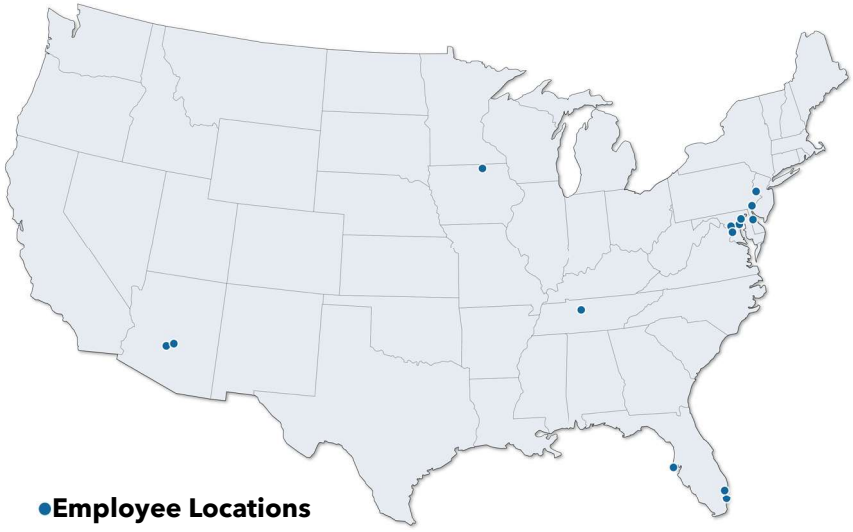
Over the past decade, Kezlo has completed numerous projects involving window replacement, façade restoration, and weatherproofing upgrades, many within occupied and mission-critical facilities. Our team's expertise encompasses the full lifecycle of these projects, from assessment and design through construction administration, ensuring solutions that meet performance, security, energy efficiency, and code compliance requirements.

Team & Responsibilities

For this contract, Kezlo will use a project-based organizational structure tailored to the County's needs.

- **Principals/QA/QC**: Jason Winters and Jim Hall will oversee project delivery and ensure quality assurance and adherence to budget and schedule.
- **Project Manager/Lead Architect**: Jacob Borel will lead the design process and coordinate all disciplines.
- **Local Architect/Designers**: Our additional local staff, Chris Reyes, Kevin Hurtarte and Chris Tretina will assist with the documentation and coordination along with assist in code compliance.
- **Construction Administrators**: Jacob Borel and Chris Reyes will provide construction phase support and site coordination.

Please see attached resumes for the above listed personnel as well as Jason Winter's West Virginia Architect License.



SUB-CONSULTANTS

Kezlo Group regularly leads and coordinates full consultant teams, including civil, structural, mechanical, electrical, and plumbing (MEP) engineers. Our internal team handles architectural design, BIM modeling, and regulatory documentation, while our engineering partners are selected based on project-specific needs. We have extensive experience managing:

- Site development, grading, and utility coordination (civil)
- Structural assessments and new structural design
- HVAC system design, lighting, and energy code compliance (MEP)

Our integrated design process ensures early coordination, reducing errors and accelerating delivery schedules.

Construction Administration & Implementation

Kezlo supports projects through construction with dedicated construction administrators who are familiar with the design intent and documentation.

Our CA services include:

- Submittal reviews and RFIs
- Site visits and punch list generation
- Change order evaluations and as-built coordination

We emphasize continuity by keeping the design team involved throughout the construction phase, ensuring that the final built environment reflects the original vision and complies with project standards.

RELEVANT PROJECT EXPERIENCE

Kezlo Group, LLC understands that municipal architecture requires not only technical proficiency but also adaptability, responsiveness, and long-term vision. We bring deep experience in projects similar to those anticipated under this contract, ranging from facility upgrades and space reconfigurations to ADA improvements and ground-up construction. Our strength lies in balancing design quality, stakeholder coordination, code compliance, and construction feasibility. Through our leadership in federally funded projects, we have developed a disciplined, process-driven approach that aligns closely with the client's needs.

All projects are developed in BIM (Building Information Modeling), allowing for intelligent model-based design, early clash detection, and seamless integration of all engineering disciplines. Our team's use of BIM improves accuracy, accelerates design timelines, and enhances collaboration with both stakeholders and subconsultants.

