



App Architecture

Architectural/Interior Design Innovators - We consistently deliver creative design solutions which address complex issues and enhance peoples' quality of life.

Trusted partners - We maintain long standing partnerships with our clients by providing valued services.

Strong collaborators - We build trust with each client by listening, understanding needs and collaborating to address those needs through efficient and effective design solutions.

Strong Core Values

Integrity - Reliability - Collaboration - Responsiveness

Effective Methodologies

App Architecture staff brings a wide range of expertise to our work and combines proven experience with innovation. Each project is led by a principal of our firm who is on board for the duration of the project and is responsible for overall quality and responsiveness of the design and ensuring a smooth process.

Listen and Learn: Active Listening • Collaboration • Key stakeholders have a voice • Determine needs • Set clear objectives

Explore Alternatives & Communicate Ideas: Best practices • Design options • Prioritized budgets • Schedules • Clear written/graphic communications • Animations/Virtual Reality

Implementation: Clear and concise bid documents • Responsiveness

Quality Control

Our team deploys in-house quality control review processes that have “fresh eyes” review the documents at critical points. This document review is conducted by the Principal-in-Charge.

Positive Results - Client Feedback

Communication: “We hired App Architecture based on the following qualities: listening skills, incorporating all agreed upon ideas and suggestions and effectively communicating with the customer.”

Responsiveness: “We find every member of the App Architecture team to be responsive to our needs and committed to a successful outcome. Their attention to detail is very thorough which limits unplanned occurrences resulting in budget overruns.”

Key Team Members:

Marianne Weber

AIA, NCARB
Managing Principal | Architect
Years of Experience: 41 total/37
with App Architecture

Todd Gindelberger

AIA
Principal | Architect
Years of Experience: 41 total/38
with App Architecture

Maria Schertler

AIA, NCARB
Principal | Architect
Years of Experience: 32 total/4
with App Architecture

Charles Kent

Associate IIDA II
Interior Designer
Years of Experience: 37 total/24
with App Architecture

Brenda Lynn

Mgr. of Construction
Administration/Estimator
Years of Experience: 32 total/8
with App Architecture

Engineering Partners:

App Architecture utilizes trusted partners for various engineering services based on project requirements.

App Architecture has an ongoing, long term relationship with **Tri-Tech Engineering** (a SOEPC pre-qualified design professional) and welcomes the opportunity to partner with them on SOEPC Member projects. Together we provide full architectural, interior design, MEP and structural engineering services



Firm Approach

App Architecture is team-focused, engaging our clients in a collaborative process. This can range from design inspiration sessions, facilitating events to engage clients in creating artwork or spending time onsite to observe work environments and processes. We focus on relationship building. We help transform a vision to reality. We are passionate about our work.

Representative Client Base (Ohio)

Northmont City Schools

Archbishop Carroll High School

Salem Christian Academy

Dayton Public Schools

Dayton Christian Schools

Miami Valley Career Technology Ctr.

Edison State Community College

Wright State University

Sinclair College

Miami University

Southern State Community College

Incarnation School

Data

2026 marks our 44th year of business, in Englewood, Ohio. We currently have twenty-four dedicated staff including nine architects, two interior designers, two construction administrators, eight architectural design professionals and one Production/Revit Technician. All of our team members are familiar with State of Ohio bidding processes.

Interior Design Services

We offer a full complement of services including budget development, furnishings, window-treatments, artwork and signage selection/specification. We can provide selection and specification for bidding or work with pre-approved vendors.

Visualization Capabilities

Our staff provides virtual reality (VR) immersion, schematic concept images, photo realistic imagery, high resolution renderings and fly through video animations.

Quality Control

We consistently produce clear/concise construction documents. Non-Owner requested Change Orders for our projects are consistently below 1% of construction cost, and well below the industry standard of 3-4%.

Regarding a \$19.2M new build project the Construction Manager made the following statement :

"I wanted to send you a note thanking App Architecture for their care in preparing the construction documents. . . They were one of the most complete sets of drawings and specifications that I have used to build a project." - Matt Huelsman, Shook Construction

Budget & Schedule Management

Our team consistently performs on schedule and on budget by constantly monitoring the workload within our office and using specialized software tools. Meeting client's expectations, our commitments and project deadlines are of utmost importance to our firm and is the foundation of a team-oriented and collaborative working relationship.



