

Submittal for:

**RFQ Number: DJS010291
A/E SERVICES FOR THE RENOVATION TO DAVIS CENTER
(EOI)**

**Krista Ferrell
Division of Juvenile Services
Second Floor
1200 Quarrier Street
Charleston, WV 25301**

Submitted by:

**Innovative Modular Solutions, Inc
2245 Ridge Road
Hinckley, Ohio 44233
216-645-0610 Phone
330-273-5444 FAX
West Virginia Vendor Number: 921133031**

RECEIVED

2010 MAY 13 A 8:13

**PURCHASING DIVISION
STATE OF WV**



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

Request for Quotation

RFQ NUMBER
 DJS010291

PAGE
 1

ADDRESS CORRESPONDENCE TO ATTENTION OF:
 KRISTA FERRELL
 304-558-2596

VENDOR

RFQ COPY
 TYPE NAME/ADDRESS HERE
 Innovative Modular Solutions, Inc.
 297 E. South Frontage Road, Unit B
 Bolingbrook, IL 60440

SHIP TO

DIVISION OF JUVENILE SERVICES
 SECOND FLOOR
 1200 QUARRIER STREET
 CHARLESTON, WV
 25301 304-558-6029

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B	FREIGHT TERMS
04/23/2010	Net 30	NA	NA	NA

BID OPENING DATE: 05/13/2010 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOF	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
ADDENDUM NO. 1						
THIS ADDENDUM IS TO ADD THE TIME FOR THE PRE-BID MEETING. THIS WILL BE HELD AT 11:00 AM ON APRIL 27, 2010 AT THE DAVIS CENTER LOCATED IN DAVIS, WV.						
001	1	LS		906-00-00-001		
A/E SERVICES FOR THE RENOVATION TO DAVIS CENTER						
***** THIS IS THE END OF RFQ DJS010291 ***** TOTAL:						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>[Signature]</i>	TELEPHONE 630-972-0500	DATE 5/13/10
FILE President	FEIN 36-4282472	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

**GENERAL TERMS & CONDITIONS
REQUEST FOR QUOTATION (RFQ) AND REQUEST FOR PROPOSAL (RFP)**

1. Awards will be made in the best interest of the State of West Virginia.
2. The State may accept or reject in part, or in whole, any bid.
3. Prior to any award, the apparent successful vendor must be properly registered with the Purchasing Division and have paid the required \$125 fee.
4. All services performed or goods delivered under State Purchase Order/Contracts are to be continued for the term of the Purchase Order/Contracts, contingent upon funds being appropriated by the Legislature or otherwise being made available. In the event funds are not appropriated or otherwise available for these services or goods this Purchase Order/Contract becomes void and of no effect after June 30.
5. Payment may only be made after the delivery and acceptance of goods or services.
6. Interest may be paid for late payment in accordance with the *West Virginia Code*.
7. Vendor preference will be granted upon written request in accordance with the *West Virginia Code*.
8. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
9. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
10. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern the purchasing process.
11. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
12. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
13. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, is available online at www.state.wv.us/admin/purchase/vrc/hipaa.htm and is hereby made part of the agreement. Provided that the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
14. **CONFIDENTIALITY:** The vendor agrees that he or she 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 <http://www.state.wv.us/admin/purchase/privacy/noticeConfidentiality.pdf>.
15. **LICENSING:** Vendors 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, and the West Virginia Insurance Commission. The vendor must provide all necessary releases to obtain information to enable the director or spending unit to verify that the vendor is licensed and in good standing with the above entities.
16. **ANTITRUST:** In submitting a bid to any agency for the State of West Virginia, the bidder offers and agrees that if the bid is accepted the bidder will 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 the bidder.

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership, or person or entity submitting a bid for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

INSTRUCTIONS TO BIDDERS

1. Use the quotation forms provided by the Purchasing Division. Complete all sections of the quotation form.
2. Items offered must be in compliance with the specifications. Any deviation from the specifications must be clearly indicated by the bidder. Alternates offered by the bidder as **EQUAL** to the specifications must be clearly defined. A bidder offering an alternate should attach complete specifications and literature to the bid. The Purchasing Division may waive minor deviations to specifications.
3. Unit prices shall prevail in case of discrepancy. All quotations are considered F.O.B. destination unless alternate shipping terms are clearly identified in the quotation.
4. All quotations must be delivered by the bidder to the office listed below prior to the date and time of the bid opening. Failure of the bidder to deliver the quotations on time will result in bid disqualifications: Department of Administration, Purchasing Division, 2019 Washington Street East, P.O. Box 50130, Charleston, WV 25305-0130
5. Communication during the solicitation, bid, evaluation or award periods, except through the Purchasing Division, is strictly prohibited (W.Va. C.S.R. §148-1-6.6).



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LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
001	1	LS		906-00-00-001		
<p>A/E SERVICES FOR THE RENOVATION TO DAVIS CENTER</p> <p>EXPRESSION OF INTEREST (EOI)</p> <p>THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF JUVENILE SERVICES, IS SOLICITING BIDS TO PROVIDE THE AGENCY WITH ARCHITECTURAL AND ENGINEERING SERVICES FOR RENOVATIONS TO THE DAVIS CENTER LOCATED IN DAVIS, WEST VIRGINIA PER THE ATTACHED SPECIFICATIONS.</p> <p>A MANDATORY PRE-BID WILL BE HELD ON APRIL 27, 2010 AT ??:?? AM AT THE DAVIS CENTER LOCATED IN DAVIS, WEST VIRGINIA. (TUCKER COUNTY) ALL INTERESTED PARTIES ARE REQUIRED TO ATTEND THIS MEETING. FAILURE TO ATTEND THE MANDATORY PRE-BID SHALL RESULT I DISQUALIFICATION OF THE BID. NO ONE PERSON MAY REPRESENT MORE THAN ONE BIDDER.</p> <p>AN ATTENDANCE SHEET WILL BE MADE AVAILABLE FOR ALL POTENTIAL BIDDERS TO COMPLETE. THIS WILL SERVE AS THE OFFICIAL DOCUMENT VERIFYING ATTENDANCE AT THE MANDATOR PRE-BID. FAILURE TO PROVIDE YOUR COMPANY AND REPRESENTATIVE NAME ON THE ATTENDANCE SHEET WILL RESULT IN DISQUALIFICATION OF THE BID. THE STATE WILL NOT ACCEPT ANY OTHER DOCUMENTATION TO VERIFY ATTENDANCE. THE BIDDER IS RESEONSIBLE FOR ENSURING THEY HAVE COMPLETED THE INFORMATION REQUIRED ON THE ATTENDANCE</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE *[Signature]* TELEPHONE 630-972-0500 DATE 5/13/10

TITLE President FEIN 36-4282472 ADDRESS CHANGES TO BE NOTED ABOVE

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8. The State of West Virginia is exempt from federal and state taxes and will not pay or reimburse such taxes.
9. The Director of Purchasing may cancel any Purchase Order/Contract upon 30 days written notice to the seller.
10. The laws of the State of West Virginia and the *Legislative Rules* of the Purchasing Division shall govern the purchasing process.
11. Any reference to automatic renewal is hereby deleted. The Contract may be renewed only upon mutual written agreement of the parties.
12. **BANKRUPTCY:** In the event the vendor/contractor files for bankruptcy protection, the State may deem this contract null and void, and terminate such contract without further order.
13. **HIPAA BUSINESS ASSOCIATE ADDENDUM:** The West Virginia State Government HIPAA Business Associate Addendum (BAA), approved by the Attorney General, is available online at www.state.wv.us/admin/purchase/vrc/hipaa.htm and is hereby made part of the agreement. Provided that the Agency meets the definition of a Cover Entity (45 CFR §160.103) and will be disclosing Protected Health Information (45 CFR §160.103) to the vendor.
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I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, limited liability company, partnership, or person or entity submitting a bid for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I further certify that I am authorized to sign the certification on behalf of the bidder or this bid.

