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## Header 1

List View

### General Information

Contact

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Document Information

Clarification Request

Procurement Folder: 909738

Procurement Type: Central Purchase Order

Vendor ID: 000000192564

Legal Name: RUMMEL KLEPPER & KAHL LLP

Alias/DBA:

Total Bid: \$0.00

Response Date: 07/29/2021

Response Time: 11:09

Responded By User ID: CHSRKK12718!

First Name: Jessica

Last Name: O'Neill

Email: joneill@rkk.com

Phone: 681-319-9005

SO Doc Code: CEOI

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

**State of West Virginia  
 Solicitation Response**

**Proc Folder:** 909738  
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Solicitation Closes	Solicitation Response	Version
2021-07-29 13:30	SR 0603 ESR07292100000000578	1

**VENDOR**  
 000000192564  
 RUMMEL KLEPPER & KAHL LLP

**Solicitation Number:** CEOI 0603 ADJ2200000001  
**Total Bid:** 0  
**Response Date:** 2021-07-29  
**Response Time:** 11:09:08  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**  
 David H Pauline  
 304-558-0067  
 david.h.pauline@wv.gov

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

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	EOI- Historical Building Surveys				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

**Commodity Line Comments:** Entering \$0 amount since this is required for portal submission of the response. Price was not requested as part of this submission for the EOI stage. Per EOI, date of price negotiations with the highest ranked firm is to be determined.

**Extended Description:**

EOI- Historical Building Surveys per the attached documentation.

July 29, 2021

David H. Pauline  
Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 23505-0130

**RE: Historic Resources Survey of Seven West Virginia Army National Guard Facilities (CEOI 0603 ADJ22\*01)**

Dear Mr. Pauline:

Rummel, Klepper, & Kahl, LLP (RK&K) is pleased to submit this Expression of Interest (EOI) for the above-referenced project. The purpose of the project is to provide historic resource surveys for seven (7) West Virginia Army National Guard (WVARNG) facilities including reports, National Register of Historic Places (NRHP) eligibility recommendations, and Historic Property Inventory (HPI) forms for each facility. RK&K's expert cultural resources team has the necessary experience and skills to undertake this project and looks forward to supporting WVARNG's facility documentation needs.

RK&K is a multi-discipline planning, engineering, environmental, and cultural resource firm. Established in 1923, our practice has offices throughout the mid-Atlantic, including Charleston and Keyser, WV, and our highly qualified cultural resource professionals have successfully completed a multitude of cultural resource management projects for state agencies throughout West Virginia and the mid-Atlantic. We maintain a strong professional relationship with the West Virginia State Historic Preservation Office (WVSHPO) and have built a lasting reputation as an expert firm in the field of cultural resources management and Section 106 consultation throughout the state of West Virginia.

Should you have any questions, please do not hesitate to contact James Kodlick at 717-884-4234 or [jkodlick@rkk.com](mailto:jkodlick@rkk.com) or Nicole Diehlmann at 410-353-0407 or [ndiehlmann@rkk.com](mailto:ndiehlmann@rkk.com). Thank you for the opportunity to work with you on this project.

Sincerely,  
Rummel, Klepper, and Kahl, LLP

Melinda Peters, PE, CCM  
Partner

Attachments  
Expression of Interest (EOI)

# **EXPRESSION OF INTEREST**

## **HISTORIC RESOURCES SURVEY OF SEVEN WEST VIRGINIA ARMY NATIONAL GUARD FACILITIES**

### **I. QUALIFICATIONS**

#### **A. Qualifications and Experience**

1. The RK&K architectural historians assigned to the project, Nicole Diehlmann, Laura van Opstal, and Meghan White, have the appropriate education and experience to carry out the work, including Master's Degrees in Historic Preservation and Urban and Environmental Planning. As described more fully in the attached resumes, all architectural historians assigned to the project meet the Secretary of the Interior's (SOI) Professional Qualification Standards in Architectural History and/or History (36 CFR Part 61). In addition, the firm is experienced in working with the West Virginia State Historic Preservation Office (WVSHPO), and has had an on-call cultural resources contract with the West Virginia Department of Highways (WVDOT) since 2015 that has been expertly managed by James Kodlick, the cultural resources team lead. RK&K has completed a series of cultural resources projects under this contract, including several bridge replacement projects and a project to replace sidewalks in Harper's Ferry. RK&K also has a staff archaeologist, Andrew Weidman, based out of our Charleston, West Virginia, office.
2. RK&K architectural historians assigned to the project have the necessary writing and research skills to prepare Historic Preservation Inventory (HPI) forms and National Register of Historic Places (NRHP) eligibility recommendations. The architectural historians are also skilled in a variety of computer programs including Microsoft Office, ArcGIS, Adobe Photoshop, and Bluebeam that may be necessary for the project.
3. RK&K architectural historians have utilized the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, and the WVSHPO's *West Virginia National Register and Architecture/History Survey Manual (2016)* in previous projects and will successfully apply their knowledge to the proposed project.
4. All RK&K architectural historians have valid driver's licenses and the ability to travel throughout West Virginia.

#### **B. Proposed Staffing Plan**

A project manager, three architectural historians, and a GIS specialist will be assigned to the project, all of whom have significant experience with Section 106, historic property surveys and completion of SHPO survey forms. A brief description of the team's related experience is below. Detailed resumes follow.