Project #1: Infrastructure Repair for Outpatient Clinic, Clinic Anex and Utility Plant Building Window Replacement and Building Envelope Repair

Location of Project:
Scott AFB, IL

Project Manager Name:

Joshua Shinneman

Contact Information:

(865) 318-0964

jshinneman@bbch-llc.com

Type of Project:
Exterior Envelope Renovation

Project Goals and Objectives:
- Restored exterior envelope
- Enhanced envelope integrity
- Improved fenestration systems
- Addressed deterioration of materials

How those Goals and Objectives were met:
- Comprehensive sealant replacement
- Replaced exterior windows and doors
- Surface restoration including adding protective coatings

Project #2: Infrastructure Repair, Keesler AFB, MS

Location of Project:

Keesler AFB, MS

Project Manager Name:

Josh Bettinger

Contact Information:

(810) 841-3506

jbettinger@panhandlepower.us

Type of Project:

Infrastructure Repair

Project Goals and Objectives:

- Rehabilitated building exterior
- Resolved existing deficiencies
- Upgraded exterior finishes and protective systems
- Maintained operational continuity

How those Goals and Objectives were met:

- Targeted envelope remediation
- Weatherproofing enhancements
- Window and door improvements
- Protective coating application

Project #3: Port Hueneme Exterior Renovation

Location of Project:

Port Hueneme, CA

Project Manager Name:

Erik Gibbs

Contact Information:

(865) 296-4210

egibbs@bbch-llc.com

Type of Project:

Exterior Renovations

Project Goals and Objectives:

- Addressed deterioration caused by marine environment
- Reinforced building envelope
- Restored exterior finishes
- Upgraded openings and penetrations

How those Goals and Objectives were met:

- Utilized marine-grade repair materials
- Renewed sealant and joint system
- Repaired / replaced windows and doors with properly graded assemblies
- Protective coating application

Project #4: Robins AFB Building 614 Renovations

Location of Project:

Robins AFB, GA

Project Manager Name:

Matt Jeffers

Contact Information:

(865) 296-4210

mjeffers@bbch-llc.com

Type of Project:

Exterior Renovations

Project Goals and Objectives:

- Modernized and rehabilitated building
- Addressed deficiencies in building envelope
- Upgraded interior spaces
- Replaced aging building systems

How those Goals and Objectives were met:

- Repaired masonry, replaced sealants and windows, and refinished exterior surfaces
- Addressed roof deficiencies through repairs and system enhancements
- Updated interior layouts and finishes
- Installed upgraded MEP components to improve performance, reliability, and standard compliance.

REFERENCES

JOSH BETTINGER
Panhandle Power Solutions LLC
jbettinger@panhandlepower.us
810.841.3506

JEFF WHITE
MGAC
jeff.white@mgac.com
202.204.3575

ALLY GONTANG-HIGHFIELD
SAINT JOHN'S COLLEGE
agontang@sjc.edu
410.626.2514

The West Virginia Board of Architects

certifies that

JASON WINTERS

with

KEZLO GROUP

is registered and authorized to practice
Architecture in the State of West Virginia.

In testimony whereof this certificate has been issued
by the authority of this board.

Certificate Number

4841

The registration is in good standing until 06/30/2026

Board President

Board Secretary

JACOB BOREL

Registered Architect

Jacob brings over 13 years of architectural experience spanning a wide range of projects across the United States. His background includes managing and documenting projects in hospitality, education, adaptive reuse, retail, and military sectors. He brings specialized knowledge in construction detailing, project documentation, and building envelope systems, with a particular focus on roofing systems.