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RFQ NUMBER
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ADDRESS CORRESPONDENCE TO ATTENTION OF
 KRISTA FERRELL
 304-558-2596

RFQ COPY
 TYPE NAME/ADDRESS HERE
 Innovative Modular Solutions, Inc.
 297 E. South Frontage Rd, Unit B
 Bolingbrook, IL 60440

DIVISION OF JUVENILE SERVICES
 SECOND FLOOR
 1200 QUARRIER STREET
 CHARLESTON, WV
 25301 304-558-6029

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04/16/2010	Net 30	NA	NA	NA
BID OPENING DATE: 05/13/2010		BID OPENING TIME 01:30PM		

LINE	QUANTITY	UOP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
<p>SHEET. THE PURCHASING DIVISION AND THE STATE AGENCY WILL NOT ASSUME ANY RESPONSIBILITY FOR A BIDDER-S FAILURE TO COMPLETE THE PRE-BID ATTENDANCE SHEET. IN ADDITION, WE REQUEST THAT ALL POTENTIAL BIDDERS INCLUDE THEIR E-MAIL ADDRESS AND FAX NUMBER.</p> <p>ALL POTENTIAL BIDDERS ARE REQUESTED TO ARRIVE PRIOR TO THE STARTING TIME FOR THE PRE-BID. BIDDERS WHO ARRIVE LATE, BUT PRIOR TO THE DISMISSAL OF THE TECHNICAL PORTION OF THE PRE-BID WILL BE PERMITTED TO SIGN IN. BIDDERS WHO ARRIVE AFTER CONCLUSION OF THE TECHNICAL PORTION OF THE PRE-BID, BUT DURING ANY SUBSEQUENT PART</p> <p>TECHNICAL QUESTIONS CONCERNING THIS EXPRESSION OF INTEREST MUST BE SUBMITTED IN WRITING TO KRISTA FERRELL IN THE WEST VIRGINIA STATE PURCHASING DIVISION VIA MAIL AT THE ADDRESS SHOWN IN THE BODY OF THIS RFQ, VIA FAX AT 304-558-4115, OR VIA EMAIL AT KRISTA.S.FERRELL@WV.GOV. DEADLINE FOR ALL TECHNICAL QUESTIONS IS MAY 04/2010 AT THE CLOSE OF BUSINESS. ANY TECHNICAL QUESTIONS RECEIVED WILL BE ANSWERED BY ADDENDUM AFTER THE DEADLINE HAS LAPSED.</p> <p>EXHIBIT 10</p> <p>REQUISITION NO.:</p> <p>ADDENDUM ACKNOWLEDGEMENT</p> <p>I HEREBY ACKNOWLEDGE RECEIPT OF THE FOLLOWING CHECKED ADDENDUM(S) AND HAVE MADE THE NECESSARY REVISIONS TO MY PROPOSAL, PLANS AND/OR SPECIFICATION, ETC.</p> <p>ADDENDUM NO.'S:</p> <p>No. 1 Dated 4/23/10</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE <i>[Signature]</i>	TELEPHONE 630-972-0500	DATE 5/13/10	
TITLE President	FEIN 36-4282472	ADDRESS CHANGES TO BE NOTED ABOVE	

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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LINE	QUANTITY	UQP	CAT NO	ITEM NUMBER	UNIT PRICE	AMOUNT
NO. 2					
NO. 3					
NO. 4					
NO. 5					
<p>I UNDERSTAND THAT FAILURE TO CONFIRM THE RECEIPT OF THE ADDENDUM(S) MAY BE CAUSE FOR REJECTION OF BIDS.</p> <p>VENDOR MUST CLEARLY UNDERSTAND 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.</p> <p>..... SIGNATURE Innovative Modular Solutions, Inc. COMPANY 5/13/10 DATE</p> <p>NOTE: THIS ADDENDUM ACKNOWLEDGEMENT SHOULD BE SUBMITTED WITH THE BID.</p> <p>REV. 09/21/2009</p> <p>BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS			
SIGNATURE	TELEPHONE	DATE	
<i>Paul J. G.</i>	630-972-0500	5/13/10	
TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE	
President	36-4282472		

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<p>FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.</p> <p>NOTICE</p> <p>A SIGNED BID MUST BE SUBMITTED TO:</p> <p>DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130</p> <p>THE BID SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE BID MAY NOT BE CONSIDERED:</p> <p>SEALED BID</p> <p>BUYER: KRISTA FERRELL-FILE 21</p> <p>RFQ. NO.: DJS010291</p> <p>BID OPENING DATE: 05/13/2010</p> <p>BID OPENING TIME: 1:30 PM</p> <p>PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR BID:</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE <i>Krista Ferrell</i>	TELEPHONE 630-972-0500	DATE 5/13/10
TITLE President	FEIN 36-4282472	ADDRESS CHANGES TO BE NOTED ABOVE

WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'

Revised July 28, 2009

EXPRESSION OF INTEREST
*Renovation of the Davis Center DJS010291

Part 1 GENERAL INFORMATION

1.1 Purpose:

The Acquisition and Contract Administration Section of the Purchasing Division "State" is soliciting Expression(s) of Interest (EOI) for WV Division of Juvenile Services, "Agency", from qualified firms to provide architectural/engineering services as defined in section two (2) and three (3).

1.2 Project:

The mission or purpose of the project described in sections 2 & 3 is to provide a service contract for architectural and engineering design services for a remodeling project for the West Virginia Division of Juvenile Services.

1.3 Format: N/A

1.4 Inquiries:

Additional information inquiries regarding this EOI must be submitted in writing to the State Buyer with the exception of questions regarding proposal submission, which may be oral. The deadline for written inquiries is identified in the Schedule of Events, Section 1.16. All inquiries of specification clarification must be addressed to:

Krista S. Ferrell, Buyer Supervisor-File 21
West Virginia Division of Purchasing
P.O. Box 50130
Charleston, WV 25305-0130
Fax: (304) 558-4115

The firm, or anyone on the firm's behalf, is not permitted to make any contact whatsoever with any member of the evaluation committee. Violation may result in rejection of the EOI. The State Buyer named above is the sole contact for any and all inquiries after this EOI has been released.

1.5 Vendor Registration:

Firms participating in this process should complete and file a **Vendor Registration and Disclosure Statement** (Form WV-1) and remit the registration fee. Firm is not required to be a registered vendor in order to submit an EOI, but the **successful firm must** register and pay the fee prior to the issuance of an actual contract.

