



Statement of Qualifications – ORIGINAL

CAPITOL CAMPUS SECURITY DESIGN

GSD126428

Prepared for

West Virginia
Department of Administration

Prepared by

KCI Technologies, Inc.
February 9, 2012



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PROCUREMENT DIVISION
STATE OF WV



ISO 9001:2000 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

48 Donley Street, Suite 502 • Morgantown, WV 26501 • Phone 304-296-3611 • Fax 304-296-8046

February 9, 2012

Department of Administration
Purchasing Division
Building 15
2019 Washington Street, East
Charleston, WV 25305

Subject: **Capitol Campus Security Project**
Req#: GSD126428

Dear Ms. Ferrell,

KCI Technologies, Inc. (KCI), together with Paradigm Architecture (Paradigm), is pleased to submit our response to your Request for Proposal (RFP) for security enhancements at the Capitol Campus. Our response fully addresses the project requirements as outlined in your RFP. In addition, KCI's insurance exceeds those identified in 3.3.2 and a certificate can be furnished upon request.

KCI has been providing professional engineering services since 1955. Our goal is clear – a commitment to provide an experienced and knowledgeable staff with the corporate resources that can cost-effectively and capably deliver the services necessary to support your objectives under this contract. KCI has excellent management expertise, trained and experienced technical personnel, and unique corporate resources.

KCI and Paradigm have a long history of successfully completed projects. These joint experiences have strengthened our working relationship and ensure that these security enhancements will also be a success. KCI and Paradigm both have offices in Morgantown, West Virginia, and experience working with local, regional, and state agencies.

KCI's corporate history demonstrates industry leadership in the application of advanced technology to the wide variety of projects successfully completed by the firm. Work required will be performed with the highest degree of coordination, efficiency, and quality.

By selecting KCI for this contract, the Agency will gain the advantages of a multi-disciplined full-service engineering firm. Our single point-of-contact concept from project inception to project completion provides our clients with efficient and cost effective services. Our professional staff operates under a strong quality assurance plan that is a direct result of proven performance on all of our projects.

Thank you for your review of our qualifications. We look forward to discussing this project further.

Sincerely,

Charles Phillips, RPLS
Senior Vice President



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
GSD126428

PAGE
1

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

RFQ COPY
 TYPE NAME/ADDRESS HERE

VENDOR

SHIP TO

DEPARTMENT OF ADMINISTRATION
 GENERAL SERVICES
 BUILDING 1 ROOM MB60
 1900 KANAWHA BOULEVARD, EAST
 CHARLESTON, WV
 25305-0123 304-558-2317

DATE PRINTED	TERMS OF SALE	SHIP VIA	F.O.B.	FREIGHT TERMS
01/09/2012				

BID OPENING DATE: 02/09/2012 BID OPENING TIME 01:30PM

LINE	QUANTITY	UOP	CAT. NO.	ITEM NUMBER	UNIT PRICE	AMOUNT
0001	1	LS		906-07		
<p>A&E SERVICES CAPITOL CAMPUS SECURITY PROJECT</p> <p>EXPRESSION OF INTEREST (EOI)</p> <p>THE WEST VIRGINIA STATE PURCHASING DIVISION FOR THE AGENCY, THE WEST VIRGINIA DIVISION OF GENERAL SERVICES, IS SOLICITING EXPRESSIONS OF INTEREST FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR CAMPUS PERIMETER SECURITY MEASURES LOCATED ON THE WEST VIRGINIA STATE CAPITOL COMPLEX IN CHARLESTON, WEST VIRGINIA PER THE ATTACHED SPECIFICATIONS.</p> <p>TECHNICAL QUESTIONS CONCERNING THIS SOLICITATION MUST BE SUBMITTED IN WRITING TO KRISTA FERRELL IN THE WEST VIRGINIA STATE PURCHASING DIVISION VIA FAX AT 304-558-4225 OR VIA EMAIL AT KRISTA.S.FERRELL@WV.GOV.</p> <p>DEADLINE FOR ALL TECHNICAL QUESTIONS IS 01/25/2012 AT THE CLOSE OF BUSINESS.</p> <p>ANY TECHNICAL QUESTIONS RECEIVED WILL BE ANSWERED BY FORMAL WRITTEN ADDENDUM TO BE ISSUED AFTER THE DEADLINE HAS LAPSED.</p> <p>VERBAL COMMUNICATION: ANY VERBAL COMMUNICATION BETWEEN THE VENDOR AND ANY STATE PERSONNEL IS NOT BINDING. ONLY INFORMATION ISSUED IN WRITING AND ADDED TO THE EOI BY FORMAL WRITTEN ADDENDUM BY PURCHASING IS BINDING.</p>						

SEE REVERSE SIDE FOR TERMS AND CONDITIONS

SIGNATURE	TELEPHONE	DATE
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TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE
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WHEN RESPONDING TO RFQ, INSERT NAME AND ADDRESS IN SPACE ABOVE LABELED 'VENDOR'



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<p>NO CONTACT BETWEEN THE VENDOR AND THE AGENCY IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE STATE BUYER. VIOLATION MAY RESULT IN THE REJECTION OF THE BID. THE STATE BUYER NAMED ABOVE IS THE SOLE CONTACT FOR ANY AND ALL INQUIRIES AFTER THIS EOI HAS BEEN RELEASED.</p> <p>EXHIBIT 10</p> <p>REQUISITION NO.: .GSD126428..</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 X</p> <p>NO. 2 X</p> <p>NO. 3</p> <p>NO. 4</p> <p>NO. 5</p> <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</p>						

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<p>INFORMATION ISSUED IN WRITING AND ADDED TO THE SPECIFICATIONS BY AN OFFICIAL ADDENDUM IS BINDING.</p> <p style="text-align: center;">  SIGNATURE KCI Technologies, Inc. COMPANY 02/07/2012 DATE </p> <p>NOTE: THIS ADDENDUM ACKNOWLEDGEMENT SHOULD BE SUBMITTED WITH THE EOI.</p> <p>REV. 09/21/2009</p> <p>BANKRUPTCY: IN THE EVENT THE VENDOR/CONTRACTOR FILES FOR BANKRUPTCY PROTECTION, THE STATE MAY DEEM THE CONTRACT NULL AND VOID, AND TERMINATE SUCH CONTRACT WITHOUT FURTHER ORDER.</p> <p>ANY INDIVIDUAL SIGNING THIS BID IS CERTIFYING THAT: (1) HE OR SHE IS AUTHORIZED BY THE BIDDER TO EXECUTE THE BID OR ANY DOCUMENTS RELATED THERE TO ON BEHALF OF THE BIDDER, (2) THAT HE OR SHE IS AUTHORIZED TO BIND THE BIDDER IN A CONTRACTUAL RELATIONSHIP, AND (3) THAT THE BIDDER HAS PROPERLY REGISTERED WITH ANY STATE AGENCIES THAT MAY REQUIRE REGISTRATION.</p> <p style="text-align: center;">NOTICE</p> <p>A SIGNED EOI MUST BE SUBMITTED TO:</p>						

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DEPARTMENT OF ADMINISTRATION PURCHASING DIVISION BUILDING 15 2019 WASHINGTON STREET, EAST CHARLESTON, WV 25305-0130						
THE EOI SHOULD CONTAIN THIS INFORMATION ON THE FACE OF THE ENVELOPE OR THE EOI MAY NOT BE CONSIDERED: SEALED EOI						
BUYER:				KRISTA FERRELL-FILE 21		
EOI. NO.:				GSD126428		
EOI OPENING DATE:				02/09/2012		
EOI OPENING TIME:				1:30 PM		
PLEASE PROVIDE A FAX NUMBER IN CASE IT IS NECESSARY TO CONTACT YOU REGARDING YOUR EOI: ----- (304) 296-3611 -----						
CONTACT PERSON (PLEASE PRINT CLEARLY): ----- John Rudmann, PE, RLA, LEED AP -----						

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TITLE	FEIN	ADDRESS CHANGES TO BE NOTED ABOVE

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GSD126428

RFQ No. _____

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 exceeds 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: KCI Technologies, Inc.

Authorized Signature:  Date: 02/07/2012

State of Maryland

County of Carroll, to-wit:

Taken, subscribed, and sworn to before me this 7th day of February, 2012.

My Commission expires 7/19, 2015.