Kezlo Group

844.495.3956 x725

jborel@kezlo.com

EDUCATION

Oklahoma State University
Associate's in Architectural Technology

PROFESSIONAL AFFILIATION

National Council of Architectural Registration Board

PROFESSIONAL REGISTRATION

Architect - Iowa

SKILLS

Project Management, Design Development, Interdisciplinary Coordination, Construction Administration, Code Research & Analysis, CAD (Computer Aided Design), BIM (Building Information Modeling

RELEVANT EXPERIENCE

Replacement of Roof and Building Envelop on B91020 and the Replacement of Roof on B91049, Hulburt Field Air Force Base, FL

This 84,000-square-foot project involved the replacement of the existing metal roof and wall panel systems, incorporating a new moisture barrier membrane behind the panels. Additionally, a new moisture barrier was applied to the exterior face of the existing masonry cladding to ensure all cracks, joints, and penetrations were fully sealed and watertight. The original windows and glazed assemblies were preserved and resealed. The result was a fully revitalized exterior for the entire building. As the project architect, Jacob was responsible for the design, documentation, and ensuring compliance with United Facilities Criteria (UFC).

Repair Roof and Lightning Protection System Dwight David Eisenhower Army Medical Center, Fort Gordon, GA

This project involved replacing the membrane roofing, insulation, and lightning protection systems on the 14th-floor (17,753 SF) and 15th-floor (11,300 SF) roofs. It also included repairs to damaged electrical conduit for security cameras and the installation of a metal safety rail system on the 14th floor. As project architect, Jacob oversaw design, documentation, and ensured compliance with United Facilities Criteria (UFC).

Wilcox Behavior Health Clinic Roof Emergency Repair Fort Drum, NY

This project involved fully removing the existing roof system down to the deck and installing a new PVC roofing system with insulation designed to achieve required average R-values and proper slope to internal drains. As project architect, Jacob was responsible for the design, documentation, and ensuring alignment with United Facilities Criteria (UFC).

JAMES HALL

Principal, AIA

Jim Hall has over 17 years of experience in residential, commercial, industrial, and healthcare projects, including adaptive reuse, tenant fit-outs, and campus planning. He specializes in code compliance, site assessments, and complex renovations, and has led planning efforts for medical facilities in collaboration with stakeholders to ensure efficient, functional designs.

Kezlo Group

844.495.3956 x707

jhall@kezlo.com

EDUCATION

Virginia Tech University
Bachelor of Architecture

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
ACE Mentorship Program - Mentor
National Council of Architectural Registration Board (NCARB)

PROFESSIONAL CERTIFICATIONS

AIA Maryland Disaster Assistance- SAP
Cal OES Safety Assessment Program

RELEVANT EXPERIENCE

Kimbrough Ambulatory Care Center | Roof Replacement – B2480
Ft. Meade, MD

Kezlo led the architectural scope for the full roof system replacement of a multi-wing medical facility totaling over 50,000 SF. Responsibilities included coordinating phased demolition, specifying a fully adhered TPO roof assembly over tapered insulation to meet R-30 performance, integrating flashing at complex mechanical penetrations, and ensuring compliance with UFC, IBC, and DoD medical design standards. Project also included fall protection upgrades and drainage enhancements to extend the building envelope's service life.

Fire Station Door Replacement, Multiple Stations
City of Alexandria, VA

Kezlo Group is currently supporting the City of Alexandria in replacing outdated and failing apparatus bay doors and controls at eight fire stations, totaling 26 doors across 13 bays. With varying door systems and components, the project requires precise documentation of existing conditions to ensure compatibility and avoid conflicts. As Project Architect, Jim has led Kezlo Group's efforts in surveying clearances and equipment, identifying control systems, preparing detailed coordination drawings, and assisting with historic preservation approvals.

Continuing Services Agreement at Historic College Campus
Annapolis, MD

Since 2018, Jim has led multiple projects at St. John's College as Project Manager and Architect under a Continuing Services Agreement. His work includes accessibility upgrades, utility replacements, renovations to offices and student facilities, and photovoltaic installations. He coordinates closely with college administration to define project goals, ensure compliance, and guide initiatives from concept through execution. Jim is currently leading a Campus Clean-Energy Master Plan focused on reducing energy use through sustainable upgrades..

JASON WINTERS

Principal
AIA LEED BD+C

Jason Winters, co-founded Kezlo Group and leads a studio focused on sustainable, wellness-driven architecture. He has worked with the Maryland Energy Association and U.S. Department of Energy on energy initiatives and contributed to Maryland's first LEED Gold certified hospital. Jason also serves as an adjunct faculty member and holds leadership roles in the American Institute of Architects, including Institute Secretary on the AIA National Board.