1.6 Oral Statements and Commitments:

Firm must clearly understand that any verbal representations made or assumed to

be made during any oral discussions held between firm's representatives and any State personnel are **not** binding. Only the information issued in writing and added to the Expression of Interest specifications file by an official written addendum is binding.

1.7 Economy of Preparation:

EOI's should be prepared simply and economically, providing a straightforward, concise description of firm's abilities to satisfy the requirements of the EOI. Emphasis should be placed on completeness and clarity of content.

1.8 Labeling of the Sections: The response sections should be labeled for ease of evaluation.

1.9 Submission:

1.9.1 State law requires that the original expression shall be submitted to the Purchasing Division. All copies to the Purchasing Division must be submitted **prior** to the date and time stipulated as the opening date. All expressions will be date and time stamped on the Purchasing Division official time clock to verify time and date of receipt.

1.9.2 Firms mailing expressions should allow sufficient time for mail delivery to ensure timely arrival. The Purchasing Division **CANNOT** waive or excuse late receipt of an expression which is delayed and late for any reason according West Virginia State Code §5A-3-11. Any EOI received after the bid opening time and date will be immediately disqualified in accordance with State law and the Legislative Rule 148-CSR-1.

Submit:

One original plus 3 convenience copies to:
 Purchasing Division
 2019 Washington Street, East
 P.O. Box 50130
 Charleston, WV 25305-0130

The outside of the envelope or package(s) should be clearly marked:

Buyer:	Krista Ferrell-File 21
Req#:	DJS 010291
Opening Date:	05/13/2010
Opening Time:	1:30 PM

1.10 Rejection of Expressions:

The State shall select the best value solution according to §5G-1-3 of the West Virginia State Code. However, the State reserves the right to accept or reject any or all expressions and to reserve the right to withdraw this Expression of Interest at any time and for any reason. Submission of, or receipt by the State of Expressions

confers no rights upon the firm nor obligates the State in any manner.

1.11 Incurring Costs:

The State and any of its employees or officers shall not be held liable for any expenses incurred by any firm responding to this EOI for expenses to prepare, deliver, or to attend the short-list interviews.

1.12 Addenda:

If it becomes necessary to revise any part of this EOI, an official written addendum will be issued by the State to all potential firms of record.

1.13 Independent Price Determination:

A contract will not be considered for award if the negotiated price was not arrived at independently without collusion, consultation, communication, or agreement as to any matter relating to prices with any competitor.

1.14 Price Quotations: No "price" or "fee" quotation is requested or permitted in the response.

1.15 Public Record:

1.15.1 Submissions are Public Record.

All documents submitted to the State Purchasing Division related to purchase orders/contracts are considered public records. All EOI's submitted by firms shall become public information and are available for inspection during normal official business hours in the Purchasing Division Records and Distribution center after the expressions have been opened.

1.15.2 Written Release of Information.

All public information may be released with or without a Freedom of Information request, however, only a written request will be acted upon with duplication fees paid in advance. Duplication fees shall apply to all requests for copies of any document. Currently the fees are \$0.50/page, or a minimum of \$10.00 per request, which ever is greater.

1.15.3 Risk of Disclosure.

The only exemptions to disclosure of information are listed in West Virginia Code §29B-1-4. Primarily, only trade secrets as submitted by a firm are the only exemption to public disclosure. The submission of any information to the State by a firm puts the risk of disclosure on the firm. The submission of any information to the State by a vendor puts the risk of disclosure on the vendor. The State does not guarantee non-disclosure of any information to the public.

1.16 Schedule of Events:

Release of the EOI.....04/16/2010
Pre-bid Meeting.....04/27/2010 at 1:00 pm

Firm's Written Questions Submission Deadline.05/04/2010
 Expressions of Interest Opening Date.....05/13/2010
 Estimated Date for Interviews.....To Be Determined

- 1.17 **Mandatory Prebid Conference:** 04/27/2010 at 1:00 pm at the Davis Center located in Davis, WV. (Tucker County)
- 1.18 **Bond Requirements:** N/A
- 1.19 **Purchasing Affidavit:**
 West Virginia State Code §5A-3-10a (3) (d) requires that all firms submit an Affidavit regarding any debt owed to the State and licensing and confidentiality certifications. The Affidavit **must** be signed and submitted prior to award. It is preferred that the Affidavit be submitted with the EOI.

PART 2 OPERATING ENVIRONMENT

- 2.1 **Location:** Agency is located
 Division of Juvenile Services
 Second Floor
 1200 Quarrier St.
 Charleston, WV 25301

2.2 **Background:**

The original Davis Center was built in the 1950's. The building consists of two dorms, a gym, a kitchen, a separate school building and a maintenance building. The original structure consists of multiple styles of construction to include poured-in-place concrete foundations and slabs with load bearing brick exterior walls and wood framed exterior walls and trusses. The roof is in need of being replaced. The building is in poor condition with functionality reduced by physical plant design. The Division of Juvenile Services has a need to renovate this Facility to become an all female residential program. The remodeled Facility will house minimum to maximum custody residents. This is to include, but not be limited to:

- All labor, materials and costs for, or associated with site preparation if required and/or needed.
- Conversion of a Minimum Security Facility to a Maximum Security Facility in accordance with all applicable guidelines.
- Assure that all applicable Health and Life Safety Guidelines are met.
- Sprinkler/Fire Protection System.

- Design/Renovation/construction for restroom(s).
- Design/Renovation/construction for a secure entrance.
- Design, construction and placement of handicap ramp(s). Design/construction of a secure 8 bed housing unit.
- Demo of existing administration and kitchen area. Demo of existing maintenance building.
- All designs and consultation required for project completion and all associated costs and/or fees.
- Cost and/or fees for all design(s), printing, labor, materials, construction and installation.
- All fees and or costs associated with contracted labor, and/or personnel needed or required.
- All costs associated with inspections and certification.
- All arrangements and oversight for inspections and/or certifications that may be required by any local, state and/or federal laws / mandates or code.

In accordance with Division of Purchasing policy and at the recommendation of the West Virginia Division of Juvenile Services Director, the Evaluation Committee will select an Architectural firm to formulate the design and provide expanded architectural/engineering construction administration services for the above noted project. Design services will include appropriate considerations for existing environmental conditions, general, mechanical (including heating, ventilation and air conditioning), plumbing, electrical, technological, fire safety, security system construction.

A site visit / walk-through will be scheduled for all firms chosen for an interview. The site visit / walk-through is not mandatory. The date for a walk-through will be determined after the close of the solicitation for EOI, for all selected vendors.

PART 3 PROCUREMENT SPECIFICATIONS

3.1 General Requirements: Firms shall be licensed Architectural/Engineering Firms (A/E) and shall be familiar with, and have a successful track record of similar projects

3.2 Project Description:
The selected Architectural firm will be responsible for providing the following

services related to the project:

- A. Preparation of an Architectural Program for a secure correctional facility in cooperation with appropriate personnel from both the Division of Juvenile Services and all other appropriate authorities;
- B. Preparation of schematic design documents;
- C. Preparation of design development documents;
- D. Preparation of construction documents;
- E. Assistance to the owner during the bidding phase, including assisting the owner in the evaluation of bids and the qualifications of bidders;
- F. Expanded construction administration services including a full-time site representative during the period of construction.
- G. Provide three (3) complete sets of Record Drawing for the project.