Your Design-Build Partner, With or Without the Bidding.

At **Energy Optimizers, USA**, we help school districts streamline facility improvement projects, saving time, money, and legal headaches. We manage every step from design and procurement to construction and completion, meeting all state requirements.

*Before you start the RFP/RFQ process, **CALL EOU!** We can deliver your project faster, smarter, and with total transparency.*

Flexible Delivery Options:

DESIGN-BUILD

- One partner from concept to completion
- Incorporate your goals and preferred contractors
- Save time with no formal bid process

CMR

- Ideal when your design is already developed
- We manage competitive bids across scopes
- Help review, select, and oversee contractors

OWNER'S REP

- Guide your project with independent oversight
- Facilitate the RFP/RFQ process
- Ensure alignment with your goals and standards

Why Wait to Save? Hit the **EASY** button on Facility Upgrades

AND CONTACT US TODAY! 937.877.1919
Energy Optimizers, USA

632 East First Street • Dayton, OH 45402
info@energyoptusa.com • energyoptusa.com



A Partner in Smarter, Faster, Facility Upgrades.

HVAC

2 Pipe/4 Pipe systems
Variable Refrigerant Flow systems (VRF)
Water Source Heat Pump systems (WSHP)
Rooftops, Air handlers, Unit ventilators
Chillers, Boilers
Hot and chilled water pumps
HVAC controls
Retro commissioning
Indoor Air Quality solutions

Energy Saving Controls

Plug load controls
Lighting controls
Vending miser controls (snacks/drinks)
Door access controls
Bus block heater controls
Energy dashboards

Lighting

Interior
Emergency Lighting
Exterior
Sports Lighting
Theatre/Stage

Electrical Upgrades

Generators
Switch gears
Transformers
Disconnect/reconnecting equipment
Electrical panels/wiring

Plumbing

Sanitary piping
Domestic hot water heaters
Domestic water piping
Hot water/chill water piping
Bottle fill stations
Restroom renovations

General Construction

Ceilings
Walls
Painting
Flooring
Insulation
Case work

Building envelope

Roofing
Windows
Exterior doors
Garage doors
Masonry repairs
Window tinting

Permitting/Engineering/Drawings

Kitchen

Kitchen hood replacements
Endo cubes
Intelli-hood
Kitchen equipment
Kitchen refrigeration equipment

Sports Related Scope

Bleachers/Stadium seating
Turf
Wall padding
Basketball hoops
Gym floors
Playground equipment

Paving

Pothole filling
Crack sealing and coating
Parking lots
Drainage solutions
Sidewalks
Concrete

Design-Build

Small scale new construction such as weight rooms, gyms, fieldhouses, pole barns, STEM labs, greenhouses, concession stands and auditorium renovations

Technology

Wi-Fi
Digital clocks
Sound systems

Life Safety and Security

Fire alarm
Fire Suppression/Sprinkler
Vape sensors
Door access controls
Security vestibules
Cameras

Solar

EV Charging Stations

Wastewater treatment plants

Asbestos

Abatement
Sampling/Testing

Metering

Smart meters
Water, electric, gas

Utility

Utility monitoring
Energy rate negotiation
Propane tanks
Measurement and verification
Demand response programs

We are More than an Energy Company!

We have assisted other facilities in **ALL** the above areas and would love to help YOU too!



COVER LETTER

February 23, 2026

Mr. Ken Swink
Southwestern Ohio Educational Purchasing Council
303 Corporate Center Dr, Ste 208
Vandalia, OH 45377

Re: RFQ# EPC2026001, 2026-27 Design-Build Contracting Services

Dear Mr. Swink,

For over 45 years, community leaders have relied on Miles-McClellan Construction to deliver projects with excellence. While we invest in client relationships from a variety of industries, our top clients serve and enrich our local community as part of their mission. Between municipalities, healthcare, schools, arts, and culture-- we proudly prioritize community organizations.

We have navigated the complexities of publicly funded clients to ensure that each project is completed efficiently, on time, and within budget. An advantage of our experience is knowledge and readiness related to current pricing, lead times, and specialized requirements.

In recent years, we've completed facility renovations for several K-12 schools in Ohio, including for the City of Columbus, the City of Bexley, and Olentangy Local School District, to name a few.