Kezlo Group

844.495.3956 x701

jwintersl@kezlo.com

EDUCATION

John's Hopkins University
Master of Liberal Arts
Syracuse University
Master of Architecture
Drexel University
Bachelor of Architecture

PROFESSIONAL AFFILIATIONS

American Institute of Architects
AIA National Secretary
AIA Strategic Council
AIA Maryland President
ACE Mentorship Program
National Council of Architectural Registration Board
USGBC, Maryland Chapter

PROFESSIONAL REGISTRATIONS

Licenses held in 23 states including PA

RELEVANT EXPERIENCE

DCMC Magnolia Core and Shell Renovation
Lanham, MD

The renovation of the Old Magnolia Building focuses on updating its core and shell for future tenant improvements, specifically for outpatient behavioral health services. The project includes replacing structural walls, windows, roofing, and mechanical systems, while enhancing the façade with weather-resistant materials. Structural reinforcements, new HVAC, plumbing, and electrical systems will support future fit-outs, and accessibility improvements will ensure compliance with ADA and fire safety codes. The design maintains core elements while introducing new openings and systems to meet current building codes and prepare the space for medical use.

Maryland Institute College of Art – Founders Green Exterior Repairs Analysis
Baltimore, MD | Project Architect

Led architectural assessment of four student residence halls to identify and document façade deterioration, structural damage, and water infiltration at stair towers and exterior walkways. Delivered a comprehensive set of repair recommendations including new waterproofing strategies, curtain wall integration, masonry restoration, and floor drainage improvements—all tailored to the building's historic context and long-term durability.

St. John's College – Mellon Hall & Heating Plant Solar Array Project
Annapolis, MD | Architectural Lead

Provided architectural design and historic preservation support for rooftop photovoltaic installations on two contributing structures within the Annapolis Historic District. The scope included low-profile, ballasted solar arrays with minimal roof penetration, concealed conduit routing, and careful integration to preserve viewsheds and character-defining features. Collaborated with local HPC and Maryland Historic Trust to ensure compliance with preservation guidelines while advancing campus-wide clean energy goals.

CHRISTOPHER TRETINA

Architectural Designer

Chris brings more than seven years of experience at Kezlo, contributing to a diverse portfolio of projects across multiple sectors, including Healthcare, Hospitality, Public Safety, Residential, Multifamily, and Federal. He has held roles as both an Architectural Designer and Project Manager, overseeing all phases of project delivery. His construction background strengthens his ability to convey design concepts clearly and reinforces his focus on detail and constructability.

Kezlo Group

844.495.3956 x711

ctretina@kezlo.com

EDUCATION

Drexel University
Bachelor of Architecture

PROFESSIONAL AFFILIATION

National Council of Architectural Registration Board

SKILLS

Revit, AutoCAD,
Project Management,
Technical Drawings

RELEVANT EXPERIENCE

City of Alexandria – Fire Station Door Replacements
Alexandria, VA

This project focused on the renovation and replacement of overhead garage bay doors at eight fire stations throughout the City of Alexandria. Each station presented unique challenges based on the specific upgrades needed, with several designated as historic landmarks. Chris was responsible for documenting field survey measurements, producing construction documents (including plans, sections, and details) and coordinating efforts with consultants.

Robins Air Force Base
Warner Robins, GA

This project included the full interior and exterior renovation of a large warehouse in Warner Robins, GA. Key work included exterior repairs, interior layout modifications, updated finishes, and full replacement of outdated ribbon windows. Due to the building's age, special detailing of window heads, jambs, and sills was required to prevent moisture infiltration. The new custom windows met current energy codes while preserving the building's character. Chris handled field surveys, construction documents, consultant coordination, reviewer and construction meetings, and review of submittals and RFIs.

Luminis Health Doctor's Community Medical Center
Lanham, MD

This project included the construction of a new building in Lanham, MD. This new building was required to match the finishes of the existing hospital campus. Roofing for the new building was required to consist of a new built-up insulated deck with a cover board and membrane finish over a structural metal roof deck. The exterior finish of the building was designed to consist of brick. Special detailing was required to properly flash the roof around the parapet walls and slope the roof to provide proper drainage. Chris was responsible for developing schematic and design development documents, as well as final construction documents (including plans, sections, and details).