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NOTARY PUBLIC 

Concept

The goal of this project is to design security features to secure the Capitol campus perimeter and interior areas from vehicular traffic while retaining open pedestrian traffic movement through Crime Prevention Through Environmental Control (CPTED) concepts and the provisions of applicable security and anti-terrorism standards. The design will consider existing campus plans, buildings, and landscaping elements. The resulting design solution will strive to maintain the existing "park-like" atmosphere.

KCI Technologies, Inc. (KCI) proposed approach will:

- Develop a list of Campus Critical Assets: KCI will research and create a list of campus critical assets to be considered in the design of the vehicular traffic security features to secure the Capitol campus perimeter and interior areas.
- Conduct a Security Vulnerability Analysis (SVA): KCI will conduct a SVA to identify anticipated vehicular traffic threats associated with the campus critical assets and conceptually develop security countermeasures and mitigation techniques appropriate to the Capitol campus. KCI will generate a detailed description for each anticipated vehicular traffic threat scenario that is identified as a relevant risk. The selection of the threat scenario for event profiling will be based on the consequence magnitude of the event and the projected potential event frequency. Threats deemed as low-risk due to their potential minimal effect or low likelihood of occurrence may not be subject to detailed threat event profiling. A graphical representation of the consequences and severity of the selected threat events will be generated. Threat events profiled will include past campus experiences and anticipated threats such as acts of terrorism.
- Design specific perimeter and interior area vehicular traffic security countermeasures and mitigation techniques appropriate to the Capitol campus incorporating Crime Prevention Through Environmental Design (CPTED) concepts and the provisions of applicable security and anti-terrorism standards.

KCI has experience conducting risk assessment, threat identification, contingency planning, security vulnerability assessments, and developing engineered security solutions in a wide range of operating environments and for a wide range of business and government entities. To assist the State of West Virginia with this State Capitol Campus Security Design project, KCI proposes to base its general approach on accepted CPTED principles and selected nationally recognized codes and standards. Among the nationally recognized codes and standards, KCI may look to ANSI/NFPA 730, ASIS General Security Risk Assessment Guideline, FEMA 452 guideline on mitigating potential terrorist attacks against buildings, U.S. Department of Defense Unified Facilities Criteria for anti-terrorism/force protection, and techniques taken from the VAMCAP®¹ vulnerability assessment methodology, among others.

Stakeholder Group

KCI recommends establishing a Capitol Campus Stakeholder Group to provide this project efficient access to the various interest groups and sources of information. The stakeholder group will serve as a communication channel for information of general interest and of a non-sensitive nature. The stakeholder group will provide a level of quality assurance to the survey data and asset identification aspects of the process and help to ensure that the campus community is aware of the positive and security enhancing benefits of the resulting enhanced security features.

Capitol Campus Security Project Program Manager

KCI recommends that the State of West Virginia designate a management representative and point of contact for this project. This program manager will serve as the State's day-to-day manager and counterpart to the KCI project principal/manager. The Capitol Campus's Program Manager will serve as the first point of contact on the performance of the contract. This program manager will serve as the facilitator within the Capitol Campus structure to provide necessary authorization and information to KCI on assets, reports, maps, and access control. The program manager should assist with identifying and engaging key stakeholders relative to this project on behalf of the Capitol Campus. Critical stakeholders may include Campus Protective Services and/or Sworn Law Enforcement, Campus Facility Maintenance, Facilities Engineering, and contacts for off-campus including supplied utilities and other life-lines such as communication systems. KCI will work with the program manager to identify specific organizations and individuals based on the characteristics of the Capitol Campus.

Proposed Organizational Structure

KCI proposes the following organization. The day-to-day project decisions will be made between the Capitol Campus' Program Manager and KCI's Project Manager. The project will be supported on general issues by the Stakeholder Group. On technical issues, the Program Manager will provide support, input, and information.

¹ VAMCAP®¹ is a registered trademark owned by SafePlace Corporation of Wilmington, Delaware (www.safeplace.com).

Project Approach

KCI proposes a 3-Stage approach to the development of the Capitol Campus Security design.

1. Pre-Planning

The Pre-Planning stage is a series of tasks designed to establish the basic operating parameters for all of the involved personnel. This includes Capitol Campus representatives, stakeholders, and the consultant team. This stage sets expectations, responsibilities, lines of communication, quality control parameters, and timelines.

Tasks

- a) Designation by the Capitol Campus of the Project Program Manager
- b) Designation of the Capitol Campus Stakeholder Group: The Capitol Campus stakeholder group serves as an information resource to KCI and represents the interests of the Capitol Campus. This group is a focal point for communication for stakeholders. The stakeholder group reports to the Capitol Campus program manager. Communication with this group is coordinated by the program manager.
- c) Kick-off Meeting: This meeting serves to ensure that all stakeholders and direct participants understand the goals, the process, the timelines, responsibilities, and the reporting/management structure. Any tasks not addressed by the Statement of Work would be noted and assigned.

2. Security Vulnerability Analysis (Deliverable)

In this stage, KCI conducts a security vulnerability assessment (risk assessment and threat evaluation). Most credible methodologies all rely on several underlying steps, with modifications to provide for specific outputs, to simplify the analysis or to generally allow for the use of existing data.

Tasks

- a) Asset Characterization: Identifying the critical assets whose loss or damage would result in a significant impact
- b) Threat Characterization: Development of threat/attack definitions
- c) Risk Analysis: Analysis of how likely a threat is to cause damage to a critical asset
- d) Consequence Analysis: Suffered loss definitions

KCI proposes using the VAMCAP approach with some minor modification to allow for concurrent work on difference sections of the project. It must be noted that the availability, through the program manager, of existing data, analysis, plans and asset characterizations will make for a more efficient and timely completion of the project.

3. Security Countermeasure Design and Implementation (Deliverable)

This is the engineering design phase of the project. During this design phase, specific perimeter and interior area vehicular traffic security countermeasures and mitigation techniques appropriate to the Capitol campus will be developed incorporating Crime Prevention Through Environmental Design (CPTED) concepts and the provisions of applicable security and anti-terrorism standards.

Tasks

- a) Utilizing the results of the SVA, evaluate and propose countermeasures that are intended to produce some combination of reduced vulnerability or improved defense. This activity also helps to generate mitigation strategies, some of which may be implemented with little or no cost.
- b) Develop design, construction and contract documents that can be implemented to address specific vehicular traffic security threat events identified in the SVA to secure the Capitol campus perimeter and interior areas. Design would include suggested upgrade to campus security features, procedures and policies, and facility hardening to protect specific critical assets.
- c) Provide construction related professional services to coordinate construction and element installation; system commissioning; and coordination with various State and local agencies

West Virginia Department of Administration *Capitol Campus Security Project*

4. SafePlace® Premises Security Certification™ (Optional)

As a SafePlace® Authorized Surveyor™, KCI can provide the State of West Virginia with SafePlace Premises Security Certification™ for the Capitol Campus. SafePlace programs respond to the global need for credible and independent information regarding the safety/security of facilities and locations.



Premises Security Certification Program™

This SafePlace program provides conformity assessment with ANSI/NFPA 730, the national standard of care for premises security of public access facilities. Facilities that participate in the SafePlace Premises Security Certification Program benefit from objective, expert analysis and valuable recommendations that drive continuous improvement in matters of traditional security risks and the new world threat of terrorism.

KCI Technologies, Inc.

With revenues of \$124 million in 2010, KCI Technologies, Inc. (KCI) is ranked 82nd among the top consulting engineering firms in the country by the *Engineering News-Record*. Today, the employee-owned, multi-disciplined engineering firm employs approximately 850 people operating in 21 offices in 13 states – Delaware, Florida, Georgia, Indiana, Maryland, New York, North Carolina, Ohio, Pennsylvania, Tennessee, Texas, Virginia, and West Virginia – as well as the District of Columbia.

With a professional staff of engineers, planners, scientists, surveyors, and construction managers, we offer a broad range of engineering services, including civil, structural, transportation, environmental, hazardous waste, mechanical, electrical, telecommunications, and soils. We also provide cultural and environmental resource management services, land planning and landscape architecture, geology, hydrology, ecology, surveying, and construction management and inspection.