3.3 Special Terms and Conditions:

3.3.1 *Bid and Performance Bonds:* N/A

3.3.2 *Insurance Requirements:* \$1,000,000 General Liability per Occurrence
 \$2,000,000 Aggregate
 \$1,000,000 Automobile Liability
 \$1,000,000 Professional Liability
 Workers Compensation Certificate upon award
 West Virginia Statutory requirements including
 West Virginia Code §23-4-2 (Mandolidis)

3.4 General Terms and Conditions:

By signing and submitting the EOI, the successful firm agrees to be bound by all the terms contained in Section Three (3) of this EOI.

3.4.1 *Conflict of Interest:*

Firm affirms that it, its officers or members or employees presently have no interest and shall not acquire any interest, direct or indirect which would conflict or compromise in any manner or degree with the performance or its services hereunder. The firm further covenants that in the performance of the contract, the firm shall periodically inquire of its officers, members and employees concerning such interests. Any such interests discovered shall be promptly presented in detail to the Agency.

3.4.2 *Prohibition Against Gratuities:*

Firm warrants that it has not employed any company or person other than a bona fide employee working solely for the firm 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 any fee, commission, percentage, brokerage fee, gifts or any other consideration contingent upon or resulting from the award of the contract. For breach or violation of this warranty, the State shall have the right to annul this contract without liability at its discretion, and/or to pursue any other remedies available under this contract or by law.

3.4.3 Certifications Related to Lobbying:

Firm 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 firm shall complete and submit a disclosure form to report the lobbying.

Firm 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.

3.4.4 Vendor Relationship:

The relationship of the firm to the State shall be that of an independent contractor and no principal-agent relationship or employer-employee relationship is contemplated or created by the parties to this contract. The firm as an independent contractor is solely liable for the acts and omissions of its employees and agents.

Firm shall be responsible for selecting, supervising and compensating all individuals employed pursuant to the terms of this EOI and resulting contract. Neither the firm nor any employees or contractors of the firm shall be deemed to be employees of the State for any purposes whatsoever.

The Firm 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, and licensing fees, etc. and the filing of all necessary documents, forms and returns pertinent to all of the foregoing.

The Firm shall hold harmless the State, and shall provide the State and Agency with a defense against all claims including but not limited to the foregoing payments, withholdings, contributions, taxes, social security taxes and employer income tax returns.

The firm shall not assign, convey, transfer or delegate any of its responsibilities and obligations under this contract to any person, corporation, partnership, association or entity without expressed written consent of the Agency.

3.4.5 Indemnification:

The firm 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 firm, 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; (3) Any failure of the firm, its officers, employees or subcontractors to observe State and Federal laws, including but not limited to labor and wage laws.

3.4.6 Contract Provisions:

After the most qualified firm is identified, and fee negotiations are concluded, a formal contract document will be executed between the State and the firm. The order of precedence is the contract, the EOI and the firm's response to the EOI.

3.4.7 Governing Law:

This contract shall be governed by the laws of the State of West Virginia. The firm further agrees to comply with the Civil Rights Act of 1964 and all other applicable laws (Federal, State or Local Government) regulations.

3.4.8 Compliance with Laws and Regulations:

The firm shall procure all necessary permits and licenses to comply with all applicable laws, Federal, State or municipal, along with all regulations, and ordinances of any regulating body.

The firm shall pay any applicable sales, use, or personal property taxes arising out of this contract and the transactions contemplated thereby. Any other taxes levied upon this contract, the transaction, or the equipment, or services delivered pursuant here to shall be borne by the contractor. It is clearly understood that the State of West Virginia is exempt from any taxes regarding performance of the scope of work of this contract.

3.4.9 Subcontracts/Joint Ventures:

The State will consider the firm to be the sole point of contact with regard to all contractual matters. The firm may, with the prior written consent of the State, enter into written subcontracts for performance of work under this contract; however, the firm is totally responsible for payment of all subcontractors.

3.4.10 Term of Contract:

This contract will be effective (date set upon award) and shall extend until the scope of work is complete or for one (1) consecutive twelve (12) month period. The contract may be renewed upon mutual consent for two (2) consecutive years one (1) year periods or until such reasonable time as may be necessary to obtain a new contract or to complete work.

3.4.11 Non-Appropriation of Funds:

If the Agency is not allotted funds in any succeeding fiscal year for the continued use of the service covered by this contract by the West Virginia Legislature, the Agency may terminate the contract at the end of the affected current fiscal period without further charge or penalty. The Agency shall give the firm written notice of such non-allocation of funds as soon as possible after the Agency receives notice. No penalty shall accrue to the Agency in the event this provision is exercised.

3.4.12 Contract Termination:

The State may terminate any contract resulting from this EOI immediately at any time the firm fails to carry out its responsibilities or to make substantial progress under the terms of this EOI and resulting contract. The State shall provide the firm with advance notice of performance conditions, which are endangering the contract's continuation. If after such notice the firm fails to remedy the conditions contained in the notice, within the time contained in the notice, the State shall issue the firm an order to cease and desist all work immediately.

The State shall be obligated only for services rendered and accepted prior to the date of the notice of termination. The contract may also be terminated upon mutual agreement of the parties with thirty (30) days prior notice.

3.4.13 Changes:

If changes to the original contract become necessary, a formal contract change order will be required. Prior to any work being performed, the change must be

negotiated and approved by the State, the Agency and the firm. An approved contract change order is defined as one approved by the Purchasing Division and approved as to form by the West Virginia Attorney General's Office prior to the effective date of such amendment. **NO CHANGE SHALL BE IMPLEMENTED BY THE FIRM UNTIL THE FIRM RECEIVES AN APPROVED WRITTEN CHANGE ORDER.**

3.4.14 Invoices, Progress Payments, & Retainage:

The Firm shall submit invoices, in arrears, to the Agency at the address on the face of the purchase order labeled "Invoice To" pursuant to the terms of the contract. Progress payments may be made at the option of the Agency based on percentage of work completed if so defined in the final contract. Any provision for progress payments must also include language for a minimum 10% retainage until the final deliverable is accepted.

If progress payments are permitted, firm is required to identify points in the work plan at which compensation would be appropriate. Progress reports must be submitted to Agency with the invoice detailing progress completed or any deliverables identified. Payment will be made only upon approval of acceptable progress or deliverables as documented in the firm's report. Invoices may not be submitted more than once monthly and State law forbids payment of invoices prior to receipt of services.

3.4.15 Liquidated Damages:

According to West Virginia State Code §5A-3-4(8), firm agrees that liquidated damages shall be imposed at the rate of **N/A** per workday, for failure to provide deliverables at the agreed upon date identified in the final contract. This clause shall in no way be considered exclusive and shall not limit the State or Agency's right to pursue to any other additional remedy to which the State or Agency may have legal cause for action including further damages against the firm.

3.4.16 Record Retention (Access & Confidentiality):

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

Firm shall have access to private and confidential data maintained by Agency to the extent required for firm to carry out the duties and responsibilities defined in this contract. Firm agrees to maintain confidentiality and security of the 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 firm, subcontractors, or individuals permitted access by the firm.

