

**Virginia Military Institute**  
Lexington, Virginia 24450-0304

REQUEST FOR QUALIFICATIONS

V211-26-017

Issue Date: 28 October 2025

Title: On-Demand Skilled Trades Pool for Renovation and Repair Services  
SET-ASIDE FOR SBSD Certified SWaM VENDORS ONLY - - Limited to Area 103

Questions Due: 11 November 2025 at 2:00 PM EST

Due Date: 2 December 2025 at 2:00 PM EST (uploaded to eVA)

Services) Commodity Code: 91200 – Construction Services, General

Issuing Agency: Virginia Military Institute  
Procurement Services

Period of Contract: Date of Award through 31 December 2026, with four (4) optional renewals.

Responses are to be submitted electronically through [www.eva.virginia.gov](http://www.eva.virginia.gov). One complete proposal and one copy with redacted proprietary information should be included in the vendor response.

PRE-PROPOSAL CONFERENCE- No pre-proposal conference will be held for this solicitation.

All Inquiries for Information Should Be Directed To: LTC Lynn W. Carmack, VMI Procurement Services at [carmacklw@vmi.edu](mailto:carmacklw@vmi.edu). The Understanding of Requirement Form (Attachment A) must be used for questions concerning specifications or statement of needs.

In Compliance With This Request for Qualifications And To All The Conditions Imposed Therein And Hereby Incorporated By Reference, The Undersigned Offers And Agrees To Furnish The Goods/Services In Accordance With The Attached Signed Proposal Or As Mutually Agreed Upon By Subsequent Negotiation.

Name and Address Of Firm:  
Bridgestone Construction, LLC

Date: 12/02/2025

PO Box 1948

By:   
(Signature In Ink)

Harrisonburg, VA Zip Code: 22801

Name: Gary Keppel  
(Please Print)

Title: Managing Member

EVA Vendor ID or DUNS number 780327180

Phone: ( 540 ) 434-3773

E-mail: gkeppel@comcast.net

Fax: ( 540 ) 434-0660

**Note: This public body does not discriminate against faith-based organizations in accordance with the Code of Virginia, § 2.2-4343.1 or against a bidder or offeror because of race, religion, color, sex, national origin, age, disability, sexual orientation, gender identity, political affiliation, or veteran status or any other basis prohibited by state law relating to discrimination in employment. Faith-based organizations may request that the issuing agency not include subparagraph 1.f in General Terms and Condition C. Such a request shall be in writing and explain why an exception should be made in that invitation to bid or request for proposal.**

## 1. Qualifications and Experience

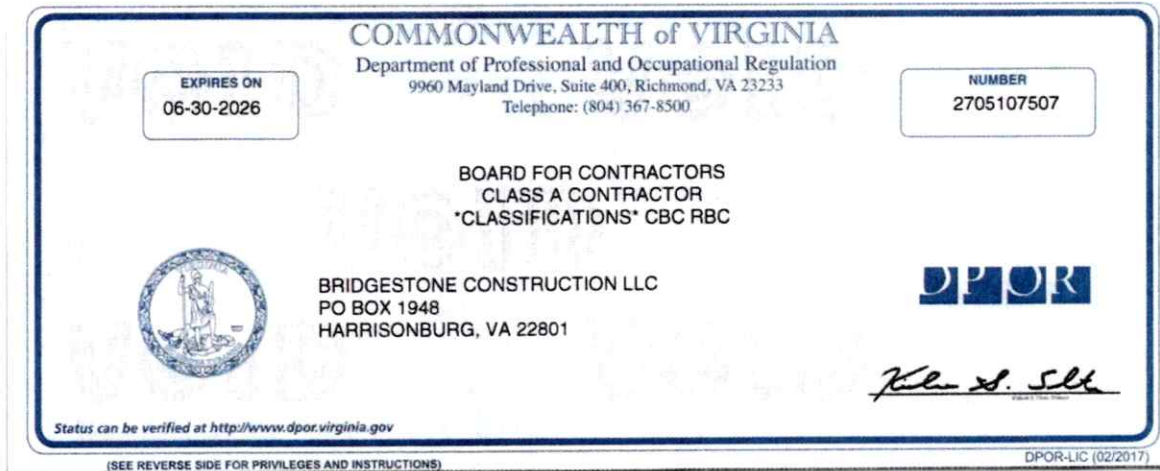
a. *Our Team:*

*All of our team members will have knowledge of an agreement with VMI. Below is a list of our team members and their responsibilities within the company and to the account.*