The professional staff is supported by CADD (Computer-Aided Drafting and Design) designers, BIM (Building Information Modeling) designers, GIS (Geographic Information Systems) experts, and database analysts, programmers, and technicians; as well as state-of-the-art computer, field, and lab equipment. KCI's computer network supports the firm's core production systems, including BIM, CADD, GIS, three-dimensional visualization/animation tools, document processing and desktop publishing, and project management. The firm's integrated approach to automating design, drafting, documentation, and presentation minimizes costs, facilitates coordination among engineering disciplines, and expedites the production of high-quality products.

At KCI, we believe that our broad technical expertise, combined with our unique commitment as employee owners, has enabled us to emerge as industry leaders whose customers can count on excellent service time and again.

History

KCI traces its corporate history to a Baltimore firm founded in 1955. In the early 1970s, the firm – along with a number of other privately held engineering companies – joined Kidde, Inc., and became known in 1978 as Kidde Consultants, Inc. In August, 1987, Hanson Trust, PLC, of Great Britain (a manufacturing company with diversified holdings, worldwide) purchased Kidde, Inc. In 1988, an employee buyout was completed, creating Maryland's largest employee-owned company. The firm officially changed its name to KCI Technologies, Inc., in 1991 and relocated its headquarters to Hunt Valley, Maryland in 1993.

Location

KCI has been working throughout the state of West Virginia for more than 20 years and is familiar with the conditions and infrastructure of West Virginia. Our Morgantown office has a wide range of experience working with various state agencies, as well as private developers and contactors. We have engineers who understand and advocate for the needs of the state of West Virginia as well as rural communities and public service districts. Our backgrounds range from WVDOH to USDA Rural Development. KCI has the knowledge to aid our clients in all aspects of this project including but not limited to preliminary study, preliminary design, funding assistance, final design, bidding services, construction administration, construction inspection, or any other service needed to complete these types of projects.

Experience with Higher Education Clients

The KCI team's approach to each project balances the understanding between both the technical and the practical - getting the project constructed safely, efficiently, and on-time, while responding to the facility's operational demand. Truly successful design responds to both. We look at the entire project and its integration into the campus, and recommend options ensuring the project responds to its setting without fading into the background. We believe the design process is one of constant iteration and refinement. We have found our clients to be extremely knowledgeable about their needs and we look to present options, approaches, and ideas to stakeholder groups for their contributions. KCI supports the infrastructure needs of higher education institutions through contracts with the following clients:

- West Virginia University
- West Virginia School of Osteopathic Medicine
- University of Maryland
- University of Akron
- Howard Community College
- Anne Arundel Community College

Paradigm Architecture

Paradigm by definition means an example that serves as pattern or model. The goal of Paradigm Architecture (Paradigm) is to be an example in client service, design quality, and technical proficiency. For every project, Paradigm works closely with the unique requirements of the particular client to design a structure that reflects both the appropriate image and proper function to optimize the working or living environment. Paradigm Architecture has experience in a broad range of project types. This work includes private individual, corporate, governmental, educational, and institutional clients.

Educational

Educational experience includes architectural and master planning services for administrative office space, parking facilities, student housing, libraries, student centers, athletic facilities, classrooms, and research laboratory facilities. We have worked on campuses that include West Virginia University, Fairmont State University, Davis and Elkins College, The College of West Virginia, Hampden Sydney College, Wake Forest University, Ayers State Technical College, The University of North Carolina at Greensboro, and The University of Alabama at Birmingham. Paradigm's staff has also been involved in educational facilities at the elementary and high school level including new and renovated buildings.

Institutional

Medical and retirement life care projects dominate our staff's institutional portfolio. Medical projects include master planning, outpatient surgery centers, patient care rooms, emergency medicine, surgery suites, labor and delivery suites, Magnetic Resonance Imaging, X-ray diagnostic services, and heart catheterization spaces for hospital clients, radiation, and chemotherapy treatment areas in cancer centers, and professional medical office space for private physicians. Retirement life care facilities range from independent elderly housing and assisted living facilities to full nursing care centers.

Governmental

Members of Paradigm have been involved in various government projects at the Federal, State, and local levels. Federal clients include the GSA, Social Security Administration, Federal Bureau of Investigation, Drug Enforcement Agency, Small Business Administration, Mine Safety and Health Administration, USDA, and DOE. These projects range from new construction for new buildings to tenant fitups in shell buildings. State and local agencies include Department of Natural Resources, multiple higher education clients, Morgantown Chamber of Commerce, and Trussville City Hall.



KCI & Paradigm

West Virginia University Downtown Student Housing Project Morgantown, WV

KCI was a subconsultant to Paradigm Architecture for the New Honors Dormitory located on West Virginia University's downtown campus. This project was recently completed. KCI was responsible for overall site design, plaza, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting.

West Virginia School of Osteopathic Medicine Master Plan Lewisburg, WV

KCI was retained in conjunction with Paradigm Architecture to prepare a 10-year master plan for the West Virginia School of Osteopathic Medicine. KCI is providing planning; surveying; environmental assessments to include phase I and hazardous building materials; preliminary civil, structural, mechanical, electrical and plumbing engineering; and landscape architecture services with an emphasis on energy conservation and sustainable design on the 51.5-acre campus.

The View II at the Park Morgantown, WV

KCI was a subconsultant to Paradigm Architecture for the View II. The View II is the second phase of a three phased development along the waterfront in Morgantown. The View II is a four-story structure that houses Morgantown Area Chamber of Commerce on the first floor, with residential condominiums on the upper floors. KCI was responsible for overall site design, utility lines, sidewalks, drainage, stormwater retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting.

The Dayton Morgantown, WV

KCI was a subconsultant to Paradigm Architecture for The Dayton. The Dayton is a three-story modular building located at the corners of Ridgeway Avenue, Dayton Street and Richwood Avenue. The building is a mixed-used residential housing project with a parking garage and retail space located on the ground level. KCI was responsible for overall site/civil design, landscape design, water lines, sanitary sewer, general utility coordination, site/civil permitting and erosion and sediment control.

Morgantown Event Center Morgantown, WV

KCI was a subconsultant to Paradigm Architecture for the new Morgantown Event Center and Parking Garage, located in the Wharf District. KCI provided site/civil engineering and landscape architecture services for this design-build project.

USDA Building Sabraton, WV

KCI was a subconsultant to Paradigm Architecture for the USDA Building located in the Sabraton Area of Morgantown. KCI provided site/civil engineering and landscape architecture design services for this design/build project. This project is pursuing LEED certification.



Additional Qualifications

Authorized Contact Persons

John Fannin III, CPP, LEED AP, Principal-in-Charge
Two Righter Parkway, Suite 200
Wilmington, DE 19803
(302) 479-7000
john.fannin@kci.com

John Rudmann, PE, RLA, LEED AP, Project Manager
48 Donley Street, Suite 502
Morgantown, WV 26501
(304)296-3611
john.rudmann@kci.com



Key Staff

The collective experience and education of our staff is vital to our ability to deliver innovative, timely, and effective solutions for our clients. KCI professionals provide strategic advisory services, technical assistance, consultation, engineering design, conformity assessment, program development, and specialized training and education services.

KCI recruits and retains a highly professional, highly motivated staff that includes engineers, scientists, analysts, surveyors, planners, and construction managers. Working in multi-disciplined teams in a collaborative environment on a wide variety of projects, our workforce is client focused and budget conscious.

Resumes can be found later in the next six pages of this section for the following key staff:

John Fannin, CPP, LEED AP, KCI, Principal-in-Charge
John Rudmann, PE, RLA, LEED AP, KCI, Project Manager and Civil Engineering Lead
Ken Jaccard, KCI, Security Lead
Paul Walker, AIA, Paradigm, Architecture Lead
Eric Lord, RLA, KCI, Landscape Architecture Lead

West Virginia Department of Administration

Capitol Campus Security Project

John Fannin, CPP, LEED AP

Principal-in-Charge

Education

BS / Engineering

Registration

Certified Protection Professional
LEED Accredited Professional
DHS/CVI Certified

Mr. Fannin has a distinguished career spanning more than 30 years with specialized experience in fire protection engineering, industrial security, life safety and risk management, and has a diverse executive management background.