CHRISTOPHER REYES

Registered Architect

Chris brings more than 10 years of experience at Kezlo, leading Healthcare, Higher Education, Civic, Residential, Federal, and Commercial Projects in roles serving as both Architectural Designer and Project Manager. He is involved in all phases of project delivery, leveraging his strong expertise in building codes, managing schedules, owner-architect collaboration and visual communication to ensure clear and successful project outcomes.

Kezlo Group

844.495.3956 x705

creyes@kezlo.com

EDUCATION

University of Maryland
Master of Architecture

PROFESSIONAL AFFILIATIONS

National Council of Architectural Registration Board
AIA

LICENSE

Registered Architect, State of MD
License # 22436

RELEVANT EXPERIENCE

City of Alexandria – Fire Station Door Replacements
Alexandria, VA

This project focused on the renovation and replacement of overhead garage bay doors at eight fire stations throughout the City of Alexandria. Each station presented unique challenges based on the specific upgrades needed, with several designated as historic landmarks. As Architectural Designer, Chris was responsible for drafting and assembling construction documentation (plans, sections and details), consultant coordination (including electrical and product manufacturers), and city submittals.

Radnet Radiology, Outpatient Radiology Tenant Fit-outs
Mid- and South- Atlantic Regions (VA, MD, DE, FL)

Chris has been the Project Manager for more than twenty Radnet Radiology projects within the Mid and South Atlantic Regions. These projects generally involve renovating empty tenant spaces, from roughly 5,000 to 15,000 sf, into new outpatient radiology facilities. Chris works with local MEP and structural engineers to ensure that the new facilities meet the mechanical, electrical, plumbing, and structural requirements of the local jurisdiction codes and provide the necessary infrastructure to allow for all new medical imaging equipment to operate at its required capacities. Chris is responsible for the design development, construction documentation, construction administration, and coordination between the multiple radiology imaging vendors.

Saint John's College, Mellon Hall Renovations
Annapolis, MD

This project consisted of renovating a historic building's Backstage Area to include a vocational music room and studio theater. The existing Lecture Hall, Lounge Area, and Main Lobby were also renovated to replace existing finishes and update the rooms to meet ADA compliance. As a Project Manager, Chris was responsible for surveying the building, coordinating construction documentation (plans, sections, and details), meeting with clients, reviewing submittals and RFIs, and coordinating with the general contractor on revisions during construction.

KEVIN HURTARTE

Architectural Designer

Kevin brings over nine years of architectural experience, with a diverse portfolio spanning Healthcare, Hospitality, Public Safety, Residential, Education, and Federal sectors. Kevin has served in key roles as both an Architectural Designer and Project Manager, successfully leading projects through all phases of design and delivery.

Kezlo Group

844.495.3956 x734

khurtarte@kezlo.com

EDUCATION

Morgan State University
Bachelor of Science Architecture and Environmental Design

PROFESSIONAL AFFILIATION

National Council of Architectural Registration Board

SKILLS

Revit, AutoCAD,
Project Management,
Technical Drawings

RELEVANT EXPERIENCE

Port Hueneme Medical Center - Exterior and Bathroom Renovation
Port Hueneme, CA

This project involved the repair and renovation of the exterior of the Port Hueneme Medical Building at Naval Base Port Hueneme in California, along with the complete renovation of all bathrooms and showers. Kevin was responsible for documenting field survey measurements and producing comprehensive construction documents, including plans, sections, and detailed drawings.

Advanced Radiology - Tenant Fit Out Renovation
Timoniom, MD

This project entailed a comprehensive interior renovation of a medical facility in Timonium, Maryland. The scope of work included updates to the dressing rooms, nursing stations, reception area, and existing interior finishes. Kevin played a key role in documenting the existing conditions and drafting construction documents, including plans, sections, and details. He coordinated closely with consultants to ensure design and technical alignment throughout the project.