**James Kodlick, RPA**, will manage the project. He has over 30 years of cultural resource management experience and has worked extensively throughout the state of West Virginia. His strong relationship with WVSHPO ensures projects are successfully meet federal and state regulatory requirements and gain agency approvals with minimal comment or delay. He will provide technical direction, quality control, budget tracking and monitor the project schedule. He

will ensure that adequate staff and resources are available for the project and that WVARNG's expectations are met through every step of the process.

**Nicole Diehlmann** will serve as the project's principal architectural historian and will lead the survey and documentation effort. Nicole has 25 years of historic preservation experience, including historic property research and documentation, and is adept at distilling large amounts of information into clear and concise prose. Nicole is skilled in managing and conducting complex historic property surveys, such as the Howard Street Tunnel Project, which involved field survey, development of historic contexts, and writing NRHP eligibility determinations in the states of Maryland, Delaware, and Pennsylvania. As part of the Managed Lanes Study for I-495/I-270 in Maryland and the US Route 1 Bus Rapid Transit Project in Fairfax County, Virginia, Nicole completed eligibility determinations for a variety of property types, including institutional buildings. She is also familiar with resources dating to the mid-twentieth century, having edited the book *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979*. Nicole is also the primary author of the *Suburbanization Historic Context Addendum (1930-1980), Frederick County, Maryland (2020)*, which included significant historic research to identify suburbanization themes in the county and sites associated with those themes. Ms. Diehlmann meets the SOI's Professional Qualification Standards for Architectural History and History.

**Laura van Opstal** will serve as an architectural historian on the project team. She has eight years of experience working with cultural resources as an architectural historian. Laura's work includes historic property survey, architectural descriptions, determinations of eligibility, significance statements, compliance documentation, and technical reports completed in West Virginia, Tennessee, New York, and Virginia. She has experience with federal regulations including Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and Section 4(f) of the U.S. Department of Transportation (USDOT) Act, as well as a variety of state and local cultural resource requirements. She has participated in consultation with the public and organizations and agencies at the local, state, and federal levels.

**Meghan White** will serve as an architectural historian on the project team. She has six years of historic preservation experience in Maryland, Virginia, Pennsylvania, Washington, DC, and South and North Carolina. Her work includes conducting intensive research and field work, surveying historic architectural resources, writing architectural descriptions, preparing historic contexts, writing significance statements, contributing to technical reports, and completing determination of eligibility forms. Meghan is experienced in documenting twentieth-century resources, having completed several historic resources surveys with buildings of that period, including in Frederick, Montgomery, and Prince George's Counties and Baltimore City in Maryland and in Fairfax County, Virginia. She was also the lead author of a NRHP nomination for Crane Point in Marathon, Florida, which includes several Mid-Century Modern buildings designed by noted South Florida architect, Wahl Snyder.

**Jean Cascardi** will provide GIS assistance. Jean is an Archaeological Field Manager and the GIS Analyst for the Cultural Resources Group and meets the SOI Professional Qualification Standards for Archaeology and Historic Preservation with more than 15 years of experience and an advanced degree in Cultural Resource Management. She has worked in both the private and public sector and has been working with ArcGIS since 2013. Jean has authored and coauthored technical reports for archaeological investigations, environmental impact statements, and environmental assessments and has provided increasingly progressive GIS support for this work.



## C. Resumes



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### Jim Kodlick, RPA

Project Manager

Years of Experience: 30

**Education:** MS / Environmental Science & Policy / Johns Hopkins University / 1999  
BS / Biology / Indiana University of Pennsylvania / 1991  
BA / Anthropology / Indiana University of Pennsylvania / 1991

**Professional Registration:** Register of Professional Archaeologists / RPA / #15331

Mr. Kodlick has extensive interdisciplinary experience as a consultant in cultural resource management. He has served clients in the federal, state, and private sectors throughout the Mid-Atlantic region, New England, and the Midwest. He has overseen projects involving transportation, gas and oil, electric transmission and distribution, communications, public infrastructure, and private land development. He specializes in consultation under Section 106 of the National Historic Preservation Act of 1966 (NHPA). Mr. Kodlick is a Registered Professional Archaeologist (RPA) and has extensive cultural resource management experience including the design, implementation, and management of Phase I Archaeological Surveys, Phase II Significance Evaluations, and Phase III Data Recovery Excavations. His cultural resource management experience also includes SHPO consultation, historic preservation law, architectural history, NRHP eligibility determinations, viewshed assessments, direct and indirect (visual) effect determinations, and public involvement.

