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Recorded By User ID: Olivia Jane

First Name: Debra

Last Name: Black

Email: debra.k@hawaii.gov

Email: debra.black@monticolascul

Phone: 304-595-1500

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Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Solicitation Response

Proc Folder: 1660478
Solicitation Description: Security Guard Services for PSC HQ
Proc Type: Central Master Agreement

Solicitation Closes	Solicitation Response	Version
2025-08-05 13:30	SR 0926 ESR08052500000000624	1

VENDOR
VC0000098845
TUCKER SECURITY LLC

Solicitation Number: CRFQ 0926 PSC2600000002
Total Bid: 16
Response Date: 2025-08-05
Response Time: 10:27:40
Comments:

FOR INFORMATION CONTACT THE BUYER
Larry D McDonnell
304-558-2063
larry.d.mcdonnell@wv.gov

Vendor
Signature X **FEIN#** **DATE**

All offers subject to all terms and conditions contained in this solicitation

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Security Guard Services	1.00000	LS	16.000000	16.00

Comm Code	Manufacturer	Specification	Model #
92121504			

Commodity Line Comments:

Extended Description:

Lump Sum price, Vendor must include the Pricing Page (Exhibit A) from bid package.
See attached documentation for further details.

MONTICOLA SECURITY, LLC

DOING BUSINESS IN
WV, KY, OHIO AND
FLORIDA SINCE 2018
FEIN: 83-145-2103



**Start Protecting
Your Investment
Today!**

Proposal



U.S. Small Business
Administration

**SERVICE-DISABLED
VETERAN-OWNED
CERTIFIED**



904 - 806 - 7027



304 - 595-1500



Tim@monticolasecurity.com

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Dear Officials,

Monticola Security is a pioneering service-disabled veteran-owned enterprise dedicated to safeguarding your investments with unmatched dedication and expertise. With an unwavering commitment to excellence, we proudly serve clients across West Virginia and provide security solutions in Virginia, Kentucky, and Ohio, ensuring comprehensive coverage across multiple states. Additionally, our sister company, River City Security, operates in Florida, further expanding our reach and ensuring comprehensive security solutions.

This partnership enhances our resources and capabilities, enabling us to effectively manage large-scale sites while delivering reliable coverage, staffing, and capacity. Our passion for protecting what matters most drives every aspect of our business, from innovative security solutions to a personalized approach to client service.

At Monticola Security, we understand that peace of mind is invaluable, and we strive to exceed your expectations at every turn.

Thank you for considering Monticola Security as your trusted partner in fortifying your investments and preserving your assets. We look forward to the opportunity to serve you.

For this solicitation, our primary contact person is:



Kim Tucker

President & CEO

Phone: 904 346 - 0488

Email: Kim@rivercitysecurity.com



Monticola Security Services, Inc:

Established in 1994

River City Executives

President:

Kim Tucker (912) 414-9101 Kim@Rivercitysecurity.com

Chief Operating Officer/ Owner:

Tim Tucker (904) 806-7027 Tim@Rivercitysecurity.com

Director Of Operations:

Josh Hall (304) 747-8920 Josh@Rivercitysecurity.com

Operation Supervisor (Florida):

Adam Hunter (904) 993-5630 Adam@rivercitysecurity.com

Director of Administration:

Deb Black (304) 595-1500 EXT: 202 Debra.Black@Rivercitysecurity.com


Director of Business Development:

Rigo Delgado (904) 669 -1470 Rigo@Rivercitysecurity.com

Experience:

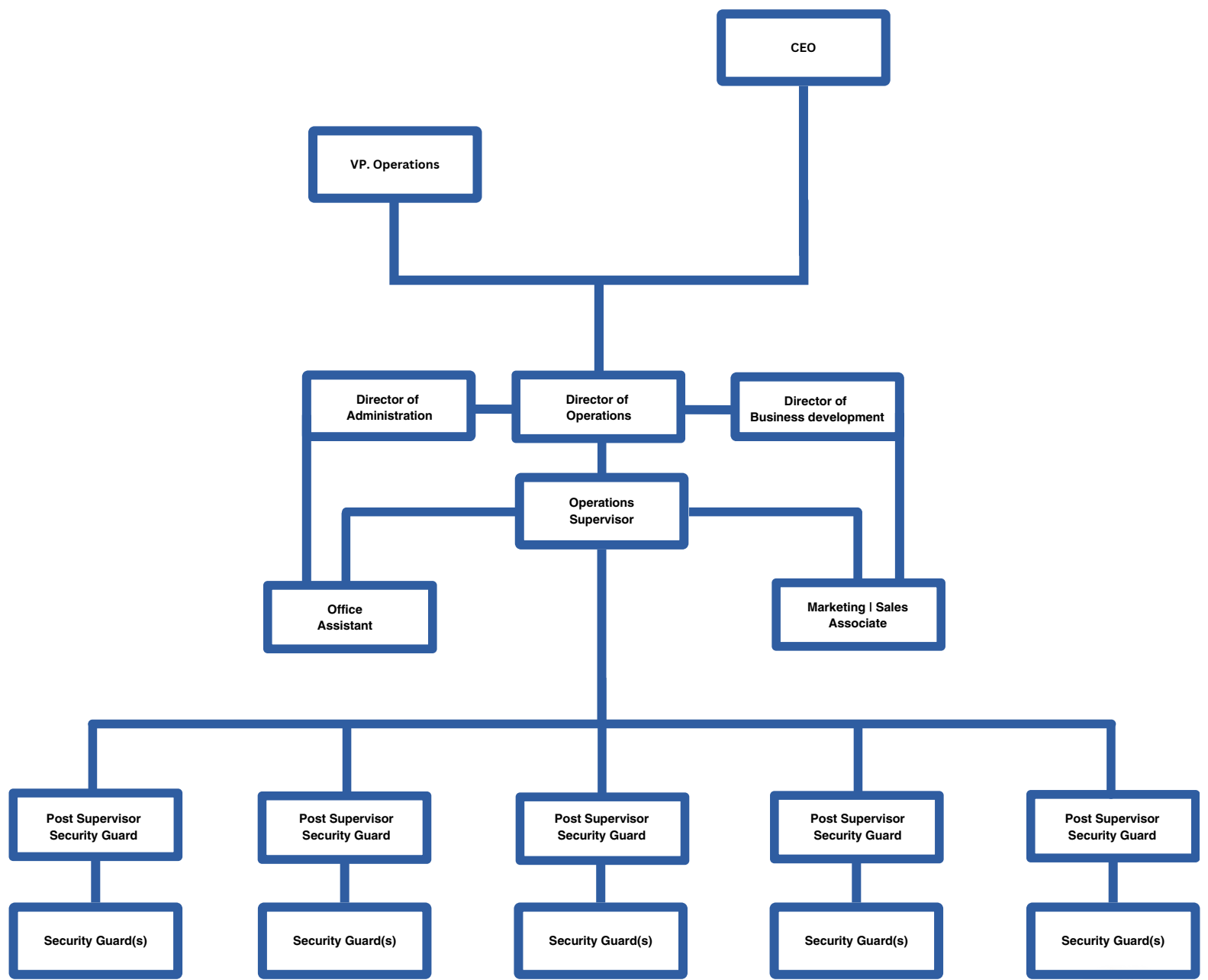
Tim Tucker, Chief Operating Officer of Tucker Security LLC (DBA River City Security), brings over 25 years of law enforcement and 15 years of private security expertise. Beginning as a Military Police Officer in the US Army, Tim advanced to a leadership role with the WV Police Department (CPD), overseeing critical divisions like the Metro Drug Unit and Special Operations.

In 2015, Tim and Kim Tucker founded Tucker Consulting LLC, later transitioning to Tucker Security, LLC, also known as Monticola Security, achieving rapid growth in WV and KY. In January 2024, the acquisition of River City Security—serving Jacksonville since 1994—dramatically enhanced resources and facilitated nationwide expansion. This strategic merger exemplifies their dedication to operational excellence and industry leadership, positioning Monticola Security as a premier provider in the security sector.



As of January 1, 2024, Monticola Security employed up to 150 employees and continues to grow. Monticola provides Guard Services 24 hours a day, seven days a week including Holidays.

Organizational Chart



References:

References available upon request.

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Section 2: Security Program Approach

Management Structure

Our management structure includes:

- **Operations Manager:** The Operations Manager oversees all company operations, ensuring that all security services meet the highest standards of quality and efficiency. This role involves strategic planning, coordination with area managers, and overall responsibility for operational success.
- **Area Manager:** The Area Manager oversees all sites within their jurisdiction, ensuring that each location operates smoothly and adheres to company protocols. This role includes regular site visits, performance evaluations, and direct communication with site managers to address any issues or improvements needed.
- **Site Manager:** Responsible for the overall security operations on site. The Site Manager reports to the Area Manager. This position involves managing day-to-day security activities, coordinating with shift supervisors, and ensuring compliance with both company and client requirements.
- **Shift Supervisor:** The Shift Supervisor oversees daily operations and ensures compliance with security protocols. Reporting to the Site Manager, this role involves supervising security officers, handling shift schedules, and addressing any immediate operational concerns or incidents.
- **Security Officers:** Security Officers conduct patrols, monitor surveillance systems, and respond to incidents. Reporting to the Shift Supervisor, their primary responsibility is to maintain a safe and secure environment for staff, patients, and visitors at all times.

Customer Service Philosophy

Our corporate philosophy emphasizes exceptional customer service, respecting the dignity and needs of patients, residents, visitors, and staff. We believe in creating a safe and welcoming environment while maintaining a high level of professionalism and empathy.

Incorporating Team Member Value

We value the institutional knowledge of long-serving team members and incorporate this by:

- **Retention Programs:** Offering competitive salaries, benefits, and career advancement opportunities.
- **Continuous Training:** Providing ongoing training to keep skills sharp and knowledge current.

Officer Recruitment and Training

Our recruitment and training philosophy includes:

- **Rigorous Screening:** Ensuring candidates meet high standards of professionalism and integrity.
- **Comprehensive Training:** Covering essential areas such as healthcare security, emergency response, and customer service.

Event and Incident Response

We are fully prepared to meet increased staffing needs for events and incidents by:

- **Scalable Workforce:** Maintaining a pool of trained officers ready for deployment.
- **Rapid Mobilization:** Quick response to any urgent security requirements.

Uniform and Equipment(Additional info page 11)

Our officers wear professional, easily identifiable uniforms, featuring:

- **Reflective Decals:** Optional reflective vest for high visibility and safety.
- **Standard Equipment:** Including radios, flashlights, phones and other necessary gear.



Accountability and Patrols

Officers are held accountable for rounding and patrols through:

- GPS Tracking: Ensuring patrol routes are followed.
- Regular Check-ins: Supervisors monitor officer activities to ensure compliance.

Incident Reporting

Officers will write, submit, and archive incident reports to the property management team using a secure, digital reporting system, ensuring accurate and timely documentation of all incidents.

Our internal chain of command at River City Security is structured to ensure clear lines of communication, efficient decision-making, and accountability at all levels.

The hierarchy is as follows:

1. Owner (CEO): Kim Tucker
 - Oversees the operations of the Executive branch
2. Chief Operating Officer (COO): Tim Tucker
 - Oversees all operations and strategic planning.
 - Ensures compliance with company policies and regulations.
3. Director of Security Operations: Josh Hall
 - Manages day-to-day operations and supervises Area Managers.
 - Responsible for implementing security policies and procedures.
4. Operations Supervisor: Adam Hunter
 - Oversee security operations in designated geographic areas.
 - Ensure site supervisors and security officers adhere to protocols.

Detailer Officer Job Descriptions

Security Officer

- Responsibilities: Patrol assigned areas, monitor security systems, respond to alarms and incidents, enforce site policies, and maintain detailed logs and reports.
- Requirements: Class D licenses (state-specific), background check, drug screening, and completion of initial and ongoing training programs.

Site Supervisor

- Responsibilities: Supervise security officers, manage scheduling, ensure compliance with post orders, act as liaison with clients, and provide detailed reports to Area Managers.
- Requirements: Previous experience in security, strong leadership skills, and ability to handle administrative tasks.

Example of Post Orders

Post orders are tailored to each site and include specific instructions and protocols. An example of a post order might include:

- Monitor and control access points.
- Conduct regular patrols of the perimeter and internal areas.
- Respond to and report any suspicious activities.
- Assist visitors with directions and information.
- Enforce site-specific policies and procedures.



Validation of Officer Job Performance

To ensure that our security officers perform their duties effectively, we employ several validation methods:

- Regular Performance Evaluations: Conducted quarterly by Site Supervisors.
- Incident Report Reviews: Evaluated by Area Managers to ensure thoroughness and accuracy.
- Client Feedback: Regularly solicited to gauge satisfaction with security services.
- On-the-Job Observations: Unannounced site visits by Area Managers to assess officer performance.

Monticola commits to providing comprehensive training for all prospective security guards prior to their assignment to this contract. We will furnish evidence of successful completion of training, with training fees borne by Monticola.