Gary Keppel:	Managing Member, Estimator and Project Manager
Mary Senger:	Member, Project Manager and Superintendent
Gary Simmons:	Carpenter and Superintendent
Jan White:	Administrative Assistant and Bookkeeper

*Trade Certifications:*

We are a Class A General Contractor with both commercial and residential classifications.



b. *General Experience:*

Bridgestone Construction, LLC is a general contractor working in both commercial and residential construction and has successfully completed numerous renovation projects similar to those requested by VMI. Our expertise is focused on providing the best quality construction for the most reasonable cost, to include project completion to meet owner specifications for the project duration. This purpose is carried out through project planning, subcontractor coordination and hands-on construction operations. This also includes progress communications and unexpected problem resolution in consideration of the owner's interests.

*c. Current Clients:*

1. JMU – current contract length is one year with a one year renewable option, however, we have had ongoing contracts with JMU for the past 20 years in various capacities.
  - Remove tennis dome in spring and then reinstall in fall since 2019.
  - In 2025 we installed projection screens at Forbes Center.
  - In 2025 we performed foundation repairs at both Bell and Godwin Halls.
  - Repaired bleachers at Bridgeforth Stadium and the Atlantic Union Bank Building for the past 3 years.
  - In 2024 we renovated Engeo Building 2<sup>nd</sup> floor to include demolishing of flooring in multiple rooms and installation of new flooring. Demolish part of existing wall and prep area for installation of new windows. Remove existing doors and frames and install new storefront door and new wood doors. Install new light fixtures, drywall and paint.
  - In 2024 we renovated both McGraw Long and Harper Allen-Lee bathrooms to include demolishing the current showers, repaired ceramic tile flooring and installed all new shower bases and wall surrounds, installed new access doors and painted.
  - In 2024 we converted existing conference room into a classroom at CSAT A2 to include demolition of doors and frames and wall. Installed new storefront doors, patched drywall and painted, install new lighting and reworked ACT grid and tile.
  - In 2024 we repaired spalled concrete and interior cove base at D Hall.
  
2. Blue Ridge Community College – contract length is one year, however, we have had ongoing contracts for the past 6 years.
  - In 2025 we renovated first and second floor bathrooms at Houff Center to included all new toilet partitions, plumbing (toilets and sinks), vanities, ceilings, ceramic tiled walls and floors.
  - In 2025 we renovated vending area in cafeteria.
  - In 2025 we installed a custom sized fixed access ladder.
  - Removed numerous chalk boards and installed whiteboards in the past 3 years.
  - In 2024 we replaced split system units in server rooms in several buildings.
  - In 2024 we moved Vet Tech x-ray light to new location.
  - In 2023 we installed new cabinetry in dog kennel area.
  - In 2023 we installed 3 new skylights in Building J.

3. Wilson Workforce Rehabilitation Center – current on-demand contract length is two years.

- In 2025 we replaced two garage doors and one personnel door.
- In 2025 we installed new gypsum board in 3 rooms at Barnett Hall.
- In 2025 we repaired exterior brick joints.
- In 2025 we repaired EIFS.
- In 2025 we renovated Building 715 to include removal of vinyl base, installed foamboard and batt insulation, installed expansion joint material and installed 2x8x10 to secure interior walls and 2x6 to secure exterior of building.
- In 2024 we demolished the interior of Building 715.

4. Rockingham County Public Schools – we don't have a contract but have done numerous jobs throughout Rockingham County Schools.

- In 2024 we renovated classroom at Turner Ashby High School to include demolishing wall between two classrooms in order to create on large classroom. We repaired areas that we damaged and painted. Reworked existing ceiling grid and existing lighting. Installed new light switches and outlets. Removed old and installed new VCT and vinyl baseboard. Removed and replaced door frames to create ADA alcoves. Relocated sprinkler heads.
- In 2025 we repaired bollard and chain link fence at Linville-Edom Elementary School.
- In 2025 we replaced urinal screens at Wilbur Pence Middle School.
- In 2025 we installed sidewalk at Wilbur Pence Middle School.
- In 2024 we turned janitor's closet into a bathroom with sink and toilet at Lacey Springs Elementary School.
- In 2024 we created an office on second floor of Central Office Building to include installing door and frame, drywall, reflective ceiling, painting, vinyl base, electrical and mechanical work.

