

Capitol Boiler Works: Building Efficiency and Sustainability for over 85 Years



Beulah Recreational Center — *Image Property of Capitol Boiler Works*

The year was 1936, and the United States was in the middle of the Great Depression. The President, Franklin D. Roosevelt, won re-election to a second term;

the Hoover Dam opened; Jesse Owens wins four gold medals in the Summer Olympics in Germany; Burt Reynolds, Jim Brown, Wilt Chamberlain, Buddy

Holly, Robert Redford, and Mary Tyler Moore were born, and Walter C. Holman established Capitol Boiler Works; a stellar year one might say. Now, nine decades later, this same company has become the premier mechanical service and contracting firm over a radius of several states, delivering personalized service with the level of expertise and integrity that their clients have come to expect. With unmatched dedication to service and quality,

Continued on page 2

This Issue's Features

Winter 2024

Capitol Boiler Works
Page 1

A+ Concrete, Inc.
Page 13

J. Henry Mechanical
Page 23

Dean Brothers, Inc.
Page 31

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CAPITOL BOILER WORKS

Continued from page 1

Capitol Boiler Works is widely known to provide professional engineers, property owners, building managers, facility managers, and stationary engineers with the premier industry resource.

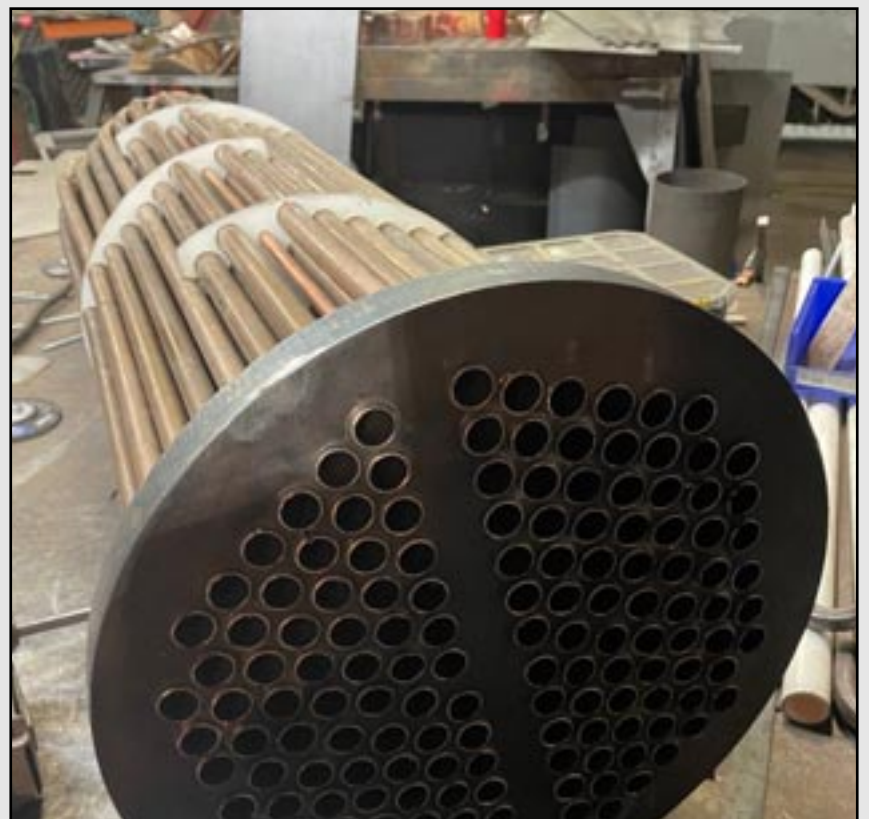
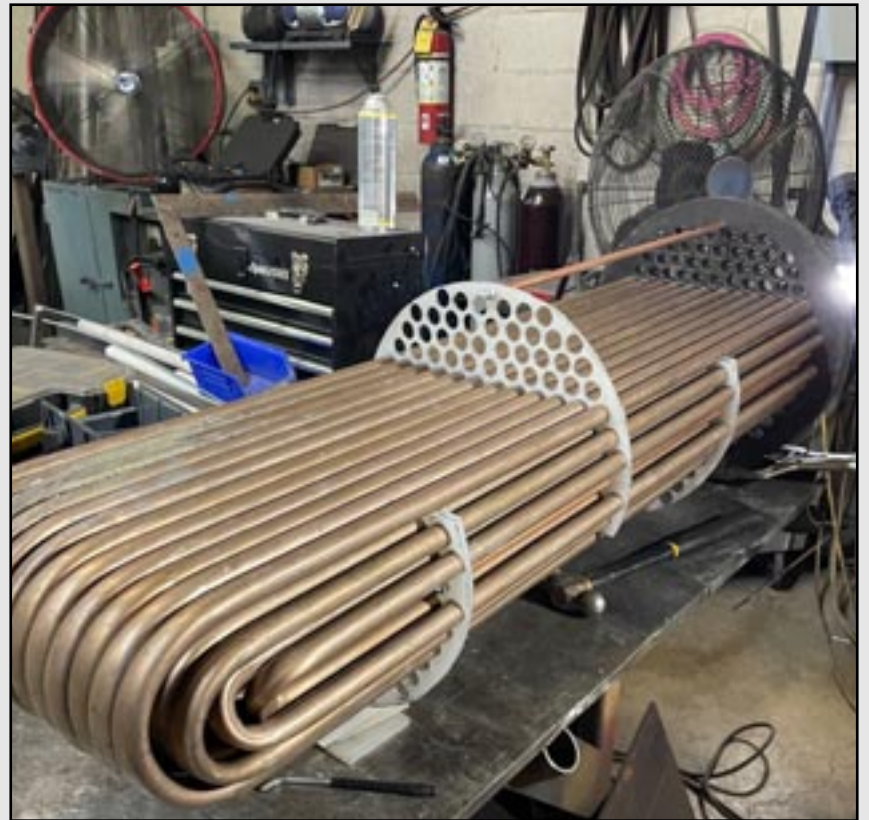
Based in Springfield, Virginia, Capitol Boiler Works' (CBW) primary focus is providing commercial and industrial boiler, heating, and AC service, to a diverse and expansive clientele. Providing their expertise across the Mid-Atlantic region, CBW has \$3.4 million in Preventative Maintenance contracts and over \$10 million in call-work with Time and Material services. CBW has also become known as specialists for retrofit and remodel projects for older buildings, including high rise renovations and heating/cooler system changeouts. On a limited basis, CBW also offers new construction services, primarily for public bids such as schools, firehouses, and other public institutions.