Our comprehensive experience working on Design/Build projects with Columbus City Schools including providing services such as value-engineering, design and permitting, construction management, and post construction support will help us to effectively manage each Member School Districts' project from conception to closeout.

Building on the success of our partnerships with various school districts in Columbus, we are well positioned to deliver an outstanding experience with a strong emphasis on inclusion and collaboration, from pre-construction to project closeout. You have a dedicated advocate throughout the process, consistently protecting your best interests to ensure a successful outcome.

Thank you for considering Miles-McClellan for this important opportunity to contribute to the continued growth and success of the Southwestern Ohio Educational Purchasing Council's Member School Districts. We understand how important facility renovations are to ensuring the safety and success of the students throughout Southwestern Ohio.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Bloomberg", with a long, sweeping flourish extending to the right.

Brad Bloomberg
Vice President, Miles-McClellan Construction



Perfection Group Inc.
2649 Commerce Blvd.
Cincinnati Ohio, 45241

Office (513) 354-2869
Mobile (513) 200-9073
perfectiongroup.com

To all interested parties:

Perfection Group has been delivering mechanical contracting, service, and controls solutions since 1951, serving thousands of customers across a wide range of facilities.

We provide comprehensive services including mechanical design-build, energy savings performance contracting, service, maintenance, controls, and total facility solutions. With more than three hundred full-time associates, in-house engineering expertise, PE's, LEED-accredited professionals, and Certified Energy Managers, we are well-positioned to manage projects of any size or complexity for your district.

Our experience allows us to focus on what matters most to you:

- Reducing operating costs
- Enhancing student and staff comfort
- Improving indoor air quality
- Proactive management and preventive maintenance
- Maximizing equipment reliability
- Professionally trained technicians
- Guaranteed response times
- A better learning environment

We welcome the opportunity to discuss how we can support your district's goals and be of service in any capacity.

Dave Blevins LEED-AP
PRESIDENT OF ENGINEERING

Direct: [513.354.2869](tel:513.354.2869)

Cell: [513.200.9073](tel:513.200.9073)

www.PerfectionGroup.com

[Our Impact in Action](#)

Why Schools Choose Perfection Group

- Privately held since 1951
- Reliability-led approach
- 1,900+ facilities supported
- \$18M energy savings delivered
- 215+ technicians • 24/7 service
- 24/7 Emergency Response
- ISO Safety Standards
- Manufacturer neutral



Where Schools Go Further

**Reliable facilities. Predictable budgets.
A clear long-term plan.**

We are a facility performance partner—providing HVAC service, energy optimization, design-build, and total facility solutions that keep schools running reliably today and prepared for what's next.



Perfection Group is a facility performance partner serving regional organizations for 75 years. We design, build, and service high-performing facilities—uniting engineering, HVAC, green energy, and facility support through one trusted partner.



View case studies →
Schedule a discovery call

perfectiongroup.com

Reliability • Comfort • Efficiency • Health



TRUSTED SINCE 1951

A Smarter Way to Manage School Facilities

One Team. One Plan.
One Accountable Partner.

Reduce Operational Risk

Proactive reliability that minimizes downtime, reduces emergency repairs, and protects learning environments.

Improve Financial Predictability

Clear capital forecasting, energy strategies, and multi-year planning aligned with district budgets.

Simplify Facility Complexity

One integrated partner across service, energy, and capital projects—bringing clarity to every facility decision.

We help school leaders present facility decisions with clarity and confidence to boards and stakeholders alike.

Custom Solutions



HVAC & Technical Service

The foundation of reliable facilities.

Mobile Service • Preventive Maintenance • Repairs and Replacements • Building Automation & Controls • Digital Reporting • 24/7 Emergency Service



Green Energy Solutions

Performance-driven energy strategy.

Energy Audits • Energy Transition • Guaranteed Savings Programs • Sustainability & Decarbonization • Utility Procurement • Funding & Incentive Strategy



Mechanical Design-Build

Engineered for reliability. Built to last.

Engineering • Preconstruction • System Upgrades • Modernization • Capital Infrastructure Projects • Project Delivery



Total Facility Solutions

One partner. Full lifecycle support.

Integrated Service Programs • Lifecycle and Multi-site Planning • Interior & Exterior Maintenance • Embedded Operations Support • Facility Capital Planning

“Perfection is responsive, reliable, and invested. Their team delivers results and savings we can trust.”

