

A. EXPERIENCE/  
CAPABILITIES

**INTRODUCTION**

KZF Design is pleased to submit our qualifications for this project. Our team of jail consulting professionals has the knowledge and experience to deliver a successful project on time and on budget. Our team collectively has designed more than 10,000 beds for local, state, and federal clients and our past experience includes facility renovations and expansions.

Benefits of the KZF Justice team:

**Detention Experience** - Our staff has collectively programmed and designed detention 10,000 beds nationally.

**Experience working inside Operating Facilities** – Our staff has been involved in a significant number of renovation projects for jails and correctional facilities. We understand the special planning needed for safety and security.

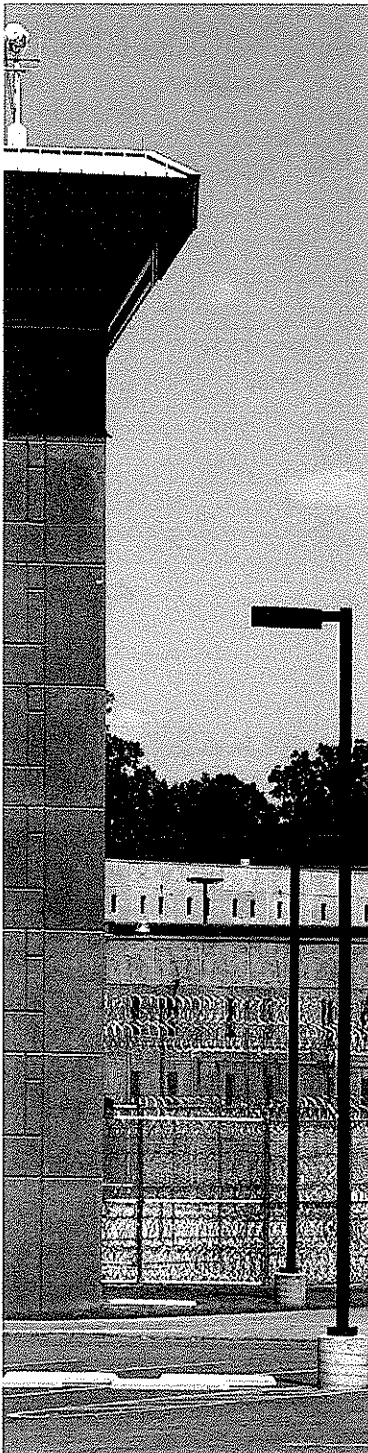
**Registered Roofing Consultant** – Our team includes Mike Smith, a Registered Roofing Consultant; there are only about 300 such certified professionals in North America.

**HVAC Replacement** - We have supplemented our team with the experienced MEP consulting firm KLH Engineering. KLH has completed an extensive number of HVAC replacement projects and they are extremely qualified in this regard.

**Renovation Project Experience** – KZF has consistently been named as one of the top 50 renovation architects in the United States.

**West Virginia Presence** – Our team includes Marshall Miller and Associates of West Virginia to lend civil and structural consulting services.

In addition to the Correctional projects highlighted in Tab F, KZF and KLH also have project capabilities with restroom renovations, roof replacements, and HVAC replacements as referenced in Section 3.2 in the RFP. The following list illustrates our project experience.



A. EXPERIENCE/  
CAPABILITIES

**ROOF ASSESSMENT AND REPLACEMENT PROJECTS**

Toyota Motor Manufacturing North America; Erlanger, KY  
*Roof Replacement*

Cathedral Basilica of the Assumption; Covington, KY  
*Gargoyle Restoration*

Honeywell Building; Blue Ash, OH  
*Assessment of roof edge damage*

Villa Madonna Center; Villa Hills, KY  
*Roofing Replacement; Modified Bitumen*

Spring Grove Cemetery, Lakeside Mausoleum; Cincinnati, OH  
*Roofing Assessment*

Cincinnati Public Schools, Walnut Hills High School; Cincinnati, OH  
*Roofing Replacement; Copper Dome (received award from Cincinnati Preservation Association)*

Cincinnati Public Schools, Eastern Hills Foreign Language Academy; Cincinnati, OH  
*Roofing Replacement; Cold Applied Modified Bitumen*

Cincinnati Public Schools, Anderson Place School; Cincinnati, OH  
*Roofing Replacement; Cold Applied Modified Bitumen*

Cincinnati Public Schools, Academy of World Languages; Cincinnati, OH  
*Roofing Replacement; Cold Applied Modified Bitumen*

Cincinnati Public Schools, Washington Park School; Cincinnati, OH  
*Roofing Replacement; Cold Applied Modified Bitumen*

Cathedral Basilica of the Assumption; Covington, KY  
*Roofing Replacement; French Tile; Coal Tar Pitch*

Warren County Justice Center; Warren County, OH  
*Structural Metal Roofing*

Metropolitan Sewer District, Powerhouse; Cincinnati, OH  
*Built-up Roofing*

A. EXPERIENCE/  
CAPABILITIES

**ROOF ASSESSMENT AND REPLACEMENT PROJECTS (continued)**

IRS Service Center, Covington, KY

*Roofing Assessment, Coal Tar Pitch Recommended.*

*Complete Design of a new 4-ply coal tar built-up roof over a dead level flat roof of 287,000 SF. Negotiated an emergency temporary single ply membrane system.*