The training modules include:

- Security Responsibility (2 Hours)
- The Protected Environment (1.5 Hours)
- Legal Power and Limitations (3 hours)
- Standard Operating Procedures (3 hours)
- Emergency Practices (2 hours)
- Report Writing (1 Hour)
- Review (1 hour)

Total Hours: 13.5 Hours

For personnel assigned to limited temporary roles, Monticola will offer specialized training tailored to their requirements, including:

- The Security Responsibility (2 hours)
- The Protected Environment (1.5 hours)
- Emergency Practices (2 hours)
- Standard Operating Procedures (3 hours)
- Report Writing (1 hour)

Total Hours: 9.5 hours

All guards undergo training through the SGM Training program, which covers:

- Prevention/Protection Skills
- Enforcement
- Emergency Procedures
- Special Equipment Training

Skill Level Categories:

All guards begin as probationary and must complete 12.5 classroom hours and on-the-job training before skill level assessment. Based on performance, guards may advance to the next level or remain at Level 1 until ready. Experienced guards may qualify for higher-level training. Guards maintain their initial hourly rate until advancing to a higher position.

To progress, guards must pass the Probationary Security Guard 1 exam and complete Level 2 training as outlined in the SGM Training Manual. Guards achieving certifications for Levels 1–3 qualify for shift supervisor roles. Those completing all certifications, including Level 4, may advance to Sergeant, Lieutenant, or Site Supervisor roles. Monticola ensures clients receive trained Security Guard II and III personnel, including Site Supervisors.

Uniforms, Appearance, and Professionalism:

Our team members maintain a professional appearance by adhering to approved uniforms that distinctly identify them as security personnel. We enforce stringent policies against unauthorized visitors, smoking, and the use of inappropriate language while on duty. At Monticola Security, we view our guards as the face of our company and emphasize this to our team. Uniforms are provided, and regular inspections are conducted as part of our standard procedure. In the event of appearance-related issues, guards may receive counseling, with disciplinary actions, including termination, as potential consequences. Monticola Security fully complies with all appearance and personal hygiene policies outlined in the employee handbook, ensuring consistency for both male and female guards, as specified in the request for quotation.

Employees:

- Body piercing (with the exception of earrings for female employees) which is visible anytime while on duty and/or in uniform is prohibited.
- Necklaces may be worn but shall not be visible.
- Rings shall not have sharp edges that would create a hazard to the employee when wearing gloves.
- No personal items shall be visible from the uniform pockets except appropriate writing pens.
- Hairstyles must be worn in a neat, clean and professional manner at all times.
- Hair color shall be of a conservative shade and have no unnatural tones of color. Spraying substances, color or glitter are prohibited.

Uniform Examples



Subcontracts/Joint Ventures:

Monticola Security assumes full responsibility for all activities performed under this contract and acts as the principal contractor accountable for all services and products provided within its scope. We affirm that no subcontracting of the contract will occur under any circumstances.

Licensing Compliance:

Monticola Security holds active licenses in Florida, West Virginia, Virginia, Ohio, and Kentucky, operating in full compliance with state regulations and statutes. Additionally, our guards possess Class D licenses, as required by state law.

Certification of Qualification:

Upon successful completion of all training, including both on-the-job and classroom sessions, guards receive accreditation. River City will provide the client with copies of these training certifications.

Monticola Security will provide qualified, trained security personnel with experience and training in the following areas:

- Buildings, facilities, grounds, parking, and right-of-way for employees, visitors, customers, and vendors.
- Emergency response
- Patrol/rover monitoring services
- Reporting damages, leaks, falling debris, etc.
- Access control
- Technical control station monitoring
- Daily brief (DAR) & pass-down reports
- All other security/monitoring services as needed

At Monticola , we are committed to providing top-notch security services that meet and exceed the specified requirements for our clients. Our comprehensive scope of services includes:

Schedule Qualified Personnel:

We can provide staff coverage seven days a week, and we're also able to offer additional coverage during holidays as needed. Monticola will provide contact information for each security personnel assigned to the client. Our guard services are available year-round, and we can accommodate the clients needs with just 24-hour notice, even outside standard operating hours. We acknowledge and respect the clients holiday schedule, ensuring our services are adjusted accordingly.

Special Staffing:

Monticola Security specializes in quickly staffing officers for special events by cross-training our top employees in the requirements of other client contracts. We have a track record of successfully staffing every special event when needed. In the unlikely event of any shortfall, River City will promptly notify the client.

Emergency Staffing:

In emergencies requiring additional security, Monticola maintains a roster of qualified officers to provide support. Our management team will intervene and cover the emergency until suitable officers can be deployed. If we cannot meet the emergency staffing needs, Monticola will notify the requesting client within two hours of receiving the request.

Turnover Control:

We strictly adhere to the turnover limitations outlined, ensuring that the total number of security guards provided to the client does not exceed 25% per annum or 30% in one quarter. If turnover exceeds these limits, Monticola takes full responsibility for providing necessary training to new security guards, at our own expense. Our priority is to ensure that replacement guards possess the same level of skill and proficiency as their predecessors.

Emergency Response:

Our guards undergo rigorous training to promptly report any illicit activities to the County 911 Center, followed by notifying the staff supervisor. Moreover, they are prepared to aid staff during emergencies, such as facilitating building evacuations when required, and will promptly notify EMS or the fire department as necessary.

Background Investigations:

We conduct thorough criminal background checks on all our personnel prior to contract commencement and annually thereafter. All costs associated with these checks are borne by us. We maintain comprehensive documentation of all background checks and promptly notify the Contract Administrator of any criminal convictions within the stipulated five-day period.

This check will encompass:

- Employment verification.
- Drug Testing: All new employees are required to undergo a minimum 5-panel Drug Screen.
- Reference verification.
- State and Federal criminal records.
- Driver's license history and verification.
- Fingerprint validation.
- Pass a written, validated examination developed by River City that is indicative of the candidate's ability to understand and perform the duties to be assigned.
- Must have a high school diploma or equivalent written examination.
- Review of the last 5 years of employment and residential history.

Drug Test Policy:

Monticola implements a random drug screening policy covering a minimum of 10% of our staff. However, certain contracts, such as those with MSHA, mandate a 25% random screening, while DOT contracts require a 50% random screening. Additionally, Monticola conducts drug screenings for cause as necessary.

Equipment:

We ensure that our guards are fully equipped with all necessary clothing and tools, including seasonal attire, flashlights, safety gear, and communication devices. Our personnel strictly adhere to the guidelines for using client-provided security stations and phones, which are solely utilized for business purposes. Additionally, we enforce the responsible use of client-issued access cards and emphasize personal accountability for each employee. In the event of lost cards, immediate reporting to the Contract Administrator is mandatory.

Furthermore, as per the agreement, We assumes the responsibility for any repair or replacement costs associated with client-provided equipment rendered inoperative due to misuse, abuse, or lack of proper care by contract employees. This includes instances where training is insufficient to operate the equipment safely and effectively.

Client's Right of Removal:

We recognize the client's prerogative to remove any unsuitable employee from service and pledge to promptly supply replacements within 24 hours, ensuring seamless security services without interruption.

Security Vehicles:

At Monticola, we provide vehicle services upon client request, included in the bid rate where vehicles are needed. These vehicles are equipped with clear labeling and feature reflective and safety decals for enhanced visibility and security.

Reporting & Documentation:

Monticola Security or its representatives promptly report all incidents during their shift to the supervisor verbally, electronically, and in writing. Incidents include events such as criminal attacks, trespassing, confrontations, equipment failures, and more. These reports ensure transparency, address issues promptly, and maintain client safety.



Quality Assurance Narrative

Monticola Security is committed to providing consistent and high-quality service to its clients. This is achieved through a quality assurance process focusing on client needs and continuous improvement. The process ensures that our employees are motivated through competitive compensation, recognition, and training, while our clients are motivated through contract compliance and management review. The company is motivated through a system of audits and quality assurance processes.

The process starts with developing a customized security program in partnership with our experienced operational management and clients. This includes evaluating and assessing specific risks, threats, and challenges, understanding business objectives and security requirements, reviewing, and developing security policies and procedures, creating post orders and site-specific manuals, and implementing training and officer assignments.

Monticola Security has implemented ongoing, scheduled interactions between the company, clients, and employees, including quarterly management reviews, surprise, and scheduled site inspections, semi-annual performance reviews, surveys, and compliance audits. These interactions ensure that the company's performance and identification of areas for development and improvement are regularly reviewed and evaluated and that employees receive interactive discussions regarding quality-related policies and procedures. Monticola Security also partners with Gusto to ensure that the background, training, and other criteria for all security personnel are tracked and current, including licensing and other federal/state requirements, and necessary records maintenance.

Noncompliance and Disciplinary Issues Narrative

Employees of Monticola Security are expected to adhere to the company's Disciplinary Policy. The policy outlines that employees may face disciplinary action, including discharge, for justified reasons.

The company follows a system of progressive discipline for policy violations and performance issues. The severity of the violation or problem determines the steps taken, but the company reserves the right to bypass any step and proceed directly to termination if necessary. The guidelines are not a promise or agreement and do not guarantee the use of progressive discipline in any situation.

The disciplinary procedure applies to offenses that do not constitute gross misconduct and relates to progressive discipline for each specified offense. Multiple offenses may arise from the same set of underlying facts. However, any offense that is more than 12 months old, unless it is egregious, will not typically be considered in the progressive disciplinary procedure.

The disciplinary procedure consists of the following steps:

1. Verbal warning
2. Written warning and conference
3. Suspension of 1 day
4. Suspension not to exceed 3 days
5. Discharge

The exact step of the disciplinary procedure will be stated on each disciplinary form and provided to the employee at the time it is issued. Acknowledgment of receipt of discipline does not constitute an admission of guilt.

Officers will receive a copy of any disciplinary action taken against them, and they will sign for acknowledgment of any written documentation placed in their personnel file.



Staffing Plan Narrative

Our company has a strict vetting process for all our guards. The process includes an internal check on the employee's past employment history, which may involve interviews with past employers if necessary. We also do an external check by authenticating presented documents and confirming "Certificates of Good Conduct" from relevant authorities. We only hire guards permanently with the following requirements: A successful result from a drug screen, a high school education or equivalent, a valid driver's license, at least two references who've known the candidate for 5 years, and the ability to read and understand printed instructions or orders.

To pass the recruitment process, the recruits must meet the following physical demands. They must be capable of frequent and prolonged walking, standing, sitting, and stooping for up to 12 hours per day. They should speak clearly and remain calm in stressful situations, remain on post for up to four consecutive hours, remain alert for up to 12 hours, use post security equipment, read Post Orders, and assignments, Be-on-the Lookout (BOLO), write reports, and respond to both routine and emergency dispatches/orders. They should also be able to subdue violent or potentially violent or disturbed individuals and carry out occasional running, sprinting, lifting heavy weights, moving heavy objects, and climbing stairs.

All candidates must be interviewed by a panel consisting of a minimum of three members, which includes the Director of Operations, Director of Administration, and Operations Assistant to gauge their suitability for the guard position. The interview results are recorded, and all three members of the panel must approve the candidate. If successful, the guard interview forms are placed in a temporary personnel file, and all files are forwarded to the Managing Director for the final interview and approval.

We conduct a thorough background check by contacting all personal referees, at least two previous employers, and reviewing gaps in the employment history. If there are gaps in the history for which there is no account, the application is rejected. Once the recruit has passed this check, their Original Certificate of Good Conduct is placed in the file, and the guard's fingerprints are taken for future reference.

Our guards are paid on time and according to the wage rates outlined in the contract. We are one of the leading security companies that pay well and on time. This policy ensures that we maintain long-term employees. More than 50% of our client's workforce has been with us for over 10 years, which is also the case with our clients contract.



Equal Opportunity Statement

At Monticola Security, we are dedicated to fostering a diverse, equitable, and inclusive workplace where every team member feels valued, respected, and empowered to contribute their unique perspectives and talents. We believe that diversity, equity, and inclusion (DEI) are fundamental to our success and the exceptional security services we provide.

Equal Opportunity Employment

Monticola Security is proud to be an Equal Opportunity Employer. We are committed to ensuring equal employment opportunities for all individuals, regardless of race, color, religion, sex, sexual orientation, gender identity, national origin, age, disability, veteran status, or any other characteristic protected by law. Our commitment to equal opportunity applies to all employment practices, including recruitment, hiring, promotion, training, compensation, benefits, and termination.

Diversity, Equity, and Inclusion (DEI) Commitment

Diverse Workforce: We strive to cultivate a workforce that reflects the diversity of the communities we serve. We value the unique experiences, backgrounds, and perspectives of our employees, believing that diversity enhances our team and the quality of our security services.

Equitable Practices: We are dedicated to creating a fair and equitable work environment. This includes providing all employees with the resources and opportunities they need to succeed and ensuring that our policies and practices promote fairness and equality.

Inclusive Culture: We aim to build an inclusive culture where every employee feels welcome and respected. We encourage open dialogue, celebrate diverse viewpoints, and foster an environment where all employees can thrive.

Ongoing Education and Training: We offer continuous DEI education and training opportunities for our employees, including topics such as unconscious bias, cultural competence, and inclusive leadership, to ensure our team is equipped to support a diverse and inclusive workplace.

Reporting and Accountability

We encourage all employees to speak up if they experience or witness any behavior that conflicts with our DEI values. Monticola Security has established clear reporting procedures to address concerns promptly and fairly. We are committed to creating a safe and supportive environment where all employees can voice their concerns without fear of retaliation.

Our Vision for the Future

As we continue to grow and evolve, we remain steadfast in our commitment to DEI. We understand that this journey requires continuous effort and dedication, and we are committed to making progress every day. At Monticola Security, we believe that our commitment to diversity, equity, and inclusion strengthens our team, enhances our service, and enriches the communities we serve.