#### PROJECT EXPERIENCE

- **WV Division of Highways | Statewide Cultural Resource Services, Statewide, WV:** Contract Manager for a multi-year, \$3M contract to provide cultural resource services for compliance with Section 106 of the NHPA. The work generally consists of Section 106 documentation and related work, including identification surveys, evaluations for National Register eligibility, and data recovery projects for historic and archaeological resources.
- **WV Division of Highways | Cameron Road/US 250 Resurfacing Project, Marshall County, WV:** Project Manager and Archaeological Principal Investigator for the Cultural Resource Study for the proposed reconstruction, widening and resurfacing of sections US Route 250. The Cultural Resource Study consists of both an historic architectural and archaeological survey of the project area of potential effect pursuant to Section 106 of the NHPA.
- **WV Division of Highways | Hide-A-Way Road Phase I Archaeology, WV: Phase I Archaeological Survey of Hide-A-Way Road-CR 36/1 Highland Dam Removal Slips Repair, Harrison County, WV.** Archaeological Project Manager responsible for the Phase I Archaeological Survey of 4-acre parcel that incurred road cut slips associated with removal of the Highland Dam. Oversaw technical management of fieldwork, data analysis of one historic site, technical report and coordination with WVDOH.
- **WV Division of Highways | Indian Creek Bridges, WV: Indian Creek Bridges Replacement Project, Summers County, WV.** Archaeological Project Manager responsible for the Phase I archaeological investigations for the proposed replacement of Indian Creek Bridge #1 (S345-33/2-2.34), along Seminole Road/County Road 33, and Indian Creek Bridge #2 (S45-847-0.36), along Mouth of Indian Creek Road. The study established Areas of Potential Effect (APE) for both architectural resources and archaeological resources, included research to identify previously recorded resources, initiated Section 106 consultation with the State Historic Preservation Officer (SHPO), and prepared a list of potential additional consulting parties.
- **HDR, Inc. | HDRE US340 Rock Slide Investigation NEPA, Jefferson County, WV: WVDOH | US 340 Rockslide Investigation Phase I Archaeological Identification Survey, Jefferson County, WV and Loudoun County, VA.** Archaeological Project Manager responsible for Phase I Archaeological Investigations for the proposed stabilization of rock face along US 340 opposite Harpers Ferry, West Virginia. Coordinated with Harpers Ferry National Historical Park, a unit of the National Park Service, WV DOH, and VDOT to conduct Phase I Archaeological Identification Survey as part of a NEPA analysis.





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## Nicole A. Diehlmann

Senior Architectural Historian

Experience: 25 Years  
Education: Master in Historic Preservation, University of Georgia, 1996  
BA/History, Loyola College, 1994

Ms. Diehlmann has 25 years of practice in historic preservation with a wide range of experience in historic property documentation, preservation planning, grants management, and project budgeting. She has worked on various historic property documentation projects that require site-specific and contextual research, as well as the completion of architectural descriptions and significance statements, including National Register of Historic Places (NRHP) nominations, Determinations of Eligibility (DOE), and SHPO historic site survey forms throughout the mid-Atlantic. Her expertise includes writing and editing both scholarly and popular publications, as well as technical reports and policy documents. She meets the Secretary of Interior's Historic Preservation Professional Qualification Standards for Architectural History and History.

### PROJECT EXPERIENCE

**CSX Transportation | Howard Street Tunnel Project, Baltimore City, MD, Wilmington, DE, and Delaware County, PA:**

Responsible for studying improvements to the former Baltimore & Ohio Railroad tracks, now owned by CSX. Aided with Section 106 historic architectural tasks and co-authored the final report, including contextual overviews of the project areas. Authored and edited inventory forms for the Maryland, Delaware, and Pennsylvania SHPOs.

**Maryland State Highway Administration (SHA) | Cultural Resources Services, Statewide, MD:** Identified, documented, and evaluated properties for the NRHP along the Maryland portion of the Capital Beltway (I-495/I-95) and I-270.

Resources included residential, commercial, educational, recreational, and linear properties of varying ages. Primary author of a suburbanization historic context (1930–1980) for Frederick County, Maryland.

**Fairfax County DOT | Route 1 Bus Rapid Transit Program, Fairfax County, VA:** Documented and evaluated over 100 historic resources for the NRHP on V-CRIS forms for the Virginia SHPO. Completed historic context reports for Gum Springs, a traditionally African American community, and for US Route 1, focusing on twentieth century development within Fairfax County.

**Maryland Transit Authority (MDTA) | Baltimore Harbor Tunnel Improvements, Baltimore City, MD:** Completed a DOE for the Baltimore Harbor Tunnel for the Maryland Historical Trust (MHT). The project included field survey, identification of contributing structures, completion of a detailed historic context, and evaluation of eligibility for the NRHP.

**Allegany County | Allegany High School, Allegany County, MD:** Completed an MIHP form with all required attachments for the 1925 Allegany High School as part of a Maryland Historical Trust Act compliance project.

**\* M-NCPPC, Montgomery Modern, Silver Spring, MD:** Editor of the book. Project work included substantive editing of this architectural history publication on historic Modern-style resources of the mid-twentieth century.

**\* Baltimore Heritage | Baltimore Civil Rights Historic Context and National Register Nominations, Baltimore, MD:** Co-author of a NRHP Multiple Property Submission form that provided a contextual history of the civil rights movement in Baltimore from 1831 to 1976 and documented sites and structures associated with the context. The project also included completion of several National Register nomination forms for properties associated with the context.

**\* Charles County Government | Hughesville Commercial and Tobacco Warehouse Historic District, Hughesville, MD:** Authored a NRHP nomination that included a detailed historic context on the loose-leaf tobacco industry in Maryland, as well as documentation of commercial and warehouse structures in Hughesville, Maryland. This was a complex field survey that involved evaluation of a larger commercial area to determine boundaries for an eligible district.