With so much diverse capability, CBW's strengths set them apart from about every other company, with their most prominent being their leadership. Joining CBW in 1998 as the Service Manager, Dwight Sheppard became the General Manager, VP and then President in 2010. After finishing his career in the US Navy as a Boiler Technician, and before joining CBW, Dwight became the Director of Engineering for a local property management company managing a team servicing over seventy properties. Dwight holds a bachelor's degree in organizational management, a DC 3rd Class Steam Engineers license, a MD 1st Class Stationary Engineering license, a VA NIULPE Steam Engineer's Chief Engineer's license, along with his CFC license, and other equipment specific licensing. He has served as VP and President of a local NAPE Chapter, served on NAPE's National Education Committee, and participated in other roles and capacities for local trade organizations. Along with Dwight, CBW boasts a very skilled and seasoned executive team, including CFO Keith Quigley, Senior V.P.'s Guy Albright and Kenneth Thomas,

Continued on page 4

One of CBW's specialties is an in-house fabrication. This 16" x 7' Tube bundle was fabricated AND INSTALLED OVERNIGHT

TUBE BUNDLE HEAT EXCHANGER



1763 Algonquin Rd., Frederick, MD 21701

Chris Chapin, President
Joe Wallace, Design and Graphics Chief

E-mail: Chris@pgp-llc.com

Phone: 301-523-0089

Project: Beacon Hill Apartments

Location: Alexandria, VA

Duration: 18 months

Cost: 3.4 million

Scope: Replaced the underground Closed Loop Supply and Return Steel piping and Domestic Hot Water Supply and Return Copper piping across a 37-acre garden-style apartment complex. It consists of 75 tie-in points. This job was meticulously planned to keep the residents and traffic moving. CBW finished ahead of schedule with zero callbacks.