CRFQ PSC26*02

Section	Guard Classification	*Estimated Hours	Hourly Rate	Total Amount
Initial Year - 1				
3.1.9.2.1	Security Guard II	3,696	16	\$ 59,136.00
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	18	\$ 36,864.00
Optional Renewal Year - 2				
3.1.9.2.1	Security Guard II	3,696	17	\$ 62,832.00
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	19	\$ 38,912.00
Optional Renewal Year - 3				
3.1.9.2.1	Security Guard II	3,696	18	\$ 66,528.00
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	20	\$ 40,960.00
Optional Renewal Year - 4				
3.1.9.2.1	Security Guard II	3,696	19	\$ 70,224.00
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	21	\$ 43,008.00
Total Overall Cost				\$ 418,464.00


Please note: * This information is being captured for auditing purposes. The estimated volume for each item represents the approximate volume of anticipated purchases only. No future use of the Contract or any individual item is guaranteed or implied.

Any product or service not on the Agency provided pricing page will not be allowable. The State cannot accept alternate pricing pages, Vendor should complete the Pricing Page in full as failure to complete the Pricing Page in its entirety may result in Vendor's bid being disqualified. A no bid may result in Vendor's bid being disqualified.

Vendor should type or electronically enter the information into the Pricing Page to prevent errors in the evaluation.

CONTRACT WILL BE AWARDED BY TOTAL BID AMOUNT, HOWEVER, INITIAL CONTRACT PERIOD WILL BE FOR A PERIOD OF ONE YEAR. Renewal options for years 2, 3, and 4 will be initiated by the Agency, agreed to by the Vendor and processed by the West Virginia Purchasing Division as Change Orders for subsequent years.

BIDDER/VENDOR INFORMATION:

Vendor Name:	Tucker Security LLC dba Monticola Security
Address:	6810 MacCorkle Ave SE
City, St. Zip:	Charleston, WV 25304
Phone No.:	304-595-1500
Email Address:	Debra.black@Monticolasecurity.com
	8/5/2025

Vendor Signature

Date



Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Request for Quote
Service - Prof

Proc Folder: 1660478			Reason for Modification: To post Addendum no. 01
Doc Description: Security Guard Services for PSC HQ			
Proc Type: Central Master Agreement			
Date Issued	Solicitation Closes	Solicitation No	Version
2025-07-21	2025-08-05 13:30	CRFQ 0926 PSC2600000002	2

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Customer Code:

Vendor Name : Tucker Security LLC dba Monticola Security

Address :

Street : 6810 Mac Corkle Ave SE

City : Charleston

State : West Virginia **Country :** USA **Zip :** 25304

Principal Contact : Debra Black

Vendor Contact Phone: 304-595-1500 **Extension:** 202

FOR INFORMATION CONTACT THE BUYER

Larry D McDonnell
304-558-2063
larry.d.mcdonnell@wv.gov

Vendor Signature X *Timothy Tucker* FEIN# 83-1452103 DATE July 23, 2025

All offers subject to all terms and conditions contained in this solicitation

ADDITIONAL INFORMATION

To post Addendum no. 1

To upload the complete solicitation documentation with terms and conditions, specifications, and Exhibit A - Pricing Page.

See following attached document: CRFQ PSC26-02 - Solicitation Documentation - Corrected

Vendor questions due date still remains on 7/28/2025 by 2:00PM EST/EDT

The bid opening date and time still remains on 8/05/2025 at 1:30PM EST/EDT

No other changes

INVOICE TO

PUBLIC SERVICE
COMMISSION
201 BROOKS ST

CHARLESTON WV
US

SHIP TO

PUBLIC SERVICE
COMMISSION
201 BROOKS ST

CHARLESTON WV
US

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
1	Security Guard Services	1.00000	LS	\$16.00	

Comm Code	Manufacturer	Specification	Model #
92121504			

Extended Description:

Lump Sum price, Vendor must include the Pricing Page (Exhibit A) from bid package.

See attached documentation for further details.

SCHEDULE OF EVENTS

<u>Line</u>	<u>Event</u>	<u>Event Date</u>
1	Vendor questions due by 2:00PM EST/EDT	2025-07-28

SOLICITATION NUMBER: CRFQ PSC26*02

Addendum Number: 1

The purpose of this addendum is to modify the solicitation identified as (“Solicitation”) to reflect the change(s) identified and described below.

Applicable Addendum Category:

- ☐ Modify bid opening date and time
- ☐ Modify specifications of product or service being sought
- ☐ Attachment of vendor questions and responses
- ☐ Attachment of pre-bid sign-in sheet
- ☒ Correction of error
- ☐ Other

Description of Modification to Solicitation:

To upload the complete solicitation documentation with terms and conditions, specifications, and Exhibit A – Pricing Page.

See following attached document: CRFQ PSC26-02 - Solicitation Documentation - Corrected

Vendor questions due date still remains on 7/28/2025 by 2:00PM EST/EDT

The bid opening date and time still remains on 8/05/2025 at 1:30PM EST/EDT

No other changes

Additional Documentation: Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.



Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Request for Quote
Service - Prof

Proc Folder: 1660478			Reason for Modification:
Doc Description: Security Guard Services for PSC HQ			
Proc Type: Central Master Agreement			
Date Issued	Solicitation Closes	Solicitation No	Version
2025-07-21	2025-08-05 13:30	CRFQ 0926 PSC2600000002	1

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Customer Code: VC0000098845
Vendor Name : Tucker Security LLC dba Monticola Security
Address : 6810 MacCorkle Ave SE
Street :
City : Charleston
State : West Virginia **Country :** USA **Zip :** 25304
Principal Contact : Debra Black
Vendor Contact Phone: 304-595-1500 **Extension:** 202

FOR INFORMATION CONTACT THE BUYER

Larry D McDonnell
304-558-2063
larry.d.mcdonnell@wv.gov

Vendor Signature X *Timothy Tucker* FEIN# 83-1452103 DATE 08/05/2025

All offers subject to all terms and conditions contained in this solicitation

ADDITIONAL INFORMATION

The West Virginia Purchasing Division is soliciting bids for the West Virginia Public Service Commission to establish an open-end contract for security guard services, per the attached documentation.

Questions regarding the solicitation must be submitted in writing to Larry.D.McDonnell@wv.gov prior to the question period deadline

INVOICE TO

PUBLIC SERVICE
COMMISSION
201 BROOKS ST

CHARLESTON WV
US

SHIP TO

PUBLIC SERVICE
COMMISSION
201 BROOKS ST

CHARLESTON WV
US

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
1	Security Guard Services	1.00000	LS	\$16.00	\$9136.00

Comm Code**Manufacturer****Specification****Model #**

92121504

Extended Description:

Lump Sum price, Vendor must include the Pricing Page (Exhibit A) from bid package.

See attached documentation for further details.

SCHEDULE OF EVENTS

<u>Line</u>	<u>Event</u>	<u>Event Date</u>
1	Vendor questions due by 2:00PM EST/EDT	2025-07-28

INSTRUCTIONS TO VENDORS SUBMITTING BIDS

1. **REVIEW DOCUMENTS THOROUGHLY:** The attached documents contain a solicitation for bids. Please read these instructions and all documents attached in their entirety. These instructions provide critical information about requirements that if overlooked could lead to disqualification of a Vendor's bid. All bids must be submitted in accordance with the provisions contained in these instructions and the Solicitation. Failure to do so may result in disqualification of Vendor's bid.

2. **MANDATORY TERMS:** The Solicitation may contain **mandatory** provisions identified by the use of the words "**must**," "**will**," and "**shall**." Failure to comply with a mandatory term in the Solicitation will result in bid disqualification.

3. **PRE-BID MEETING:** The item identified below shall apply to this Solicitation.

☒ A pre-bid meeting will not be held prior to bid opening

☐ A **MANDATORY PRE-BID** meeting will be held at the following place and time:

All Vendors submitting a bid must attend the **mandatory** pre-bid meeting. Failure to attend the **mandatory** pre-bid meeting shall result in disqualification of the Vendor's bid. No one individual is permitted to represent more than one vendor at the pre-bid meeting. Any individual that does attempt to represent two or more vendors will be required to select one vendor to which the individual's attendance will be attributed. The vendors not selected will be deemed to have not attended the pre-bid meeting unless another individual attended on their behalf.

An attendance sheet provided at the pre-bid meeting shall serve as the official document verifying attendance. Any person attending the pre-bid meeting on behalf of a Vendor must list on the attendance sheet his or her name and the name of the Vendor he or she is representing. It is the Vendor's responsibility to locate the attendance sheet and provide the required information. Failure to complete the attendance sheet as required may result in disqualification of Vendor's bid.

Vendors who arrive after the starting time but prior to the end of the pre-bid will be permitted to sign in but are charged with knowing all matters discussed at the pre-bid.

Any discussions or answers to questions at the pre-bid meeting are preliminary in nature and are non-binding. Official and binding answers to questions will be published in a written addendum to the Solicitation prior to bid opening.

4. VENDOR QUESTION DEADLINE: Vendors may submit questions relating to this Solicitation to the Purchasing Division. Questions must be submitted in writing. All questions **must be submitted on or before the date listed below and to the address listed below to be considered.** A written response will be published in a Solicitation addendum if a response is possible and appropriate. Non-written discussions, conversations, or questions and answers regarding this Solicitation are preliminary in nature and are non-binding.

Submitted emails should have the solicitation number in the subject line. Question

Submission Deadline: July 28, 2025 by 2:00PM EST/EDT

Submit Questions to: Larry D. McDonnell
2019 Washington Street, East Charleston, WV 25305
Fax: (304) 558-3970
Email: larry.d.mcdonnell@wv.gov

5. VERBAL COMMUNICATION: Any verbal communication between the Vendor and any State personnel is not binding, including verbal communication at the mandatory pre-bid conference. Only information issued in writing and added to the Solicitation by an official written addendum by the Purchasing Division is binding.

6. BID SUBMISSION: All bids must be submitted on or before the date and time of the bid opening listed in section 7 below. Vendors can submit bids electronically through wvOASIS, in paper form delivered to the Purchasing Division at the address listed below either in person or by courier, or in facsimile form by faxing to the Purchasing Division at the number listed below. Notwithstanding the foregoing, the Purchasing Division may prohibit the submission of bids electronically through wvOASIS at its sole discretion. Such a prohibition will be contained and communicated in the wvOASIS system resulting in the Vendor's inability to submit bids through wvOASIS. The Purchasing Division will not accept bids or modification of bids via email.

Bids submitted in paper, facsimile, or via wvOASIS must contain a signature. Failure to submit a bid in any form without a signature will result in rejection of your bid.

A bid submitted in paper or facsimile form should contain the information listed below on the face of the submission envelope or fax cover sheet. Otherwise, the bid may be rejected by the Purchasing Division.

VENDOR NAME:

BUYER:

SOLICITATION NO.:

BID OPENING DATE:

BID OPENING TIME:

FAX NUMBER:

Any bid received by the Purchasing Division staff is considered to be in the possession of the Purchasing Division and will not be returned for any reason.

Bid Delivery Address and Fax Number:

Department of Administration, Purchasing Division 2019 Washington Street East

Charleston, WV 25305-0130

Fax: 304-558-3970

7. BID OPENING: Bids submitted in response to this Solicitation will be opened at the location identified below on the date and time listed below. Delivery of a bid after the bid opening date and time will result in bid disqualification. For purposes of this Solicitation, a bid is considered delivered when confirmation of delivery is provided by wvOASIS (in the case of electronic submission) or when the bid is time stamped by the official Purchasing Division time clock (in the case of hand delivery or via delivery by mail).

Bid Opening Date and Time: August 5, 2025 at 1:30PM EST/EDT

Bid Opening Location:

Department of Administration, Purchasing Division

2019 Washington Street East

Charleston, WV 25305-0130

8. ADDENDUM ACKNOWLEDGEMENT: Changes or revisions to this Solicitation will be made by an official written addendum issued by the Purchasing Division. Vendor should acknowledge receipt of all addenda issued with this Solicitation by completing an Addendum Acknowledgement Form. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

9. **BID FORMATTING:** Vendor should type or electronically enter the information onto its bid to prevent errors in the evaluation. Failure to type or electronically enter the information may result in bid disqualification.

10. **ALTERNATE MODEL OR BRAND:** Unless the box below is checked, any model, brand, or specification listed in this Solicitation establishes the acceptable level of quality only and is not intended to reflect a preference for, or in any way favor, a particular brand or vendor. Vendors may bid alternates to a listed model or brand provided that the alternate is at least equal to the model or brand and complies with the required specifications. The equality of any alternate being bid shall be determined by the State at its sole discretion. Any Vendor bidding an alternate model or brand **shall** clearly identify the alternate items in its bid and should include manufacturer's specifications, industry literature, and/or any other relevant documentation demonstrating the equality of the alternate items. Failure to provide information for alternate items **may** be grounds for rejection of a Vendor's bid.

☐ This Solicitation is based upon a standardized commodity established under W. Va. Code § 5A-3-61. Vendors are expected to bid the standardized commodity identified. Failure to bid the standardized commodity will result in your firm's bid being rejected.

11. **COMMUNICATION LIMITATIONS:** In accordance with West Virginia Code of State Rules §148-1-6.6.2, communication with the State of West Virginia or any of its employees regarding this Solicitation during the solicitation, bid, evaluation or award periods, except through the Purchasing Division, is strictly prohibited without prior Purchasing Division approval. Purchasing Division approval for such communication is implied for all agency delegated and exempt purchases.

12. **REGISTRATION:** Prior to Contract award, the apparent successful Vendor **must** be properly registered with the West Virginia Purchasing Division and must have paid the \$125 fee, if applicable.

13. **UNIT PRICE:** Unit prices **shall** prevail in cases of a discrepancy in the Vendor's bid.