Mr. Fannin plays an integral role in international codes and standards development. He serves on several code development committees including the Committee on Premises Security (ANSI/NFPA 730/731), Standard on Disaster/Emergency Management and Business Continuity Programs (ANSI/NFPA 1600), and the U.S. Technical Advisory Group to the International Organization for Standardization (ISO) for the Societal Security Standard (ISO/TC223), the international standard for crisis management and business continuity. He assisted in the completion of the U.S. Department of Homeland Security sponsored Risk Analysis and Management for Critical Assets Protection program. Relevant experience includes:

Chemical-terrorism Vulnerability Information (CVI), Training Seminar & CVI Security Guide™. Principal-in-Charge. Development of the CVI Security Guide, based in part on the Department of Homeland Security Procedural Manual for Safeguarding Information Designated as CVI. The guide outlines the requirements and recommendations for handling of CVI and contains source references with specific provision citations as well as pre-defined templates. Prepared the CVI Training Seminar for clients subject to Chemical Facilities Anti-Terrorism Standards (CFATS) regulations and CVI safeguarding requirements. Program includes a one-day seminar, participant workbook, and a CVI Security Guide.

E.I. du Pont de Nemours & Company (DuPont). Wilmington, DE. Principal fire protection and security engineering consultant to DuPont continuously since 1979.

Global Professional Services Agreement. A multi-year agreement to provide on-call consulting and engineering services to support DuPont facilities worldwide to include: security, fire protection, risk analysis/risk management, emergency management, contingency planning and crisis management. Specialized services include Chemical Facility Anti-Terrorism Standards (CFATS) and Maritime Transportation Security Act (MTSA) compliance consultation and security engineering services, security vulnerability assessments/risk analysis (SVA), engineering design and implementation of site security plans (SSP), applying anti-terrorism/force protection (AT/FP) principles, providing analysis and recommendations on cost/benefit based mitigation strategies and countermeasure techniques for the critical asset environment which may be the target of a terrorist attack.

Corporate Security, High-Risk Facility Vulnerability Assessment / Mitigation. Respond to an immediate post 9/11 request providing specialized industrial security engineering consulting services, conducting security vulnerability assessments of high risk chemical manufacturing facilities. Services included site surveys to develop facility characterizations, determine existing site security lines of defense, facilitate site specific threat scenario process, develop security mitigation plan employing anti-terrorism/force protection (AT/FP) principles, prepare high-spot estimates for implementation of report recommendations and assist with protection measure implementation. Sites included multiple locations throughout Delaware, New Jersey, North Carolina, Texas, West Virginia, Tennessee, and Louisiana. Services also included development of a vulnerability assessment methodology (VAM) training program and participation in the delivery of proprietary VAM training sessions in Wilmington, Delaware and Houston, Texas.

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Corporate Headquarters Buildings, Wilmington, Delaware. Provided design, construction management and testing, and commissioning to construct a complete computer based monitoring and control system for site access control and security monitoring, fire detection and alarm systems within the nine inner city buildings as well as a complete NFPA 72 proprietary station facility.

ADT Advanced Integration. Principal-in-Charge. Providing Chemical Facility Anti-Terrorism Standards (CFATS) and Maritime Transportation Security Act (MTSA) compliance consultation and security engineering services to ADT Advanced Integration, a division of ADT Security Services, Inc. - Tyco International (ADT). Exclusively provide regulatory compliance consultation and security engineering services to oil and gas exploration, refining, and chemical companies for ADT.

Chevron Refinery Security Enhancement Project - Richmond, California. This Chevron Richmond Refinery covers a land area nearly as large as the City of San Francisco, has more than 5,000 miles of pipelines, and hundreds of storage tanks holding in excess of 15 million barrels of crude, gasoline, jet fuel, diesel, lube oil, wax, and other chemicals. The refinery has several distinct zones for the various stages of the refining process, including distillation, cracking, and blending. With a processing capacity of over 350,000 barrels per day, this refinery is among the largest in the United States. Serves as the design professional to the Chevron Refinery Security Enhancement Project in Richmond, California for ADT including review, design and implementation of proposed physical security solutions pursuant to the Maritime Transportation Security Act (MTSA) and Chemical Facility Anti-Terrorism Standards (CFATS) providing:

- Security engineering
- Land surveying
- Civil engineering
- Electrical engineering
- Subsurface utility engineering
- Project/Construction management assistance

Project security enhancement measures include:

- High security fencing
- Intrusion detection systems
- License plate recognition systems
- Surveillance camera network
- Radar domes
- Vehicle grab and rated barrier systems
- Pedestrian turnstiles
- Automated vehicle, railroad, and personnel gates
- Waterway security grates
- Electrical power distribution system

Johnson & Johnson Services, Inc. Principal-in-Charge. Providing security, fire protection, risk analysis, life safety, emergency management and certain traditional engineering services.

Corporate Security Guidelines. Provided industrial security consultation services to the World Wide Security Division of Johnson & Johnson which includes strategic advisory and technical assistance associated with the enhancement/development of corporate security guidelines and procedures for use globally.

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John Rudmann, PE, RLA, LEED AP
Project Manager

Education

BS / Civil Engineering
BS / Landscape Architecture

Registration

RLA / WV / 341
Also RLA in MD, OH, PA
PE / WV / 14779
Also PE in MD, PA
LEED Accredited Professional

Mr. Rudmann is a licensed civil engineer, a licensed landscape architect, and a LEED Accredited Professional. Design tasks have included site master planning, stormwater design, utility design, grading, access road design, erosion and sediment control design, pedestrian plaza design, site permitting, golf course design, and completing project specifications. He has designed several different methods of bio-filtration and has completed all the necessary credit paper work to achieve LEED Certification. Relevant project experience includes:

West Virginia University Architectural and Engineering Open-End. Morgantown, WV. Project Manager. Contract involved site/civil, structural, mechanical, electrical, plumbing, fire protection, geotechnical, and environmental engineering as well as landscape architecture and surveying. KCI's engineering staff has provided the University with a high level of expertise and prompt service on the Summit Hall parking garage, Evansdale Library, Percival Hall pedestrian bridge, Coliseum tunnel, steam tunnel "A", and the new Greenhouse building.

Downtown Student Housing Project. Morgantown, WV. Senior Design Engineer. KCI was a subconsultant to Paradigm Architecture for the New Honors Dormitory located on West Virginia University's downtown campus. Mr. Rudmann was responsible for the overall design of all site/civil services which included an extensive landscaping plan, access road, and courtyard pedestrian design. Due to severe space limitations, Mr. Rudmann utilized oversized piping and developed a gravel layer to be used for water detention to meet environmental standards.

West Virginia School of Osteopathic Medicine Master Plan. Lewisburg, WV. Project Manager. KCI is assisting Paradigm Architecture in providing master planning services to the West Virginia School of Osteopathic Medicine in southeastern West Virginia. KCI is providing planning; surveying; preliminary civil, structural, and MEP engineering; and landscape architecture services with an emphasis on energy conservation and sustainable design on the 51.5-acre campus.

University of Akron Intercollegiate Soccer Stadium Improvements. Akron, OH. Landscape Architect. Project involves design of a new intercollegiate competition soccer field for approximately 3,400 spectators with field lighting, drainage and sub drainage, scoreboard, berm and metal grandstand seating, and perimeter enclosure. Mr. Rudmann was responsible for the design of the landscaping and irrigation for the field improvements.

Cacapon Resort State Park Lodge Expansion and Park Improvement. Capacon, WV. Site/Civil Engineer. As a subconsultant to Paradigm Architecture, KCI managed and performed tasks for water and wastewater system improvements as part of state park upgrades and expansion project. Mr. Rudmann is responsible for completing the design for the lodge expansion and pedestrian plaza, which includes a pool, outdoor dining, gas and wood fireplace areas, and spaces for concerts and weddings.

USDA Building Design/Build. Sabraton, WV. Project Manager. KCI was a subconsultant to Paradigm Architecture for the USDA Building located in the Sabraton Area of Morgantown. KCI provided site/civil engineering and landscape architecture design services for this design/build project. Mr. Rudmann was responsible for the overall design of all site/civil services which included site design, access roads, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the permitting. Most of the stormwater filtration was achieved through the use of bio-filtration cells within the parking lot areas and swales located closer to the building. Mr. Rudmann also completed all the necessary LEED submittal paperwork for sustainable site and water efficiency credits. This building has been certified Silver.