St. John's College - Existing Conditions Documentation
Annapolis, MD

This project involved documenting the existing conditions of dormitory buildings across the St. John's College campus, forming the basis for future renovations and planning efforts. Kevin was responsible for surveying student dormitories. As part of this effort, he developed emergency evacuation signage to be displayed throughout the campus, ensuring clear and accessible guidance for students, staff, and visitors.

Firm Overview

SCOVIS, PLLC

Scovis provides professional Structural Engineering services to the design and construction industry. Our clients typically include Architects, Contractors, Owners and Government Agencies. Our team of highly experienced and architecturally sensitive Structural Engineers focus on client satisfaction, product quality, and cost efficiency. Scovis utilizes the latest technologies for an integrated design approach, including Building Information Modeling (BIM) and specialized Structural Engineering analysis and design software.

Scovis was founded by our principals, Travis Corwith and Scott Bouvia. The principals have over two decades of combined structural engineering experience with some of the top companies in the industry, working on projects with construction costs ranging from $1,000 to $2 Billion. They have collectively designed buildings, bridges, and special structures using every conventional and several non-conventional materials and systems.

Project types and design services include but are not limited to the following:

- Educational Buildings
- Museums
- Hotels
- Medical Facilities
- Offices
- Garages
- Historic renovation
- Government Facilities
- Adaptive Reuse
- Residential
- Multi-Family
- Temporary Structures
- Construction Works
- Roof and Roof System Structural Support Design

Scovis is a small firm with the capability to tackle projects of any size and complexity. We prefer a hands-on, collaborative approach, and focus on exceeding all our client's expectations. Our professional staff will work diligently with the entire project team to achieve the maximum value.

Scovis is licensed in Virginia, Illinois, Indiana, Maryland, District of Columbia, Pennsylvania, New York, and West Virginia
DUNS: 053684113, CAGE: 82BL4

Scōvis
STRUCTURAL ENGINEERS

SCOTT BOUVIA, P.E., S.E.

Principal, Scovis, PLLC

EDUCATION

M.S. Civil Engineering
Virginia Polytechnic and State University - Blacksburg, Virginia
B.S. Civil Engineering Technology
Rochester Institute of Technology - Rochester, New York
A.A.S. Civil Engineering Technology
State University of New York College of Technology, Canton NY

PROFESSIONAL EXPERIENCE

Principal, Scovis, McLean, Virginia (2018-present)

Co-founded Scovis in 2018, with Travis Corwith. Responsible engineer in charge of office structural designs and quality control and quality assurance procedures. Responsible for all aspects of the structural designs and documentation process from initial feasibility studies to full construction documentation and construction administration. Scott has worked on a wide variety of projects from residential, government, mission critical and construction engineering.

Senior Project Engineer, Silman, Washington, District of Columbia (2009-2018)

Involved in a wide variety of projects types including residential, educational, commercial and mixed-use structures. Responsible for engineering analysis and design using a multitude of materials, including reinforced and post-tensioned concrete, steel, wood and masonry. Provided oversight in the form of quality assurance and quality control for a multitude of projects, to ensure consistency throughout the project's duration.

MEMBERSHIPS AND OFFICES

Member, American Society of Civil Engineers, Reston, Virginia (2003-present)
Member, American Institute of Steel Construction, Chicago, Illinois (2011-present)
Member, American Concrete Institute, Farmington Hills, Michigan (2012-present)
FEMA Urban Search and Rescue Task Force, Structural Specialist (2016-Present)

REGISTERED PROFESSIONAL ENGINEER

Virginia - 0402052384
Maryland - 52177
District of Columbia - PE-S920055
Pennsylvania – PE087448
New York – 100893
North Carolina – 051734