**\* Charles County Historical Trust | Charles County Buildings and Landscapes, LaPlata, MD:** Co-author and editor of an upcoming architectural history publication for Charles County, Maryland, that contains a broad historical context for the county, as well as brief narratives for specific historic properties.

*\* Work completed with another firm.*

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## Laura van Opstal

Architectural Historian

Experience: 8 Years

Education: MA/Urban and Environmental Planning, University of Virginia, 2012  
BA/Environmental Science, University of Virginia, 2010

Ms. van Opstal exceeds the Secretary of Interior's (SOI) Historic Preservation Professional Qualification Standards for Architectural History. Laura's work includes historic property survey, architectural descriptions, determinations of eligibility, significance statements, compliance documentation, and technical reports completed in Tennessee, New York, West Virginia, Ohio, and Virginia. She has experience with federal regulations including Section 106 of the National Historic Preservation Act (NHPA), the National Environmental Policy Act (NEPA), and Section 4(f) of the U.S. Department of Transportation (USDOT) Act, as well as a variety of state and local cultural resource requirements. She has participated in consultation with the public and organizations and agencies at the local, state, and federal levels.

### **PROJECT EXPERIENCE**

*\*Work Completed for Another Firm or Agency*

**Pennoni | Goonies Solar Development**, *Lycoming County, PA*: Architectural Historian. Completed historic background research and field survey of five agricultural properties and one residential property for a proposed solar development. Authored a summary report and prepared six documentation-level survey forms with determinations of eligibility.

**Pennsylvania Fish & Boat Commission | Indian Caverns Building Demolitions**, *Huntingdon County, PA*: Architectural Historian. Contributing author to the historic context of and Historic Resource Survey Form for the Indian Caverns site and Historic Resource Survey Form for one residential property.

**\*WVDOH | The Jug Structure Improvements Project**, *Tyler County, WV*: Architectural Historian. Assisted with Section 106 tasks including preparation of a historic architectural survey report, determinations of eligibility, and six West Virginia Historic Property Inventory forms.

**\*WVDOH | Van Voorhis Road Improvements Project**, *Monongalia County, WV*: Architectural Historian. Assisted with Section 106 tasks including preparation of a historic architectural survey report, determinations of eligibility, and ten West Virginia Historic Property Inventory forms.

**\*Confidential Client | 80 MW Solar Facility**, *Seneca County, NY*: Architectural Historian. Completed architectural history field survey and report documenting 180 resources, including NRHP eligibility assessments and criteria of adverse effects recommendations, associated with a solar energy development project. Contributing author of report submitted to client and New York State Historic Preservation Office.

**\*TDOT | State Route 57 Bridge Replacements over State Route 23, CSXT & IC RR, Union Pacific Railway, and Scott Street**, *Memphis, TN*: Architectural Historian. Completed all historic background research and fieldwork. Documented two bridges, industrial facilities, a railroad resource, and a Memphis power utility building. Completed the above-ground cultural resource report, including NRHP eligibility assessments, and determined the utility building to be eligible for listing. Completed the Criteria of Adverse Effects determination and temporary occupancy documentation for Section 4(f).

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**Meghan P. White**

Architectural Historian

Experience: 6 years

Education: MS/Historic Preservation, Clemson University and the College of Charleston, 2016

BA/History and Art History, Elon University, 2014

Ms. White is an architectural historian with RK&K's Cultural Resources Group. She meets the Secretary of Interior's (SOI) Historic Preservation Professional Qualification Standards for Architectural History and History. She has six years of experience with historic preservation in Maryland, Virginia, Pennsylvania, Washington, DC, and South and North Carolina. Her experience includes conducting research and field work; surveying historic architectural resources; completing State Historic Preservation Office (SHPO) Determination of Eligibility (DOE) forms; and preparing historic contexts.

**PROJECT EXPERIENCE**

**Montgomery County Department of Transportation | Doctor Bird Road/Norwood Road Shared Use Path, Montgomery County, MD:** Completed field survey and MD SHPO DOE forms for an identification and evaluation study of potential historic resources along Doctor Bird and Norwood Roads in Olney. The majority of the buildings and structures surveyed were constructed between 1920 and 1970.

**Maryland State Highway Administration (SHA) | I-270 Pre-NEPA Project, Montgomery and Frederick Counties, MD:** Aided with Section 106 historic architectural tasks including field survey and the identification, documentation, and evaluation of properties for the NRHP. Authored DOE forms for the MD SHPO for a variety of resource types and contributed to a suburbanization historic context (1930–1980) for Frederick County. The majority of the surveyed buildings dated to the mid-twentieth century.

**Allegheny County | Allegheny High School, Allegheny County, MD:** Conducted background research and contributed to an MIHP form for Allegheny High School, constructed in 1925 with 1934, 1939, 1958, and 1980s additions and renovations.

**Fairfax County Department of Transportation | Route 1 Bus Rapid Transit Program and Addendum, Fairfax County, VA:** Completed fieldwork for the identification and evaluation of 20 twentieth-century architectural resources and completed V-CRIS forms for each property. Prepared historic contexts for two post–World War II neighborhood districts and evaluated them for NRHP eligibility.