5. Mary Baldwin University – we don't have a contract but have done numerous jobs at Mary Baldwin University. These jobs include repairs to historic buildings.

- In 2023 we repaired columns both the PEG Center and Tullidge Hall.
- In 2023 we replaced porch floor and railing at Kable House
- In 2023 we replaced 7 columns at the President's House.
- In 2022 we made exterior repairs at Rose Terrace to include repair joints with lime based mortar following the historic guidance from Staunton Historical Society.

- In 2022 we repaired canopy at Francis Auditorium.
6. Bridgewater College – we don't have a contract but have done on-call work for Bridgewater College.
- In 2023 we repaired existing internal guttering system at Rebecca Hall.
  - In 2022 we demolished knee wall and planters at Daleville Hall study lounge and installed new aluminum railing.
  - In 2022 we painted metal roof at 312 Broad Street.
  - In 2022 we replaced rooftop deck and railing at 431 E College St.
  - In 2021 we replaced basement entry steps and rear entry stoop at Police Station.
  - In 2020 we repaired walking bridge on Bridgewater College's campus.
  - In 2019 we installed 125 new replacement windows at Blue Ridge Hall.
7. Virginia School for the Deaf and Blind – we don't have a contract but have done many on-call jobs for them to include some historical restorations.
- In 2023 we repaired water damaged soffit at Bass Hall.
  - In 2023 we repaired water damaged plaster at Bass Hall.
  - In 2022 we repaired and reinstalled plaster ceiling and drywall in Butler's Pantry to include painting and crown molding installation. We also repaired water damage in 2<sup>nd</sup> floor stairwell.
  - of superintendent's Residence following historical guidelines
  - In 2021 we repaired retaining wall and fabricated and installed railing.
  - In 2021 we repaired concrete at Shafer Maintenance Complex and concrete steps at Byrd Hall.
  - In 2021 we made structural repairs to Superintendent's house to include refinishing of interior spaces to involving plaster work, wallpapering and painting.
8. Shenandoah National Park – we don't have contract but have done many jobs on Skyline Drive following historic guidelines required by the National Park Service.
- In 2025 we replaced window glass at Skyland Birmingham.
  - In 2025 we replaced/repared siding at the Woodyard.
  - In 2024 we renovated the Administration Mechanical Room to include installation of insulation, installed plywood on existing studs, painted plywood and caulked where needed.
  - In 2024 we repaired loading dock and installed dock bumper at Big Meadows.
  - In 2024 we fabricated new structural steel stairs and new handrail as needed, removed rust and added new angles as need on two stairwells at Laurel.

- In 2023 we replaced windows and balcony railing at Skyland Shenandoah Lodge.
- In 2023 we replaced wood base trim in various areas where the old trim was rotted at Skyland Shenandoah Lodge.

d. *Clients Lost:*

We have never lost any clients.

## **2. Plan for Providing Services**

a. *Methodology and Plan for Providing Services:*

1. Commitment

After receiving a contract we will immediately begin the submittal process. We will make every effort to have submittals completed before the project start date. Any materials will be ordered immediately upon receipt of approved submittals, in an effort to have materials necessary for the progress of the project on hand when needed for the project. Our team will be ready to start work as the project timeline requires. Work elements in most cases will be acted upon in conjunction with other elements to achieve project completion goals; i.e., as soon as demolition in an area is completed, new installation work (rough-ins) will start in that area, even though the rest of the demo work is incomplete. Our superintendent will schedule subcontractors to be onsite as soon as the project is ready for their phase of work. Efforts will be made to assure work by multiple trades occurring at the same time and in the same place do not interfere with other's work.

Our team is committed to working with the institute in every way necessary to complete any project. We will adhere to the specifications and requirements placed on each project. We will provide a high quality of work with our experienced team members all performing their individual parts so every project progresses seamlessly and is completed on time. We will follow each project's timeline to start and finish according to the schedule. Our team will be on the jobsite as needed and required by the institute. All required paper will be completed in a timely manner.