PART 4 EVALUATION & AWARD

4.1 Evaluation and Award Process:

- a) Expressions of Interest will be evaluated and awarded in accordance with **§5G-1-3 "Contracts for architectural and engineering services; selection process where total project costs are estimated to cost two hundred fifty thousand dollars or more."**

"In the procurement of architectural and engineering services for projects estimated to cost two hundred and fifty thousand dollars or more the director of purchasing shall encourage such firms engaged in the lawful practice of the profession to submit an expression of interest, which shall include a statement of qualifications, and performance data and may include anticipated concepts and proposed methods of approach to the project. All such jobs shall be announced by public notice published as a Class II legal advertisement in compliance with the provisions of article three [§59-3-1et seq.] A committee comprised of three to five representatives of the agency initiating the request shall evaluate the statements of qualifications and performance data and other material submitted by the interested firms and select three firms which in their opinion are the best qualified to perform the desired service. Interviews with each firm selected shall be conducted and the committee shall conduct discussions regarding anticipated concepts and the proposed methods of approach to the assignment. The committee shall then rank in order of preference no less than three professional firms deemed to be the most highly qualified to provide the services required, and shall commence scope of service and price negotiations with the highest qualified professional firm for architectural or engineering services or both. Should the agency be unable to negotiate a satisfactory contract with the professional firm considered to be the most qualified, at a fee determined to be fair and reasonable, price negotiations with the firm of second choice shall commence. Failing accord with the second most qualified professional firm, the committee shall undertake price negotiations with the third most qualified professional firm. Should the agency be unable to negotiate a satisfactory contract with any of the selected professional firms, it shall select additional professional firms in order of their competence and qualifications and it shall continue negotiations in accordance with this section until an agreement is reached."

- b) The evaluation criteria and assigned point values are as follows:
(Instructions: Evaluation criteria shall be based on a total of 100 points,

inclusive of the oral interview. Instructions to firms addressing oral interview length or time requirements and items to be addressed should be included.)

SCORING CRITERIA

Architectural/Engineering Services Design and Administration of Construction Contracts for design, installation and completion of a sprinkler/fire protection system, secure entrance, renovation of restrooms, secure entrance and Handicap Accessibility for all areas of the building.

The firms that have been chosen for interview by the evaluation committee will be offered a site visit / walk-through prior to the presentation / oral interview phase of the scoring. The selected firms will be scored in the following manner (No partial points);

- | | |
|--|------------------|
| 1. RELEVANT EXPERIENCE | 40 points |
| 2. CAPACITY TO HANDLE A PROJECT OF THIS SCOPE | 30 points |
| 3. PRESENTATION / ORAL INTERVIEW | 30 points |

RFQ No. DJS010291

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

West Virginia Code §5A-3-10a states: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

DEFINITIONS:

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceed five percent of the total contract amount.

EXCEPTION: The prohibition of this section does not apply where a vendor has contested any tax administered pursuant to chapter eleven of this code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

Under penalty of law for false swearing (*West Virginia Code* §61-5-3), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

WITNESS THE FOLLOWING SIGNATURE

Vendor's Name: Innovative Modular Solutions, Inc.

Authorized Signature: *Paul J. G.* Date: 5/13/10

State of Illinois

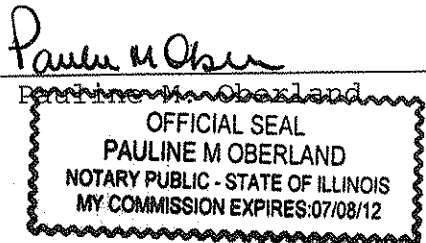
County of Will, to-wit:

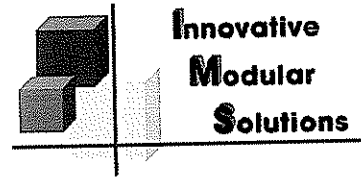
Taken, subscribed, and sworn to before me this 13th day of May, 2010

My Commission expires _____, 20__.

AFFIX SEAL HERE

NOTARY PUBLIC





Innovative Modular Solutions, Inc
2245 Ridge Road
Hinckley, Ohio 44233
216-645-0610 Phone
330-273-5444 FAX
West Virginia Vendor Number: 921133031

Krista Ferrell
Division of Juvenile Services
Second Floor
1200 Quarrier Street
Charleston, WV 25301

RFQ Number: DJS010291
A/E SERVICES FOR THE RENOVATION TO DAVIS CENTER
(EOI)

Innovative Modular Solutions, Inc., in response to the invitation to participate in the above referenced RFQ for Renovations to the Davis Center, submits this Expression of Interest in providing design services for this project.

Please find the following numbered items included in this submittal for review and consideration:

- 1. Innovative Modular Solutions, Inc. Company profile and Team Biographies.**
- 2. Innovative Modular Solutions, Inc. Project Case Studies.**
- 3. Current condition of the facility buildings**
- 4. Identification of future facility requirements.**
- 5. Demolition and salvage of existing facilities.**
- 6. New and renovated facility plan.**
- 7. Existing facility plan.**
- 8. Conceptual Facility Plot Plan**
- 9. Main Facility floor plan**
- 10. Summary**

Number 1. Innovative Modular Solutions, Inc Company Profile and Management Team Biographies. (See Attached)

Number 2. Innovative Modular Solutions, Inc. Project Case Studies. (See Attached)

Number 3. Current condition of the facility buildings.

The existing building facilities on the project site are of various ages and stages of wear. The buildings appear to be structurally sound. All of the buildings would require refurbish of the exterior facades and roofs as a minimum for interior renovation and refurbish.

Number 5. Demolition and Salvage of the Existing Facilities:

The existing buildings that will be salvaged and renovated for reuse are the Existing Gymnasium, the Metal Trades Building, and Vocational Building.

The existing buildings that will be demolished are the balance of the Main Building on either side of the Gymnasium, the White Storage Building, the School Furnace Building, and the Storage Building (Sugar Shack). Partial demolition of the Vocational Building will be performed based on space requirements.

Number 6. New and Renovated Facility Plan:

The salvaged buildings will be utilized in the future plan as described below.

1. The Metal Trades Building will be utilized by maintenance staff vehicles, equipment and Materials necessary to maintain and service the facilities and grounds.
2. The Vocational Building can be utilized in part for Industrial and Construction Trade Training.
3. The Gymnasium will be utilized in part for Physical Education, Medical assessment and treatment, Soft Vocational training, and will also contain the connecting corridors for access to the New Housing and Administrative wings.
4. The New Wings containing the Housing, Administration, and Educational areas will be constructed as modular additions with interconnecting corridors. This plan will allow interior courtyards and natural lighting throughout the facility.

The Existing Facility Plan, Conceptual Facility Plot Plan and the Conceptual Main Facility floor plan submitted with this proposal are for use with the preceding description of the New and Renovated Facility Plan.