— CFO, Southeast Indiana School District



Reliability & System Risk

equipment age, condition, and exposure



Capital Readiness

timing, phasing, and funding considerations



Cost of Operations

maintenance, staffing, and repair spend



Energy Use & Efficiency

utility spend, waste, and optimization opportunities



Lifecycle Planning

remaining useful life and long-term replacement strategy



Comfort & Health

indoor air quality and learning environment stability

A Clear Path Forward

We Start With a Facility Performance Assessment (FPA)

Most districts lack clear visibility into system risk, capital exposure, and operating cost trends. The FPA provides a data-driven view of reliability, energy performance, lifecycle readiness, and comfort—turning complex facility decisions into a clear, actionable plan.

One Unified Facility Performance Partner

Where Facilities Go Further

From HVAC service to green energy, design-build, and total facility solutions, everything we do starts with one goal: helping facilities run reliably today—while preparing them for what’s next.

Since 1951, **Perfection Group** has evolved from a trusted HVAC provider into a **full facility performance partner**—aligning service, capital planning, and energy strategy to your systems, budget, and priorities.

QUICK FACTS

- Privately held since 1951
- 10 offices across 5 states
- 1,900+ facilities supported
- \$18M in energy savings
- 215+ technicians. 24/7 service
- 94% first-time fix rate
- ISO Safety Standards
- Manufacturer neutral

CONTACT



View case studies →
Schedule a discovery call

perfectiongroup.com

Reliability • Comfort • Efficiency • Health



HVAC & Technical Service

The foundation of reliable facilities.

- Mobile Service
- Preventive Maintenance
- Repairs and Replacements
- Building Automation & Controls
- Digital Reporting
- 24/7 Emergency Service



Mechanical Design-Build

Smarter systems. Built to last.

- Engineering
- Preconstruction
- System Upgrades
- Modernization
- Capital Infrastructure Projects
- Project Delivery



Green Energy Solutions

Long-term performance.

- Energy Audits
- Energy Transition
- Guaranteed Savings Programs
- Sustainability & Decarbonization
- Utility Procurement
- Funding & Incentive Strategy



Total Facility Solutions

One partner. Complete coverage.

- Integrated service programs
- Lifecycle and multi-site planning
- Interior & Exterior Maintenance
- Predictive maintenance
- Embedded Operations Support
- Facility Capital Planning & Budgeting

Markets We Serve: Healthcare, Education, Government & Public, Retail Critical Environments, Commercial & Industrial, Mixed Use, Multi-Site

Regional Coverage with Local Teams in Every Market



Local Teams. One Accountable Partner.

Perfection Group operates through locally embedded teams across the Midwest and Southeast—delivering fast response, consistent service, and clear accountability at every site. Our regional coverage combines hands-on, community-based support with the standards, reporting, and reliability multi-site portfolios require.



Who We Are

- ~ One point of contact with Prodigy's in-house engineering and architectural capabilities and the ability to make quick changes for scheduling or budget
- ~ Reduce project costs by eliminating additional layers of mark-up with Prodigy's direct supplier and manufacturer relationships
- ~ Each Area of Expertise is led by a project manager who is an industry expert with many years of experience giving Prodigy the capability of managing complicated multi-trade projects without hiring expensive consultants
- ~ Quicker response time with Prodigy's in-house general trades labor force, an industry first that makes the construction experience easier



Areas of Expertise

- ~ **Roofing** - Engineered solutions for longer warranties
- ~ **Pickleball and Tennis Courts** - Retrofit and new construction
- ~ **HVAC Upgrades** - Chillers, air handlers, VAV, VRF, rooftop units
- ~ **HVAC Controls** - Vendor agnostic for an optimized design
- ~ **Lighting** - Indoor, outdoor, theater, explosion proof, controls
- ~ **Paving** - Detailed specifications, compaction and thickness testing
- ~ **Office Remodels** - Inhouse architectural and interior design staff
- ~ **Building Additions** - Design build with owner input
- ~ **Fuel Tank Systems** - Underground and above ground, controls
- ~ **Energy projects** - Energy models and financed payback driven projects
- ~ **Athletic Complexes** - Turf fields, tracks, outdoor bleachers



Why Prodigy?