Fairway Park Apartments; Independence, KY

*West Shell Commercial Property Managers*

*Assessment of wind damage to roofing shingles and resulting leaks*

Cathedral Basilica of the Assumption; Covington, KY

*Roof Assessment; Asphalt Built-Up Roofing; French Tile*

St. Walburg Monastery; Villa Hills, KY

*Roof Replacement; Coal Tar Pitch Built-Up Roofing*

Villa Madonna Center; Villa Hills, KY

*Roofing Assessment - Bell*

*Tower Replacement - PVC*

City of Norwood OH, City Hall, Police Academy, and Community Center

*Roofing Replacement; Asphalt Built-Up Roof; Modified Bitumen*

Villa Madonna School; Villa Hills, KY

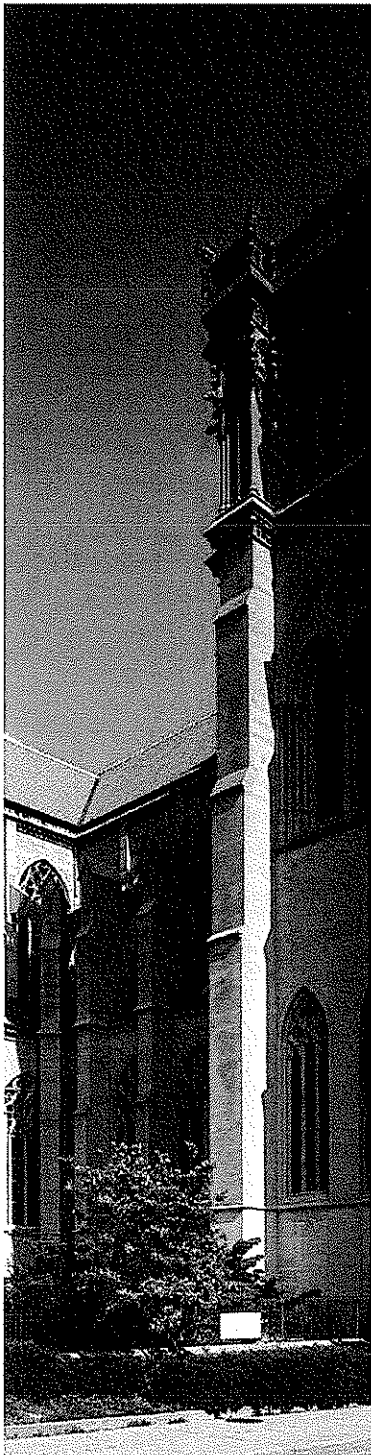
*Roofing Replacement; Coal Tar Pitch Built-Up Roofing*

US Air Force, Wright-Patterson AFB, Building 262

*Restroom Renovation*

US Navy, Crane Naval Surface Warfare Center, Buildings 126 and 177 Restrooms

*Renovation of Shower Rooms*





## Project Experience

At Kohrs Lonnemann Heil Engineers, we have been privileged to be a part of more than 8,500 projects. A countless amount of the project have involved complete or partial HVAC replacements. The following is a brief sample of this project experience,



### **St. Elizabeth Medical Center Dietary Renovations** ♦ Edgewood, Kentucky

The scope of work for this project, which took place in 2006, includes engineering and design related to the renovation and expansion of the Food Service Department. This design included **replacement and modification HVAC systems**, which relate to the terminal equipment and distribution. This entails reworking ductwork distribution within the area to accommodate the new layout.

### **Mount Washington Elementary Schools** ♦ Cincinnati, Ohio

The scope of this project included renovations to a 1933 Normandy Manor Style Structure. This east-facing elementary school is 61,545 square feet and sits on a 9 acre site. The school enrolls 400 students from preschool to eight grade. This project required **complete replacement of the existing HVAC**, electric and communication technology systems. The plumbing system was also repaired.

### **College Hill Elementary School** ♦ Cincinnati, Ohio

KLH provided engineering design services for the renovation and 13,400 square foot addition to the existing Greek Revival Style building that is approximately 60,312 square feet total. The site sits on 7 acres and has an enrollment of 550 students. The project included **replacement of the existing HVAC** and electrical systems. This project was designed using sustainable design strategies and is currently registered as a LEED School.

### **Hartwell Elementary School** ♦ Cincinnati, Ohio

The scope of this project includes renovations to a 1925 Colonial revival style structure. This west-facing elementary school is 68,500 square feet and sites on a 5 acre site. The school enrolls 400 students from preschool to eight grade. The project required **full replacement of the existing HVAC** and electrical systems. The plumbing system was repaired as well as the communication and information technology systems. There was no addition to the 1925 building; however, swing spaces were available during construction.



### **Withrow High School ◊ Cincinnati Ohio**

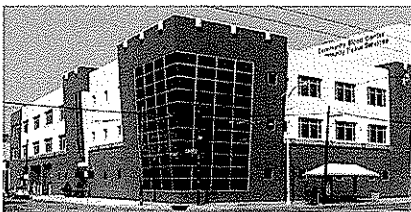
This historical renovation of a turn of the century school complex included a **complete modern integration of the replaced HVAC system** as well as the new electrical, new plumbing, ADA accessible restrooms and full technology meeting Ohio School Facilities Commission's requirements. The square footage of the project exceeded 200,000 square feet of renovated areas and 50,000 square feet of new construction including a new competition gymnasium seating over 2500 students. Coordination and communication between the architect, engineer and the state allowed us to conceal the new HVAC systems within new casework. Original plaster ceilings with new linear pendant lighting that accented the original crown molding in the classroom were designed in place of the old acoustical tile ceilings. Students entering these classrooms today will not realize they are in a building constructed in the early 1900's. KLH Engineers was pleased to provide mechanical, electrical, plumbing, fire protection and communication engineering throughout the renovation of this challenging project.

### **Sinclair Community College Learning Resource Center ◊ Dayton, Ohio**

This was the first major renovation to the original library complex built in 1970. The 120,000 square foot below ground space was gutted and completely re-designed which included **replacement and installation of new HVAC and air handling equipment**, floor, ceiling and wall finishes, general lighting, specialty lighting, power, controls and air distribution, plumbing and many other infrastructure upgrades.

### **Community Blood Center ◊ Dayton, Ohio**

KLH engineers provided mechanical, electrical, plumbing, fire protection, and communications information technology design services for three separate phases of this 24,000 square foot facility. The project consists of a remodel of the second and third floors of this Franklin Street building in downtown Dayton. The spaces now house the executive offices, human resources and finance offices as well as a cafeteria, training rooms and bulk storage as well as laboratory space. **Phase II included a complete gutting and renovation of the second and third floors, including the HVAC systems.** The design included all new roof top units, boiler equipment conversion, air distribution systems, electric service, power distribution, lighting systems, telecommunications infrastructure, plumbing systems, storm system and sprinkler systems.