PROJECT PROFILE



CAPITOL BOILER WORKS

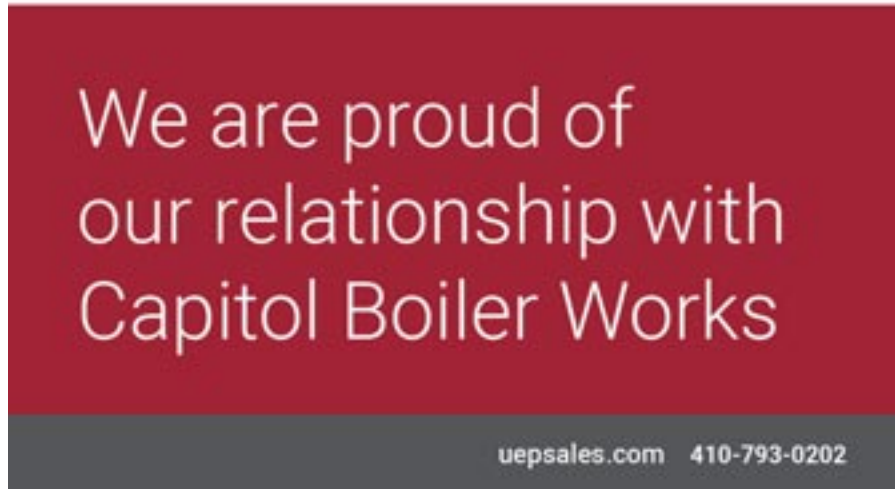
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and Vice Presidents Paul Prager and Carlos Valdez.

On April 1, 2023, Service Logic, a nationwide commercial HVAC & mechanical services company purchased Capitol Boiler Works, making CBW one of the approximately sixty Service Logic business units. Service Logic is currently a \$2.1 B company with over 6,000

employees. “Through our relationship with Service Logic we are now able to provide our customers with streamlined mechanical services from coast to coast,” explains Dwight Sheppard. “They have also made a world of difference in our company with their training, from technician level to C suite level training and all levels in-between. This training has been excellent for employee growth and retention, and with helping our employees advance in their careers. Service Logic helps each company develop best practices within the organization for sus-

Continued on page 5



PROJECT PROFILE

- Project:** Beulah Recreational Center
- Location:** 6901 Hopkins Rd
North Chesterfield, VA 23234
- Cost:** 1.5 Million
- Duration:** Fall 2021 Ribbon Cutting June 25th, 2023
- Size:** Sq/Ft: 5000
- Scope:** Story Building/ Elementary School



originally built in 1928 has now become the new Beulah Recreation Center. The school was closed in 2018. The demolition consisted of the removal of a one story Brick building on the North side of the Facility as well as multiple pods surrounding the main remaining building.

Demolition consisted of numerous heat pumps as well as a cooling tower, two Condenser Pumps, two Chilled Water Pumps, a water-cooled chiller, boiler, and two secondary Hot Water Pumps.

Converted mechanical system over to a new Air-Cooled Chiller with two base mounted CHW Pumps, two High Efficiency Condensing Boilers, two Hot Water Base Mounted Pumps, five Hydronic Air Handlers with both Heating & Cooling Coils twentyone Hot Water Coil Variable Air Volume Terminal Units, New Telecommunications room with Ductless Mini-Split System.

Plumbing system has a new main RPZ assembly, Electronically Packaged Domestic Water Booster Pump System, with two Mixing Valve Stations and two Separate 30 & 50 gal. Electronic Water Heaters. One for the B & C Wing, and the other to supply for the A Wing. Additions of new gang bathrooms have been installed on the A Wing side with a total of three sets of gang baths for the facility.



CAPITOL BOILER WORKS

Continued from page 4

tained success.”