## 2. Subcontractors

- **Asbestos Remediation**
  - Waco
  - Semco
  - Paragon Solutions
- **Casework/Millwork**
  - Ridgeview Millwork
  - Virginia Cabinetworks
- **Concrete**
  - Branner Concrete & Construction
- **Demolition**
  - Waco
  - Semco
  - Paragon Solutions
- **Drywall Installation/Finishing**
  - Corder's Building and Drywall
  - First Choice Contractor Services
  - A&D Applicators
- **Electric**
  - Graves Electric
  - Simmons Electrical Contracting
  - Mid Valley Electric
  - Design Electric
- **Fencing**
  - L&O Fencing
- **Fire Suppression**
  - Eagle Fire
  - Magic City Sprinkler
  - Summitt Fire
- **Flooring Installation/Refinishing**
  - Andrew's Contracting
  - Black's Paint and Floor Covering
  - Weaver's Flooring
  - First Choice Contractor Services
- **Guttering**
  - Skyline Roofing

- HVAC
  - Air Quality Systems
  - Mast & Brunk
  - Riddleberger Brothers
- Insulation
  - Davenport Insulation
  - Weatherseal Insulation
- Masonry
  - Carr Masonry
- Mechanical
  - Air Quality Systems
  - Mast & Brunk
  - Riddleberger Brothers
- Metal Fabrication
  - Excel Steel Works
  - Knott Crafted
  - Mountain Iron Welding
- Mold Remediation
  - Waco
  - Semco
  - Paragon Solutions
- Painting
  - Blue Ridge Classic Painting
  - Black Brothers Painting
  - First Choice Contracting Services
- Plumbing
  - A-Able Plumbing
  - Burgess Plumbing
  - Mast & Brunk
  - Riddleberger Brothers
- Roofing
  - Skyline Roofing
- Tile & Grout Work
  - Andrew's Contracting
  - Black's Paint and Floor Covering
  - Weaver's Flooring
  - First Choice Contractor Services

- Waco
- Semco
- Paragon Solutions
- Welding
  - Excel Steel Works
  - Knott Crafted
  - Mountain Iron Welding
- Window & Door Replacement
  - Storefronts
    - Old Staunton Glass
    - Glass & Metals
    - LCC Enterprises
  - Overhead Doors
    - Overhead Door Company
    - Stoneburner

3. Equivalent Representation

We offer every customer we work with the same prices, terms, warranties and benefits. We do offer priority service to any customer that has an emergency project that needs immediate attention.

4. Bonding

We are always willing to furnish Commonwealth of Virginia Standard Performance and Labor and Material Payment Bonds.

5. Small, Women-owned and Minority-owned Business (SWaM)

We are a small and minor certified company. See Attachment E.

**3. References**

See Attachment D.

**4. Financial Stability**

See attached Financial Report

**5. Geographic Location**

We have one company office located in Harrisonburg, VA.

**6. General Information Form and Addenda**

The General Information Form is attached at the front of this document. There are no Addenda.

**7. Conflict of Interest Statement**

See Attachment B.

**8. Contractor Data Sheet**

See Attachment C.

**9. VMI Contractor/Vendor Standards of Conduct**

See Attachment F.

**10. Trade Consideration**

See Attachment G.

Ensure that the solicitation is thoroughly read and completed. Complete, sign and return the information requested below with your proposal. FAILURE TO FURNISH THIS DATA MAY RESULT IN REJECTING YOUR PROPOSAL.

NAME: Bridgestone Construction, LLC

ADDRESS: PO Box 1948

CITY/STATE: Harrisonburg, VA 22801

TELEPHONE NUMBER: 540-434-3773

FEDERAL ID NUMBER(FIN): 20-4803005

THE ABOVE FIRM IS A: (CHECK, AS APPLICABLE)

- SMALL BUSINESS
- WOMAN-OWNED BUSINESS
- MINORITY-OWNED BUSINESS
- SHELTERED WORKSHOP
- INDIVIDUAL BUSINESS
- SOLE PROPRIETORSHIP
- PARTNERSHIP
- CORPORATION

RELATIONSHIP WITH THE COMMONWEALTH OF VIRGINIA:

IS ANY MEMBER OF THE FIRM AN EMPLOYEE OF THE COMMONWEALTH OF VIRGINIA WHO HAS A PERSONAL INTEREST IN THIS CONTRACT PURSUANT TO THE CODE OF VIRGINIA, SECTION 2.1-639.1-639.24?  YES  NO

IF YES, EXPLAIN:

                      11/24/2025

SIGNATURE OF OFFEROR

DATE

Please tell us how you received this solicitation:

- It was mailed to you directly.
- You requested a copy through the Virginia Business Opportunities.
- You obtained a copy from the Virginia Department of Small Business and Supplier Diversity
- Other (please specify) \_\_\_\_\_.