## A. EXPERIENCE/ CAPABILITIES

### THE KZF TEAM

**Project Manager: David Bostwick, AIA LEED AP.** Mr. Bostwick has worked exclusively in criminal justice planning and design for more than 18 years and brings his unique perspective to KZF Design's Justice Group as Director of Justice Planning and Design. This special expertise has allowed David to provide his specialized services on dozens of correctional and jail facilities across the Midwest. The following is a small sample of David's detention facility project experience with Kimme & Associates in Champaign, IL: *St. Charles County Jail Expansion, MO; Will County Adult Detention Facility Expansion, IL; Door County Justice Center, WI; Waukesha County Justice Center Expansion, WI; Livingston County Jail, IL; Cass County Jail, ND; Winnebago County Jail and Sheriff's Facility, WI ; Ashland County Jail and Sheriff's Facility, OH.*

**Roofing Architect, Michael K. Smith, RA, CCS, CDI, RRC.** Mr. Smith is the Manager of Specifications, a Project Manager and Senior Architect. As Manager of Specifications, he is involved in architectural building component selection and is responsible for quality control, coordination and assembly of all project specifications. He also oversees the production of specifications and contract conditions for architectural projects. Mr. Smith has worked on various building types including barracks/dormitories, courthouses, corrections facilities, hotels, manufacturing facilities, municipal buildings and educational buildings. In addition, he has a special expertise in roofing replacements, historic preservation, building assessments, and building/system failure analysis. Mr. Smith also recently completed his Registered Roofing Consultant accreditation. His roofing project experience includes: *Toyota Motor Manufacturing North America Roof Replacement - Erlanger, KY; Honeywell Building Roof Assessment - Blue Ash, OH; Villa Madonna Center Roof Replacement - Villa Hills, KY; Spring Grove Cemetery, Lakeside Mausoleum Roof Assessment - Cincinnati, OH; Cincinnati Public Schools, Roofing Replacements at Five Different Schools - Cincinnati, OH; Cathedral Basilica of the Assumption, Roofing Replacement - Covington, KY; Metropolitan Sewer District, Powerhouse Built-Up Roofing - Cincinnati, OH; City of Norwood City Hall, Police Academy, and Community Center Roofing Replacement - Norwood, OH.*



## A. EXPERIENCE/ CAPABILITIES

**Mechanical Engineer: Joseph Nader, PE.** Mr. Nader is KZF's Director of Mechanical Engineering Services. He is responsible for providing technical management, leadership, professional development, and education to all members of the firm's Mechanical Engineering discipline as well as Quality Control for Mechanical Engineering. Mr. Nader has special expertise in reviewing codes for projects involving mechanical, electrical, plumbing and central plant design for HVAC work. He has worked with all of the firm's client types, including educational, cultural, transportation, infrastructure, commercial, industrial, justice, government and corporate. His project experience includes: *Big Sandy Penitentiary and Federal Prison Camp - Inez, KY; Highland County Justice Center - Hillsboro, OH; Ohio Air National Guard Marysville Armory Training and Community Center - Marysville, OH; Hazelton Penitentiary and Federal Prison Camp - Hazelton, WV; Magoffin County Courthouse - Salyersville, KY; Secure Women's Facility - Hazelton, WV.*

**Electrical Engineer: Purushottam Patel, PE.** Mr. Patel is the Director of Electrical Engineering Services responsible for guiding the electrical design discipline to design quality, economic and reliable electrical systems as well as provide quality control on projects. He is an experienced electrical engineer with skills in power distribution, lighting, communications, sound systems, fire alarm systems, instrumentation, programmable logic controllers and SCADA system design. Puru's expertise is in historic renovation, and he is proficient with MicroStation, AutoCAD and other specialty software for electrical design. Mr. Patel's project experience includes: *Big Sandy Penitentiary and Federal Prison Camp - Inez, KY; Ohio Air National Guard Marysville Armory Training and Community Center - Marysville, OH; Grand Prairie Regional Office Consolidation - Grand Prairie, TX; Hazelton Penitentiary and Federal Prison Camp - Hazelton, WV; Secure Women's Facility - Hazelton, WV.*

**Plumbing Engineer: Stanley S. Houston, PE, LEED AP.** Mr. Houston is a Senior Mechanical Engineer responsible for all phases of building system design. He will also provide LEED guidance and assistance for all disciplines involved with the project. Mr. Houston has a vast working knowledge of HVAC, plumbing and fire protection design issues, and is proficient in MicroStation, AutoCAD and vendor selection programs. Mr. Houston has been a LEED Accredited Professional since 2004, and has lent his skills to many of KZF's sustainable designs. His project experience includes: *Big Sandy Federal Penitentiary and Federal Prison Camp - Inez, KY; Hazelton Federal Penitentiary and Federal Prison Camp - Hazelton, WV; Hazelton Secure Women's Facility - Hazelton, WV; Connecticut Juvenile Training School - Middletown, CT; Elkton Correctional Institution and Federal Prison Camp - Elkton, OH; Marion Juvenile Corrections Facility - Marion, OH; Highland County Justice Center - Hillsboro, OH; Warren County Correctional Institution - Lebanon, OH*



## A. EXPERIENCE/ CAPABILITIES

**Construction Administrator: Duane Singleton.** Mr. Singleton is a Construction Administrator with more than 26 years experience in general construction, site development and highway and bridge construction inspection. He is responsible for monitoring the construction progress and conformance to the design documents for the assigned projects. Other responsibilities include responding to requests for information (RFIs) from the Owner and/or Contractor, interpretation of contract documents, monitoring construction schedules throughout the project, scheduling engineers and consultants to review ongoing work at key intervals during construction, assisting in review of shop drawings, product data and the Contractor's applications for payment. His project experience includes: *Big Sandy Federal Penitentiary and Federal Prison Camp - Inez, KY; Hazelton Federal Penitentiary and Federal Prison Camp - Hazelton, WV; Hazelton Secure Women's Facility - Hazelton, WV; Marion Juvenile Corrections Facility - Marion, OH; Hamilton County Commissioners, Hamilton County Jail - Cincinnati, OH.*

**Structural Engineer: Ted W. Verst, PE, SE.** Mr. Verst KZF's Director of Structural Engineering Services and is responsible for design and preparation of contract documents for structural engineering. Ted oversees all aspects of the structural engineering discipline and is a member of the firm's Quality Control Team. In addition to being a licensed Professional Engineer (PE), Ted is also a licensed Structural Engineer (SE). He possesses a vast knowledge of seismic design and has successfully completed the California Seismic Design Principles Examination. He is also proficient in numerous computer programs such as MicroStation, RISA, RAM Analysis, Enercalc and Microsoft Office. His project experience includes: *Big Sandy Penitentiary and Federal Prison Camp - Inez, KY; Kenton County Justice Center and Parking Garage - Covington, KY; Hazelton Penitentiary and Federal Prison Camp - Hazelton, WV; Ohio Air National Guard Marysville Armory Training and Community Center - Marysville, OH; Secure Women's Facility - Hazelton, WV.*