14. **PREFERENCE:** Vendor Preference may be requested in purchases of motor vehicles or construction and maintenance equipment and machinery used in highway and other infrastructure projects. Any request for preference must be submitted in writing with the bid, must specifically identify the preference requested with reference to the applicable subsection of West Virginia Code § 5A-3-37, and must include with the bid any information necessary to evaluate and confirm the applicability of the requested preference. A request form to help facilitate the request can be found at: www.state.wv.us/admin/purchase/vrc/Venpref.pdf.

15A. RECIPROCAL PREFERENCE: The State of West Virginia applies a reciprocal preference to all solicitations for commodities and printing in accordance with W. Va. Code § 5A-3-37(b). In effect, non-resident vendors receiving a preference in their home states, will see that same preference granted to West Virginia resident vendors bidding against them in West Virginia. Any request for reciprocal preference must include with the bid any information necessary to evaluate and confirm the applicability of the preference. A request form to help facilitate the request can be found at: www.state.wv.us/admin/purchase/vrc/Venpref.pdf.

15. SMALL, WOMEN-OWNED, OR MINORITY-OWNED BUSINESSES:

For any solicitations publicly advertised for bid, in accordance with West Virginia Code §5A-3-37 and W. Va. CSR § 148-22-9, any non-resident vendor certified as a small, women-owned, or minority-owned business under W. Va. CSR § 148-22-9 shall be provided the same preference made available to any resident vendor. Any non-resident small, women-owned, or minority-owned business must identify itself as such in writing, must submit that writing to the Purchasing Division with its bid, and must be properly certified under W. Va. CSR § 148-22-9 prior to contract award to receive the preferences made available to resident vendors.

16. WAIVER OF MINOR IRREGULARITIES: The Director reserves the right to waive minor irregularities in bids or specifications in accordance with West Virginia Code of State Rules § 148-1-4.7.

17. ELECTRONIC FILE ACCESS RESTRICTIONS: Vendor must ensure that its submission in wvOASIS can be accessed and viewed by the Purchasing Division staff immediately upon bid opening. The Purchasing Division will consider any file that cannot be immediately accessed and viewed at the time of the bid opening (such as, encrypted files, password protected files, or incompatible files) to be blank or incomplete as context requires and are therefore unacceptable. A vendor will not be permitted to unencrypt files, remove password protections, or resubmit documents after bid opening to make a file viewable if those documents are required with the bid. A Vendor may be required to provide document passwords or remove access restrictions to allow the Purchasing Division to print or electronically save documents provided that those documents are viewable by the Purchasing Division prior to obtaining the password or removing the access restriction.

18. NON-RESPONSIBLE: The Purchasing Division Director reserves the right to reject the bid of any vendor as Non-Responsible in accordance with W. Va. Code of State Rules § 148-1-5.3, when the Director determines that the vendor submitting the bid does not have the capability to fully perform or lacks the integrity and reliability to assure good-faith performance.”

19. ACCEPTANCE/REJECTION: The State may accept or reject any bid in whole, or in part in accordance with W. Va. Code of State Rules § 148-1-4.6. and § 148-1-6.3.”

20. **WITH THE BID REQUIREMENTS:** In instances where these specifications require documentation or other information with the bid, and a vendor fails to provide it with the bid, the Director of the Purchasing Division reserves the right to request those items after bid opening and prior to contract award pursuant to the authority to waive minor irregularities in bids or specifications under W. Va. CSR § 148-1-4.7. This authority does not apply to instances where state law mandates receipt with the bid.

21. **EMAIL NOTIFICATION OF AWARD:** The Purchasing Division will attempt to provide bidders with e-mail notification of contract award when a solicitation that the bidder participated in has been awarded. For notification purposes, bidders must provide the Purchasing Division with a valid email address in the bid response. Bidders may also monitor wvOASIS or the Purchasing Division's website to determine when a contract has been awarded.

22. **EXCEPTIONS AND CLARIFICATIONS:** The Solicitation contains the specifications that **shall** form the basis of a contractual agreement. **Vendor shall clearly mark any exceptions, clarifications, or other proposed modifications in its bid.** Exceptions to, clarifications of, or modifications of a requirement or term and condition of the Solicitation may result in bid disqualification.

GENERAL TERMS AND CONDITIONS:

1. CONTRACTUAL AGREEMENT: Issuance of an Award Document signed by the Purchasing Division Director, or his designee, and approved as to form by the Attorney General's office constitutes acceptance by the State of this Contract made by and between the State of West Virginia and the Vendor. Vendor's signature on its bid, or on the Contract if the Contract is not the result of a bid solicitation, signifies Vendor's agreement to be bound by and accept the terms and conditions contained in this Contract.

2. DEFINITIONS: As used in this Solicitation/Contract, the following terms shall have the meanings attributed to them below. Additional definitions may be found in the specifications included with this Solicitation/Contract.

2.1. "Agency" or "Agencies" means the agency, board, commission, or other entity of the State of West Virginia that is identified on the first page of the Solicitation or any other public entity seeking to procure goods or services under this Contract.

2.2. "Bid" or "Proposal" means the vendors submitted response to this solicitation.

2.3. "Contract" means the binding agreement that is entered into between the State and the Vendor to provide the goods or services requested in the Solicitation.

2.4. "Director" means the Director of the West Virginia Department of Administration, Purchasing Division.

2.5. "Purchasing Division" means the West Virginia Department of Administration, Purchasing Division.

2.6. "Award Document" means the document signed by the Agency and the Purchasing Division, and approved as to form by the Attorney General, that identifies the Vendor as the contract holder.

2.7. "Solicitation" means the official notice of an opportunity to supply the State with goods or services that is published by the Purchasing Division.

2.8. "State" means the State of West Virginia and/or any of its agencies, commissions, boards, etc. as context requires.

2.9. "Vendor" or "Vendors" means any entity submitting a bid in response to the Solicitation, the entity that has been selected as the lowest responsible bidder, or the entity that has been awarded the Contract as context requires.

3. CONTRACT TERM; RENEWAL; EXTENSION: The term of this Contract shall be determined in accordance with the category that has been identified as applicable to this Contract below:

☒ **Term Contract**

Initial Contract Term: The Initial Contract Term will be for a period of one (1) year. The Initial Contract Term becomes effective on the effective start date listed on the first page of this Contract, identified as the State of West Virginia contract cover page containing the signatures of the Purchasing Division, Attorney General, and Encumbrance clerk (or another page identified as _____), and the Initial Contract Term ends on the effective end date also shown on the first page of this Contract.

Renewal Term: This Contract may be renewed upon the mutual written consent of the Agency, and the Vendor, with approval of the Purchasing Division and the Attorney General's office (Attorney General approval is as to form only). Any request for renewal should be delivered to the Agency and then submitted to the Purchasing Division thirty (30) days prior to the expiration date of the initial contract term or appropriate renewal term. A Contract renewal shall be in accordance with the terms and conditions of the original contract. Unless otherwise specified below, renewal of this Contract is limited to three (3) successive one (1) year periods or multiple renewal periods of less than one year, provided that the multiple renewal periods do not exceed the total number of months available in all renewal years combined. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's office (Attorney General approval is as to form only)

☐ **Alternate Renewal Term** – This contract may be renewed for _____ successive _____ year periods or shorter periods provided that they do not exceed the total number of months contained in all available renewals. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's office (Attorney General approval is as to form only)

Delivery Order Limitations: In the event that this contract permits delivery orders, a delivery order may only be issued during the time this Contract is in effect. Any delivery order issued within one year of the expiration of this Contract shall be effective for one year from the date the delivery order is issued. No delivery order may be extended beyond one year after this Contract has expired.

☐ **Fixed Period Contract:** This Contract becomes effective upon Vendor's receipt of the notice to proceed and must be completed within _____ days.

☐ **Fixed Period Contract with Renewals:** This Contract becomes effective upon Vendor's receipt of the notice to proceed and part of the Contract more fully described in the attached specifications must be completed within _____ days. Upon completion of the work covered by the preceding sentence, the vendor agrees that:

☐ the contract will continue for _____ years;

☐ the contract may be renewed for _____ successive _____ year periods or shorter periods provided that they do not exceed the total number of months contained in all available renewals. Automatic renewal of this Contract is prohibited. Renewals must be approved by the Vendor, Agency, Purchasing Division and Attorney General's Office (Attorney General approval is as to form only).

☐ **One-Time Purchase:** The term of this Contract shall run from the issuance of the Award Document until all of the goods contracted for have been delivered, but in no event will this Contract extend for more than one fiscal year.

☐ **Construction/Project Oversight:** This Contract becomes effective on the effective start date listed on the first page of this Contract, identified as the State of West Virginia contract cover page containing the signatures of the Purchasing Division, Attorney General, and Encumbrance clerk (or another page identified as _____), and continues until the project for which the vendor is providing oversight is complete.

☐ **Other:** Contract Term specified in _____

4. AUTHORITY TO PROCEED: Vendor is authorized to begin performance of this contract on the date of encumbrance listed on the front page of the Award Document unless either the box for "Fixed Period Contract" or "Fixed Period Contract with Renewals" has been checked in Section 3 above. If either "Fixed Period Contract" or "Fixed Period Contract with Renewals" has been checked, Vendor must not begin work until it receives a separate notice to proceed from the State. The notice to proceed will then be incorporated into the Contract via change order to memorialize the official date that work commenced.

5. QUANTITIES: The quantities required under this Contract shall be determined in accordance with the category that has been identified as applicable to this Contract below.

☒ **Open End Contract:** Quantities listed in this Solicitation/Award Document are approximations only, based on estimates supplied by the Agency. It is understood and agreed that the Contract shall cover the quantities actually ordered for delivery during the term of the Contract, whether more or less than the quantities shown.

☒ **Service:** The scope of the service to be provided will be more clearly defined in the specifications included herewith.

☐ **Combined Service and Goods:** The scope of the service and deliverable goods to be provided will be more clearly defined in the specifications included herewith.

☐ **One-Time Purchase:** This Contract is for the purchase of a set quantity of goods that are identified in the specifications included herewith. Once those items have been delivered, no additional goods may be procured under this Contract without an appropriate change order approved by the Vendor, Agency, Purchasing Division, and Attorney General's office.

☐ **Construction:** This Contract is for construction activity more fully defined in the specifications.

6. EMERGENCY PURCHASES: The Purchasing Division Director may authorize the Agency to purchase goods or services in the open market that Vendor would otherwise provide under this Contract if those goods or services are for immediate or expedited delivery in an emergency. Emergencies shall include, but are not limited to, delays in transportation or an unanticipated increase in the volume of work. An emergency purchase in the open market, approved by the Purchasing Division Director, shall not constitute a breach of this Contract and shall not entitle the Vendor to any form of compensation or damages. This provision does not excuse the State from fulfilling its obligations under a One-Time Purchase contract.

7. REQUIRED DOCUMENTS: All of the items checked in this section must be provided to the Purchasing Division by the Vendor as specified:

☐ **LICENSE(S) / CERTIFICATIONS / PERMITS:** In addition to anything required under the Section of the General Terms and Conditions entitled Licensing, the apparent successful Vendor shall furnish proof of the following licenses, certifications, and/or permits upon request and in a form acceptable to the State. The request may be prior to or after contract award at the State's sole discretion.

☐☐☐☐

The apparent successful Vendor shall also furnish proof of any additional licenses or certifications contained in the specifications regardless of whether or not that requirement is listed above.

8. INSURANCE: The apparent successful Vendor shall furnish proof of the insurance identified by a checkmark below prior to Contract award. The insurance coverages identified below must be maintained throughout the life of this contract. Thirty (30) days prior to the expiration of the insurance policies, Vendor shall provide the Agency with proof that the insurance mandated herein has been continued. Vendor must also provide Agency with immediate notice of any changes in its insurance policies, including but not limited to, policy cancelation, policy reduction, or change in insurers. The apparent successful Vendor shall also furnish proof of any additional insurance requirements contained in the specifications prior to Contract award regardless of whether that insurance requirement is listed in this section.

Vendor must maintain:

☒ **Commercial General Liability Insurance** in at least an amount of: \$1,000,000.00 per occurrence.

☐ **Automobile Liability Insurance** in at least an amount of: _____ per occurrence.

☐ **Professional/Malpractice/Errors and Omission Insurance** in at least an amount of: _____ per occurrence. Notwithstanding the forgoing, Vendor's are not required to list the State as an additional insured for this type of policy.

☒ **Commercial Crime and Third Party Fidelity Insurance** in an amount of: \$500,000.00 per occurrence.

☐ **Cyber Liability Insurance** in an amount of: _____ per occurrence.

☐ **Builders Risk Insurance** in an amount equal to 100% of the amount of the Contract.

☐ **Pollution Insurance** in an amount of: _____ per occurrence.

☐ **Aircraft Liability** in an amount of: _____ per occurrence.

☐

☐

☐

☐

9. WORKERS' COMPENSATION INSURANCE: Vendor shall comply with laws relating to workers compensation, shall maintain workers' compensation insurance when required, and shall furnish proof of workers' compensation insurance upon request.

10. VENUE: All legal actions for damages brought by Vendor against the State shall be brought in the West Virginia Claims Commission. Other causes of action must be brought in the West Virginia court authorized by statute to exercise jurisdiction over it.

11. LIQUIDATED DAMAGES: This clause shall in no way be considered exclusive and shall not limit the State or Agency's right to pursue any other available remedy. Vendor shall pay liquidated damages in the amount specified below or as described in the specifications:

☐ _____ for _____.

