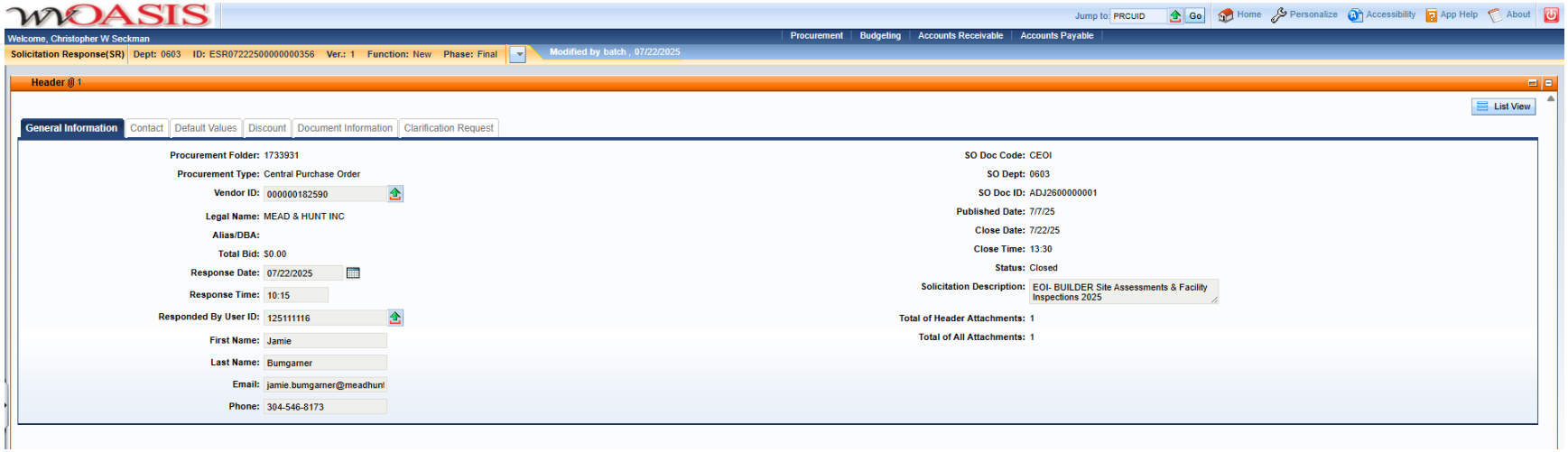
The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.


wvOASIS
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Home
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Welcome, Christopher W Seckman
Procurement
Budgeting
Accounts Receivable
Accounts Payable
Solicitation Response(SR) Dept: 0603 ID: ESR07222500000000356 Ver.: 1 Function: New Phase: Final
Modified by batch , 07/22/2025
Header 1
List View
General Information
Contact
Default Values
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Document Information
Clarification Request
Procurement Folder: 1733931
Procurement Type: Central Purchase Order
Vendor ID: 000000182590
Legal Name: MEAD & HUNT INC
Alias/DBA:
Total Bid: $0.00
Response Date: 07/22/2025
Response Time: 10:15
Responded By User ID: 125111116
First Name: Jamie
Last Name: Bumgarner
Email: jamie.bumgarner@meadhunt
Phone: 304-546-8173
SO Doc Code: CEOI
SO Dept: 0603
SO Doc ID: ADJ2600000001
Published Date: 7/7/25
Close Date: 7/22/25
Close Time: 13:30
Status: Closed
Solicitation Description: EOI- BUILDER Site Assessments & Facility Inspections 2025
Total of Header Attachments: 1
Total of All Attachments: 1

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:	1733931
Solicitation Description:	EOI- BUILDER Site Assessments & Facility Inspections 2025
Proc Type:	Central Purchase Order

Solicitation Closes	Solicitation Response	Version
2025-07-22 13:30	SR 0603 ESR07222500000000356	1

VENDOR

000000182590
MEAD & HUNT INC

Solicitation Number: CEOI 0603 ADJ2600000001

Total Bid: 0 **Response Date:** 2025-07-22 **Response Time:** 10:15:29

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- BUILDER Site Assessments & Facility Inspections 2025				0.00

Comm Code	Manufacturer	Specification	Model #
81101508			

Commodity Line Comments:

Extended Description:

Provide professional engineering services for the BUILDER Sustainment Management System Implementation, including Site Assessments & Facility Inspections, for facilities throughout WV, per the attached documentation.