### KLH Team Members

**Communication and Information Technology: Tim E. Engelhardt, CTS.** Mr. Engelhardt joined the firm in January, 1998, and is now the head of our communication technology systems division. Mr. Engelhardt is a 20-year veteran of the communication industry, having spent many years in the systems integration industry as both a sales engineer and system designer. He has designed and managed the installation of more than 300 communication system solutions. His role will be the lead communication and information technology designer for this project. *Kenton County Jail - Newport, KY; Campbell County Detention Center - Newport, KY; Campbell County Administrative Building - Newport, KY; Russell County Jail - Jamestown Kentucky; Clay County Courthouse - Manchester, Kentucky; Springfield Township Police Station Security - Springfield, Ohio.*



A. EXPERIENCE/  
CAPABILITIES

**Electrical Engineer: Robert Heil, PE, LEED AP.** A member of the firm since 1987 and a principal partner since 1996, Robert Heil serves as senior vice president of electrical engineering. He has designed electrical power distribution, lighting, telecommunications, life safety and security systems for retail, educational, municipal and health care facilities, airports, commercial office buildings and recreational facilities. Mr. Heil has an expertise in lighting design and medium voltage power distribution. He also manages the civic market segment within KLH. Mr. Heil will be the project manager and lead electrical engineer for this project. *Kenton County Jail - Covington, Kentucky; Campbell County Detention Center - Newport, Kentucky; Russell County Jail - Jamestown, Kentucky; West Virginia Museum of Culture and History - Charleston, West Virginia Kanawha Mall - Charleston, West Virginia*

**Mechanical Engineer: Robert A. Lonnemann, PE, LEED AP, CEM.** A member of the firm since 1985 and a principal since 1996, Robert Lonnemann serves as senior vice president of mechanical engineering. His responsibilities include project management and design of mechanical systems including steam, hot/chilled water, process piping and distribution, air handling, plant facility design, energy management and temperature controls. Mr. Lonnemann will be the lead mechanical engineer for this project. *Kenton County Jail - Covington, Kentucky; Russell County Jail - Jamestown, Kentucky; Ft. Thomas City Building and Fire Station - Ft. Thomas, Kentucky; Muhlenberg County Courthouse - Greenville, Kentucky; Carter County Courthouse - Grayson, Kentucky; Clay County Courthouse - Manchester, Kentucky; Hamilton County Juvenile Court - Cincinnati, Ohio.*

**Plumbing and Fire Protection: Keith A. Schloemer, LEED AP.** A member of the firm since 1994, Keith Schloemer has designed plumbing and fire protection systems for multiple applications, including educational, religious, recreational, health, and manufacturing facilities, airports, commercial office buildings and financial institutions. Mr. Schloemer will be the lead plumbing and fire protection designer for this project. *Kenton County Jail - Newport, Kentucky; Campbell County Detention Center - Newport, Kentucky; Russell County Jail - Jamestown, Kentucky; West Virginia Museum of Culture and History - Charleston, West Virginia; Kanawha Mall - Charleston, West Virginia.*

## **William O. Dickey, Jr., P.E.**

### **Education:**

- Bachelor of Science – Civil Engineering  
Drexel University, Philadelphia, Pennsylvania, 1966
- Master of Science – Civil Engineering  
Lehigh University, Bethlehem, Pennsylvania, 1972

### **Background:**

- 2007 – Present Vice President Civil & Structural Engineering  
Marshall Miller & Associates, Inc., Beckley, West Virginia
- 2000 – 2006 Vice President Structural Services / Executive Vice President & COO  
L.A. Gates Company, Beckley, West Virginia
- 1990 – 2000 Senior Project Manager / Group Manager / Associate  
Bergmann Associates, Rochester, New York
- 1986 – 1989 Manager, Structural Engineering  
EMJ/McFarland Johnson Engineers, Inc., Binghamton, New York
- 1966 – 1986 Engineer / Project Engineer / Consulting Engineer  
Bethlehem Steel Corporation, Bethlehem, Pennsylvania

### **Certifications:**

Professional Engineer, Virginia, West Virginia, Ohio, Pennsylvania, Maryland, North Carolina  
NBIS Certified Bridge Inspection Team Leader

### **Selected Buildings & Specialty Structures Projects:**

- Stonewall Jackson Hotel Renovation & Addition, Staunton, Virginia  
Pocahontas High School Auditorium, Dunmore, West Virginia  
H & C Coffee Sign Restoration, Roanoke, Virginia  
J.A. Baker Institute Addition, Cornell University, Ithaca, New York

### **Selected Site Development Projects:**

- Longview Power Plant, Maidsville, West Virginia  
Ambulatory Surgery Center, Bluefield, Virginia  
Winding View Subdivision, Sophia, West Virginia  
Walmart, Lewisburg, West Virginia  
ABB Parking Lots, ABB, Bland, Virginia

### **Selected Forensic Evaluation & Professional Witness Projects:**

- Mediation Services for Metal Building Litigation, Beckley, West Virginia  
Professional Witness Services Metal Building Construction Claim, Huntington, West Virginia

## **C. Myron Amick, P.E.**

### **Education**

Master of Business Administration - Management Science Virginia Polytechnic Institute and State University, Blacksburg, Virginia, 1997

Bachelor of Science - Civil Engineering West Virginia Institute of Technology, West Virginia, 1978

### **Background:**

2005 - Present Senior Project Engineer Marshall Miller & Associates, Inc., Bluefield, Virginia

1997 - 2005 Project Manager L. A. Gates Company, Beckley, West Virginia

1984 - 1994 Project Manager BCM Engineers, Inc., Washington, D. C.

1979 - 1984 Project Engineer BCM Engineers, Dunbar, West Virginia

### **Certifications:**

Professional Engineer, Virginia, West Virginia, Ohio, Pennsylvania, Georgia and Maryland

Registered Land Surveyor - State of West Virginia

Roadway Worker Protection Training

e-Rail Safe Certification

### **Selected Site Development and Storm Drainage Projects:**

Haul Road Box Culvert Design, Vulcan Materials, Sanders Quarry, Warrenton, Virginia.

Sediment Pond Design, Vulcan Materials, Amelia Quarry, Amelia, Virginia.

Plans for two (2) potable water booster stations for Prince William County Service Authority, Prince William County, Virginia.

Plans for three (3) two million gallon elevated water storage tanks for Prince William County Service Authority, Prince William County, Virginia.

### **Selected Municipal Wastewater Projects:**

Wastewater collection and treatment systems facility plan for the following clients: Allegany County DPW, Allegany County, MD; Charles County DPW, Charles County, MD; Red Jacket PSD, Mingo County, WV; Paint Creek PSD, Kanawha County, WV; Bramwell PSD, Mercer County, WV; London PSD, Kanawha County, WV; Town of Sand Fork, Gilmer County, WV; Silverton PSD, Jackson County, WV; and Hamlin PSD, Lincoln County, WV, and Shady Springs PSD, WV.