**QUALIFICATIONS OF OFFEROR:** Offerors must have the capability and capacity in all respects to fully satisfy the contractual requirement.

Indicate the length of time you have been in business providing this type of service. 19 Years  
5 Months

Provide a list of current references, either college, Educational Institutions, and/or other companies that your firm is servicing. Include the length of service, dollar volume, year contract was entered into, and the name and address of the person the State has your permission to contact. Such listing shall be comprehensive of your firm's customer base and can be formatted as follows:

**CURRENT ACCOUNTS:**

Account Name, Address & Phone #	Length of Service	\$ Volume/Year
James Madison University Tim Shantz, Facilities Mgmt 181 Patterson St. USB-MSB 7002 Harrisonburg, VA 22807 540-568-5909	19 years On going contracts for past 5 years	\$430,000
Blue Ridge Community College Anastasia Triplett, VP Finance 1 College Ln, Weyers Cave, VA 24486 540-453-2281	3 years	\$403,000
Wilson Workforce & Rehabilitation Center Chris Keagy, Buildings & Grounds Mngr 28 Andrew Russell Ln Fishersville, VA 22939 540-332-7081	2 years	\$74,000

**LOST ACCOUNTS:**

Account Name, Address & Phone #	Length of Service	\$ Volume/Year
N/A		

REFERENCES

Please list at least three references for whom you have performed each applicable category of service specified herein and within the past five years.

CLIENT: James Madison University

ADDRESS: Facilities Management, 181 Patterson St. USB-MS7002, Harrisonburg, VA 22807

CONTACT PERSON/PHONE#: Tim Shantz, 540-568-5909

APPROXIMATE DOLLAR VOLUME PER YEAR: \$430,000

PROJECTS/DATES/DESCRIPTION: See Current Client Section of this RFP.

CLIENT: Wilson Workforce Rehabilitation Center

ADDRESS: 28 Andrew Russell Ln, Fishersville, VA 22939

CONTACT PERSON/PHONE#: Chris Keagy, 540-332-7081

APPROXIMATE DOLLAR VOLUME PER YEAR: \$74,000

PROJECTS/DATES/DESCRIPTION: See Current Client Section of this RFP.

CLIENT: Blue Ridge Community College

ADDRESS: 1 College Ln, Weyers Cave, VA 24486

CONTACT PERSON/PHONE#: Anastasia Triplett, 540-435-2281

APPROXIMATE DOLLAR VOLUME PER YEAR: \$400,000

PROJECTS/DATES/DESCRIPTION: See Current Client Section of this RFP.

Please use a separate sheet of paper for additional references.

REFERENCES

Please list at least three references for whom you have performed each applicable category of service specified herein and within the past five years.

CLIENT: Rockingham County Public Schools

ADDRESS: 1210 North Liberty St, Harrisonburg, VA 22802

CONTACT PERSON/PHONE#: Mark Klosinski, 540-434-4434

APPROXIMATE DOLLAR VOLUME PER YEAR: \$78,000

PROJECTS/DATES/DESCRIPTION: See Current Client Section of this RFP.

\_\_\_\_\_  
\_\_\_\_\_

CLIENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT PERSON/PHONE#: \_\_\_\_\_

APPROXIMATE DOLLAR VOLUME PER YEAR: \_\_\_\_\_

PROJECTS/DATES/DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

CLIENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CONTACT PERSON/PHONE#: \_\_\_\_\_

APPROXIMATE DOLLAR VOLUME PER YEAR: \_\_\_\_\_

PROJECTS/DATES/DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Please use a separate sheet of paper for additional references.

Small Business Certification

Definitions

Small Business: "Small business " means an independently owned and operated business which, together with affiliates, has 250 or fewer employees, or average annual gross receipts of \$10 million or less averaged over the previous three years. Note: This shall not exclude SBSB-certified women- and minority-owned businesses when they have received SBSB small business certification.

Women-Owned Business: Women-owned business means a business concern that is at least 51% owned by one or more women who are citizens of the United States or non-citizens who are in full compliance with United States immigration law, or in the case of a corporation, partnership or limited liability company or other entity, at least 51% of the equity ownership interest is owned by one or more women who are citizens of the United States or non-citizens who are in full compliance with United States immigration law, and both the management and daily business operations are controlled by one or more women who are citizens of the United States or non-citizens who are in full compliance with the United States immigration law.