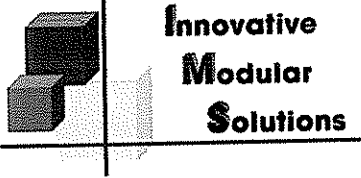
Number 7. Existing Facility Plan (See Attached)

Number 8. Conceptual Facility Plot Plan (See Attached)

Number 9. Conceptual Main Facility Floor Plan (See Attached)

Number 10. Summary:

The Conceptual Plan for Renovation and New Construction services outlined above are for your review and consideration. The condition of the existing buildings, the short construction season due to the weather, and the overall space requirements were all factors considered in the preparation of this submittal. Basically, the buildings that were in the best structural condition that could be utilized with minimal modification and renovation were chosen to be salvaged for reuse. The balance of the buildings will then be demolished. Other considerations were the current location of the site utilities for economical reuse in the new and renovated portions of the facility.



Innovative Modular Solutions
297 E. South Frontage Rd, Unit B
Bolingbrook, IL 60440
Telephone: 630-972-0500
Fax: 630-972-0555

THE INNOVATIVE MODULAR SOLUTIONS TEAM

Established in 1999, Innovative Modular Solutions is dedicated to building high quality learning and working environments. IMS' focus on providing their customers with consistent and professional service, has led them to become a leading provider of modular buildings for temporary or permanent space throughout the Midwest.

IMS serves a diverse set of customers and markets; including construction, commercial, education, hospitality, industrial, healthcare, and government. IMS can provide customers with everything from a simple construction trailer to complex, multi-story buildings such as schools and medical facilities. IMS offers an array of services including design assistance, project consultation and construction management services.

IMS is a member of the Modular Building Institute (MBI) and the United States Green Building Council (USGBC). IMS building projects have received First Place Awards of Distinction from the Modular Building Institute, in 2000, 2002, 2004, 2009 and 2010 and Honorable Mention in 2005 and 2009.

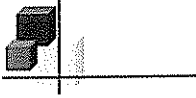
For the last 10 years IMS has provided time conscious and cost saving building solutions maintaining a high standard of quality. With a long list of satisfied customers and a strong financial position IMS can serve any modular building need.

IMS MANAGEMENT TEAM

The management team at IMS engages a winning formula. They have the skills and ability to lead and empower associates, oversee daily operational activities on all projects, and make critical and timely decisions, while strategically positioning the company for growth opportunities. The management team includes the following persons:

Patrick T. Carmody, President – As Founder and President Mr. Carmody is responsible for the corporate management of IMS and serves as principal in charge for all projects. Mr. Carmody oversees company operations to insure production efficiency, quality, and service. His success as the president of IMS is based on a commitment to teamwork and a sincere interest in helping clients achieve their objectives. As President, Mr. Carmody provides leadership in setting goals, process and direction for IMS. Mr. Carmody gained his knowledge of the modular industry from his management role at GE Capital Modular Space. He was responsible for supervising field construction, development of product specifications and overseeing production schedules with the manufactures. While at Weston Solutions he was a project manger in environmental construction. Mr. Carmody is a Cum Laude graduate of Princeton University with a degree in Civil Engineering and Architecture. Mr. Carmody holds a MBA from the University of Chicago. He is a governing board member of the Rush-Copley Hospital in Aurora, Illinois.

Kevin Maiden, Executive Vice President – Mr. Maiden's responsibilities include oversight of all project staffing, scheduling, quality control, subcontractor relations and dispute resolution. Essentially, all aspects of successful project delivery. His 27 years of experience in the construction industry and practical approach to project management and field supervisory responsibilities provides strong, consistent and creative support to IMS' project teams at all levels of the company. Mr. Maiden joined IMS in 2000 armed with practical knowledge of the modular construction process, having previously worked for Miller Building systems for 16 years. Mr. Maiden as the General Sales Manager for Miller Building Systems was responsible for the oversight of \$25 million dollars in sales for the Eastern and Midwestern divisions. He attended Indiana Tech University and Southwestern Michigan College. Mr. Maiden is a Licensed General Contractor in various cities through out the Midwest.



Jim began his modular career with Gelco Space in 1985 as a Branch Sales Rep in Minneapolis. He was a member of the Masters Club (forerunner of the Masters Club, Excellence Circle) in 1987, 1988, 1989 and 1990. In 1990, Jim was promoted to Branch Sales Manager of the St. Louis Branch – now Modspace. There, Jim worked with clients such as McDonnell Douglas and Ford on their commercial space needs. Jim was again a member of the Masters Club in 1991.

From 1992 until 2002, Jim worked as an Area Manager in Minnesota for Schiavi Leasing which changed names to Vanguard Modular Buildings and in 2002 was purchased by GE Modular Space.

Jim attended the University of Minnesota in Minneapolis majoring in business administration. Jim resides in Lakeville, Minnesota with his wife and has two sons.

Jason Shannon, Sales Manager – Jason is the newest member of the sales team at IMS and is responsible for sales in Indiana, Ohio, and Kentucky. He's main focus is to educate schools and businesses to the benefits, cost savings, and quality that modular buildings have to offer.

Prior to joining the IMS team, Jason worked for 7 years at IMMI a crash test facility in Westfield, IN where he managed the high speed imaging equipment and coordinated photo and video shoots for the marketing department. He also worked with IMS to increase the quality of their literature by providing photographic services to IMS.

Jason has an Associate of Science Degree with a major in Business from Indiana Wesleyan University. He also attended Ivy Tech Community College for two years so that he could develop AutoCAD and mechanical design skills to advance his abilities to work with customers. Jason resides in Goshen, IN with his wife and child.

Robert Spista, Sales Manager – Bob is responsible for the sales and project management in the south eastern region, working out of IMS' Tennessee office. Bob was one of the original founders of IMS and Vice President of Operations for the company, during which time his responsibilities included account management and licensing. Bob retired for a short period of time in 2006 and rejoined IMS in 2009 in his current position.

Prior to founding IMS, Bob was a National Accounts Manager for GE Capital Modular Space (GECMS). He successfully developed and maintained relationships with the company's largest clients including Federal Express, Bechtel, Pulte Homes, Honeywell, Babcock & Wilcox and MA Mortenson. During his 15 year tenure with the company, Bob built relationships that benefited both the client and employer. Bob also served as a Division Sales Manager, Branch Sales Manager and General Manager. He was involved in every aspect of developing good customer relations, including managing fleets of leased buildings, training sales personnel and developing a quality scoring system. Bob was named to the GECMS' Excellence Circle in 1995 and 1998.

Bob had extensive and successful sales experience with ADT Security Systems, Inc., Office Systems, Inc., and Winchester Research Labs before joining GECMS. A graduate of Purdue University, with a degree in Computer Technology, Bob resides in Walland, Tennessee with his wife and family.

Andrea Brand, Product Manager – Andrea's responsibilities include determining product specifications, addressing and distributing incoming leads, and managing service calls.