Comprehensive sewer plans and evaluations of existing facilities at the Airport, Gainesville, Flat Branch, and Piney Branch Sewage Collection and Pumping Facilities for Prince William County Service Authority, Virginia.

Design of Ashland Scenic Campground wastewater collection and treatment system.

Design of Cool Ridge/Flat Top Wastewater Collection and Disposal System, Shady Spring PSD, Raleigh County, West Virginia.

Design of wastewater collector sewers for the Mont Phillips area of Shady Spring Public Service District, Raleigh County, West Virginia.

Design of a vacuum sewage disposal system to serve Red Jacket PSD, Mingo County, West Virginia.

Design of wastewater pump station and collector sewers to serve the Town of Matewan, West Virginia.

Design and construction services for an interceptor sewer replacement for the Town of Athens, Mercer County, West Virginia.

Wastewater Treatment Study for the Town of Athens, Mercer County, West Virginia.

Design of Treatment Plant Improvements for the Town of Athens, Mercer County, West Virginia.

Design of a sewage collection system to serve the Beaver Area of Craigsville Public Service District, West Virginia.

Design of wastewater treatment plant upgrades at Shady Spring Public Service District, Raleigh County, West Virginia.

Design of the Airport Road / The Oaks Sewer Extension, Shady Spring Public Service District, Raleigh County, West Virginia.

Design of Pluto Road Sewer Extension, Shady Spring Public Service District, Raleigh County, West Virginia.

Design of Little Beaver Interceptor Sewer , Pump Station and Force Main, Shady Spring PSD, Raleigh County, West Virginia.

Design of a sewage collection system to serve the Coal River Public Service District, Boone County, West Virginia.

Public sewer system renovation project for the Hamlin Public Service District, Lincoln County, West Virginia.

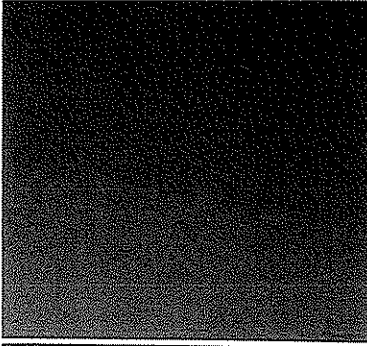
Design of upgrades to three (3) of Prince William County Service Authority's Sewage Pumping Stations near Gainesville, Virginia.

B. STATEMENT OF UNDERSTANDING

KZF regularly provides detention construction services to the Federal Government and states throughout the country. Prior to the start of each project we review the latest codes and regulations for inclusion in the design scope. KZF understands all levels of regulations regarding institutional construction and will fully comply with all West Virginia regulations.



C. UNDERSTANDING  
OF WORK TO BE  
PERFORMED



Historically, 60% of all work completed by KZF has been adaptive reuse, rehabilitation, renovation and tenant fit-up projects. These renovation designs have been for both large and small projects executed under single and indefinite quantity multiple purchase order contracts. Our past experience includes large and small project renovations/repairs such as: roof replacements, mechanical, electrical and plumbing upgrades, restroom and shower upgrades, window and door repair/replacement, technology upgrades, security system upgrades, kitchen upgrades, building envelope repairs, accessibility upgrades, and site improvements. KZF has consistently been named as one of the top 50 renovation architects in the country.



The design of mechanical, electrical, plumbing and technology systems within correctional facilities should incorporate longevity, exceptional controls, maintenance, energy savings and security. Since this type of facility requires uninterrupted 24/7 operation, high - efficiency equipment and lighting is an important consideration. This can be achieved by installing high efficiency HVAC components such as centrifugal chillers, high - efficiency boilers and building automation system controls. The life cycle costs of these investments should be considered when selecting these systems.

From a maintenance and security standpoint, the equipment should be located away from high - security areas. This could be achieved with central station air handlers or rooftop equipment and variable air volume boxes with reheat for adequate temperature and humidity control. The equipment should be selected for long life exceeding 40 years due to the nature of the type of facility. The building controls should be set up with a building automation system not only to save energy, but also to allow a single user to operate the facility in an efficient and safe way. The plumbing fixtures should be penal grade for long life.

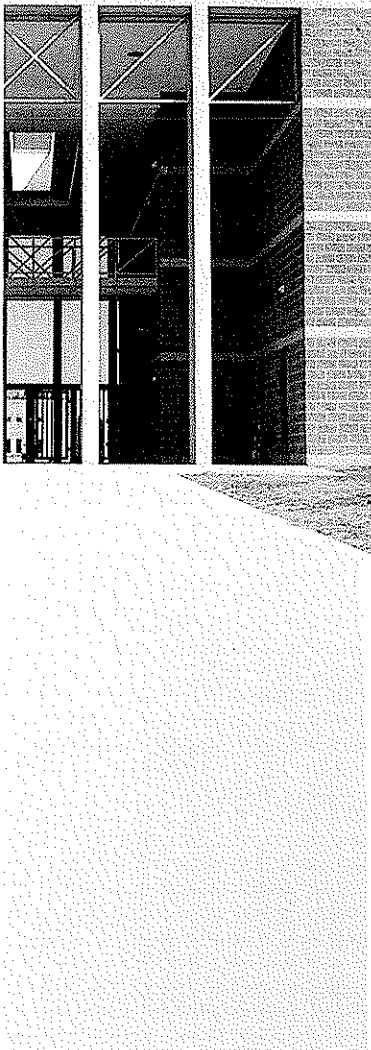
Electrical engineering and design for correctional facilities must take into consideration safety of staff and detainees, security, redundancy, path diversity, and, again, sustainability. The sustainability elements should include integrity of the infrastructure over the life cycle of the facility, efficiency in energy and environmental impact, and ongoing functionality during power outages, and natural disasters. Lighting design should incorporate high - efficiency luminaires along with fluorescent and even LED lighting where feasible. Other lighting considerations include daylight harvesting where possible and remote control for detainee-area lighting. Detention grade luminaires, devices, equipment and installation methods should be integrated into the design for all detainee-accessible and secure areas. Site development needs to include roadway, parking lot and perimeter lighting sufficient for a safe setting and proper CCTV surveillance.