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Ken Jaccard

Senior Security Specialist

Education

MS / Public Administration
Graduate / US Army War College
Graduate / US Army Command
and General Staff College
BS / United States Military
Academy

Mr. Jaccard has more than 15 years of experience providing security services to government and commercial clients. Prior to his security career, Mr. Jaccard was a career US Army officer with more than 25 years of service, attaining the rank of Colonel. He held a variety of staff positions from Platoon Leader to Department of the Army level. He worked as a Joint Staff Officer and with members of US Embassy staff overseas. Relevant experience includes:

Johnson & Johnson Services, Inc. Project Manager. Providing security, fire protection, risk analysis, life safety, emergency management and certain traditional engineering services.

Corporate Security Guidelines. Provided industrial security consultation services to the World Wide Security Division of Johnson & Johnson which includes strategic advisory and technical assistance associated with the enhancement/development of corporate security guidelines and procedures for use globally.

Manager of Security. Established an effective security program at a very large newly acquired site. Both manufacturing and logistics centers occupied 1.25 million SF facility. With business leaders from two separate operating companies, it was essential to develop rapport and consensus to establish consistency, standardization, and restructuring of site security operations and equipment.

- Standardized site security operations and equipment across two collocated independently operating business units resulting in transformation of security operations and \$50,000 cost savings.
- Upgraded site access control and CCTV to industry standards vastly improving security support to the manufacturing and the logistics business operations.
- Active participant with the Pfizer Global Security Assessment Team conducting security vulnerability and asset protection assessments of pharmaceutical, manufacturing and logistics sites worldwide. Penetration and incident response conducted as requested.
- Member of Business Continuity and Special Response Committees. Worked on planning committee for emergency response exercises. Wrote security portion of plan and the demonstration and strike response procedures.
- Recognized for site security training and cross training programs as a standard for other sites.
- Conducted investigations and worked in concert with the Information Security Officer on IT related cases and with local law enforcement agencies as required.
- Reorganized trailer truck entry/exit gate for Logistics Center reducing processing time of over 100 truck transactions per day by 30%.

Pfizer Pharmaceutical, Animal Health Division. Exton, PA. Manager of Security, Administration, and Facility Services. Led transformation of services for physical expansion of the headquarters facility proper, security, environmental health and safety, and services within budget. Conducted Security Vulnerability Assessment for the site, established priorities, wrote, and implemented the capital projects to mitigate the site risks. Implemented plan for security and surveillance upgrade of the site to ensure compliance with Pfizer Pharmaceuticals' policies, procedures, standards, and audit recommendations. Member of site contingency and disaster planning team to ensure minimal disruption to operations during times of crisis. Responsible for site safety program, training, evacuation and periodic air quality testing within site buildings.

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Paul Walker, AIA
Architect, Paradigm

Education

BA / Architecture

Registration

NCARB / WV

Also NCARB in AL, FL, NC,
PA, and SC

Mr. Walker has 29 years of experience as an architect and received his registration in 1986. He became a business owner in October 2000 when he created Paradigm Architecture. Mr. Walker's design responsibilities include programming, development of construction documents, project management, and construction administration. Among the variety of projects he has designed and supervised are commercial, corporate, educational, governmental, industrial, institutional, recreational, religious, and residential. The scope of projects ranges from a few thousand dollars to over 30 million dollars. Relevant project experience includes:

**The Jackson Kelly Office Building
Morgantown, West Virginia**

Completed: Summer 2002
Cost: \$4.5 Million (shell)

**Fairmont State University Hardway Hall
Fairmont, West Virginia**

Completed: Fall 2010
Cost: \$50,000

**Davis and Elkins College Athletic Center
Elkins, West Virginia**

Completed: Spring 2007
Cost: \$5.5 Million

**United States Department of Energy
Office of Legacy Management
Records Storage Facility
Morgantown, West Virginia**

Completed: Summer 2009
Cost: \$8 Million (Shell)

**Morgantown Event Center
and Parking Garage
Morgantown, West Virginia**

Completion: Spring 2010
Cost: \$26.3 Million

**Two Waterfront Place
Hotel and Conference Center
Morgantown, West Virginia**

Completed: Summer 2003
Cost: \$35 Million

**West Virginia University
Milan Puskar Stadium
Touchdown Terrace Club Addition
Morgantown, West Virginia**

Completed: Fall 2007
Cost: \$800,000

**Charleston Federal Center
Charleston, West Virginia**

Completed: Winter 2000
Cost: \$10 Million

**Clarksburg Federal Center
Clarksburg, West Virginia**

Completed: Summer 2001
Cost: \$9 Million

**United States Department of Agriculture
Morgantown, West Virginia**

Completed: Summer 2009
Cost: \$6.5 Million (Shell)

**Glade Springs Resort
and Conference Center
Daniels, West Virginia**

Completed: Fall 2005
Cost: \$6 Million

**West Virginia University
Coliseum and Athletic Office Renovations
Morgantown, West Virginia**

Completed: Summer 2008
Cost: \$1.5 million

**West Virginia University
Intermodal Garage
Morgantown, West Virginia**

Completed: Fall 2009
Cost: \$14.5 Million

**Marina Tower
Morgantown, West Virginia**

Completed: Winter 2008
Cost: \$10 Million (Shell)

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Eric Lord, RLA
Landscape Architect

Education

BS / Landscape Architecture

Registration

RLA / WV / 338

Also RLA in MD, PA

Mr. Lord has more than 15 years of experience in the planning, execution, design, and project management of a wide array of landscape architecture related projects. These projects include numerous transportation enhancements related projects involving streetscape beautification/revitalization and various pedestrian and bicycle facility projects, planning studies, and streetscape and trail design guideline development. Additionally, he has spent a considerable amount of time in the public involvement of these projects as well as preparing presentation graphics. Mr. Lord is one of KCI's proficient graphic designers providing valuable skills developing hand renderings, photo-simulation computer generated images displaying "before" and "after" concepts, as well as 3-D animations, modeling, and fly-throughs. Relevant experience includes:

Cacapon Resort State Park Lodge Expansion and Park Improvement. Berkeley Springs, WV. Landscape Architect. As a subconsultant to Paradigm Architecture, KCI managed and performed tasks for water and wastewater system improvements as part of state park upgrades and expansion project. For the lodge facility, Mr. Lord is responsible for completing the overall design of all landscape and pedestrian facility services, which includes sidewalks and ADA compliant routes, landscaping, erosion and sedimentation control, and permitting. The outdoor plaza area is being designed to enhance the pedestrian experience and maximize views from the lodge. Project amenities include stamped/colored concrete and scored/colored concrete, as well as numerous benches, seating walls, fire pits, and plant material.

Canaan Valley Resort State Park. Davis, WV. Landscape Architect. KCI is a subconsultant to Paradigm Architecture for the Canaan Valley Resort State Park Improvement Project. The project involves engineering, surveying, and landscape architecture services for lodge expansion and facility improvements. Mr. Lord is responsible for developing the landscape plans to enhance the aesthetic appeal of the resort, including estimates and specifications for the project while ensuring to address the ecological sensitivity of the plant communities of Canaan Valley which are unique in the world, ranked as high as "G1" (Globally Critically Imperiled), which is the highest conservation priority ranking a plant community can receive.

Potomac Street Corridor Improvement Project. Harpers Ferry, WV. Landscape Architect. KCI is providing design services to the Town for improvements along Potomac Street between Hog Alley and the railroad crossing, approximately 1,140 LF. This project will include seamless transitions for the improvements within the historic district and adjacent private and National Park Service (NPS) properties. This project will include close coordination with the NPS and SHPO. Mr. Lord is involved in the development of the proposed facilities and amenities which include undergrounding all utilities, mini parks, creation of outdoor dining areas, incorporating the Armory Wall foundation in the design, replacement sidewalks, replacement of curb and gutter, period lighting, ADA compatibility, and crosswalk improvements. He will also be responsible for the development of traffic calming measures and additional site amenities such as benches/seat walls, wayfinding, and informational kiosks. Additional tasks for Mr. Lord include development of presentation graphics, 3-D modeling, and public involvement.

3rd Avenue Revitalization. Ranson, WV. Landscape Architect. KCI was recently awarded an open-end contract by the City of Ranson to provide engineering support for capital improvement projects. Our first task order is the 3rd Avenue Revitalization project. This task will involve design services along 3rd Avenue between Fairfax Boulevard and Preston Street and Mildred Street between the intersection with the traffic circle and 2nd Street for a distance of approximately 1,460 LF. The proposed facilities and amenities for this project include replacement sidewalks, replacement curb and gutter, ADA curb cuts with truncated domes, and pavement crosswalk striping.