While there is no doubt that CBW has strong leadership from the top, the entire executive team understands that it is their staff that is the backbone of their success. “We make sure to give our employees the tools to help them reach their full potential and we always try and promote from within, whenever possible” continues Dwight. “At CBW we have a culture of accountability, and this gives each team member a locus of control. Everyone has defined roles and as they work within these roles, they maintain a sense

Continued on page 7



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PROJECT PROFILE

Project: Fauquier High School
Location: 705 Waterloo Road Warrenton VA 20186
Cost: \$500,000
Duration: 1 month
Scope: Remove 2 Kewanee Boilers and add two new Hurst Boilers, PVF and Breaching. CBW delivered and placed 2 Hurst Series 500 four-pass Scotch Marines boilers. Factory Packaged with a gas-only model burner and Demolded the old and installed the new ones in 4 weeks.



PROJECT PROFILE

Project: Reams Road Elementary School
Location: 10141 Reams Rd, Richmond, VA 23236
Duration: 21 months
Cost: 4.1 million
Scope: New Construction CBW scope was the Mechanical, Plumbing, and HVAC One Story brick veneer building with core area to include the cafetorium, library, art studio, and computer lab. It has three wings for students k-5th
Size: 96k sq/ft school

Four Pipe Mechanical System with two Air cooled chillers and a single pump skid package that included four pumps, four VFDs, two air separators, and makeup connections for both systems. I also had three high-efficiency condensing boilers linked through Modbus/plant operation.

Air handlers are dedicated to each wing.

Four IT rooms with ductless split systems in each wing and central hub

The plumbing side had two large gang bathrooms per wing and a mezzanine mechanical space with dedicated water heaters and mixing valves for each wing.

I also had two condensing high-efficiency gas water heaters and two mixing valve station in the main mech space for the hub of the building and kitchen.



CBW rigging is getting the old boiler out to install the new one. Getting it done with an 1/8" to spare.

CAPITOL BOILER WORKS

Continued from page 5

of control and achievement.” That equates to the finest and most committed craftsmen in the industry, all who are ready to respond to their customer’s needs. “Whether it is a routine service call or a comprehensive plant overhaul, Capitol Boiler Works brings the skill and knowledge to manage each situation,” adds Dwight.

Knowing that their employees are their most important asset, CBW strives every day to meet their number one objective, which is to ensure every team member gets home safely to their families. “Our safety culture starts at the top, and all Safety Managers on our team report directly to me,” says Dwight. “The employees at CBW are our greatest advantage in our industry, and I will make it our top priority to keep them out of harm’s way.” To back that up, CBW has two OSHA Authorized Trainers and an Assistant Safety Manager employed to address the safety related needs of their employees. Heading that effort is Carlos Valdez, VP of Installation, Russell Harden, Safety Manager, and Nicholas Sheppard, Assistant Safety Manager. “Our clients are the direct beneficiaries of our award-winning safety program,” states Carlos. “We have proudly earned the ABC Step Award in 2017, 2018, 2019, and 2021 and have maintained a .65 EMR.” CBW also provides onsite and classroom training in every aspect of safety as it pertains to their industry, and every new employee receives a minimum of 2 days of

safety training prior to performing any work at the company. “Our Safety Manager makes sure all field personnel are certified in OSHA 10 and OSHA 30 as well as First Aid/CPR/AED and excavation,” continues Carlos. “CBW also abides by the current CDC Covid-19 guidelines and provides all necessary and required PPE to every employee as needed.” In fact, there is not any aspect of the operations at CBW that does not have safety as the main goal, including company vehicles and those who operate them. “Every vehicle we own has forward and inward-facing cameras, automated driver coaching and GPS,” continues Dwight. “This keeps our employees constantly aware of the importance of safe driving while helping to prevent accidents.”

Putting such a high importance on safety leads to a direct correlation in overall quality and workmanship for every project and every client. “To help ensure a project is started properly and on time, our field supervisors visit projects before they begin,” states Dwight. “Field Supervisors also visit the site immediately after new installations, ensuring the work was completed properly and to take care of any items that may still need attention.” For CBW, making sure they complete the project correctly and to the customer’s expectations, is paramount, and is directly aligned with CBW’s values of honesty and integrity. “If we make a mistake, we own it and make it right for the customer, regardless of what that takes,” adds Dwight. “Our customers also appreciate that we hold our subcontractors accountable to the same quality performance as we hold ourselves.” CBW’s subcontractors are highly respected in the industry and are hand-

Continued on page 8

PROJECT PROFILE

Project: Highland Spring High School
Location: Highland Springs, Va
Duration: 2 weeks
Cost: \$380,000
Scope: Remove the existing ACU-10 and add a new ACU-10 AAON: all new piping, roof curb, BAS, and balancing. We removed and replaced the unit with a crane. We concluded the job with start-up and owner training.