Scōvis
STRUCTURAL ENGINEERS

New Jersey – 24GE05597400
Indiana – PE12500306
Florida - 89805

REGISTERED STRUCTURAL ENGINEER

Illinois – 081008120

RELEVANT EXPERIENCE

Charleston Air Force Base B1001 Addition, Charleston, SC
Structural Engineer of Record
Area of Focus: Foundations, Superstructure, Roof Systems
Charleston Air Force Base B364 Dental Instrument Processing Center (DIPC) Renovation, Charleston, SC
Structural Engineer of Record
Area of Focus: Existing Concrete Floor Renovation, Seismic Design of Anchorage
Mission Critical Facility Renovations, Multiple Sites, United States
Structural Engineer of Record
Area of Focus: Structural Steel Design, Analysis of existing structures, electrical and mechanical support design
Temporary Shoring Design and Formwork Design Howard University Power Plant, Washington, DC
Structural Engineer of Record
Area of Focus: Temporary Structures for Construction
Port Hueneme Dental Instrument Processing Center Upgrade, Port Hueneme, CA
Structural Engineer of Record
Area of Focus: Existing Concrete Floor, Seismic Design of Anchorage
Point Mugu Medical Building 5 Renovation, Point Mugu, CA
Structural Engineer of Record
Area of Focus: Roof Analysis and Retrofit Design, Structural Steel Design, Foundation Design
Little Rock Air Force Base Mission Planning B380 Renovation, Little Rock, AR
Structural Engineer of Record
Area of Focus: Foundation Design, CMU Design, Seismic Design, Roof Replacement
Eisenhower Army Medical Center Roof Replacement, Fort Gordon, Augusta, GA
Structural Engineer of Record
Area of Focus: Roof Replacement, Existing Building Analysis

Firm Overview

LOCATIONS

Headquarters
655 New York Ave NW
Suite MZ02
Washington, DC 20001

Baltimore
233 E. Redwood St
Suite 900B
Baltimore, MD 21202

EngeniumVA PLLC
**Subsidiary of Engenium Group*
Alexandria, VA

FIRM INFORMATION
Founded: 2011
Firm Size: 45 Employees

CERTIFICATIONS

Engenium Group
District of Columbia Certified Business Entity (CBE) - LBE, SBE, DBE, DZE, ROB, & EIE: #LSDZRE22826052027

U.S. Registered Small Business (SBA)

Certified LGBT Business Enterprise: #10617

EngeniumVA PLLC
SWaM Certified, Small Business: #827270

HISTORY

Engenium Group was founded in 2011 as a boutique MEP engineering firm providing innovative, insightful, and sustainable solutions tailored to our client's specific goals. Through our client-centric focus, we have won a repeat client rate of 94% with more than 900 projects in the DC, Maryland, and Virginia region. Engenium now has two office locations and a portfolio featuring educational, government, civic, commercial, housing, retail, and athletic projects. As we continue to grow, our mission and vision remain client focused.

MISSION

Engenium Group's mission is to nurture long-lasting relationships. With a focus on exceptional communication, we engage with clients to develop integrated approaches to projects and pursuits. We aim to transform the typical sub-consultant relationship into a true partnership by providing consistent strategic value.

SERVICES

Mechanical Engineering
Design of heating, ventilating, and air-conditioning systems including primary, central plant systems, and distribution systems.

Electrical Engineering
Design of standard and emergency power distribution, lighting, and fire alarm systems.

Plumbing & Fire Protection Engineering
Design of domestic hot/cold water, sanitary waste & vent piping, fire protection and natural gas systems.

Technology Design
Design of audiovisual (AV), information technology (IT), and security systems and infrastructure.

APPROACH

Today's sustainable projects require a different design approach than was standard for yesterday's traditional systems. We emphasize engineering and design ingenuity, technical expertise, and detailed collaboration to achieve a successful project. Our engineers are among the leaders in their field with years of experience providing integrated and thoughtful designs to save energy, simplify building operation, and ensure system functionality.

Brandon Harwick, PE, LEED AP
President | Principal Engineer

Driven by a desire to connect more deeply with the people his projects would serve, Brandon Harwick founded his own engineering firm in 2011 with a bold vision: to create designs centered on people, not profits. He believes the design phase marks just the beginning of a building's journey and holds the potential to enrich countless lives when crafted with empathy and purpose. Brandon champions open communication, diversity of thought, and inclusion, building a team of engaged, empathetic engineers who embody these values and are committed to creating spaces that genuinely uplift and serve communities.