Mead & Hunt

Expression of Interest

West Virginia Army National Guard
BUILDER Site Assessments & Facility Inspections 2025

SOLICITATION NUMBER: ADJ260000000018257TBH

July 22, 2025

Photo by Edwin Wriston from DVIDS

EXPERIENCE EXCEPTIONAL

July 22, 2025

David Pauline
Camp Dawson Army Training Site
240 Army Road
Kingswood, WV 26537-1077

Subject: Request for Proposal – BUILDER Site Assessments & Facility Inspections 2025

Dear Mr. Pauline,

Mead & Hunt, Inc. (Mead & Hunt) is excited to provide our qualifications for this project and look forward to building upon our long relationship with the West Virginia Army National Guard. Teaming with Rubicon Planning, LLC, we feel we are providing the most highly qualified and capable complement of staff to deliver accurate, certifiable BUILDER evaluation data in an easy to understand format. Our firms have more than 100 years of combined experience producing executable and auditable military planning and programming documents. The Mead & Hunt team features two prior CFMOs and a previous ARNG State Master Planner; together, we have worked in all 54 states and territories for the ARNG and produced dozens of BUILDER Assessments from California to New York.

The Mead & Hunt West Virginia office is located in Charleston, just minutes from the JFHQ, and we have worked on numerous projects throughout the State including the active Camp Dawson Master Plan Update. We bring Rick Burtt, former COARNG CFMO, and Tim Murphy, former COARNG State Master Planner, to the team. Having worked for the ARNG and in the CFMO office provides unique insight to the requirements of a BUILDER Assessment and the components needed to develop it in accordance with regulations. Our Project Manager is Will White, AICP, a current member of the Maryland ARNG and Saul Marquez, a retired Air Force Chief of Facilities who oversaw all BUILDER efforts on various Air Force bases across the globe.

Rubicon Planning is considered the premiere contractor supporting RPLANS, PRIDE, Power BI, and ASIP - the data systems State Master Planners use to make decisions on critical facilities investments. Further, Rubicon brings unparalleled experience in providing automated planning system support and are pioneers in partnership with Mead & Hunt in presenting complex facility and requirements data via PowerBI and ArcGIS Dashboards. Their team also features a former CFMO from MOARNG, Brent Beckley, and Army Veteran James Furr.

With our experienced staff, Mead & Hunt and Rubicon Planning are uniquely positioned to provide you with the very best team possible for your project. Our team consists of the industry's most accomplished professionals who already speak your facilities language, all having specific expertise and highly targeted experience. We are excited about this opportunity and at the prospect of continuing our strong relationship with the WVARNG.

Respectfully,

Military & Federal Planning Market Leader
tim.murphy@meadhunt.com
719-565-9283

Mead &Hunt

Contents

1. QUALIFICATIONS, EXPERIENCE, AND PAST PERFORMANCE

COMPANY PROFILE & EXPERIENCE

Mead & Hunt has extensive experience working with the Army National Guard producing executable and auditable military planning and programming work utilizing best practices from our combined experience with the National Guard and DoD around the world. Our team brings deep regional expertise, and the bench strength required for world-class master planning products. We have more than 100 years combined experience of performing professional planning and design services conducting building inventory and assessment; and various other planning products and services to National Guard, Reserve, and active DoD installations throughout the continental US and abroad.

Our team brings experience completing numerous BUILDER Assessments with a deep understanding of National Guard Regulation 5-3 (NGR 5-3), Executive Order 13327, and the 2010 National Defense Authorization Act (NDAA) criteria and proven experience helping clients achieve holistic data that they can action quickly and easily.

We bring an experienced, multi-disciplinary team to the table, with expertise in not only BUILDER, but all aspects of ARNG Master Planning such as visioning workshops and planning charrettes, capital investment strategies, installation development guides, real property master plans, statewide real property development plans, and programmatic environmental assessments. This experience feeds into everything we do. Because we understand the needs of the teams who will later utilize our assessment data, our work streamlines BUILDER assessments to be utilized by follow-on teams to develop executable projects.