☐ Liquidated Damages Contained in the Specifications.

☒ Liquidated Damages Are Not Included in this Contract.

12. ACCEPTANCE: Vendor's signature on its bid, or on the certification and signature page, constitutes an offer to the State that cannot be unilaterally withdrawn, signifies that the product or service proposed by vendor meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise indicated, and signifies acceptance of the terms and conditions contained in the Solicitation unless otherwise indicated.

13. PRICING: The pricing set forth herein is firm for the life of the Contract, unless specified elsewhere within this Solicitation/Contract by the State. A Vendor's inclusion of price adjustment provisions in its bid, without an express authorization from the State in the Solicitation to do so, may result in bid disqualification. Notwithstanding the foregoing, Vendor must extend any publicly advertised sale price to the State and invoice at the lower of the contract price or the publicly advertised sale price.

14. PAYMENT IN ARREARS: Payments for goods/services will be made in arrears only upon receipt of a proper invoice, detailing the goods/services provided or receipt of the goods/services, whichever is later. Notwithstanding the foregoing, payments for software maintenance, licenses, or subscriptions may be paid annually in advance.

15. PAYMENT METHODS: Vendor must accept payment by electronic funds transfer and P-Card. (The State of West Virginia's Purchasing Card program, administered under contract by a banking institution, processes payment for goods and services through state designated credit cards.)

16. TAXES: The Vendor shall pay any applicable sales, use, personal property or any other taxes arising out of this Contract and the transactions contemplated thereby. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.

17. ADDITIONAL FEES: Vendor is not permitted to charge additional fees or assess additional charges that were not either expressly provided for in the solicitation published by the State of West Virginia, included in the Contract, or included in the unit price or lump sum bid amount that Vendor is required by the solicitation to provide. Including such fees or charges as notes to the solicitation may result in rejection of vendor's bid. Requesting such fees or charges be paid after the contract has been awarded may result in cancellation of the contract.

18. FUNDING: This Contract shall continue for the term stated herein, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise made available, this Contract becomes void and of no effect beginning on July 1 of the fiscal year for which funding has not been appropriated or otherwise made available. If that occurs, the State may notify the Vendor that an alternative source of funding has been obtained and thereby avoid the automatic termination. Non-appropriation or non-funding shall not be considered an event of default.

19. CANCELLATION: The Purchasing Division Director reserves the right to cancel this Contract immediately upon written notice to the vendor if the materials or workmanship supplied do not conform to the specifications contained in the Contract. The Purchasing Division Director may also cancel any purchase or Contract upon 30 days written notice to the Vendor in accordance with West Virginia Code of State Rules § 148-1-5.2.b.

20. TIME: Time is of the essence regarding all matters of time and performance in this Contract.

21. APPLICABLE LAW: This Contract is governed by and interpreted under West Virginia law without giving effect to its choice of law principles. Any information provided in specification manuals, or any other source, verbal or written, which contradicts or violates the West Virginia Constitution, West Virginia Code, or West Virginia Code of State Rules is void and of no effect.

22. COMPLIANCE WITH LAWS: Vendor shall comply with all applicable federal, state, and local laws, regulations and ordinances. By submitting a bid, Vendor acknowledges that it has reviewed, understands, and will comply with all applicable laws, regulations, and ordinances.

SUBCONTRACTOR COMPLIANCE: Vendor shall notify all subcontractors providing commodities or services related to this Contract that as subcontractors, they too are required to comply with all applicable laws, regulations, and ordinances. Notification under this provision must occur prior to the performance of any work under the contract by the subcontractor.

23. ARBITRATION: Any references made to arbitration contained in this Contract, Vendor's bid, or in any American Institute of Architects documents pertaining to this Contract are hereby deleted, void, and of no effect.

24. MODIFICATIONS: This writing is the parties' final expression of intent. Notwithstanding anything contained in this Contract to the contrary no modification of this Contract shall be binding without mutual written consent of the Agency, and the Vendor, with approval of the Purchasing Division and the Attorney General's office (Attorney General approval is as to form only). Any change to existing contracts that adds work or changes contract cost, and were not included in the original contract, must be approved by the Purchasing Division and the Attorney General's Office (as to form) prior to the implementation of the change or commencement of work affected by the change.

25. WAIVER: The failure of either party to insist upon a strict performance of any of the terms or provision of this Contract, or to exercise any option, right, or remedy herein contained, shall not be construed as a waiver or a relinquishment for the future of such term, provision, option, right, or remedy, but the same shall continue in full force and effect. Any waiver must be expressly stated in writing and signed by the waiving party.

26. SUBSEQUENT FORMS: The terms and conditions contained in this Contract shall supersede any and all subsequent terms and conditions which may appear on any form documents submitted by Vendor to the Agency or Purchasing Division such as price lists, order forms, invoices, sales agreements, or maintenance agreements, and includes internet websites or other electronic documents. Acceptance or use of Vendor's forms does not constitute acceptance of the terms and conditions contained thereon.

27. ASSIGNMENT: Neither this Contract nor any monies due, or to become due hereunder, may be assigned by the Vendor without the express written consent of the Agency, the Purchasing Division, the Attorney General's office (as to form only), and any other government agency or office that may be required to approve such assignments.

28. WARRANTY: The Vendor expressly warrants that the goods and/or services covered by this Contract will: (a) conform to the specifications, drawings, samples, or other description furnished or specified by the Agency; (b) be merchantable and fit for the purpose intended; and (c) be free from defect in material and workmanship.

29. STATE EMPLOYEES: State employees are not permitted to utilize this Contract for personal use and the Vendor is prohibited from permitting or facilitating the same.

30. PRIVACY, SECURITY, AND CONFIDENTIALITY: The Vendor agrees that it will not disclose to anyone, directly or indirectly, any such personally identifiable information or other confidential information gained from the Agency, unless the individual who is the subject of the information consents to the disclosure in writing or the disclosure is made pursuant to the Agency's policies, procedures, and rules. Vendor further agrees to comply with the Confidentiality Policies and Information Security Accountability Requirements, set forth in www.state.wv.us/admin/purchase/privacy.

31. YOUR SUBMISSION IS A PUBLIC DOCUMENT: Vendor's entire response to the Solicitation and the resulting Contract are public documents. As public documents, they will be disclosed to the public following the bid/proposal opening or award of the contract, as required by the competitive bidding laws of West Virginia Code §§ 5A-3-1 et seq., 5-22-1 et seq., and 5G-1-1 et seq. and the Freedom of Information Act West Virginia Code §§ 29B-1-1 et seq.

DO NOT SUBMIT MATERIAL YOU CONSIDER TO BE CONFIDENTIAL, A TRADE SECRET, OR OTHERWISE NOT SUBJECT TO PUBLIC DISCLOSURE.

Submission of any bid, proposal, or other document to the Purchasing Division constitutes your explicit consent to the subsequent public disclosure of the bid, proposal, or document. The Purchasing Division will disclose any document labeled "confidential," "proprietary," "trade secret," "private," or labeled with any other claim against public disclosure of the documents, to include any "trade secrets" as defined by West Virginia Code § 47-22-1 et seq. All submissions are subject to public disclosure without notice.

32. LICENSING: In accordance with West Virginia Code of State Rules § 148-1-6.1.e, Vendor must be licensed and in good standing in accordance with any and all state and local laws and requirements by any state or local agency of West Virginia, including, but not limited to, the West Virginia Secretary of State's Office, the West Virginia Tax Department, West Virginia Insurance Commission, or any other state agency or political subdivision. Obligations related to political subdivisions may include, but are not limited to, business licensing, business and occupation taxes, inspection compliance, permitting, etc. Upon request, the Vendor must provide all necessary releases to obtain information to enable the Purchasing Division Director or the Agency to verify that the Vendor is licensed and in good standing with the above entities.

SUBCONTRACTOR COMPLIANCE: Vendor shall notify all subcontractors providing commodities or services related to this Contract that as subcontractors, they too are required to be licensed, in good standing, and up-to-date on all state and local obligations as described in this section. Obligations related to political subdivisions may include, but are not limited to, business licensing, business and occupation taxes, inspection compliance, permitting, etc. Notification under this provision must occur prior to the performance of any work under the contract by the subcontractor.

33. ANTITRUST: In submitting a bid to, signing a contract with, or accepting a Award Document from any agency of the State of West Virginia, the Vendor agrees to convey, sell, assign, or transfer to the State of West Virginia all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of West Virginia for price fixing and/or unreasonable restraints of trade relating to the particular commodities or services purchased or acquired by the State of West Virginia. Such assignment shall be made and become effective at the time the purchasing agency tenders the initial payment to Vendor.

34. VENDOR NON-CONFLICT: Neither Vendor nor its representatives are permitted to have any interest, nor shall they acquire any interest, direct or indirect, which would compromise the performance of its services hereunder. Any such interests shall be promptly presented in detail to the Agency.

35. VENDOR RELATIONSHIP: The relationship of the Vendor to the State shall be that of an independent contractor and no principal-agent relationship or employer-employee relationship is contemplated or created by this Contract. The Vendor as an independent contractor is solely liable for the acts and omissions of its employees and agents. Vendor shall be responsible for selecting, supervising, and compensating any and all individuals employed pursuant to the terms of this Solicitation and resulting contract. Neither the Vendor, nor any employees or subcontractors of the Vendor, shall be deemed to be employees of the State for any purpose whatsoever. Vendor shall be exclusively responsible for payment of employees and contractors for all wages and salaries, taxes, withholding payments, penalties, fees, fringe benefits, professional liability insurance premiums, contributions to insurance and pension, or other deferred compensation plans, including but not limited to, Workers' Compensation and Social Security obligations, licensing fees, etc. and the filing of all necessary documents, forms, and returns pertinent to all of the foregoing.

Vendor shall hold harmless the State, and shall provide the State and Agency with a defense against any and all claims including, but not limited to, the foregoing payments, withholdings, contributions, taxes, Social Security taxes, and employer income tax returns.

36. INDEMNIFICATION: The Vendor agrees to indemnify, defend, and hold harmless the State and the Agency, their officers, and employees from and against: (1) Any claims or losses for services rendered by any subcontractor, person, or firm performing or supplying services, materials, or supplies in connection with the performance of the Contract; (2) Any claims or losses resulting to any person or entity injured or damaged by the Vendor, its officers, employees, or subcontractors by the publication, translation, reproduction, delivery, performance, use, or disposition of any data used under the Contract in a manner not authorized by the Contract, or by Federal or State statutes or regulations; and (3) Any failure of the Vendor, its officers, employees, or subcontractors to observe State and Federal laws including, but not limited to, labor and wage and hour laws.

37. NO DEBT CERTIFICATION: In accordance with West Virginia Code §§ 5A-3-10a and 5-22-1(i), the State is prohibited from awarding a contract to any bidder that owes a debt to the State or a political subdivision of the State. By submitting a bid, or entering into a contract with the State, Vendor is affirming that (1) for construction contracts, the Vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, neither the Vendor nor any related party owe a debt as defined above, and neither the Vendor nor any related party are in employer default as defined in the statute cited above unless the debt or employer default is permitted under the statute.

38. CONFLICT OF INTEREST: Vendor, its officers or members or employees, shall not presently have or acquire an interest, direct or indirect, which would conflict with or compromise the performance of its obligations hereunder. Vendor shall periodically inquire of its officers, members and employees to ensure that a conflict of interest does not arise. Any conflict of interest discovered shall be promptly presented in detail to the Agency.

39. REPORTS: Vendor shall provide the Agency and/or the Purchasing Division with the following reports identified by a checked box below:

☐ Such reports as the Agency and/or the Purchasing Division may request. Requested reports may include, but are not limited to, quantities purchased, agencies utilizing the contract, total contract expenditures by agency, etc.

☐ Quarterly reports detailing the total quantity of purchases in units and dollars, along with a listing of purchases by agency. Quarterly reports should be delivered to the Purchasing Division via email at purchasing.division@wv.gov.

40. BACKGROUND CHECK: In accordance with W. Va. Code § 15-2D-3, the State reserves the right to prohibit a service provider's employees from accessing sensitive or critical information or to be present at the Capitol complex based upon results addressed from a criminal background check. Service providers should contact the West Virginia Division of Protective Services by phone at (304) 558-9911 for more information.

41. PREFERENCE FOR USE OF DOMESTIC STEEL PRODUCTS: Except when authorized by the Director of the Purchasing Division pursuant to W. Va. Code § 5A-3-56, no contractor may use or supply steel products for a State Contract Project other than those steel products made in the United States. A contractor who uses steel products in violation of this section may be subject to civil penalties pursuant to W. Va. Code § 5A-3-56. As used in this section:

- a. "State Contract Project" means any erection or construction of, or any addition to, alteration of or other improvement to any building or structure, including, but not limited to, roads or highways, or the installation of any heating or cooling or ventilating plants or other equipment, or the supply of and materials for such projects, pursuant to a contract with the State of West Virginia for which bids were solicited on or after June 6, 2001.
- b. "Steel Products" means products rolled, formed, shaped, drawn, extruded, forged, cast, fabricated or otherwise similarly processed, or processed by a combination of two or more or such operations, from steel made by the open hearth, basic oxygen, electric furnace, Bessemer or other steel making process.
- c. The Purchasing Division Director may, in writing, authorize the use of foreign steel products if:
 1. The cost for each contract item used does not exceed one tenth of one percent (.1%) of the total contract cost or two thousand five hundred dollars (\$2,500.00), whichever is greater. For the purposes of this section, the cost is the value of the steel product as delivered to the project; or
 2. The Director of the Purchasing Division determines that specified steel materials are not produced in the United States in sufficient quantity or otherwise are not reasonably available to meet contract requirements.