Minority-Owned Business: Minority-owned business means a business concern that is at least 51% owned by one or more minority individuals or in the case of a corporation, partnership or limited liability company or other entity, at least 51% of the equity ownership interest in the corporation, partnership, or limited liability company or other entity is owned by one or more minority individuals and both the management and daily business operations are controlled by one or more minority individuals.

All small businesses must be certified by the Commonwealth of Virginia Department of Small Business and Supplier Diversity (SBSB) by the due date of the solicitation to participate in the SWaM program. Certification applications are available online at [www.sbsd.virginia.gov](http://www.sbsd.virginia.gov).

Offeror Name: Bridgestone Construction, LLC

Preparer Name: Gary Keppel Date: 11/24/2025

Instructions

- A. Businesses certified by the Department of Small Business and Supplier Diversity (SBSB) as a small business must complete Section A of this form.

Section A

CERTIFICATION TYPE (check only one below):

- Small Business
- Small and Women-owned Business
- Small and Minority-owned Business

Certification Number: 651940 Certification Date: 11/06/2023

Expiration Date: 11/06/2028

NOTE: It is your responsibility to ensure that your certification is renewed and does not lapse. Should your certification expire, you will no longer be eligible to receive awards under this contract.

ATTACHMENT F

VMI CONTRACTOR / VENDOR STANDARDS OF CONDUCT

The contractor shall be responsible for controlling employee conduct, for assuring that its employees are not boisterous or rude, and are not engaging in any destructive or criminal activity.

Foul language of any kind will not be tolerated. Engaging in verbal or physical behavior that causes distress to cadets, faculty, staff and/or employees will result in immediate removal from the job site.

All employees of the contractor and subcontractors shall wear uniforms or other appropriate Institute approved attire at all times to designate their affiliation with the contractor.

Brandishing a firearm, whether threatening or non-threatening, will result in immediate removal from the job site.

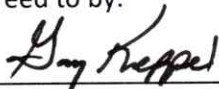
Contractor's employees who appear to be under the influence of alcohol or other substance shall not be permitted on VMI property.

Contractor's employees shall not use VMI owned equipment without the distinct permission of the Director of Physical Plant or Director of Construction or their designees. This equipment includes but is not limited to telephones and computers, hand tools and operable equipment.

The contractor is also responsible for insuring that its employees do not disturb papers on desks, or open desk drawers, cabinets or briefcases, or use the Institute equipment and the like, except as authorized in the preceding paragraph.

Smoking is not permitted on Post or at other VMI owned property except in **designated areas** as indicated by **General Order 45**. Tobacco use in VMI-owned or leased buildings, covered walkways, temporary enclosed structures, trailers, and tents as well as structures placed on state-owned property by contractors or vendors is prohibited. Tobacco use in VMI provided vehicles is prohibited. Outside smoking or tobacco use will not be permitted within 50 feet of building entrances or exits. Smoking will not be permitted in outside areas identified as hazardous areas.

Agreed to by:



Gary Keppel

Bridgestone Construction, LLC

11/24/2025

SIGNATURE

PRINTED NAME

COMPANY

DATE

## TRADE CONSIDERATION

Contractor Pool for Non-Capital Construction, Renovation and Repair Services for projects valued at less than \$50k

Check all trades for which your firm is proposing:

<b>TRADE:</b>	<b>CHECK ALL THAT APPLY FOR CONSIDERATION</b>
Asbestos Remediation	X
Asphalt Repair	
Casework/Millwork	X
Concrete Work	X
Demolition	X
Disaster Recovery	
Dry Wall Installation/Finishing	X
Electrical	X
Elevator Inspections	
Excavation/Grading	
Exterior Waterproofing	
Fencing	X
Fire System Services	X
Flooring Installation/Refinishing	X
Guttering	X
HVAC	X
Insulation services	X
Masonry	X
Mechanical	X
Metal Fabrication	X
Mold Remediation	X
Painting	X
Plumbing	X
Roofing	X
Tile and Grout Work	X
Water Mitigation	X
Welding	X
Window & Door Repair/Replacement	X
OTHER: (Describe) Finish and trim carpentry	X