Education

B.A.E., Architectural Engineering, Pennsylvania State University

Registrations & Certifications

- Professional Engineer: West Virginia: # 026514
- LEED AP

Years of Experience

- 14 Years at Engenium Group
- 23 Years of Total Experience

Experience

University of the District of Columbia Buildings 38 & 39 Roof Replacement | *Washington, DC*

Led design for a 39,000 SF roof replacement on two key academic buildings, improving thermal, air, vapor, and waterproofing performance for long-term durability. Scope included full removal and replacement of the roof system, installation of new metal coping around the entire perimeter, replacement of all roof drains and bowls, roof accessories, counterflashing, and integration of new roof curbs for existing rooftop equipment. Work also included new exterior doors and hardware, wall sconces, security cameras, and a lightning protection system — ensuring the buildings meet current safety and performance standards.

Department of State Visitor Center & National Museum of American Diplomacy | *Washington, DC*

Designed MEP systems for a high-profile cultural facility located within the Harry S Truman Building, integrating modern building systems into an all-glass atrium, exhibit spaces, a theater, and retail areas. Scope included evaluating roof penetrations and coordination for skylight and atrium waterproofing details to protect sensitive museum and event spaces while maintaining architectural integrity..

DGS Stead Park Recreation Center | *Washington, DC*

Design services to support the $11.25 million renovation and new construction of Stead Park Receration Center. The project includes renovation of the existing 2,420 SF carriage house building and addition of 10,000 SF of space in order to bring the building into compliance with ADA and to accommodate demand for additional community programming. The project also included renovation of the historic 2,420 SF carriage house included roof repair and integration of new roof elements as part of ADA compliance upgrades and building performance improvements, as well as creating infrastructure for solar panels to meet sustainability requirements.

DGS Dorothy Height Elementary School | *Washington, DC*

Provided full mechanical, electrical, and plumbing engineering and design for the modernization of a historic civic building and new addition totaling 93,000 SF. Roof scope included integration with high-performance building envelope strategies to meet LEED Gold, WELL, and NetZero objectives, infrastructure to support future solar panel installation, and adaptive use of existing roof space to create a green learning environment for students. Coordination of rooftop systems and MEP infrastructure ensured long-term facility resilience, operational efficiency, and educational value.

Engenium Group

About SBP

Sustainable Building Partners (SBP) is committed to advancing the art and science of high-performance building design, construction, and operation. Our team works to build partnerships with clients offering support, guidance and creative solutions by collaborating throughout the entire life cycle of the building. We look at projects from a dynamic and elevated view to deliver efficiency, reliability, durability, and sustained energy performance while promoting health, comfort, resiliency, and cost savings for end-users and communities. We are committed to delivering superior work through planning and approval, design, permitting, construction administration, measuring performance, and post-occupancy building tuning and auditing.

SBP AREAS OF EXPERTISE

At SBP, our commitment is to provide an suite of impactful services that support all building professionals across various market segments across the country that redefine expectations of what the built environment can offer. Our expertise in Building Enclosures consulting is complemented and enhanced by our other core consulting services of Building Performance and Comprehensive Sustainability. This integration drives collaborating innovation to deliver state-of-the-art-enclosures.

Building Enclosures

What We Do

Our Building Enclosure team consists of a group of architects and engineers that specialize in high-performance building enclosures. Our expertise spans the full life cycle of a building project, from initial planning and design to construction, administration, and post-occupancy optimization. We partner with project teams to provide enclosures-focused consulting services to help ensure the project meets and exceeds expectations of durability, resiliency, and performance that is required in today's building market. We strive to be industry leaders and trusted partners for owners, designers, and contractors alike by developing processes to achieve collaboration that is necessary for project success.

Bridging vision and reality with technical precision and collaborative innovation to deliver state-of-the-art building enclosures

ENCLOSURES CONSULTING & COMMISSIONING

Enclosures focused consulting services that spans from project inception through building operations.

WHOLE BUILDING AIRTIGHTNESS TESTING

Leading method for verifying building airtightness performance.

FORENSIC INVESTIGATION

Investigate, diagnose, and resolve building performance issues related to construction defects, material failures, and/or environmental concerns.

FUNCTIONAL PERFORMANCE TESTING

Validate a repaired or newly installed enclosure's ability to meet performance criteria and expectations.