- ~ Turnkey projects for an easy process
- ~ All projects are engineered to eliminate future problems
- ~ High quality standards
- ~ Competitive process



ATHLETICS

**NATURAL & TURF FIELDS
STADIUM LIGHTS
INDOOR FACILITIES
TRACKS & COURTS
GYMNASIUMS
GRANDSTANDS
SPORTS EQUIPMENT**



Serving

- ~ Schools
- ~ Municipalities
- ~ Counties
- ~ Non-profits

In-House Services Offered

- ~ Architecture & Engineering
- ~ Construction Management
- ~ Roofing
- ~ HVAC
- ~ Lighting
- ~ Building Controls

Minimizing Cost by:

- ~ Eliminating Spec Hooks
- ~ Subcontractors don't carry material
- ~ Subcontractors don't carry subs
- ~ Architects & Engineers are Project Managers
- ~ Wholesale manufacturer relationships



Patrick Henry High School

"Prodigy saved us 35% on our new high school with the design and build process."

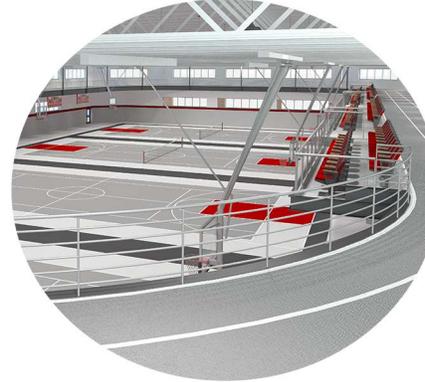
~ Joshua Biederstedt



Clermont Northeastern Track

"We failed two public bids before bringing Prodigy in to rescue the project."

~ Mark Harrison



Indian Hill Fieldhouse

"I was really happy to have Prodigy on the team. They handled all issues for us."