**CSX Transportation | Howard Street Tunnel Project, Baltimore, MD, Wilmington, DE, and Delaware and Philadelphia Counties, PA:** Responsible for studying improvements to the former Baltimore & Ohio Railroad tracks, now owned by CSX. Aided with Section 106 historic architectural tasks including the identification, documentation, and evaluation of properties for the NRHP. Authored Maryland DOE and short forms, Delaware Cultural Resource Survey (CRS) forms, Pennsylvania Historic Resource Survey Forms (HRSF) and abbreviated HRSFs of twentieth-century resources for the Maryland, Delaware, and Pennsylvania SHPOs.



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## **Jean M. Cascardi**

**Archaeological Principal Investigator**  
**Archaeological Field Manager**  
**GIS Analyst**

Experience: 17 Years  
Education: MA Certificate/Geographic Information Systems/Penn State University/2019  
MA/Humanities Cultural Resource Management/Adams State University/2017  
BA/Anthropology (minor Archaeology)/Plattsburgh State University/2003

Ms. Cascardi is an Archaeological Field Manager and the GIS Analyst for the Cultural Resources Group of RK&K who meets the Secretary of Interior's Professional Qualification Standards for Archaeology and Historic Preservation with more than 17 years of experience and an advanced degree in Cultural Resource Management. Ms. Cascardi has worked in both the private and public sector and has been working with ArcGIS since 2013. Her initial experience with ArcGIS was gained through the use of the program and followed by formal training through university studies culminating with the completion of a Postbaccalaureate Certificate in Geographic Information Systems at Penn State University. Relevant coursework includes Making Maps that Matter with GIS, Problem Solving with GIS, GIS Database Development, and GIS Programming and Software Development. Ms. Cascardi has authored and coauthored technical reports for seven years for archaeological investigations, environmental impact statements, and environmental assessments and has provided increasingly progressive GIS support for this work.

### **PROJECT EXPERIENCE**

**West Virginia Division of Highways | Phase I Archaeological Survey of Indian Creek Bridge(s), Indian Mills, Summers County, West Virginia.** Archaeological field manager. Phase I archaeological survey of total 4.7 acres. Oversaw fieldwork, identified and reported prehistoric and historic sites, GIS data creation and management, GIS map production, and contributed to technical report (2018).

**West Virginia Division of Highways | Phase I Archaeological Survey for Bradshaw Creek Bridge Replacement, Indian Mills, Summers County, West Virginia.** Archaeological Principal Investigation. Phase I Archaeological Survey of 3.6 acres. Responsibilities included technical management, technical report completion, review of fieldwork, GIS data creation and management, GIS map package production, and archaeological site reporting to the West Virginia Division of Culture and History. (2018).

**Virginia Department of Transportation | U.S. Route 460/58/13 Connector Study, Chesapeake and Suffolk, Virginia Archaeological Assessment Technical Report.** Contributed to archaeological assessment report, GIS probability mapping, determination of areas possessing archaeological sensitivity, GIS data creation and management, and GIS map package production. (2018).

**West Virginia Division of Highways | Phase II Archaeological Testing and Evaluation of the Westfall Site (46PU282) Black Betsy, Putnam County, West Virginia.** Archaeological GIS Analyst. Post-processed field collected data, data organization, data creation and management, and map production. Produced true-to-scale maps of detailed excavations. (2019).

**West Virginia Division of Highways | Alum Cave Recreational Trail Barbour County, West Virginia.** Archaeological GIS Technician. Phase I archaeological scope and fee for proposed recreational trail. GIS data creation and map package production for initial project proposal. (2018).

**West Virginia Division of Highways | Phase I Archaeological Identification Survey for the US 340 Rockslide Investigation, Harpers Ferry National Historical Park, Jefferson County, West Virginia.** Archaeological GIS Technician. GIS data creation and management, historic map package production, and current conditions map production. (2019).

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#### **D. List of Comparable Projects and References**

RK&K has completed several projects involving historic building surveys, SHPO property forms, and NRHP eligibility assessments. The projects and references for them are described below.

**1. *Statewide Cultural Resource Services, West Virginia***

*West Virginia Department of Highways (WVDOH)*

Rodney DeMott

Cultural Resources Unit Leader

Technical Support Division – NEPA Compliance Section

1334 Smith Street

Charleston, West Virginia 25301

304-414-6435

rodney.c.demott@wv.gov

RK&K is responsible for a multi-year, \$3 million contract to provide cultural resource services for compliance with Section 106 of the NHPA. The work generally consists of Section 106 documentation and related work including identification surveys, evaluations for National Register eligibility, and data recovery projects for historic and archaeological resources. The contract has required the management of multiple, simultaneous task orders throughout the state of West Virginia. Responsibilities include the development and oversight of research designs, scopes of work, budgets, and schedules; management of field, office and laboratory staff; coordination of DBE and non-DBE subconsultants; and the development of final work products including reports, data summaries, presentations and public outreach.

**2. *Inwood Bypass Study***

*WVDOH*

Feras Tolaymat

Engineering Project Manager, Environmental Services Section

1334 Smith Street

Charleston, WV 25301

304-558-9713

Feras.Tolaymat@wv.gov

RK&K completed a Cultural Resources study for the proposed Inwood Bypass Study in the Town of Inwood, Berkeley County, West Virginia. RK&K conducted the cultural resources survey as part of the Section 106 process for WVDOH. As part of the study, RK&K identified the historic resources present in the study area, reviewed historical background information, coordinated public involvement efforts, and provided recommendations for further analysis and coordination. A total of 30 resources were identified for evaluation or re-evaluation for the NRHP, resulting in the Cumberland Valley Railroad segment being identified as potentially eligible for the NRHP under Criterion A. No other potential NRHP-eligible historic properties or districts were identified within the historic resources Area of Potential Effect (APE). As a result of the identification of the historic property, an Effects Assessment was conducted, which determined that the undertaking would have no adverse effect on historic properties, successfully concluding the Section 106 process.