42. PREFERENCE FOR USE OF DOMESTIC ALUMINUM, GLASS, AND STEEL: In Accordance with W. Va. Code § 5-19-1 et seq., and W. Va. CSR § 148-10-1 et seq., for every contract or subcontract, subject to the limitations contained herein, for the construction, reconstruction, alteration, repair, improvement or maintenance of public works or for the purchase of any item of machinery or equipment to be used at sites of public works, only domestic aluminum, glass or steel products shall be supplied unless the spending officer determines, in writing, after the receipt of offers or bids, (1) that the cost of domestic aluminum, glass or steel products is unreasonable or inconsistent with the public interest of the State of West Virginia, (2) that domestic aluminum, glass or steel products are not produced in sufficient quantities to meet the contract requirements, or (3) the available domestic aluminum, glass, or steel do not meet the contract specifications. This provision only applies to public works contracts awarded in an amount more than fifty thousand dollars (\$50,000) or public works contracts that require more than ten thousand pounds of steel products.

The cost of domestic aluminum, glass, or steel products may be unreasonable if the cost is more than twenty percent (20%) of the bid or offered price for foreign made aluminum, glass, or steel products. If the domestic aluminum, glass or steel products to be supplied or produced in a “substantial labor surplus area”, as defined by the United States Department of Labor, the cost of domestic aluminum, glass, or steel products may be unreasonable if the cost is more than thirty percent (30%) of the bid or offered price for foreign made aluminum, glass, or steel products. This preference shall be applied to an item of machinery or equipment, as indicated above, when the item is a single unit of equipment or machinery manufactured primarily of aluminum, glass or steel, is part of a public works contract and has the sole purpose or of being a permanent part of a single public works project. This provision does not apply to equipment or machinery purchased by a spending unit for use by that spending unit and not as part of a single public works project.

All bids and offers including domestic aluminum, glass or steel products that exceed bid or offer prices including foreign aluminum, glass or steel products after application of the preferences provided in this provision may be reduced to a price equal to or lower than the lowest bid or offer price for foreign aluminum, glass or steel products plus the applicable preference. If the reduced bid or offer prices are made in writing and supersede the prior bid or offer prices, all bids or offers, including the reduced bid or offer prices, will be reevaluated in accordance with this rule.

43. INTERESTED PARTY SUPPLEMENTAL DISCLOSURE: W. Va. Code § 6D-1-2 requires that for contracts with an actual or estimated value of at least \$1 million, the Vendor must submit to the Agency a disclosure of interested parties prior to beginning work under this Contract. Additionally, the Vendor must submit a supplemental disclosure of interested parties reflecting any new or differing interested parties to the contract, which were not included in the original pre-work interested party disclosure, within 30 days following the completion or termination of the contract. A copy of that form is included with this solicitation or can be obtained from the WV Ethics Commission. This requirement does not apply to publicly traded companies listed on a national or international stock exchange. A more detailed definition of interested parties can be obtained from the form referenced above.

44. PROHIBITION AGAINST USED OR REFURBISHED: Unless expressly permitted in the solicitation published by the State, Vendor must provide new, unused commodities, and is prohibited from supplying used or refurbished commodities, in fulfilling its responsibilities under this Contract.

45. VOID CONTRACT CLAUSES: This Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law.

46. ISRAEL BOYCOTT: Bidder understands and agrees that, pursuant to W. Va. Code § 5A-3-63, it is prohibited from engaging in a boycott of Israel during the term of this contract.

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) Josh Hall Director of Operations

(Address) 6810 MacCorkle Ave SE, Charleston, WV 25304

(Phone Number) / (Fax Number) 304-747-8920

(email address) Josh@monticolasecurity.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Tucker Security LLC dba Monticola Security

(Company)

Timothy Tucker

(Signature of Authorized Representative)

Tim Tucker, COO

Aug 8, 2025

(Printed Name and Title of Authorized Representative) (Date)

304-595-1500 Ext; 204

(Phone Number) (Fax Number)

Tim@Monticolasecurity.com

(Email Address)

REQUEST FOR QUOTATION
Security Guard Services
CRFQ PSC26*02

SPECIFICATIONS

1. **PURPOSE AND SCOPE:** The West Virginia Purchasing Division is soliciting bids on behalf of the Public Service Commission of West Virginia (PSC) to establish an open-end contract for the services of an experienced and qualified security services contractor to recruit, train and maintain a staff of security guards to provide security service of unarmed guards for the PSC's headquarter buildings. The service will be 7 days a week, excluding New Year's Day, Easter, 4th of July, Thanksgiving and Christmas, 7:00am EST to 11:00pm EST. All hours subject to change as need arises by Agency.
2. **DEFINITIONS:** The terms listed below shall have the meanings assigned to them below. Additional definitions can be found in section 2 of the General Terms and Conditions.
 - 2.1 **"Contract Item" or "Contract Items"** means the list of items identified in Section 3.1 below and on the Pricing Pages.
 - 2.2 **"Pricing Pages"** means the schedule of prices, estimated order quantity, and totals contained in wvOASIS or attached hereto as Exhibit A, and used to evaluate the Solicitation responses.
 - 2.3 **"Solicitation"** means the official notice of an opportunity to supply the State with goods or services that is published by the Purchasing Division.
3. **GENERAL REQUIREMENTS:**
 - 3.1 **Contract Items and Mandatory Requirements:** Vendor shall provide Agency with the Contract Items listed below on an open-end and continuing basis. Contract Items must meet or exceed the mandatory requirements as shown below.

3.1.1 SECURITY GUARD SERVICES

3.1.1.1 VENDOR QUALIFICATIONS/REFERENCES:

To qualify to receive an award of this contract, bidders:

- a. Must have been in an operating business entity at a minimum of three (3) years.
- b. Must have provided security services as described herein at a minimum of three (3) years.
- c. Must provide a statement of the total number of years the bidding entity has provided security services.
- d. Should provide three (3) business references for whom the bidding entity has provided security services.

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- e. Should submit the following information to the Purchasing Division with their bid but must provide prior to contract award:
 - i. Full legal name of the bidding entity.
 - ii. The date the business entity was established.
 - iii. Email, telephone, and fax numbers of the bidding entity.
 - iv. The telephone number where personnel of the bidding entity can be reached 24 hours a day.
 - v. FEIN or social security number of the bidding entity
 - vi. Number of full-time employees as of bid submission date.
 - vii. Normal hours of operation

Bidders may submit additional information on their business qualifications; **please limit this additional information to a maximum of three (3) pages.**

3.1.2 SCOPE OF WORK

3.1.2.1 General Staffing: Vendor shall provide qualified, trained security guards to the PSC's headquarters buildings located at 201 Brooks St. Charleston, WV 25301 and 1116 Quarrier St. Charleston, WV 25301. Security Guard will be stationed at 201 Brooks St. Charleston, WV 25301 from 7am-11pm 7 days a week. Frequent walk around checks at the building located at 1116 Quarrier St. Charleston, WV 25301 will be required. The two buildings are located side by side. Vendor Shall provide the following services including, but not limited to:

- 3.1.2.1.1** Security services for buildings, facilities grounds, parking, and rights-of-way for employees and visitors, customers, and vendors;
- 3.1.2.1.2** Emergency response (Contact the following but not limited to local law enforcement, and local emergency services.)
- 3.1.2.1.3** Patrol monitoring services (Patrol the following but not limited to building, grounds, and parking.)
- 3.1.2.1.4** Report the following but not limited to damages, leaks, and falling debris.

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3.1.2.1.5 Access control;

3.1.2.1.6 Technology control station monitoring;

3.1.2.1.7 Daily briefings, if requested to the agency and the next shift guard;

3.1.2.1.8 Other related security/monitoring services as needed.

3.1.2.1.9 Coverage required 7 days a week excluding New Year's Day, Easter, 4th of July, Thanksgiving and Christmas, 7:00am EST to 11:00pm EST.

3.1.2.2 Special Staffing: In addition to the standard and routine office hours worked by Vendor's security guards per week, Vendor must provide security guard coverage for any given number of unplanned, special events ("Specials"). Such Specials can involve providing access control or overnight security for special events, facility repairs, or construction activity.

3.1.2.2.1 Vendor must reply to the Agency's special staffing request within twenty-four (24) hours of the submitted request to confirm the following:

3.1.2.2.1.1 The ability to supply the special staffing request

3.1.2.2.1.2 Or, the inability to supply the special staffing request.

3.1.2.3 Security Guard Locations:

3.1.2.3.1 Security Guards (all ranks) will be positioned at the Public Service Commission headquarter buildings located at 201 Brooks Street Charleston, WV 25301 and 1116 Quarrier Street Charleston, WV 25301.

3.1.2.4 Independent Contractor: The vendor and its agents shall offer services to the Agency as an independent contractor and shall accept the requirements of these specifications as the requirements necessary to perform the function of a commercial guard service at a professional and sustained level of service.

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3.1.2.5 Turnover Control: Turnover in the total number of security guards provided to the Agency shall not exceed 25% per annum or 30% in one quarter.

3.1.2.5.1 Turnover Control Limitations: Should turnover exceed these limitations the Vendor shall, at their own expense, provide all training previously provided as necessary to ensure that the replacing security guards possess a level of skill equal to the security guards who have terminated service.

3.1.2.5.2 Vendor(s) shall make all reasonable efforts to minimize attrition among trained qualified security guards.

3.1.3 TRANSITIONAL REPORTING AND STAFF CONTACT:

3.1.3.1 At least 15 calendar days but not more than 60 calendar days prior to the expiration or cancellation of this contract, the Vendor shall provide the Agency with a list of Vendor's security services under this contract.

3.1.3.2 Vendor shall also provide contact information for each of the security personnel providing security service to the Agency.

3.1.3.3 The Vendor shall permit the Agency and the winning bidder in subsequent bids of similar security contracts to contact the Vendor's personnel prior to the expiration of this contract to discuss future employment with the winning bidder.

3.1.4 REPLACEMENT OF EQUIPMENT PROVISIONS:

3.1.4.1 The Vendor shall bear the cost of repair and/or replacement of any equipment provided by the Agency for use in performing the security services that is rendered inoperative because of misuse, or abuse of the contract employee using the equipment, (or failing to provide reasonable care and security,) or due to a failure to provide the contract employee with training sufficient to operate the equipment in a normal, safe, and effective manner.

3.1.4.1.1 This provision shall not apply to equipment failure mutually agreed by the Agency and the Vendor as having occurred as a result of normal use or wear.

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3.1.5 Reporting Requirements:

3.1.5.1 Reporting & Documentation of Incidents: The Vendor or his designee shall be responsible for providing both a written and oral report of any incident that occurs on any shift at the close of that shift period. This report shall be provided to the shift supervisor. An incident is defined as, but not limited to, the following:

- 3.1.5.1.1** Any apparent or suspected criminal attack exercised against the Agency, its assets, or personnel, including the employees of the contractor assigned to the site or any authorized or unauthorized visitors thereon.
- 3.1.5.1.2** Any criminal or civil charges brought against the Vendor or its personnel as it may relate to the contracted service.
- 3.1.5.1.3** Any apparent trespass of the Agency's property.
- 3.1.5.1.4** Any verbal or physical confrontation resulting between a contract employee and an Agency employee or guests or visitors on the campus.
- 3.1.5.1.5** Any performance failure of the Vendor.
- 3.1.5.1.6** Any federal, state, or county regulatory requirement in which the Vendor is in noncompliance.
- 3.1.5.1.7** Any equipment or system failure associated with the performance of the contracted service.
- 3.1.5.1.8** Any fire or unsafe condition existing within the Agency's environment and observed by or reported to a contract employee, and emergency actions taken by the contract employee to eliminate or improve such conditions.
- 3.1.5.1.9** Any incident in which procedures governing the safe and orderly operation of the site are violated.

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3.1.5.2 General Reporting Requirements: The Vendor shall provide to the Agency written reports as identified in substance set forth below. These reporting requirements shall not be considered exclusive, and the Agency, at its discretion, identify and request other information relating to the contracted service. All documentation submitted under the subsection will be certified by signature as being true and correct.

3.1.5.2.1 Required Reports, Report Contents, and Due Dates:

3.1.5.2.1.1 Billing Report: Vendor shall submit a Billing Report to the Agency for services under this contract and should contain the following items: Name of the Officer, skill level assigned, billing rate, days, hours per day, and a total amount due and payable. The billing report will be due on a bi-weekly basis.

3.1.5.2.1.2 Summary of Service Report: Vendor shall provide upon request an hours of service report to the Agency for services under this contract. The hours of service report shall include a listing of the hours of service performed by post, a summary of the service provided, and the compensation rate paid.

3.1.5.2.1.3 Training Report: Vendor shall provide upon request the training report to the Agency for services under this contract. The training report should contain the following items: Name of the individuals completing the training, designation of on-the-job training, number of hours trained, and training topics covered.

3.1.5.2.1.4 Proof of License Renewal and Insurance: Vendor shall provide upon request proof that all applicable license and insurance have been renewed to the Agency for services under this contract. Such proof shall be provided in a form acceptable to the Agency.

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3.1.5.2.1.5 Compliance and Noncompliance Reporting: The requirements set forth in this document pertain to the form and substance in which work shall be administered. The successful Vendor shall adhere to these requirements and shall notify the Agency of any noncompliance prior to occurrence, if possible, but no later than five business days after occurrence.