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Relevant Experience and Commitment to the Capitol Campus Security Project

The KCI team is qualified and capable of providing architectural, engineering, and landscape architecture services as required to support the security enhancements of the Capitol Campus. KCI has designed the security systems, including smoke and intruder detection, fire alarm, and utilities systems, for numerous facilities. We have provided planning, design engineering, equipment procurement, and construction management services for a wide variety of building types as well as both public and private sector clients. We have also designed intrusion detection systems for federal, public, and private sector facilities. Systems include site security, central security, and secured rooms. Features include fencing, roads and surveillance systems, alarm and control systems supported by additional inter-office and back-up protective devices, closed circuit television systems, electronically activated intrusion alarm, access control and visitor alarm systems for doors, and windows and duress alarm systems, as well as system upgrades and PCB replacement.

KCI, with our teaming partner Paradigm, has the experience and the capacity to complete the security improvement standards and designs in their entirety.

The KCI team understands and accepts that any and all work produced will become property of the Agency, to be used and shared as required.

Conformance to All Applicable Regulations

All members of the KCI team design in conformance with all local, State, and Federal regulations applicable to this project. We have longstanding relationships with code officials, including West Virginia State Fire Marshal, and work closely with them through the life of the project.

KCI's staff of professional engineers offers a diverse background in the field of fire protection engineering coupled with ongoing involvement in the development and application of international codes and standards. This enables us to deliver cutting edge solutions and innovative approaches to the protection of life, property, and continuity of business operations resulting from hazards associated with fire.

Our comprehensive suite of fire protection engineering services includes code-based as well as performance-based design beginning with conceptual engineering, to detailed engineering and construction documents, to construction observation and final acceptance test monitoring. Performance-based design establishes fire-safety goals and incorporates approved methods that can be used to demonstrate regulatory compliance. KCI significant experience in developing performance-based design concepts and specifications results in the required equivalencies with specific implementation tactics based on sound engineering judgment. This approach can yield innovative solutions with reduced costs.

KCI has a wealth of experience in the design and upgrade of fire protection and other life safety systems meeting all current building codes, insurance, fire marshal, and other standards. KCI offers in house fire protection engineering consulting, suppression system design, property loss control consulting and fire safety engineering and management consulting. The complexity and special nature of some projects requires involving several engineering disciplines in order to reach a workable solution. In these cases, KCI can call upon the skills and knowledge offered by its other divisions, including civil, environmental, and geotechnical disciplines. Fire alarm system replacement requires a detailed knowledge of the codes governing the system's design and installation, as well as a broad experience with the variety of available fire alarm system types. The KCI team possesses such experience. KCI has successfully designed fire alarm systems meeting all of the requirements of ADA, NFPA 72 & 72E, and NFPA 101 (Life Safety Code). These designs have utilized all fire alarm system types, including hard wired, addressable, and PC-based, multi-plexed systems. Our experience encompasses the installation of wet and dry pipe sprinklers systems, extension of existing sprinkler system piping, hazard assessment, and the design of chemical-based fire suppression systems.

Litigation

KCI does not have any vendor complaints filed with the State Purchasing Division. Our open claims are summarized below:

- Stanley J. Fulford vs. North Carolina Constructors LLP et al, including KCI Associates of North Carolina (June 2009). KCI provided construction engineering inspection services during construction of the Knightsdale Bypass. Fulford was injured when he lost control of his vehicle and is suing KCI, claiming defective highway design and construction. KCI has obtained the accident report which states Fulford's vehicle was exceeding a safe speed in the rain. KCI denies any responsibility. Discovery shall be completed in December 2011. As of January 2012, no new activity.
- Stephen Meadowcroft vs. Veolia Energy Baltimore, Corporation (fka Trigen – Baltimore Energy Corporation) including KCI Technologies, Inc. (May 2011). KCI executed a consulting agreement for professional services with Trigen effective 01/01/2009 – 12/31/2009. The plaintiff's complaint is personal injury. On August 13, 2009, Mr. Meadowcroft was working for LAI Construction Services, Inc. at an underground utilities excavation site at Calvert and Saratoga Streets in Baltimore when the incident occurred, injuring Mr. Meadowcroft's hand. KCI's contract with Trigen clearly excludes life safety engineering and safety compliance consulting, nor is it believed that KCI's construction inspector was assigned to

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that particular project site where incident occurred. KCI filed a Motion for Summary Judgment to dismiss KCI from this case, and the Court granted the motion. The Plaintiff in turn has filed an appeal dated November 16, 2011. The case remains open and most likely an appeal briefing will not be scheduled until sometime early 2012.

Project Organization

Mr. John Fannin will be the Principal-in-Charge, responsible for coordinating and overseeing all contract activities. All work performed by KCI's staff will be performed under Mr. Fannin's direct supervision. Mr. John Rudmann will act as the Project Manager and primary point-of-contact with the Client, managing the daily activities and deliverables. He will be responsible for ensuring that design services are performed in a cost effective and technically accurate manner and in accordance with appropriate requirements.

Project Memorandum

The first duty of KCI's Project Manager following project initiation will be the preparation of a Project Memorandum. This document is distributed to all personnel involved in the project. It contains information concerning scope of services, budgets, schedules, key personnel, lines of authority and responsibility, administrative procedures, reference documents and criteria, and specific quality control procedures. This document ensures that all personnel involved in the project have access to all pertinent project information.

Kick-Off Meeting

A Kick-Off Meeting will be held involving all key Agency and KCI team personnel where the project scope will be reviewed and all relevant project material identified and collected. This meeting is crucial in successfully focusing the team on the task order's goals and objectives. Each phase of work, schedule, project, issues, and submission requirements will be reviewed. KCI will prepare a meeting agenda, invitations, and minutes.

Progress and Review Meetings

Periodically, the Agency's Project Manager, KCI's Principal-in-Charge, Project Manager, and the project team will meet to discuss the project and resolve issues affecting successful completion. KCI will prepare an agenda in preparation for each meeting and will prepare minutes documenting topics of conversation and issues resolved.

Preliminary Design Services

During this stage of the project, KCI will provide various levels of engineering preliminary design and support services based on the level and complexity of scope. During the investigative and concept portion of projects, team members become familiar with all pertinent information; they meet with Owner and facility personnel and visit the site to gather additional information. Project guidelines are reviewed and established for communication procedures, drawing and report format standards, formats, submission requirements and schedules. Program intent and requirements are reviewed, and strategies for design are set out. Each facet of the project is defined. We identify a project approach allowing adaptability, flexibility, and expansion considering alternative solutions to meet the Owner's needs. Maintenance and replacement issues are also taken into consideration. This phase of work facilitates the Owner's and our understanding of the proposed design challenges.

Design/Construction Services

During this stage of the project, KCI will develop design criteria; conduct additional visual inspections of the site (as required); become more familiar with the project scope; coordinate the project with the Owner and reviewing authorities; complete all work associated with preparation of plans, specifications, design analysis, and cost estimates; conduct work required to submit these documents at various project stages; and complete engineering calculations, analyses, and bidding phase services for competitive bid by contractors. The KCI team, during the design phase, will finalize all functional layouts and issues producing documentation which carefully integrates the work of all associated project disciplines. Quality review checks are carried out prior to each submission and prior to transmission of bid documents. These reviews include cost estimators and consideration of constructability. During design, the parameters of the project are continually compared with the Owner's needs for flexibility, innovation, and to ensure good engineering practices as well as conformity to all applicable code requirements. KCI's ultimate goal is to provide excellent service, an excellent design that is within budget and presented to the Owner in a timely manner, and to meet and/or exceed the project requirements.

Construction Administration Services

During this stage of the project, KCI will provide periodic construction inspection, documents of findings including site visit reports, review and approval of material submittals and shop drawings, final inspection report/recommendations, as-built drawings, compliance inspections, materials testing, construction administration, design review, technical consultations, field alteration for construction, and substantial and final completion punch lists.

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KCI is a proponent of the Team approach to all of our projects, and employees utilize several measures to ensure that projects are managed utilizing this approach. The involvement of the Client, Owner, Review Agencies, and Contractors as Team members to any given project is key to its success. KCI believes that developing and maintaining lasting professional relationships with Clients, Owners, Review Agencies, and Contractors prior to, during, and following the completion of a project is a must.

Quality Management System

KCI, as part of its strategic plan, has achieved ISO 9001: 2008 certifications companywide.