**3. Bradshaw Creek Bridge Replacement**

*WVDOH*

Rodney DeMott

Cultural Resources Unit Leader

Technical Support Division – NEPA Compliance Section

1334 Smith Street

Charleston, West Virginia 25301

304-414-6435

rodney.c.demott@wv.gov

RK&K completed a Cultural Resource Study on behalf of WVDOH for the proposed replacement of West Virginia Bridge No. 45-33-2.19, located along County Road 33 in Indian Mills, Summers County, West Virginia. Due to federal funding through the Federal Highway Administration, this project was required to comply with Section 106. Pursuant to Section 106 and in accordance with the guidelines of the West Virginia Department of Arts, Culture and History (WVDACH), RK&K established an APE for both architectural and archaeological resources, conducted research to identify previously recorded resources, initiated Section 106 consultation with the SHPO and prepared a list of potential additional consulting parties prior to the architectural survey. The results of this project were documented in technical reports pursuant to NHPA and in accordance with professional standards and the guidelines of the WVDACH. The Cultural Resource Study consisted of both an historic architectural and archaeological survey of the project area. Both the historic architectural survey and Phase I archaeological identification survey were completed in July 2018. Similar work was completed for the Bradshaw Creek and Indian Creek Bridge Replacement Projects, both in Summers County.

**4. Cameron Road/US 250 Resurfacing Project**

*WVDOH*

Rodney DeMott

Cultural Resources Unit Leader

Technical Support Division – NEPA Compliance Section

1334 Smith Street

Charleston, West Virginia 25301

304-414-6435

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RK&K conducted a Cultural Resource Study for WVDOH for the proposed reconstruction, widening and resurfacing of sections US Route 250 in the Cameron and Liberty Districts of Marshall County, West Virginia. Because the project involved federal funding through the Federal Highway Administration, the undertaking was subject to Section 106. RK&K prepared a Phase I Cultural Resource Management Report pursuant to Section 106 and in accordance with professional standards and the guidelines of the WVDACH. The Cultural Resource Study consisted of both an historic architectural and archaeological survey of the project. The architectural survey, completed in spring 2016, delineated an APE for architectural historic resources. RK&K then conducted background research and completed fieldwork in order to locate, record and photograph all districts, sites, buildings, structures, and objects 50 years of age or older within the APE. It also included a re-survey of all previously recorded historic resources surveyed more than five years ago, in accordance with the WVDACH guidelines. The architectural survey identified five previously recorded



historic resources inside the APE and an additional 72 newly recorded architectural historic resources. All identified historic resources were surveyed or re-surveyed and evaluated according to NRHP Criteria. The results of the investigation identified only one historic property listed in or eligible for listing in the NRHP inside the APE: the Cameron Downtown Historic District. The assessment of effects determined the project would have no adverse effect on historic properties.

**5. *Harper's Ferry High Street Sidewalk Study***

WVDOH

Rodney DeMott

Cultural Resources Unit Leader

Technical Support Division – NEPA Compliance Section

1334 Smith Street

Charleston, West Virginia 25301

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RK&K conducted preliminary cultural resources tasks to help WVDOH fulfill the requirements of Section 106 of the NHPA and its implementing regulations at 36 CFR Part 800. Staff worked with the project design team to ensure the undertaking design study met the Secretary of Interior Standards for the Treatment of Historic Properties to retain the character-defining features of the historic district and avoid an adverse effect finding. Work included: delineating the APE, conducting historical research, and completing a site visit to document current conditions; writing a technical memorandum that summarized the character-defining features of the district and made recommendations for treatment measures to avoid/minimize any adverse effects. The project also involved preliminary consultation with the WVSHPO, National Park Service, and Harpers Ferry Historic Landmarks Commission.

**6. *Allegany High School Survey***

*Allegany County Commissioners*

Tanya Gomer, MPA, Grants Writer

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The Allegany County Board of County Commissioners received funding from the state of Maryland to demolish all buildings and structures on the Old Allegany High School property at 616 Sedgwick Street in Cumberland, Maryland. Pursuant to project requirements under the Maryland Historic Trust Act of 1985, RK&K was hired to complete a Maryland Inventory of Historic Properties (MIHP) Form for the property and submit the documentation to the Maryland Historical Trust (MHT), the Maryland State Historic Preservation Office (SHPO). RK&K's experienced team of architectural historians undertook field survey, including taking appropriate photos, and documented the building according to MHT standards. The final product included a building description, detailed historic context, historic and modern photos, and floor plans. The documentation was accepted by MHT, successfully concluding the project.