3.1.5.2.1.6 Employment Reporting: The Vendor shall provide the Agency with a list of all Vendors' employees on a regular basis and upon request, who are currently assigned to this contract, potential candidates for assignment to this contract or are temporary assignment to this contract.

3.1.6 SECURITY GUARD REQUIREMENTS:

The requirements set forth in this section pertain to the quality and performance capability of security guards assigned to this contract service. In the event specific requirements set forth herein are in conflict with any government regulations, the government regulations shall prevail.

3.1.6.1 Security Guard Minimum Qualifications: Each candidate Vendor considers for performance of this contract shall have the minimum qualifications listed below prior to beginning the training process. Experience may be considered as a substitute for certain minimum qualifications when appropriate. To meet the minimum qualifications for performing under this contract Vendor's employees must:

3.1.6.1.1 Must be 18 years of age or older

3.1.6.1.2 Must have a high school diploma or equivalent written examination

3.1.6.1.3 Pass a background check as outlined in section 3.1.6.2.

3.1.6.1.4 Pass a physical examination and drug test as outlined in section 3.1.6.3.

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3.1.6.1.5 Complete the required training as outlined in section 3.1.6.4.

3.1.6.1.6 Pass a written, validated examination developed by the Vendor that is indicative of the candidate's ability to understand and perform the duties to be assigned.

3.1.6.1.6.1 Examinations must meet criteria that impartially measure the knowledge or skills required for the particular job or class of jobs the candidate seeks or that impartially affords the employer a chance to measure the applicant's ability to perform the job or particular class of job.

3.1.6.2 Background Check: All potential security guards proposed for service under this contract must have a complete background check performed by Vendor at Vendor's sole cost. The background check will include but not be limited to:

- a. A credit check.
- b. Confirmation of previous employment.
- c. Verification of references.
- d. Criminal record check on the State and Federal level.
- e. Drivers license verification and background information.
- f. Finger print validation by West Virginia State Police.
- g. Five years of employment and neighborhood experience (when possible).

3.1.6.2.1 All security guards submitted by Vendor for service under this contract must have no record of convictions for criminal offenses (State and Federal) and must have a credit report acceptable to the Agency.

3.1.6.2.2 A copy of the fingerprint validation report shall be submitted to the Agency when the security guard is assigned to the contract. Under no circumstances shall a guard be assigned to this contract without the fingerprint validation report first being submitted to the Agency.

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3.1.6.2.3 The Vendor shall present the results of the background check to the Agency for consideration prior to assigning any security guard to perform under this contract.

3.1.6.2.3.1 The Agency may accept a Vendor's manager's certified report (must be dated, signed and notarized) that a background investigation was conducted in accordance with the stipulations stated herein and that an impartial review revealed that no information was discovered during the investigation that would be harmful to the Agency's interests by assigning the candidate to the contract. The Agency reserves the right to obtain copies of background investigations.

3.1.6.3 Physical Examination and Drug Testing:

3.1.6.3.1 Physical Examination: Security guards assigned to this contract must pass a physical examination by a licensed Physician prior to being assigned to perform under this contract and annually thereafter.

3.1.6.3.1.1 Guards are deemed to have passed the physical examination if the guard is found to be free from any hearing, sight or physical limitations which would prevent performance of duties. A security guard will be deemed to have sight limitation if the security guard's vision is not corrected to 20/20 or better.

3.1.6.3.1.2 All cost for the annual physical examination will be the responsibility of the Vendor.

3.1.6.3.2 Drug Testing: Security guards assigned to this contract must pass a drug test prior to being assigned to perform under this contract and annually thereafter.

3.1.6.3.2.1 A guard is deemed to have passed the drug test if the guard is found to be free of all

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illegal and performance impairing substances
(including alcohol).

3.1.6.3.2.2 Random drug testing can be requested by the
Agency and paid for by the Agency.

3.1.6.3.3 Testing Failure:

3.1.6.3.3.1 If a potential security guard fails the physical
examination, or drug testing the guard shall
not be employed to perform services under
this contract.

3.1.6.3.3.2 If a security guard already employed to
provide services under this contract fails the
drug testing, Vendor shall immediately
remove the security guard from service under
this contract.

3.1.6.3.3.3 If a security guard already employed to
provide services under this contract fails the
physical examination testing in subsequent
years, the guard will be required to take
another physical examination within 60
calendar days after the date of the failed
exam.

3.1.6.3.3.4 If the guard fails the physical examination for
the second time, the guard will be removed
from assignment from this contract until such
time as the guard can successfully pass the
physical examination.

3.1.6.4 Minimum Training Before Assignment: The Vendor must
provide the training set forth below to each security guard before
assignment to the Agency's service under this contract or
provide evidence acceptable to the Agency that the security
guard has an equivalent skill level to that established in the
training program.

3.1.6.4.1 All training and instruction shall be provided at the
Vendor's expense.

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3.1.6.4.2 Security guard assigned to service under this contract must be CPR certified.

3.1.6.4.3 Security guard assigned to service under this contract must be certified in basic first aid.

3.1.6.4.4 Security guard assigned to service under this contract must be trained on the proper operation of automated external defibrillator (AED).

3.1.6.4.5 The required pre-assignment training includes the five (5) modules listed below, but the Agency, at its sole discretion, reserves the right to require additional training if it deems such additional training necessary.

a.) Module 1: The Security Responsibility (2 hours) The module shall consist of life & safety training responsibilities, maintaining effective enforcement; maintaining proper appearance, bearing and appearance; and report writing and documentation.

b.) Module 2: The Protected Environment (1.5 hours) The module shall include a description of the Agency's environment; details relating to the function of the life safety and security systems on site; a description of the Agency's employee/visitor relationship to be maintained; and a history of the Agency's security experience relating to past incidents.

c.) Module 3: Legal Power and Limitations (3 hours) This module shall include a discussion of the philosophy of prevention versus apprehension; the concept of timely intervention in a developing situation; the limitations of arrest powers and the Agency's requirements in these matters; the use of force and the need to establish ability, opportunity, and jeopardy to self and others; and the limitations on search and seizure and the Agency's requirements in these matters.

d.) Module 4: Standard Operating Procedures (3 hours) This module shall include a description of entry-level job responsibilities pertaining to assignment to Agency's premises; basic administrative practices of the Agency;

REQUEST FOR QUOTATION
Security Guard Services
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familiarization with Agency procedures and documentation practices; identification of the Agency's access-control and alarm systems; and handling confrontations on Agency's premises.

- e.) Module 5: Emergency Practices (2 hours)** This module shall include identification and discussion of types of emergencies that may occur and the emergency response required by the office for fire detection, fire suppression and evacuation, bomb threats, power failure, vehicle accidents, personal injury/illness and work place violence.

3.1.6.5 On-the-job Training (OJT): The vendor shall provide on-the-job training as outlined in the modules below but may also include other matters as Vendor or Agency deem appropriate.

3.1.6.5.1 On-the-job training may only be conducted under the direct supervision of a qualified security guard (approved by the Agency) who has by practice and experience, a working knowledge of all of the Agency's practices and procedures relating to the safety and security matters of the site.

3.1.6.5.2 The Vendor shall provide evidence of the completion of such training, detailing the instruction matters covered and instruction periods in each specific area upon request to the Agency. The Vendor bears the responsibility of coordinating this instruction with the shift supervisor to assure the required protection level is maintained at all times.

3.1.7 Probationary Period:

3.1.7.1 Probationary Period Defined: The Vendor shall assign employees to the Agency's premises with the understanding that the first 90 calendar days (for all skill level categories) that assignment is considered probationary. During this probationary period the Agency may, at their own discretion, require that the Vendor's employee be removed from the contract. On completion of the probationary period, the Agency will request removal of a Vendor employee for cause only. NOTE: On completion of the probationary period, the classification/skill level of security guard will remain unaltered.

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3.1.8 Certification of Qualification:

A letter or copy of an affidavit shall be provided to the Agency from each security guard assigned to the contract certifying under the penalty of false swearing and that the security guard has met all of the hiring and training requirements as set forth in the contract. NOTE: False swearing will be grounds for automatic termination of the guard from assignment to this contract.

3.1.9 Skill Level Categories:

The Vendor is advised security guards assigned to the Agency under this contract may qualify for two (2) distinct skill levels. A general description of each skill level is provided below in an ascending skill level from least skilled to most skilled. Differential requirements of each skill level must be validated before a guard is assigned to work at that skill level. It is the requirement of the Vendor to ensure the validation is complete and accurate. At any time, the Agency may request and Vendor must provide documentation to verify that an individual meets the qualifications of a particular skill level.

3.1.9.1 Service Request: Vendor shall provide a security guard at the skill level requested by the Agency and shall continue to provide a security guard at the requested skill level until such time as the Agency determines, in its sole discretion, that a security guard of a differing skill level is required and makes a request for a security guard of a differing skill level.

3.1.9.1.1 If a security guard providing services to the Agency under this contract advances in skill level, the Vendor shall continue to provide the security guard at the original hourly price for the skill level requested until such time as the Agency, in its sole discretion, determines that it requires a security guard of a higher skill level.

3.1.9.1.2 If the Vendor is unable to provide a security guard at the requested skill level, the Vendor shall supply a security guard with a higher skill level at the original requested skill level hourly billing rate.

3.1.9.1.2.1 Providing a security guard with a lower skill level than that requested is not permitted.

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3.1.9.2 Failure to Provide Security Guards: The inability to provide security guards at the service level requested or an acceptable substitute as provided for in the Service Request section above are grounds for contract cancellation.

Security Guard Skill Levels:

2. Security Guard II – shall have completed:

- a.) Security Officer Orientation
- b.) Role of the Security Guard
- c.) Advanced Report Writing
- d.) Legal Power and Limitations
- e.) Preventing Discrimination & Harassment
- f.) Emergency Procedures
- g.) Bloodborne Pathogens
- h.) Access Control
- i.) Communication & Public Relations
- j.) Customer Service
- k.) Professionalism & Ethics
- l.) Use of Force
- m.) Workplace Violence
- n.) Site OJT
- o.) Fire Safety Officer
- p.) Patrol
- q.) Crime Prevention & Response
- r.) Workplace Safety
- s.) Emergency Situations
- t.) Dealing with Aggressive Behavior
- u.) Ready Response

3. Security Guard III/Shift Supervisor – shall have completed Security Officer 1 and 2 training and the following:

- a.) Customer Relations
- b.) Time Management
- c.) Basic Investigations
- d.) Cultural Diversity
- e.) Strikes, Pickets & Crowd Control

3.1.10 Performance Evaluation (Joint Evaluation):

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The Agency and Vendor shall be responsible for performing, documenting and making a performance evaluation of each contract employee, no less than twice annually. The evaluations results conducted by the Agency should be submitted to the Vendor for its review and approval. The evaluation will include an appraisal of the following areas:

- a. Appearance, bearing and demeanor
- b. Attitude, reliability and punctuality
- c. Technical knowledge and skill of performance requirements
- d. Procedural knowledge of Agency requirements
- e. Leadership capability and potential
- f. Special areas of competence
- g. Physical testing reports (Vendor Report Only)

3.1.11 On-site Supervisory Responsibilities (for each shift):

This guard will be responsible for the control and accuracy of time records for all contract personnel and exercise overall supervision and direction of the guard force. The minimum acceptable skill level for this section shall be Security Guard III/Shift Supervisor.

3.1.12 Shift Continuity:

The Vendor shall insure that resources are available for the Vendor to coordinate multiple shift operations.

3.1.12.1 Security guards will not leave their post until relieved by the corresponding officer posted to the next shift.

3.1.13 Alternate Replacement Personnel:

The Vendor may, from time to time, identify a need for additional alternate security guards to fulfill a temporary service or relieve vacations and sickness of permanent personnel. In such instances the Vendor and Agency will evaluate the minimum skill requirements and pre-screening practices required based on the available lead time and the nature of temporary assignment to meet the service needs.

3.1.14 Uniforms:

3.1.14.1 The Vendor shall provide and maintain the required uniforms necessary for this contract that will directly represent the image of the Agency.

REQUEST FOR QUOTATION
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3.1.14.2 Badges and other insignia to be worn on the security guards' uniforms will be in accordance with any State laws that may apply. Vendor shall supply individual name badges for all guards.

3.1.14.3 Vendor is required to submit pictures of uniforms with all badges as proposed (including cold weather gear) upon request.

3.1.15 Personal Appearance:

To enhance public respect and recognition, employees shall strive to keep a neat and clean appearance while on duty. It shall be considered unacceptable conduct for uniformed guards to practice poor personal hygiene or poor grooming habits in their personal appearance while in the performance of their duties.

3.1.15.1 Appearance and Personal Hygiene: The following rules shall govern the appearance and personal hygiene issues of any security guard providing service to the Agency under this contract.

3.1.15.1.1 Male and Female Employees:

- a. Body piercing (with the exception of earrings for female employees) which is visible anytime while on duty and/or in uniform is prohibited.
- b. Necklaces may be worn but shall not be visible.
- c. Rings shall not have sharp edges that would create a hazard to the employee when wearing gloves.
- d. No personal items shall be visible from the uniform pockets except appropriate writing pens.
- e. Hairstyles must be worn in a neat, clean and professional manner at all times.
- f. Hair color shall be of a conservative shade and have no unnatural tones of color. Spraying substances, color or glitter are prohibited.

3.1.16 Prohibition Against Gratuities:

Vendor warrants that it has not employed any company or person other than a bona fide employee working solely for the Vendor or a company regularly employed as its marketing agent to solicit or secure the contract and that it has not paid or agreed to pay any company or person

REQUEST FOR QUOTATION
Security Guard Services
CRFQ PSC26*02

any fee, commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award of the contract.