Tab C.  
Understanding of  
Work to be  
Performed

The emergency power plant, which usually consists of on-site generators, should be engineered with multiple generators in a manner that utilizes the N+1 approach. This imperative functionality allows the entire facility to operate on multiple generators if one were to fail. Fuel source reliability is also an important consideration in that the facility must continue functioning should any adverse condition occur. Likewise, design of utility service entrances should include considerations for redundancy and path diversity.

Fire alarm systems must include correct electrical and manual interfaces with smoke evacuation systems, HVAC air flow shutdown, and fire suppression systems, with detailed monitoring from the dedicated control consoles as well as applicable off-site monitoring.

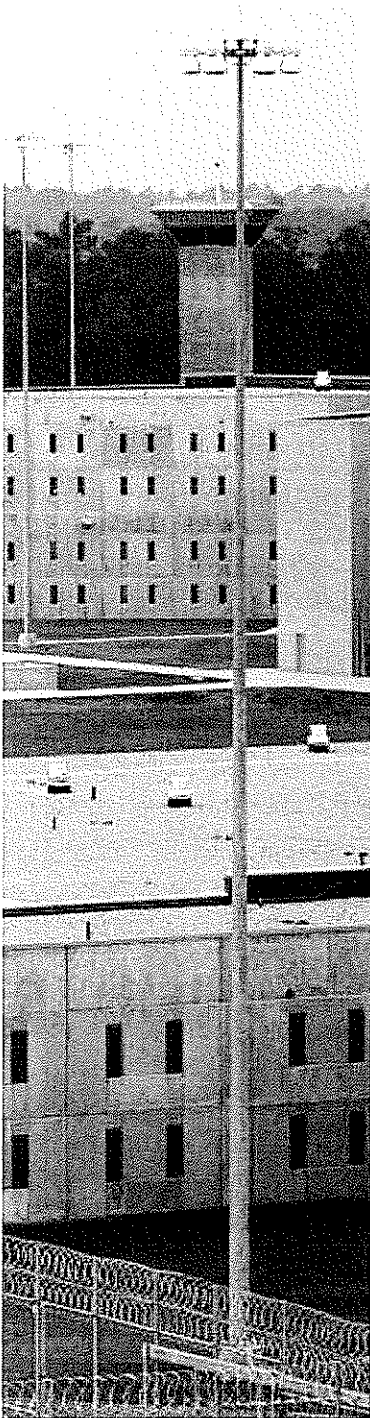
Communication and Information Technology (CIT) design for correctional facilities also has unique considerations. Specific systems we have designed for jails include telephone and data cabling for both the administrative and inmate telephone systems, administrative data network systems, and television distribution systems for delivering local cable or off air antennae signal to televisions in the building. Our staff works closely with the owner to design and specify the data network electronics. Many correctional facilities today require Conference and Training Rooms for presentations to staff as well as inmates for ongoing education. Furthermore, our team designs closed circuit television systems to any level as well.



D. REQUIREMENTS  
OF INSTITUTIONAL  
FACILITY

Our Team has been involved in the development of more than 100,000 correctional beds totaling over \$1B of construction the past 20 years. This experience has taught us that successful correctional projects start with an understanding of the unique needs of each facility in terms of operations and security, as they will guide design, specifications, and construction of each task.

Our approach to your various renovation projects will be to meet with the facility users and administrators early and review all operational and security aspects that may impact the project in terms of project approach, phasing, and equipment selections so that they may be incorporated into the project budget and schedule early. Understanding the unique operational characteristics of each project will make each one successful.





E. PLAN OF  
APPROACH/  
TIMELINE



The KZF Design team will begin our work by meeting with the State of West Virginia Department of Administration to understand the goals, operational intents, and budget for each project to be developed under this contract. We will then analyze existing conditions, design parameters, code/regulatory and security issues, cost implications, and important operations and maintenance planning components to give you the best design quality and value.

Our experienced staff of architects and engineers will then produce well-coordinated construction documents. Our documents will be reviewed by independent senior directors of each discipline throughout the design process. Our quality assurance/quality control process has successfully yielded change orders of less than 2% on average.

We will establish reasonable timelines at the start of each project; however, we feel we can develop aggressive schedules due to our experience with the building type and number of architects and engineers we can bring to the project. For example, we completed construction documents for a 768-bed maximum security US penitentiary and prison camp in Inez, Kentucky in nine months following the project start.

F. PROJECT  
EXPERIENCE



**Past Performance: Correctional Facility Design and Renovation**

**Hamilton County Commissioners, Hamilton County Jail; Cincinnati, OH.** This \$6.7M project consists of the design and construction of an 1800 bed, full service jail. The 2,900 bed master plan will contain approximately 800,000 GSF.

**Ohio Reformatory for Women, Honor Dormitory; Marysville, OH.** Architectural and engineering services for a \$4M, 40,000 SF, 150-bed facility located on a 10-acre site grouped into three 50-bed wings off a common day room for active and passive recreation. In addition to dormitory facilities, the building includes a full service kitchen, dining room, classrooms and administrative offices.

**Trumbull Correctional Institution, Men's Honor Dormitory; Trumbull County, OH.** Preliminary design for this facility, modeled after the Marysville Honor Dormitory as a 150-bed facility. In addition to administrative and miscellaneous functions found at Marysville, this facility's design includes disciplinary control facilities, outdoor recreation facilities, and a weight/recreation room. The \$4.5M facility was planned for approximately 40,000 SF on a 10-acre site.

**Magoffin County, Kentucky, Courthouse; Salyersville, KY.** Architectural and engineering design services for a new \$5.8M, 30,700 SF justice center to replace an outdated county administration and courts facility. The new Justice Center includes one District courtroom, one Circuit courtroom, a hearing room for Family Court, Clerk of Courts' offices, judges' chambers, jury rooms, five holding cells, and other related support spaces. The design conforms to the design and security requirements of the Commonwealth of Kentucky's Administrative Office of the Courts.

**Community-Based Correctional Facility (CBCF); Cincinnati, OH.** Programming and concept design for a new 100-bed, minimum-security detention center for third and fourth-degree felons. This alternative to state imprisonment offers a variety of highly structured rehabilitation programs.

**Hamilton County, Ohio, Hillcrest School Renovations; Cincinnati, OH.** Numerous power and electrical upgrades as well as an HVAC system renovation at this juvenile reform school.

F. PROJECT EXPERIENCE



**Hamilton County Commissioners, Minimum Security Facility; Cincinnati, OH.** Architectural and engineering services for a new \$75M, 1,500-bed minimum-security and work release facility designed for the site of the former Community Correctional Institution. The facility was comprised of dormitory living units for co-ed inmates and program space for the Turning Point alcohol treatment and work release programs. The five-story, four-winged building was designed to surround an interior two-acre courtyard and to blend compatibly with the surrounding residential neighborhood. While the facility was bid well under KZF Design's estimate, the County elected not to build the facility at the time.