**7. I-495/I-270 Managed Lanes Study, Cultural Resources Services**

*Maryland Department of Transportation, State Highway Administration (MDOT SHA)*

Steve Archer, Cultural Resources Team Leader

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RK&K completed a comprehensive cultural resources study of Maryland's section of I-495 and part of I-270 for the proposed widening of the highways for MDOT SHA. Work included a gap analysis, summarizing previously identified and newly identified, pre-1978 resources within the APE; preparing a suburbanization context addendum to supplement an existing context covering the I-495 area; and conducting NRHP evaluations. The *Suburbanization Historic Context Addendum (1961–1980), Montgomery and Prince George's Counties, Maryland* discussed the history of suburbanization in the project area and identified suburban development patterns and building types. Nicole Diehlmann and Meghan White were responsible for completing NRHP evaluations in Montgomery and Prince George's Counties for a variety of resource types, including shopping centers, schools, churches, parks, and other recreation resources.

RK&K also provided cultural resources services for a study of I-270 between Rockville and Frederick in Montgomery and Frederick Counties in anticipation of proposed highway improvements. Work included a gap analysis, conducting field survey, summarizing previously recorded and newly identified, pre-1978 resources within the APE; preparing a suburbanization context for Frederick County; and conducting NRHP evaluations. Nicole Diehlmann was the primary author of the *Suburbanization Historic Context Addendum (1930-1980), Frederick County, Maryland* that provides an overview of trends that influenced suburbanization in the county and the impact suburbanization had on the landscape and built environment. Nicole Diehlmann and Meghan White were responsible for completing NRHP evaluations in Montgomery and Frederick Counties for a variety of resource types, including residences, farms, and commercial buildings.

**8. Richmond Highway/US Route 1 Bus Rapid Transit Project**

*Fairfax County Department of Transportation*

Vanessa Aguayo, PE, Project Manager, Capital Projects & Traffic Engineering Division

Fairfax County Department of Transportation

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RK&K completed a comprehensive cultural resources study of US Route 1 in Fairfax County, Virginia, as part of a bus rapid transit project along the corridor. Work included a gap analysis, summarizing previously recorded and newly identified resources within the APE; and conducting NRHP evaluations. Nicole Diehlmann and Meghan White completed NRHP evaluations for a variety of resource types, including commercial buildings, shopping centers, schools, and two mid-twentieth-century neighborhoods. Laura van Opstal contributed to the final report, effects assessment, and consultation for the project.

## **II. UNDERSTANDING OF AND APPROACH TO HISTORIC RESOURCES SURVEY GOALS AND OBJECTIVES**

### **A. Project Understanding**

RK&K understands that WVARNG is seeking a qualified consultant to develop and submit Historical Resources Surveys for seven (7) WVARNG facilities throughout West Virginia. The work will include research about and site visits to each facility, and completion of a WVSHPO HPI form and narrative report with NRHP eligibility recommendation for each facility. The goal of the project is to provide WVARNG with the necessary information about each facility for submittal to the WVSHPO, who will make a final decision regarding the NRHP eligibility. RK&K understands this work is critical for the facility planning needs of WVARNG.

### **B. Approach to Project Goals and Objectives**

The following enumerated responses correspond to the goals listed in the solicitation as 4.1 through 4.7.

1. After conducting background research about each facility's history and construction, RK&K will prepare seven HPI forms, one for each facility, according to the WVSHPO's *West Virginia National Register and Architecture/History Survey Manual* and the WVSHPO *Completing the West Virginia Historic Property Inventory Form* instruction document. On behalf of WVARNG, RK&K will contact the WVSHPO to obtain site numbers for each facility prior to beginning fieldwork.
2. RK&K is prepared to meet with the WVARNG Environmental Office in person at their Charleston, WV office, or via a web-based call, to discuss the project work plan, survey objectives, and other relevant project objectives and logistical details. Subsequent meetings, if necessary, can be conducted via web-based calls.
3. RK&K will conduct background research for each of the seven WVARNG facilities. Sources of information are expected to include: the WVARNG Environmental Office, personnel at each facility, WVSHPO survey files, West Virginia Division of Culture and History (WVDCH) State Archives collections, historic aerial imagery and USGS topographic maps, local libraries and historical organizations, published local histories, and newspapers.

To assist with evaluating each facility for NRHP eligibility, RK&K will review existing evaluations of Army National Guard facilities, including: HPI forms for potentially relevant resources in West Virginia, such as the Braxton County Armory (BX-0320), War Memorial (HS-0856), and the Buckhannon Armory (UP-0412); NRHP Multiple Property Documentation Forms (MPDF) for National Guard properties in other states, such as those available in New York and Pennsylvania; and NRHP nomination forms for Army National Guard facilities, which may provide relevant contextual information for NRHP evaluation. RK&K will evaluate each facility for eligibility under Criteria A, B, C, and D by applying the *National Register Criteria for Evaluation* (36 CFR 60.4) and providing a well-supported eligibility recommendation in the narrative report for each facility.