MEAD & HUNT BY THE NUMBERS:

125 **YEARS IN BUSINESS**	**50+** **US OFFICES**
1450 **PROFESSIONALS AND GROWING**	**80+** **YEARS SERVING THE DoD**

Mead & Hunt has worked at over 200 military installations and with numerous former military personnel in our ranks, including a former Asset Management Leader, former ARNG CFMO, ARNG State Master Planner, and current and former National Guard members, we have a profound understanding of DoD requirements and speak your language. We don't just plan for the Guard we have also lived the experience. Our core capabilities include:

- BUILDER Assessments
- Installation Status Report (ISR) Analysis
- Data Dashboards (via Power BI & ArcGIS)
- Real Property Master Plans
- Training Site Master Plans
- Vision Plans
- Area Development Plans
- Requirements Analysis
- Installation Climate Resiliency Plans (ICRP)
- Energy Resilience and Conservation Investment Program (ERCIP)
- Military Construction Analysis (MILCON)
- Installation Planning Standards
- Facility Utilization Surveys
- Real Property Inventory Analysis
- Infrastructure Assessments
- RPLANS Analysis including Development of Algorithms and Edits to Facility Allowances
- Sustainability Component Plans
- Utility and Transportation Network Plans
- SDSFIE Compliant GIS Deliverables
- Plan-Based Programming
- Installation Development Plans
- Regulating, Illustrative, and Capacity Plans
- District Development Plans
- Net Zero Energy Installations (NZEI) Plans
- DD Form 1391 Planning Charrettes and Preparation
- CAD/GIS Mapping and Data Migration/Consolidation
- NEPA Analysis

RUBICON PLANNING

Rubicon Planning, LLC is a trusted leader in Army mission-based facilities planning, with over 150 years of combined experience. Our team offers deep expertise in Army force structure and facilities planning criteria, along with advanced proficiency in the Army's automated planning systems. These include RPLANS, ASIP, FMSWeb, HQIIS, GFEBS, PRIDE, ISR, BUILDER and ePRISMS — systems we've leveraged to deliver auditable, relevant, and actionable products to Army stakeholders nationwide.

Rubicon has supported contracts with ARNG states including Alabama, Alaska, Georgia, Idaho, Kansas, Mississippi, Missouri, Montana, Ohio, Oregon, South Carolina, Tennessee, and Virginia. Our tailored solutions are backed by a thorough understanding of each state's unique planning needs.

Mead & Hunt retains Rubicon Planning to develop a Power BI dashboard for WVARNG.

BUILDER SMS TRAINING

Mead & Hunt brings decades of proven experience conducting comprehensive BUILDER Facility Condition Assessments (FCAs) for federal, public, and private sector clients across a wide range of facility types. Our multi-disciplinary team of licensed engineers, architects, and facility assessors has evaluated millions of square feet nationwide, including in remote and rural locations similar to those in West Virginia. We employ industry-standard methodologies including Uniformat II and BUILDER SMS, to deliver thorough, defensible assessments that align with federal and industry best practices.

Our approach, detailed in the following section, emphasizes efficiency, accuracy, and minimal disruption to client operations. Each project begins with detailed planning and coordination, followed by streamlined field assessments using digital data collection tools. Our team conducts in-depth evaluations of architectural, structural, mechanical, electrical, plumbing, fire/life safety, and ADA systems. Their assessment work includes photographs, essential in providing visual documentation of existing conditions, helping to validate findings and support recommendations. They also facilitate clearer communication among the client and assessment team by illustrating deficiencies, damage, or code compliance issues that may not be fully conveyed through written descriptions alone.

Findings are prioritized based on lifecycle cost and condition to support actionable capital planning. Project timelines are managed closely, from the project kickoff to the project conclusion, and we are known for consistently delivering high-quality results on schedule.