3.1.17 Certifications Related to Lobbying:

Vendor certifies that no federal appropriated funds have been paid or will be paid, by or on behalf of the company or an employee thereof, to any person for purposes of influencing or attempting to influence an officer or employee of any Federal entity, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

If any funds other than Federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress., an officer or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the Vendor shall complete and submit a disclosure form to report the lobbying.

Vendor agrees that this language of certification shall be included in the award documents for all sub-awards at all tiers, including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements, and that all sub-recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this contract was made and entered into.

3.1.18 Subcontracts/Joint Ventures:

The Vendor is solely responsible for all work performed under the contract and shall assume prime contractor responsibility for all services offered and products to be delivered under the terms of this contract. The Agency will consider the Vendor to be the sole point of contact with regard to all contractual matters. The Vendor may, with prior written consent of the Agency, enter into written subcontracts for performance of work under this contract; however, the Vendor is totally responsible for payment of all subcontractors.

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3.1.19 Record Retention (Access & Confidentiality):

3.1.19.1 Vendor shall comply with all applicable Federal and State of West Virginia rules and regulations, and requirements governing the maintenance of documentation to verify any cost of services or commodities rendered under this contract by Vendor.

3.1.19.2 The Vendor shall maintain such records a minimum of five (5) years and make available all records to Agency personnel at Vendor's location during normal business hours upon written request by Agency within 10 calendar days after receipt of the request.

3.1.19.3 Vendor agrees to maintain confidentiality and security of any private and/or confidential data made available and shall indemnify and hold harmless the State and Agency against any and all claims brought by any party attributed to actions of breach of confidentiality by the Vendor, subcontractors, or individuals permitted access by Vendor.

4. CONTRACT AWARD:

4.1 Contract Award: The Contract is intended to provide Agencies with a purchase price on all Contract Items. The Contract shall be awarded defined on the **Exhibit A Pricing Page** to the Vendor that provides the Contract Items meeting the required specifications for the **lowest overall total cost for all Contract Items** as shown on the Pricing Pages. Vendors must complete the pricing pages and must supply all the Contract Items for bid. Failure to provide pricing for all Contract Items for bid may result in the Vendor's bid being disqualified.

Contract will be awarded by total bid amount; however, the initial contract period will be for a period of one year. Renewal options for years 2, 3 and 4 will be initiated by the Agency, agreed to by the Vendor and processed by the West Virginia Purchasing Division as Change Orders for the subsequent years.

4.2 Pricing Pages: Vendor should complete the Pricing Pages by **Exhibit A Pricing Page** by providing an hourly billing rate for each Guard Classification and then multiplying the hourly billing rate times the estimated hour to get the extended amount. The total for the extended amount column should be totaled at the bottom of the pricing page to show the total cost. The pricing page has been provided in Excel and formatted to automatically calculate the bid scenario. However, it is the Vendor's responsibility to ensure the calculations for their bid are correct before submitting. In the event of any errors, the Unit Price shall prevail. Vendor should complete the Pricing Pages in their entirety as failure to do so may result in Vendor's

REQUEST FOR QUOTATION
Security Guard Services
CRFQ PSC26*02

bids being disqualified. Vendor should enter the Total Overall Cost listed on Exhibit A - Pricing Page on the commodity line.

The Pricing Pages contain a list of the Contract Items and estimated purchase volume. The estimated purchase volume for each item represents the approximate volume of anticipated purchases only. No future use of the Contract or any individual item is guaranteed or implied.

Vendor should type or electronically enter the information into the Exhibit A Pricing Page to prevent errors in the evaluation.

5. ORDERING AND PAYMENT:

5.1 Ordering: Vendor shall accept orders through wvOASIS, regular mail, facsimile, e-mail, or any other written form of communication. Vendor may, but is not required to, accept on-line orders through a secure internet ordering portal/website. If Vendor has the ability to accept on-line orders, it should include in its response a brief description of how Agencies may utilize the on-line ordering system. Vendor shall ensure that its on-line ordering system is properly secured prior to processing Agency orders on-line.

5.2 Vendor shall provide an email address where orders may be sent.

5.3 For all orders, Agency should submit an ADO (Agency Delivery Order) for any amount under \$250,000.00.

5.4 Payment: Vendor shall accept payment in accordance with the payment procedures of the State of West Virginia.

6. VENDOR DEFAULT:

6.1 The following shall be considered a vendor default under this Contract.

6.1.1 Failure to provide Contract Items in accordance with the requirements contained herein.

6.1.2 Failure to comply with other specifications and requirements contained herein.

6.1.3 Failure to comply with any laws, rules, and ordinances applicable to the Contract Services provided under this Contract.

6.1.4 Failure to remedy deficient performance upon request.

REQUEST FOR QUOTATION
Security Guard Services
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6.2 The following remedies shall be available to Agency upon default.

6.2.1 Immediate cancellation of the Contract.

6.2.2 Immediate cancellation of one or more release orders issued under this Contract.

6.2.3 Any other remedies available in law or equity.

7. MISCELLANEOUS:

7.1 No Substitutions: Vendor shall supply only Contract Items submitted in response to the Solicitation unless a contract modification is approved in accordance with the provisions contained in this Contract.

7.2 Vendor Supply: Vendor must carry sufficient inventory of the Contract Items being offered to fulfill its obligations under this Contract. By signing its bid, Vendor certifies that it can supply the Contract Items contained in its bid response.

7.3 Reports: Vendor shall provide quarterly reports and annual summaries to the Agency showing the Agency's items purchased, quantities of items purchased, and total dollar value of the items purchased. Vendor shall also provide reports, upon request, showing the items purchased during the term of this Contract, the quantity purchased for each of those items, and the total value of purchases for each of those items. Failure to supply such reports may be grounds for cancellation of this Contract.

7.4 Contract Manager: During its performance of this Contract, Vendor must designate and maintain a primary contract manager responsible for overseeing Vendor's responsibilities under this Contract. The Contract manager must be available during normal business hours to address any customer service or other issues related to this Contract. Vendor should list its Contract manager and his or her contact information below.

Contract Manager:	Josh Hall
Telephone Number:	304-747-8920
Fax Number:	
Email Address:	Josh@monticolasecurity.com

EXHIBIT A - Pricing Page
CRFQ PSC26*02

Section	Guard Classification	*Estimated Hours	Hourly Rate	Total Amount
Initial Year - 1				
3.1.9.2.1	Security Guard II	3,696	\$16.00	\$ 59,136.00 -
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	\$18.00	\$ 36,864.00 -
Optional Renewal Year - 2				
3.1.9.2.1	Security Guard II	3,696	\$17.00	\$ 62,832.00 -
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	\$19.00	\$ 38,912.00 -
Optional Renewal Year - 3				
3.1.9.2.1	Security Guard II	3,696	\$18.00	\$ 66,528.00 -
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	\$20.00	\$ 40,960.00 -
Optional Renewal Year - 4				
3.1.9.2.1	Security Guard II	3,696	\$19.00	\$ 70,224.00 -
3.1.9.2.2	Security Guard III / Shift Supervisor	2,048	\$21.00	\$ 43,008.00 -
Total Overall Cost				\$ 418,464.00 -

Please note: * This information is being captured for auditing purposes. The estimated volume for each item represents the approximate volume of anticipated purchases only. No future use of the Contract or any individual item is guaranteed or implied.

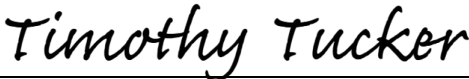
Any product or service not on the Agency provided pricing page will not be allowable. The State cannot accept alternate pricing pages, Vendor should complete the Pricing Page in full as failure to complete the Pricing Page in its entirety may result in Vendor's bid being disqualified. A no bid may result in Vendor's bid being disqualified.

Vendor should type or electronically enter the information into the Pricing Page to prevent errors in the evaluation.

CONTRACT WILL BE AWARDED BY TOTAL BID AMOUNT, HOWEVER, INITIAL CONTRACT PERIOD WILL BE FOR A PERIOD OF ONE YEAR.

Renewal options for years 2, 3, and 4 will be initiated by the Agency, agreed to by the Vendor and processed by the West Virginia Purchasing Division as Change Orders for subsequent years.

BIDDER/VENDOR INFORMATION:

Vendor Name:	Tucker Security LLC dba Monticola Security
Address:	6810 MacCorkle Ave SE
City, St. Zip:	Charleston, WV 25304
Phone No.:	304-595-1500
Email Address:	debra.black@monticolasecurity.com
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  Vendor Signature </div> <div style="text-align: center;"> 8/05/2025 Date </div> </div>	

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CRFQ PSC26*02

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:

(Check the box next to each addendum received)

<input checked="" type="checkbox"/> Addendum No. 1	<input type="checkbox"/> Addendum No. 6
<input checked="" type="checkbox"/> Addendum No. 2	<input type="checkbox"/> Addendum No. 7
<input type="checkbox"/> Addendum No. 3	<input type="checkbox"/> Addendum No. 8
<input type="checkbox"/> Addendum No. 4	<input type="checkbox"/> Addendum No. 9
<input type="checkbox"/> Addendum No. 5	<input type="checkbox"/> Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Tucker Security LLC dba Monticola Security

Company

Timothy Tucker

Authorized Signature

Aug 5, 2025

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.



Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Request for Quote
Service - Prof

Proc Folder: 1660478			Reason for Modification: To post Addendum no. 2
Doc Description: Security Guard Services for PSC HQ			
Proc Type: Central Master Agreement			
Date Issued	Solicitation Closes	Solicitation No	Version
2025-07-29	2025-08-05 13:30	CRFQ 0926 PSC2600000002	3

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Customer Code: VC0000098845
Vendor Name : Tucker Security LLC dba Monticola Security
Address : 6810 Mac Corkle Ave SE
Street :
City : Charleston
State : West Virginia
Country : USA
Zip : 25304
Principal Contact : Debra Black
Vendor Contact Phone: 304-595-1500
Extension: 202

FOR INFORMATION CONTACT THE BUYER

Larry D McDonnell
304-558-2063
larry.d.mcdonnell@wv.gov

Vendor Signature X
FEIN# 83-1452103
DATE 08/05/2025

All offers subject to all terms and conditions contained in this solicitation

ADDITIONAL INFORMATION
Addendum no. 2
To post answers to vendor questions.
The bid opening date and time still remains on 8/05/2025 at 1:30PM EST/EDT
No other changes

INVOICE TO	SHIP TO
PUBLIC SERVICE COMMISSION 201 BROOKS ST CHARLESTON WV US	PUBLIC SERVICE COMMISSION 201 BROOKS ST CHARLESTON WV US

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Total Price
1	Security Guard Services	1.00000	LS	16.00	59,136.00

Comm Code	Manufacturer	Specification	Model #
92121504			

Extended Description:
Lump Sum price, Vendor must include the Pricing Page (Exhibit A) from bid package.

See attached documentation for further details.

SCHEDULE OF EVENTS		
<u>Line</u>	<u>Event</u>	<u>Event Date</u>
1	Vendor questions due by 2:00PM EST/EDT	2025-07-28

SOLICITATION NUMBER: CRFQ PSC26*02

Addendum Number: 2

The purpose of this addendum is to modify the solicitation identified as (“Solicitation”) to reflect the change(s) identified and described below.

Applicable Addendum Category:

- ☐ Modify bid opening date and time
- ☐ Modify specifications of product or service being sought
- ☒ Attachment of vendor questions and responses
- ☐ Attachment of pre-bid sign-in sheet
- ☐ Correction of error
- ☐ Other

Description of Modification to Solicitation:

To post answers to vendor questions.

The bid opening date and time still remains on 8/05/2025 at 1:30PM EST/EDT

No other changes

Additional Documentation: Documentation related to this Addendum (if any) has been included herewith as Attachment A and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.

CRFQ PSC26*02 – Security Guard Services for PSC HQ

Answers to Vendor Questions

Q1: When is the expected start date? How long will the awarded contractor have from notification of award until the start date?

A1: The estimated start date will be around August 25, approximately two weeks from the vendor's notification of award.

Q2: In the optional years, if costs change due to regulations beyond the awarded contractor's control, are increases negotiable in the option years?

A2: Vendors should estimate future costs into their pricing with their bid response. Pricing must be fixed and firm for the life of the contract.

Q3: What is the current hourly rate or average pay for existing security officers at PSC HQ?

A3: Requesting copies of previously awarded contracts, other solicitations, or documents related to previous contracts through the question and answer process included in this solicitation is not appropriate. Requests for documentation of this nature can be obtained by interested parties through a Freedom of Information Act request.

Q4: What has been the annual turnover rate among security staff over the past 12 months?

A4: The Agency does not track the Security Company's turnover rate at their Company.

Q5: What are the most common reasons cited for officer resignations or terminations?

A5: The security company does not discuss this information with the Agency.

Q6: Are there challenges in retaining officers for long-term assignments at this site?

A6: No

Q7: Are any of the current officers expected to transition to the new vendor if awarded?

A7: The Agency does not have this information.

Q8: Are there any known gaps or complaints in the current level of service?

A8: No.

Q9: Does the building need security on Labor Day and Memorial Day?

A9: Yes

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CRFQ PSC26*02

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Tucker Security LLC dba Monticola Security

Company

Timothy Tucker

Authorized Signature

8/05/2025

Date

NOTE: This addendum acknowledgement should be submitted with the bid to expedite document processing.