Our primary quality objectives are to:

- Satisfy client expectations through designs and professional services that conform to client specifications;
- Continually review company performance by analyzing objective data regarding both our processes and deliverables; and
- Use this objective data to identify and drive opportunities to continuously improve the Quality Management System.

ISO is a Quality Management System (QMS) standard requiring that company activities be modeled as a system of inter-related processes and that these processes be continually audited in order to objectively measure performance and improve outcomes. A key component of the ISO standard that differentiates it from others systems is the mandatory continual auditing and improvement requirement. As part of our quality management system, KCI has developed its own internal audit program to measure the performance of the processes which define our quality management system.

The application of this system in each technical discipline is provided for in the specific quality control procedures contained in each discipline's quality control manual. These procedures, developed by the technical staff, contain specific instructions on the preparation, checking, review, and coordination of each of the various work products produced by the discipline. Producing separate quality control procedures for each technical discipline allows the procedures to be customized and rigorous for the work products produced in that discipline. The purpose of these procedures is to minimize or eliminate potential errors, omissions, ambiguities, and inconsistencies in the design and development of project documents. These manuals and their implementation constitute the principal mechanism for quality control at KCI.

All work produced is checked before it is delivered to the client. KCI does not expect the client or reviewing agencies to perform quality control evaluation to verify the accuracy of KCI's work. All work is performed and checked by qualified personnel with appropriate education and experience. KCI staff will not perform or check work outside of their technical field of expertise. Review and checking of work at the technical discipline level is the responsibility of the technical team leader. It is the responsibility of the team leader to ensure that design and checking procedures are followed on work performed by staff under their supervision.

Key Staff

KCI has the resources and the staff to develop innovative, cost-effective, and efficient solutions and to provide complete project services from planning into design and through construction. Our staff is immediately available to initiate work on your next project. Resumes can be found in the Qualifications Section for the following key staff:

John Fannin, CPP, LEED AP, KCI, Principal-in-Charge
John Rudmann, PE, RLA, LEED AP, KCI, Project Manager and Civil Engineering Lead
Ken Jaccard, KCI, Security Lead
Paul Walker, AIA, Paradigm, Architecture Lead
Eric Lord, RLA, KCI, Landscape Architecture Lead

KCI's strategically located offices share resources and personnel when necessary. It is our customary practice to shift personnel and resources between offices to meet the staffing and scheduling requirements of a particular project. We are ready to commit our expertise and resources to the Agency to provide for the required contract services for this project.

Locations

The KCI team is well positioned to provide the complete architectural and engineering services for the security enhancement project. KCI and Paradigm both have offices in Morgantown, West Virginia, just over 150 miles from Charleston and the Capitol Campus. The resources of the entire KCI team will be available and utilized in the timely and successful completion of this contract.

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Organizational Chart



PRINCIPAL-IN-CHARGE

John Fannin III, CPP, LEED AP

PROJECT MANAGER

John Rudmann, PE, RLA, LEED AP

SITE/CIVIL ENGINEERING

John Rudmann, PE, RLA, LEED AP

SECURITY

Ken Jaccard

ARCHITECTURE

Paul Walker, AIA

LANDSCAPE ARCHITECTURE

Eric Lord, RLA

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Ability to Provide Services

The KCI team is qualified and capable of providing architectural, engineering, and landscape architecture services as required to support the security enhancements of the Capitol Campus. The KCI team has provided planning, design engineering, equipment procurement, and construction management services for the security systems protecting a wide variety of building types as well as both public and private sector clients. We have also designed intrusion detection systems for federal, public, and private sector facilities. Additional information on project experience can be found in the Similar Projects section of this proposal.

Chevron MTSA Security Enhancement Richmond, CA

KCI has been selected as the regulatory compliance and security engineering consultant to oil and gas exploration, refining, and chemical companies for ADT Advanced Integration, a division of ADT Security Services, Inc. Under this contract, KCI has recently been selected to provide review, design, and implementation of proposed security solutions for the Chevron Refinery in Richmond, California. Upgrades to this deep water port, petro-chemical facility are being completed in response to the requirements of the Maritime Transportation Security Act (MTSA) and Chemical Facility Anti-Terrorism Standards (CFATS).

KCI is providing security engineering, land surveying, civil engineering, electrical engineering, subsurface utility engineering, and project/construction management assistance. The refinery covers nearly as much land area as the City of San Francisco with distinct zones for different stages of the refining process. The site includes a deep water port, more than 5,000 miles of pipeline and hundreds of storage tanks holding over 15 million barrels of crude, gasoline, jet fuel, diesel, and other chemicals. With a processing capacity of over 350,000 barrels per day, this refinery is among the largest in the United States.

Project security enhancement measures include:

- High security fencing
- Intrusion detection systems
- License plate recognition systems
- Surveillance camera network
- Radar domes
- Vehicle grab and rated barrier systems
- Pedestrian turnstiles
- Automated vehicle, railroad, and personnel gates
- Waterway security grates
- Electrical power distribution system

Owner
ADT Advanced Integration

Client Contact
ADT Advanced Integration
2450 Boulevard of the
Generals
Norristown, PA 19403
Ryan Rieger
(610) 635-1423

Year Complete
Ongoing

Fee
\$4,000,000 estimated

Size
Varies by task

Facilities Master Plan Lewisburg, WV

KCI was retained in conjunction with Paradigm Architecture to prepare a 10-year Master Plan for the West Virginia School of Osteopathic Medicine in Greenbrier County, West Virginia. In the past 10 years, the school has built a number of specialized facilities, including a major medical technology center, a robotic care training center, and a significant library expansion. KCI's mission was to unify the fragmented campus, add a Student Activity Building, and meet some specific facility expansion needs.

The first task was to perform a complete facility assessment. The design team studied all existing buildings, building systems the campus utility infrastructure and roadway network to identify issues on non-compliance with building codes and ADA requirements. In support of these efforts, KCI provided planning; surveying; environmental assessments including Phase I and hazardous building materials studies; preliminary civil, structural, and MEP engineering; and landscape architecture services. The plan was to emphasize energy conservation and sustainable design on the 51.5-acre campus.

KCI met with school officials and presented alternatives for consideration. Upon collaboration with Paradigm and primary stakeholders, including school faculty, student representatives, board of directors, and facility management staff, an innovative plan was prepared for development of the campus over the next 10 years. This plan provided for a Student Activities building and numerous building expansions and alterations.

KCI also provided boundary and topographic surveys for the campus. Existing field data was merged into new aerial photography obtained to generate a base map. Our technicians worked with photogrammetrists to integrate field data and compile the digital terrain model and add supplemental field topography as needed. Hazardous materials surveys were completed to determine whether asbestos, lead, or other hazardous materials would be impacted by future development. Recommendations were made to mitigate these risks.

A new site circulation plan was provided that streamlined pedestrian access throughout the campus and provided separation between pedestrians and vehicles. These paths were categorized for traffic usage which resulted in a hierarchy of appropriate pavement types and path widths that accommodated predicted student use patterns and requirements. The master plan included new parking layouts and a major campus parking structure that provided convenient all weather parking and preserved campus open space. Significant trees, site amenities, and interactive open space were limited in the existing campus core.

KCI's planners and landscape architects prepared a long range planting plan which provided shade along major circulation paths and parking lots, provided interactive site activity nodes at strategic locations, and provided path layouts focused on the new Activity Center which will be a significant architectural campus feature.

Owner

West Virginia School of
Osteopathic Medicine

Client Contact

West Virginia School of
Osteopathic Medicine
400 North Lee Street
Lewisburg, WV 24901
Larry Ware
(304) 647-6250

Year Complete

2011

Fee

\$101,000

Size

51.5 acres



West Virginia University Site and Structural Improvements Morgantown, WV

KCI has provided West Virginia University with a variety of services including site/civil, structural, mechanical, electrical, plumbing, fire protection, geotechnical, and environmental engineering as well as landscape architecture and surveying. KCI's engineering staff has provided the University with a high level of expertise and prompt service on the following projects:

Summit Hall Parking Garage

WVU requested that KCI investigate the structural integrity of the parking garage after becoming aware of water leaking from the upper level to the lower level through cracks in the deck. KCI reviewed the existing plans for the garage and performed a preliminary site visit to provide a visual structural assessment. The on-site team inspected the garage for concrete delaminations, deterioration, and the associated corrosion of the reinforcing steel. The exposed portion of the top deck was inspected for concrete delaminations using a chain drag; the delaminations were located based on the sound the chain made. The underside of the upper deck was visually inspected and the existing concrete spalls were removed with a hammer to determine the extent of the concrete deterioration. KCI provided the University with a report of findings, recommendations for repairs, and cost estimates for each recommendation. WVU reviewed KCI's reports and asked our structural engineers to provide construction documents for the recommended repairs. KCI's construction documents have been submitted and approved by the University and repairs are currently being scheduled.