4. RK&K will conduct a records review that will include the sources listed above. Online resources will be reviewed prior to the site visit to help identify potentially significant features of each facility that will be recorded during the site visit. RK&K will schedule visits to local repositories of information concurrently with facility site visits. All elements of the HPI forms, including photography, mapping, and written responses to form fields will be consistent with the WVSHPO's *West Virginia National Register and Architecture/History Survey Manual* and the WVSHPO's *Completing the West Virginia Historic Property Inventory Form* instruction document.
5. RK&K will coordinate with the WVARNG Environmental Office and appropriate personnel at each facility location to schedule site visits in a convenient and efficient manner. RK&K anticipates site visits would be scheduled in two trips, with the five (5) Clarksburg, Buckhannon, and Kingwood facilities completed in one approximately three-day trip, and the two (2) Point Pleasant facilities in a second, approximately two-day trip. Fieldwork would be completed by a team of two architectural historians, who will schedule interviews, as availability allows, with appropriate WVARNG staff at each facility. Site visits will include photography of the property, including all related landscape features, multiple views of each building elevation, and interior views as allowed. Particular attention will be given to features of the buildings that may contribute to their historic significance.
6. RK&K will compile the background research, site visit notes, and photographs into a cohesive, yet succinct, narrative report for each facility. These materials will also be used to prepare each HPI form. RK&K will coordinate with WVARNG personnel to identify existing floor plans of each facility for inclusion in the documentation package. If no floor plan is available, RK&K will prepare a basic floor plan for inclusion in the documentation package.
7. RK&K will include in each facility's narrative report an NRHP eligibility recommendation that can be submitted to the WVSHPO. RK&K will submit draft documentation to the WVARNG Environmental Office for review and make edits as necessary. If requested, RK&K would assist with WVSHPO consultation and submittal of required documentation.

### **C. Project Management and Quality and Cost Control**

RK&K is particularly skilled in project management and quality control. One staff member will be assigned to manage the project, providing technical direction, quality control, budget tracking, and schedule monitoring. Adequate staff and resources will be made available for the project to ensure that WVARNG's expectations are met and that the project stays within the established scope and budget. All staff closely follow RK&K's Quality Assurance/Quality Control manual, and all project products will be closely reviewed prior to submission to WVARNG to ensure they are of the highest quality.

### **D. Deliverables**

RK&K will deliver the following item at the end of the project:

1. One documentation package for each facility, for a total of seven (7) packages, each including a WVSHPO HPI form, photographs, and a narrative report. The narrative report will contain an NRHP eligibility recommendation and a basic floor plan.

### III. SUGGESTED EXCEPTIONS TO THE GENERAL TERMS AND CONDITIONS

RK&K has reviewed all requirements listed in the solicitation, including the General Terms and Conditions, and has identified several suggested exceptions to the solicitation that we would like to discuss with WVARNG pending award. Our suggested edits to the terms and conditions are in Sections 8, 28, and 36, and are detailed in the table below. We offer these suggested edits for consideration by WVARNG; however, RK&K's acceptance of the award is not contingent upon these edits.

#	Section #	Suggested Exceptions	Reasoning
1	Section 8	<b>Professional/Malpractice/Errors and Omission Insurance</b> in at least an amount of: <b>\$1,000,000.00</b> per <del>occurrence</del> <u>claim</u> . Notwithstanding the forgoing, Vendors are not required to list the State as an additional insured for this type of policy.	Consultant's professional liability insurance is on a per claim business, which is standard in the industry.
2	Section 28	<del>WARRANTY</del> <u>STANDARD OF CARE</u> : The Vendor expressly warrants that the goods and/or services covered by this Contract will <u>be performed using that degree of care and skill normally employed by members of the Vendor's profession performing similar services on similar projects under similar circumstances at the same time and in the same locality</u> . <del>(a) conform to the specifications, drawings, samples, or other description furnished or specified by the Agency; (b) be merchantable and fit for the purpose intended; and (c) be free from defect in material and workmanship.</del>	Warranty is essentially a guarantee of an outcome that the Vendor cannot make with certainty. Professional services are typically performed in accordance with the standard of care because that is the level of performance that a professional can guarantee. Furthermore, a warranty is uninsurable since it contractually elevates the Vendor's obligations to a level that cannot be guaranteed. Therefore, Vendor requests that the language be revised to reflect an appropriate standard of care, which is care and skill normally employed by members of the Vendor's profession performing similar services on similar projects under similar circumstances.
3	Section 36	<b>INDEMNIFICATION</b> : The Vendor agrees to indemnify, <del>defend</del> , and hold harmless the State and the Agency, their officers, and employees from and against: (1) Any <u>third-party</u> claims or losses for services <u>negligently</u> rendered by <u>Vendor or any</u> subcontractor, person, or firm performing or supplying services, materials, or supplies <u>on behalf of Vendor</u> in connection with the performance of the Contract; (2) Any claims or losses resulting to any person or entity injured or damaged by the Vendor, its officers, employees, or subcontractors by the publication, translation, reproduction, delivery, performance, use, or disposition of any data used under the Contract in a manner not authorized by the Contract, or by Federal or State statutes or regulations; and (3) Any failure of the Vendor, its officers, employees, or subcontractors to observe State and Federal laws including, but not limited to, labor and wage and hour laws.	Vendor would like to eliminate the upfront duty to defend because this could require the Vendor to pay for defense costs that are ultimately not due to the Vendor's performance. Instead, the upfront duty to defend would be replaced by an obligation to indemnify the State and Agency for defense costs that it is determined were caused by Vendor. Vendor would also like to clarify that its indemnification obligation is limited to liabilities suffered to the extent that they are suffered by the State due to the negligence of the Vendor. Ultimately, the Vendor has no problem with paying any costs, expenses, or damages that it causes, but would simply like to avoid paying for any costs, expenses, or damages caused by others.