Prior to IMS, Andrea worked at Dana Corporation as a mechanical engineer on a military project for off-road vehicles. She collaborated with various suppliers to design and select components to meet the specification, schedule and budget constraints of the system. From 1999-2004 Andrea worked at

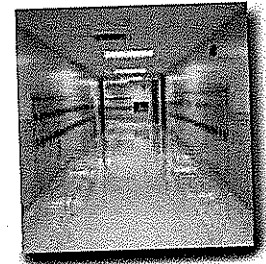
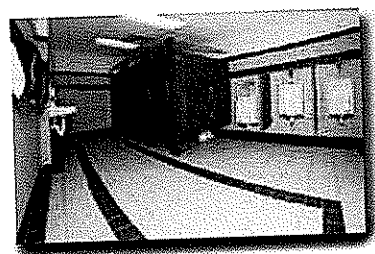
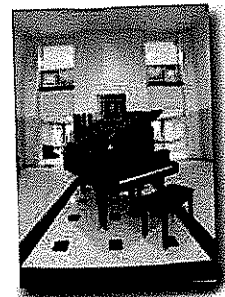
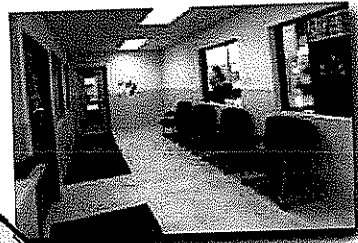
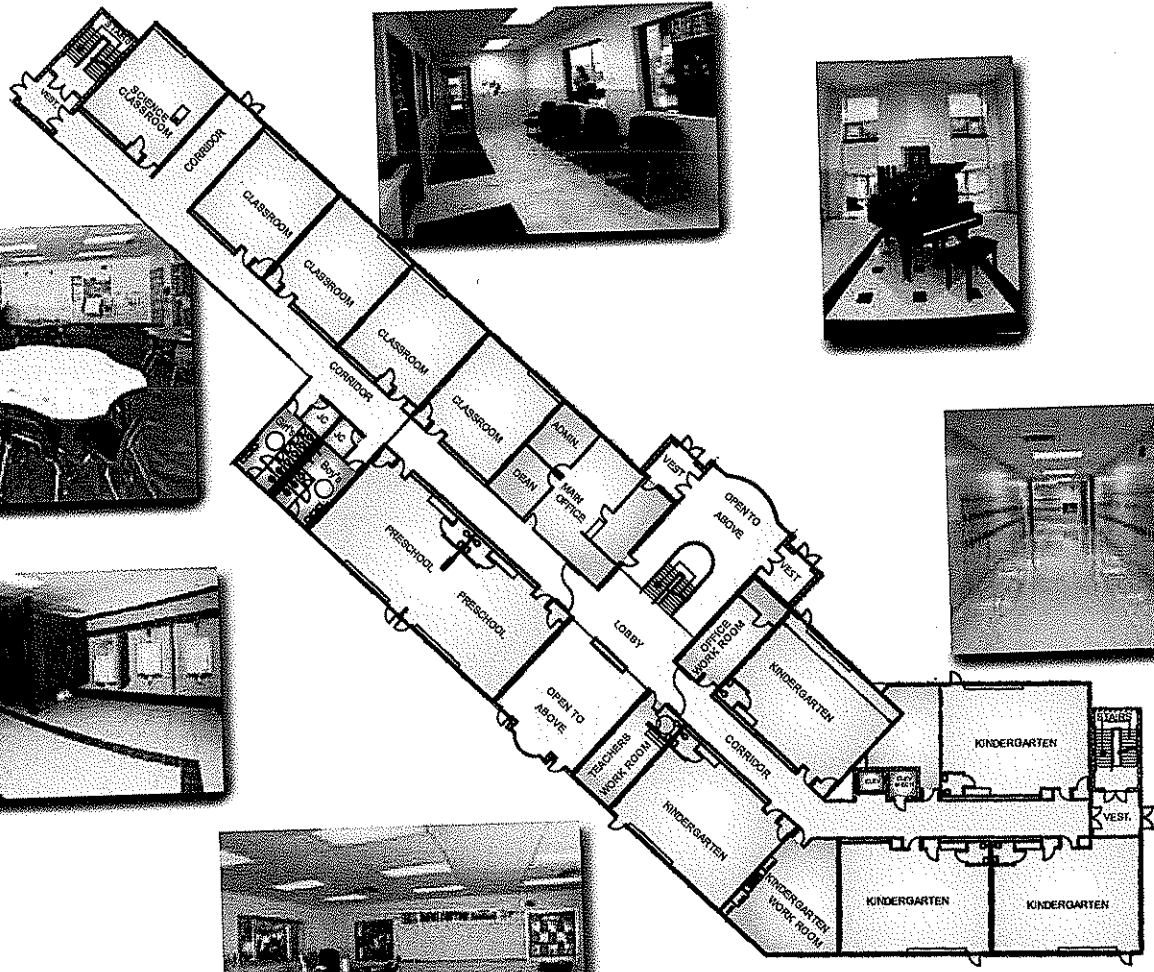
CASE STUDY