Evansdale Library

WVU requested that KCI perform a structural analysis for the potential expansion of the Evansdale Library. The University hopes to add an additional floor to the building to support its expanding collection. KCI reviewed the existing plans for the building and developed a report for the University of the building's structural adequacy.

Percival Hall Pedestrian Bridge

WVU requested that KCI design a replacement wood bridge deck for the existing pedestrian bridge connecting Percival Hall to the parking lot. KCI provided site surveying services using 3D laser scanning technology, structural design of the new bridge deck, and inspection of the existing concrete piers.

Coliseum Tunnel

KCI provided WVU with complete design services for the reconstruction of the East Wall of the Coliseum Tunnel.

Steam Tunnel Rehabilitation

KCI provided WVU with structural and electrical engineering services required to examine the existing conditions of steam tunnel A and prepare construction documents and project specific specifications to repair deficiencies.

Greenhouse Building

KCI provided WVU with site/civil engineering services for the construction of a new greenhouse building and associated utilities. KCI provided design documents including existing conditions and demolition plan, site layout and grading, site paving, storm drain, water, sanitary sewer, stormwater, and erosion and sediment control plans. KCI's design incorporated the building location, access drive, sidewalks, ADA accessibility, parking lot layout, and utilities. KCI also assisted during project bidding and construction administration.

Owner

West Virginia University

Client Contact

West Virginia University
975 Rawley Lane
Morgantown, WV 26506
John Sommers,
(304) 293-2856

Year Complete

Varies by project

Fee

\$200,000

Size

Varies by task

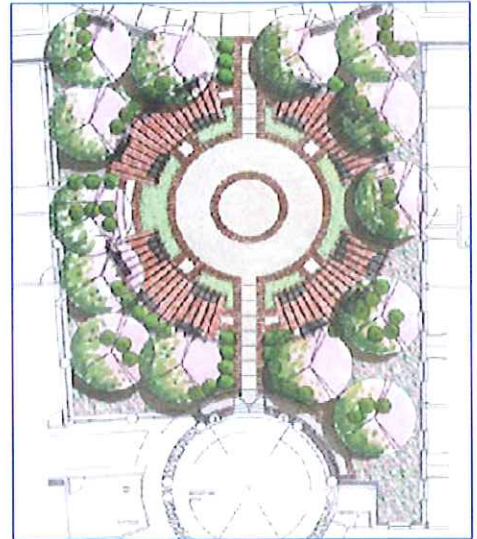


West Virginia Department of Administration *Capitol Campus Security Project*

Honors Dormitory

KCI was a subconsultant to Paradigm Architecture for the New Honors Dormitory located on West Virginia University's downtown campus. This project was completed in August, 2009. KCI was responsible for overall site design, plaza, utility lines, sidewalks, drainage, storm water quality and retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting.

The landscape architectural design team was charged with the task of creating an inviting gathering space as a forecourt to the new dormitory building. The design team utilized the architectural design of the new dormitory as a launching point for the organization of the space. The circular plan reinforces the main entry of the building while the center organizing space reflects the dimensions of the building rotunda space. Radiating out from the central organizing circle are seating areas appropriate for small student gatherings or outdoor study. The open and encompassing nature of the design reinforces the function of the space as a gathering space not only for the residents of the building, but for other users as well. The space created reflects the inviting and inclusive nature of the building architectural design and provides an appropriate space for group interaction and individual study.



Drainage issues were critical in the design of the courtyard, as were soil considerations. The stringent city stormwater requirements were achieved through innovative design. The ordinance requires a 10% quantity reduction in offsite runoff between the existing runoff rate and the final rate. There is also a requirement to filter out 80% of the total suspended solids. Since the project programming utilized 100% of the site area, these requirements were a challenge to meet. The courtyard itself is situated in a low point in the site topography and the stormwater pipe ties into deteriorating substandard existing pipe. The soil in the courtyard was amended to provide percolation and filtration to the underground drains. The quantity reduction was met through underground storage by providing oversized pipe and constricting the size of the outlet and providing a gravel blanket under the courtyard. The quality standard was met through providing a dual vortex separator stormwater filter and through bio filtration within the courtyard.

The natural lighting of the space was also a critical design issue. The design team examined the sun/shadow relationships of the space in light of plant material selection. Plant materials were also selected based on suitability for the campus. Requiring both technical innovation as well as creative landscape architectural design, the courtyard presented a challenging problem of combining functional storm water management requirements with the creation of an attractive, inviting outdoor space.



USDA Design/Build
Morgantown, WV

KCI was a subconsultant to Paradigm Architecture for the 36,000 SF USDA Building located in the Sabraton area of Morgantown. KCI provided site/civil engineering and landscape architecture design services for this design/build project.

The parking lot was designed to hold 154 spaces with 24 spaces in a secured area. To maintain ADA compliance and efficiently fit the parking lot into the existing terrain, the parking lot was designed at a 5% running slope with a 2% cross slope. This cross slope allowed the asphalt to be contoured into swales to direct water into a series of bio-filtration cells within the parking lot areas and swales located closer to the building. The location of the site is well known for stormwater problems and frequent flooding. The bio-retention areas have effectively alleviated the flooding condition for this site due to a significantly slower time of concentration which allows for water to slowly infiltrate on site and the excess to discharge off site. The site was also previously disturbed and certified a brownfield site.

This project is pursuing LEED certification. The site received a Certificate of Completion in accordance with 60 CSR 3, Section 12 for Voluntary Remediation and Redevelopment Act (VRRRA) Activities after an ASTM E1903-97 Phase II environmental assessment was completed. At the conception of this project, KCI's engineers recognized several challenges that would need to be dealt with throughout the design/build process in order to meet the program requirements of the USDA, as well as providing a site/civil design that maximized LEED® credentials outside of the building. The existing state road providing access to the project site lies within the flood plain. KCI provided a site/civil design that proposed raising the finished floor elevation and utilizing bio-retention areas within the project site to not only capture the on-site stormwater, but to protect the proposed buildings from the recurring flood conditions that are prevalent in the area. KCI designed the bio-retention areas within the proposed traditional parking islands thus eliminating a need for additional space within the project site for the required stormwater management devices.

In lieu of escalating project costs with large and long retaining walls, KCI's engineers were able to effectively design the proposed contour grading plans to minimize the height and length of the retaining walls.

KCI's engineers and landscape architects worked together to provide the contractor with plant seed mixes and traditional plants for the landscape plan that minimized project costs.

Owner
US Department of Agriculture

Client Contact
Paradigm Architecture
2223 Cheat Road, Suite 300
Morgantown, WV 26508
Jonathan Perry
(304) 284-5015

Year Complete
2009

Fee
\$32,000

Size
36,000 SF



West Virginia Department of Administration

Capitol Campus Security Project

West Virginia University Research Park

Morgantown, WV

A new sustainable office and Records Storage Facility for the United States Department of Energy Office of Legacy Management which was awarded through a Design/Build Competition sponsored by the General Services Administration. This single story building includes 37,000 SF of NARA Certified Records Storage space, including a 1,200 SF Cold Room, and 23,000 SF for administration. The administration portion includes both open and individual office space, several conference rooms, a wellness center, locker rooms, a data center, a public research area, and an area for receiving / processing. This project will be registered as a LEED Gold Certified Building.

Owner

United States Department of Energy, Office of Legacy Management

Client Contact

FD Partners, LLC
1300 Wilson Boulevard
Suite 910
Arlington, VA 22209
Claiborne Williams
(571) 451-0020

Year Complete

2009

Cost

\$10,700,000

Size

60,000 SF



References

At KCI, we feel that the best measure of our performance is client satisfaction and our relationship with our clients. The client references in the previous project pages can attest to the performance of KCI and our key personnel. We encourage the Agency to discuss the capabilities of our firm and proposed staff members with these clients.