**Municipal Police Facility; Cheviot, OH.** Architectural and engineering design of a new municipal building including police facility, holding cells, fire station, and city offices.

**Federal Bureau of Prisons, Big Sandy Penitentiary and Federal Prison Camp; Inez, KY.** Lead architectural and engineering component of the D/B team that constructed this \$146M facility for the Federal Bureau of Prisons. With 864 cells, the facility has a total building area of approximately 677,000 SF in a compound plan consisting of one and two-story program buildings, a Federal Prison Industries (UNICOR) factory, and three, four-story general housing buildings enclosed in a continuous secure corridor surrounding an interior compound. In addition, a 27,000 SF minimum-security prison camp with a rated capacity of 128 inmates is located outside the secure compound.

**Federal Bureau of Prisons, Big Sandy Penitentiary Security Upgrades; Inez, KY.** Architectural, civil, mechanical and electrical design for security upgrades in the special housing unit and secure yard of the penitentiary, including security gates and sallyport vestibules.

**Federal Bureau of Prisons, Federal Correctional Institution Design Build RFP; Forrest City, AR.** In collaboration with the Federal Bureau of Prisons, KZF assisted in developing a D/B request for proposal for a \$10M, 67,000 SF, 256-bed minimum-security camp at the location of an existing Federal Correctional Institution. The facility, which was completed in 1999, included housing and support services for inmates and staff. KZF helped develop design criteria, schedules, and procedures for the project

G. CURRENT PROJECT STATUS

**CURRENT KZF DESIGN-BUILD PROJECTS**

Ft. Jackson Drill Sergeant School – Under Construction, Scheduled Completion: Spring 2010 | Scope: 18,000 SF Dining Facility, and 59,960 SF | Classroom Facility | Design Fee: \$300,000.00

Ft. Hood Dining Facility – Under Construction, Scheduled Completion: Summer 2010 | Scope: 26,500 SF dining facility | Design Fee: \$775,000.00 | Construction Costs: \$10,800,000.00

White Sands Missile Range Dining Facility - Under Construction, Scheduled Completion: Summer 2010 | Scope: 19,200 SF, one-story dining facility | Construction Costs: \$8,000,000.00

Ft. Bliss IBCT Dining Facilities - Under Construction, Scheduled Completion: Spring 2010 | Scope: Two 26,500 SF, one-story dining facilities | Design Fee: \$1,300,000.00 | Construction Costs: \$17,000,000.00

Ft. Bliss BCT 3 Dining Facility - Under Construction, Scheduled Completion: Spring 2010 | Scope: 26,500 SF one-story dining facility | Construction Costs: \$10,500,000.00

Ft. Bliss CAB Dining Facility - Under Construction, Scheduled Completion: Spring 2010 | Scope: 26,600 SF one-story dining facility | Construction Costs: \$6,500,000.00

Ft. Bliss Child Development Center 0-5 Years – Construction Documents, Scheduled Completion: Summer 2011 | Scope: 24,500 SF one-story Child Development Center for children ages 0-5 years | Construction Costs: \$7,000,000 (estimated)

Hunter Army Airfield Barracks Complex Battalion Headquarters - Under Construction, Scheduled Completion: Winter 2009 | Scope: 17,950 SF Battalion Headquarters; two-story office building with three classrooms | Construction Costs: \$2,500,000.00 | Design Fees: \$250,000.00

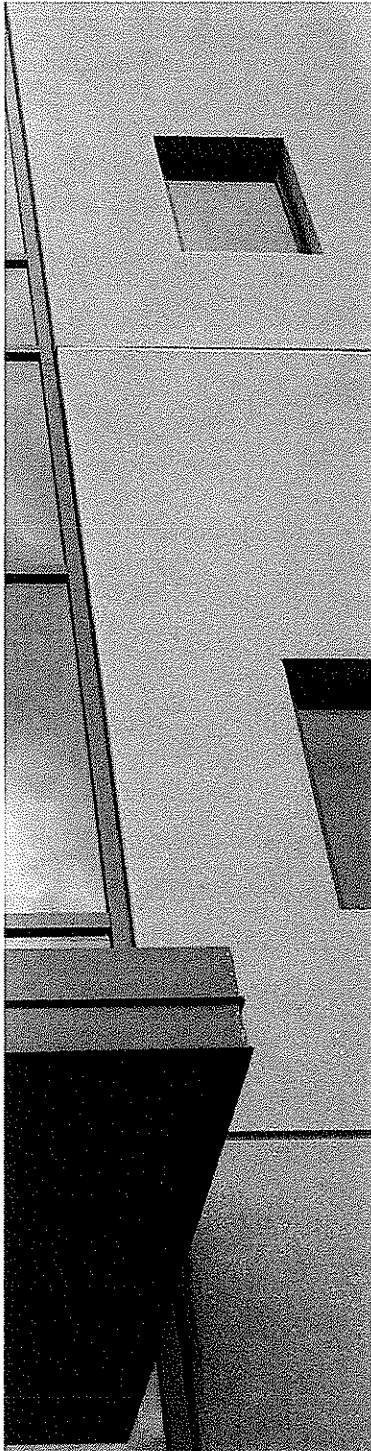
Ft. Stewart Brigade Combat Team 2nd Complex - Under Construction, Scheduled Completion: Winter 2009 | Scope: 40,000 SF and 18,000 SF BCT Headquarters buildings, 10,000SF Organizational Classroom Facility, 16,000 SF Transitional Brigade HQ buildings and 39,000 SF of Organizational Storage Facilities throughout the site | Construction Costs: \$22,800,000.00

G. CURRENT  
PROJECT STATUS

**CURRENT KZF DESIGN-BUILD PROJECTS**

Hunter Army Airfield SOF Ranger Support Operations Company Facility - Under Construction, Scheduled Completion: Spring 2010 | Scope: 40,900 SF Company Operations Facility, two-story building that provides administrative and supply facilities; 8,800 SF Equipment Maintenance Facility, single-story building for the repair and maintenance of vehicles | Construction Costs: \$13,000,000.00

Ft. Benning Training Support Complex Phase 2 - Under Construction, Scheduled Completion: Fall 2009 | Scope: 89,380 SF TEMF-A the 67,500 SF TEMF-B Maintenance and Repair Facilities; 2 additional smaller buildings ranging in size from 220 SF to 2,210 SF | Construction Costs: \$60,000,000.00 | Design Fees: \$1,100,000.00