Elementary School Campus

Location: MICHIGAN



IMS Building Solutions for the Future



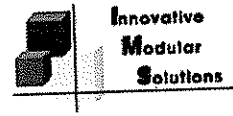
Size: 56,000ft²

Website: www.innovativemodular.com

Phone: 1-800-357-4699

Email: info@innovativemodular.com

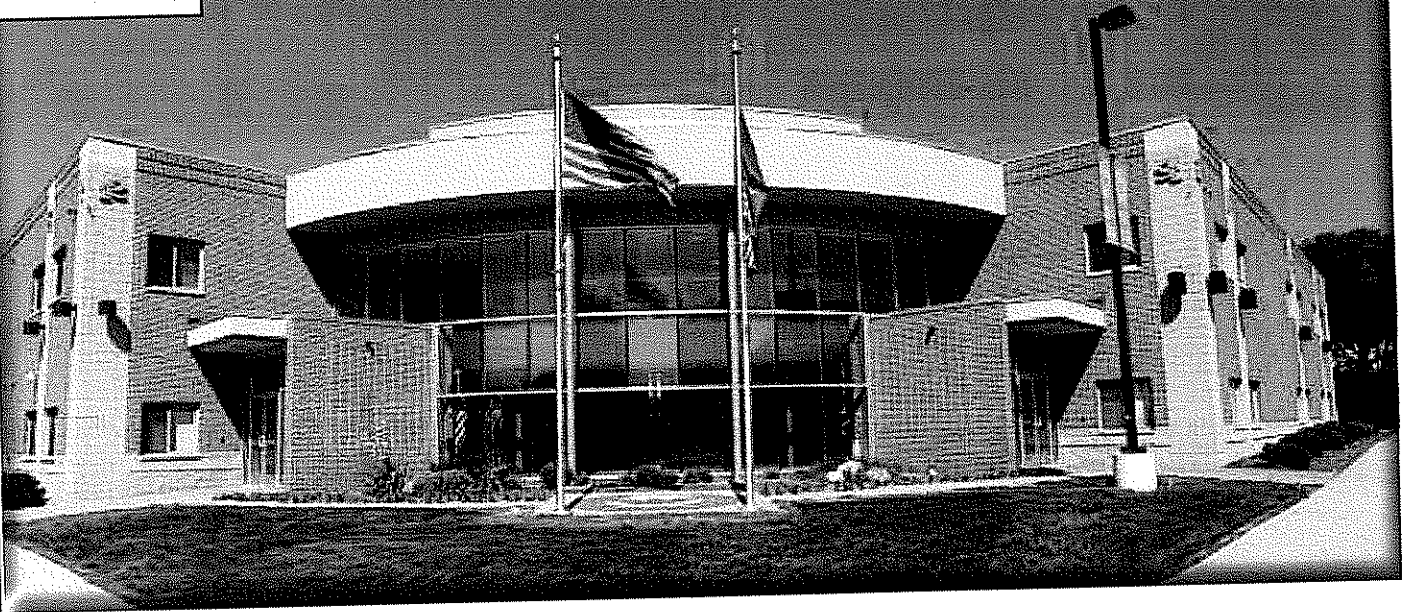
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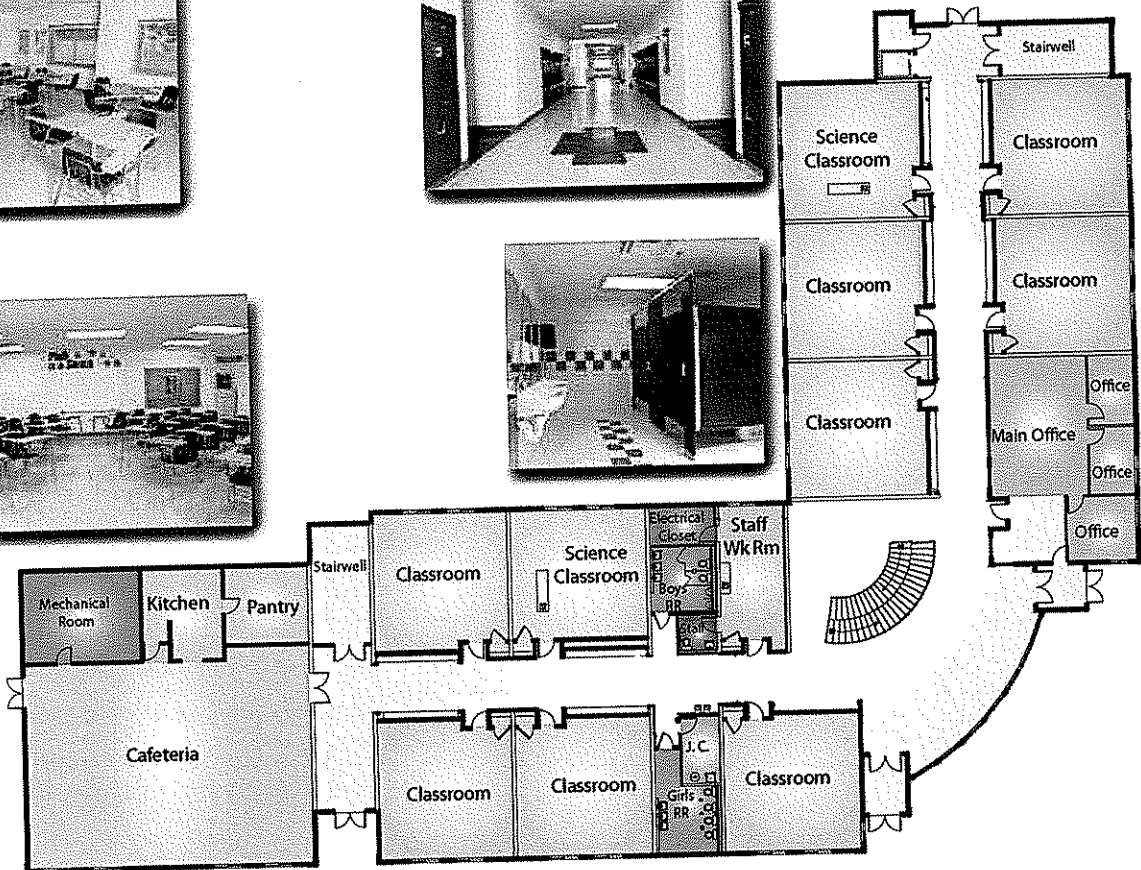
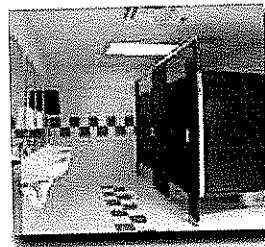
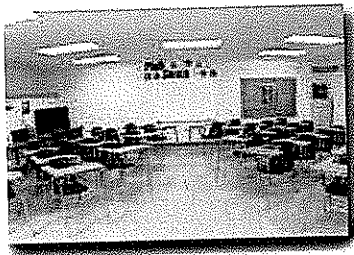
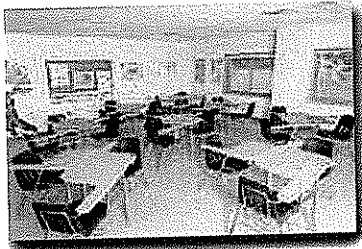
CASE STUDY

Grades 6-12 School Campus

Location: MICHIGAN



IMS Building Solutions for the Future



Size: 35,000ft²

Website: www.innovativemodular.com

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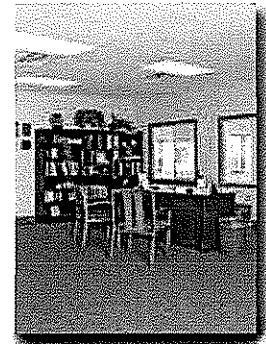
Location: OHIO

Size: 58,000ft²



Challenge:

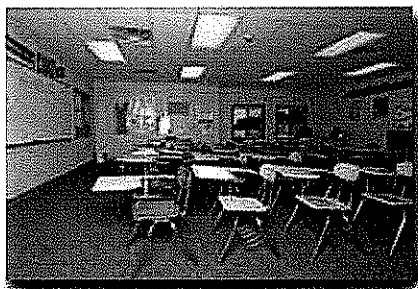
Millennium is a standalone 58,000 Sq ft K-8 Charter School built and developed by IMS for use by Millennium Charter school. Time and budget were the top priority for the Millennium board. As their lease was up on their current facility and while they had the option of purchasing it was not in a good location and was not large enough for them to expand. The building specifications and construction was built to match the project budget and the overall project was right on with the budget from conception to completions.



IMS Solution:



IMS selected Whitley Manufacturing to build IMS standard scholar specifications for the entire school. The building consist of approximately 33 classroom, Warming Kitchen, Cafeteria, Indoor play area and Administration offices



The project took about 9 month from beginning design phases to completion including the city development and approvals. The building has a CO² sensor in each classroom and each classroom is individually controlled by its own HVAC system.

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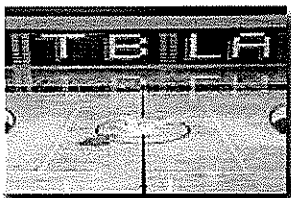


Challenge:

Leaders of the Thea Bowman Leadership Academy identified the need to extend their K-8 program to include K-12. The achievement of the K-8 program and the waiting list for the 9-12 grades would ensure a full enrollment if the facility could be provided. No facilities were available to accommodate the needs of the Academy. A building site was finally identified leaving one year to complete the construction process. The thought was to house both middle and high school students in the same facility and maintain control of the interaction between the groups.



IMS Solution:



IMS worked with the architect and the school board to design and then construct the 2, two story modular classroom wings, the site built Gymnasium and the two story Administration wing.



The design utilized individual wings attached and separated by a central single story core containing shared services. The combination of the construction techniques allowed for a "Phased Opening" of the facility that met the opening day requirements of the school and financial limitations.



IMS has coined the term "Hybrid" for this construction method as the combination of the construction techniques allows for "enhancement" to the economy and schedule available to the customer while maintaining an excellent educational environment.

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