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Continued from page 7



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picked by CBW to maintain their elevated level of quality and craftsmanship. “We have an excellent team of subcontractors and suppliers that help keep us on track and are dedicated to keeping the customer’s expectations and goals

as our objective.”

Facilitating each project at such an elevated level of expertise and skill, CBW knows that to be reliable means effective communication and accessibility. “At CBW, we place a premium on keeping

the client and all team members informed during all phases of a project,” says Dwight. “All projects have issues to overcome, but it is better to call the client today and tell them you do not have an

Continued on page 9

PROJECT PROFILE

Project: 1000-1100 Wilson Blvd.
Location: 1000-1100 Wilson Blvd., Arlington, Va
Cost: 1,000,000
Scope 1000 Wilson Blvd.
 Remove two existing CB boilers and install two Hurst Series 500, 4 pass scotch marine boilers, two SHWP, Air Separator, Expansion, VFD, and Motorized valves for control purposes

Scope 1100 Wilson Blvd.
 Demo one Electric boiler and install one Lochinvar Crest Condensing boiler with a hellcat burner, ran a new gas line, pumps, VFDs, Air Separator, and expansion tanks.



CAPITOL BOILER WORKS

Continued from page 8

answer but will get one, than to wait 3 days and call with the answer. Constant and consistent communication is key." Being efficient and effective in their approach to give the best solution each time, CBW does not claim their work is unique, but CBW focuses on exceeding their customer's needs. "Our commitment to high-quality work, management, and customer relations from the top down to the bottom is unparalleled in comparison to other companies," continues Dwight.

Being an industry leader, CBW certainly takes pride in the talent and experience they bring to every

project, but they also understand that the true measure of success is having complete customer satisfaction 100% of the time. The following accolades from just a handful of clientele gives more than ample testimony to the measures CBW takes to bring all their customer's project goals into reality. "Capitol Boiler Works is a contractor I have teamed up with for well over 30 years for a variety of services with mechanical refurbishment, retirement, installation, and repairs. I have had a great deal of success with Capitol Boiler Works for core unit, supplemental equipment installations, including many types of water source equipment such as boilers, water softeners, hard to reach valves and expansions tanks to name a few of the project types. As technology has changed, so has Capitol Boiler Works and the staff including their fabrication shop. They are

very responsive to after-hours and weekend service calls, repair projects, and construction schedules; all to ensure CBW completes the project on time and on budget. When I team up with CBW, they always do what will be needed to accommodate the demands of the project to assure customer satisfaction." – Michael Womack, Project Manager, CMI Management

As Capitol Boiler Works looks to their future, they can also look back on a legacy of success that spans almost nine decades. Yet company President, Dwight Sheppard and his team know that although they have much to be proud of, there is still much to accomplish. "Our goals are to increase market share by providing a better value for the end user than our competition," explains Dwight. These goals include expanding into the Richmond and Tidewater, Virginia markets

as well as growing into a \$100 M company within the next 5 years, whether through acquisition or natural growth. While perhaps both growth methods may be the case, CBW fully intends to continue forging strong new relationships and nurturing those that have cultivated between CBW and their customers over the last nine decades. "We understand the need to collaborate closely with our customers and listen carefully to what they say in order to develop an appropriate solution to their needs," continues Dwight. "We will always strive to be the benchmark for service and repair organizations in the Mid-Atlantic region, and with our extensive array of expertise we remain poised to tackle the most intricate and time-sensitive challenges." I have a feeling Walter C. Holman would absolutely approve.



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has contributed to our success!*



Springfield Office
7921 Woodruff Court
Springfield, VA 22151

Ashland Office
116F Sylvia Rd
Ashland, VA 23005

Baltimore Office
1730 Twin Springs Rd.
#217
Baltimore, MD 21227

Salisbury Office
805 North Salisbury
Blvd, Suite 3200
Salisbury, MD 21801

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