H. REFERENCES

**Mr. Gil Sveum, Program Manager**

**Project: Federal Bureau of Prisons, Grand Prairie III - DSCC**

Federal Bureau of Prisons, Design & Construction Branch  
500 First Street, NW, Eighth Floor  
Washington, DC 20534  
972.352.4537

**Mr. Larry Cheatham, Director of Management**

**Project: Federal Bureau of Prisons, Grand Prairie III - DSCC**

Flintco, Inc. - Austin  
5316 Hwy 290 W, Suite 480  
Austin, TX 78735  
512.891.7224

**Mr. Ed Porter, Senior Project Manager**

**Project: Federal Bureau of Prisons, Hazelton Secure Women's Facility**

P.J. Dick, Inc.  
RR3, P.O. Box 69 M  
Hazelton, WV 26525  
304.379.1285

**Mr. Steven L. Skaggs, PE, Project Engineer**

**Project: US Army Corps of Engineers, US TRANSCOM Facilities, Scott Air Force Base, Illinois**

US Army Corps of Engineers, Louisville District  
600 Dr. Martin Luther King, Jr. Drive  
Louisville, KY 40202-0059  
502.315.6368

**Mr. Lynn Raque, Design Manager**

**Project: US Army Corps of Engineers, Human Performance Wing Facilities, Wright-Patterson Air Force Base, Ohio**

US Army Corps of Engineers, Louisville District  
600 Dr. Martin Luther King, Jr. Drive  
Louisville, KY 40202-0059  
502.315.6367





## References

### ***West Chester Township***

James Detherage  
Director of Public Safety  
9113 Cincinnati Dayton Road  
513-777-1133

### ***Springfield Township***

Mike Hinnenkamp  
Township Administrator  
9150 Winton Rd  
(513) 522-1410

### ***Symmes Township***

Gerald Beckman  
Township Administrator  
9323 Union Cemetery Rd  
(513) 683-6644

### ***City of Mason***

Greg Nicholls  
Chief Building Official  
214 West Main St  
(513) 398-8146

I. BACKGROUND  
AND EXPERIENCE



KZF Design has performed renovation projects within operating jail and correctional facility perimeters. We understand the concerns of security and contraband passage. We will develop an approach for each project that maintains facility security that includes proper phasing, background checks of consultants and contractors who work on site and contractor tool control once construction begins.

Equally important is the minimization of disruption to the operating facility. In the development of the construction documents, we will develop a phasing approach that keeps operations on-going. With regard to replacement and upgrade to mechanical systems, we will develop construction approaches that minimize mechanical system shut-downs. In addition, we will require the contractor to have steady and consistent communication with facility operators during construction to schedule shut-downs well in advance.



J-L LEGAL STATEMENTS



**J. Litigation/Arbitration Proceedings**

KZF Design, Inc. has been in business for more than fifty-three (53) years and has completed thousands of projects with aggregate construction values in the billions of dollars. During these years, KZF has been involved in fewer than a dozen disputes with owners that resulted in either arbitration or litigation proceedings. Within the past five years, there has been one dispute in which the client collected a settlement against coverage. KZF was not the sole defendant in this suit. The claim was filed 20 years after the completion of the project. It alleged defective construction practices and design involving the exterior façade of a parking garage. The claim was settled through mediation.

KZF Design is proud of what we believe to be a very modest claim history. Our record of working out solutions with owners, outside of litigation, is an achievement we are proud of and fully intend to continue.

**K. Bidding/Proposing Governmental Contracts**

KZF Design is not barred nor have we ever been barred from bidding or proposing governmental contracts for the federal government or any state. KZF has performed services for the US Army Corps of Engineers, the US Air Force, the US Navy, and the Federal Bureau of Prisons, in addition to state entities for the states of Ohio, Kentucky, Indiana, and more.

**L. West Virginia Procurement Laws**

Any procurement laws in the state of West Virginia would not affect the potential award of a contract to KZF Design for the Architect/Engineering Services contract with the Regional Jail and Correctional Authority.

# ACORD CERTIFICATE OF LIABILITY INSURANCE

OPID PC  
KZFIN-1

DATE (MM/DD/YYYY)  
08/13/09

<b>PRODUCER</b>  Selvaggio, Teske & Associates 3401 Enterprise Pkwy. Ste. 101 Beachwood OH 44122 Phone: 216-839-2800 Fax: 216-839-2815	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
<b>INSURED</b>  KZF Design Inc. 655 Eden Park Drive Cincinnati OH 45202	INSURER A: Travelers Indemnity Co of CT	25682
	INSURER B: Travelers Indemnity Company	25658
	INSURER C: Lexington Insurance Company	19437
	INSURER D:	
	INSURER E:	

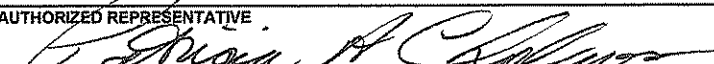
## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	6805040L82108	12/09/08	12/09/09	EACH OCCURRENCE	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
					MED EXP (Any one person)	\$ 10,000
					PERSONAL & ADV INJURY	\$ 1,000,000
					GENERAL AGGREGATE	\$ 2,000,000
					PRODUCTS - COMP/OP AGG	\$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	BA5038L62808	12/09/08	12/09/09	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
					BODILY INJURY (Per person)	\$
					BODILY INJURY (Per accident)	\$
					PROPERTY DAMAGE (Per accident)	\$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
					OTHER THAN AUTO ONLY: EA ACC	\$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE	\$
					AGGREGATE	\$
						\$
						\$
						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below	6805040L82108 OHIO STOP-GAP	12/09/08	12/09/09	<input type="checkbox"/> WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTHER	
	E.L. EACH ACCIDENT				\$ 1,000,000	
	E.L. DISEASE - EA EMPLOYEE				\$ 1,000,000	
C	OTHER Professional Liab. Claims-Made	015054483	12/09/08	12/09/09	Ea. Claim	1,000,000
	Aggregate				1,000,000	

### DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Re: Architect and Engineering services for West Virginia Division of Corrections; St. Mary's Correctional Center

<b>CERTIFICATE HOLDER</b>  State of West Virginia Attn: John Abbott Purchasing Division 2019 Washington St. Charleston WV 25305-0130	WEST-30	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.  AUTHORIZED REPRESENTATIVE 
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