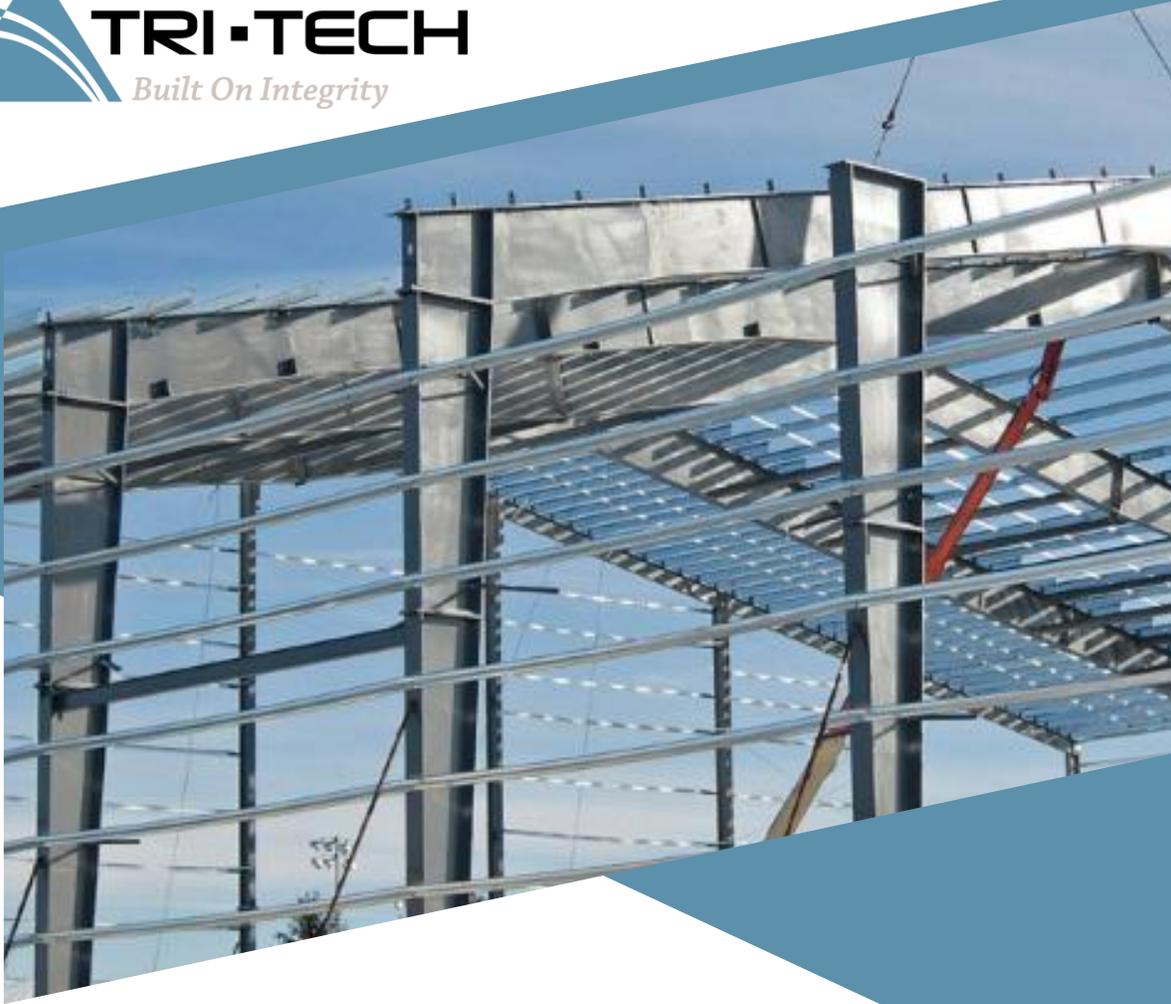
~ Jason Nash

**CONTACT US
FOR YOUR NEXT PROJECT**

Jon Green

P. (937) 776-0169

E. JGreen@BuildingProdigy.com



Professional Engineering Design

Plumbing | Mechanical | Electrical | Structural
Energy Studies | Commissioning | Investigative | Forensics

About Tri-Tech

Tri-Tech Engineering provides quality professional engineering and design services for Plumbing, Mechanical, Electrical and Structural projects, in addition to Energy Study, Commissioning, and Investigative/Forensics services. We are proud of the reputation we have developed since being founded in 1977, as a company that is truly “Built On Integrity.”

Tri-Tech Vision

We desire to be considered the most competent, loyal, and trusted PMES engineering consultants by Owners, Architects, and Contractors across the country

Tri-Tech Mission

To enrich our clients, our employees, and our projects as a result of our passion and experience in applying science and technology to real-world problems



www.tri-tech.us



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937-306-1630



1785 S. Metro Pkwy
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Overview of Technical Services

Plumbing and Process Piping

- Supply & Sanitary Plumbing Systems
- Steam and Condensate
- Compressed Air Systems
- Building Utility Maps
- Chemical Treatment Applications
- Special Gases
- Fire Protection Specifications

Mechanical Systems

- HVAC Systems: VAV, RTU, Split Systems
- Energy Conservation Studies/Audits
- Energy Code Compliance
- Specialty Hood Designs
- Indoor Air Quality
- Clean Room Systems
- Commissioning

Electrical Power, Lighting, and Controls

- Power Distribution & Load Studies
- Emergency Generator & ATS Systems
- Interior & Exterior Lighting
- Utility Surveys and Single Line Diagrams
- Alarm & Communications Systems
- Fire Alarm Specifications

Structural Services

- Building Additions & Renovations
- Structural Element Analysis & Reinforcing Design
- Equipment Support
- Mezzanine Design
- Foundation Design & Inspections

Other Services

- Project Management
- Forensics / Inspection Services

How does Tri-Tech bring value to the client?

Experienced Engineering Staff - Tri-Tech has engineers licensed in over 40 states

Integrity - The directors of Tri-Tech are committed to doing business with the highest level of honesty

Problem Solvers - Our engineers dig into your most complex issues to find the root of the problem

Design Partners - We have the internal staff necessary to provide complete services for most facility engineering projects. When projects have a component outside our skill set, such as Architectural Design or Civil Engineering, we maintain a network of proven consultants who we can contract (or recommend to you) for your project. *We have an ongoing, long-term relationship with **App Architecture** (a Southwestern Ohio EPC pre-qualified design professional) and welcome the opportunity to partner with them on Southwestern Ohio EPC Member projects.*

Project Collaboration - We partner together with all members of the project team to ensure the overall success of the project: Owner, other consultants and design professionals, and contractors.

Tri-Tech Core Values

Trust | Humility | Attention to Detail | Service Oriented | Relationship