All of our assessors are trained in BUILDER SMS protocols, including conducting condition assessments, assigning accurate distress ratings, capturing component inventory, BUILDER data uploading, and QA/QC procedures. Our assessments are designed to integrate directly into federal asset management systems. File management is handled through secure, cloud-based platforms with rigorous version control and access protocols to ensure data integrity and long-term accessibility. References from recent FCA clients are available upon request and reflect our commitment to quality, responsiveness, and client satisfaction. Mead & Hunt offers:

- A dedicated team of cross-functional assessment professionals
- In-house licensed PEs, AIA/NCARB architects, field survey inspectors, and cost estimators
- Proven experience with BUILDER SMS data collection, uploading, and QC
- Power BI and GIS-Intergrated reporting and digital deliverables
- Efficient field-to-report workflows, minimizing disruption to client operations

We have successfully completed BUILDER FCAs for clients as shown in this proposal. Our team delivers actionable insights that support long-term capital planning and operations and maintenance optimization.

Subject Matter Expert

Deputy Project Manager/Lead BUILDER Assessor Saul Marquez was appointed to get installations' BUILDER program above standard. Due to the number of inaccurate condition assessment records in the BUILDER program, the preventative maintenance program was cost-ineffective and causing problems. He developed a plan to lead his team to inventory, assess and collect all of the base's infrastructure and utility system data and provided solutions during manning and/or scheduling issues. He also performed random QC for accuracy purposes. Saul has managed numerous teams and provided training for BUILDER for many projects around the globe.

ORGANIZATIONAL CHART

RICK BURTT, COL (USA-RET)
Program Manager

TIM MURPHY, CS, CM
QA/QC Manager

WILL WHITE, AICP, CMIT
Project Manager

SAUL MARQUEZ, MBA
Deputy Project Manager/
Lead BUILDER Assessor

PAT CASEY, RA, AIA, NCARB, GPCP
Architect/Facility Assessor

BRENT BECKLEY, COL (USA-RET)
Lead Requirements Planner

WES HOGGARD, GISP
Data Manager/GIS Analyst

JAMES FURR
Requirements

EMERSON WOOGE
Power BI and Data Analyst

RESUMES

EXPERTISE:
Program/Project Management
Military and Urban Planning
BUILDER SMS
Real Property Master Plans, Real Property Development Plans, Training Site Master Plans
Installation Development Plans
Planning Charrettes
Area Development Plans
Facility Utilization/ Space Optimization Plans

YEARS OF EXPERIENCE: 36

Tim Murphy, CS, CM

QA/QC Manager

Tim has more than 36 years of experience in the military, planning, engineering, and design fields, specializing in Department of Defense (DoD) and non-DoD federal agency planning and programming. Tim held the position of State Master Planner for the Colorado Army National Guard giving him unique insight into the requirements and procedures required during this project. He has demonstrated expertise in building and leading multi-disciplinary teams to support government clients on a wide range of project types from proposal development and contract management to executing various types of UFC Compliant master plans and conceptual design of facilities.

Tim has worked in all 54 states and territories for the Army National Guard and over 36 locations for the Air National Guard. Additionally, he has worked on projects in the European and Pacific theaters, including the European Defense Initiative, and Pacific Deterrence.

RELEVANT PROJECT EXPERIENCE

- Army Aviation Support Facility (AASF) and Grey Eagle Beddown Feasibility Study, MSARNG, Bobby Chain Municipal Airport (HGB), Hattiesburg, Mississippi
- Statewide Master Plan, OHARNG, Statewide, Ohio
- Collaborative Combat Aircraft Beddown Master Plan, Creech AFB, Nevada
- Air National Guard Installation Development Plans FY14, FY16, FY18, 36 locations nationwide
- Air Force Special Operations Command CV-22 Beddown, RAF Mildenhall, United Kingdom
- Air Combat Command F-22 & F-35 Beddown, Nellis AFB, Nevada
- C2R/PCR Planning Charrette Reports & MILCON Execution Packages, Creech AFB, Nevada

UNIQUE QUALIFICATIONS

- Previously the State Master Planner for COARNG.
- Thirty-six years of military planning experience, including UFC 2-100-01 compliant military facilities master plans, program development plans, and RCMP.
- Has won 16 planning awards and honors from the Federal Planning Division of the American Planning Association and Air Force Air Combat Command.

"Tim fostered an environment in exceeding the norm by managing multiple IDPs by ensuring highly motivated and skilled personnel managed more quickly and effectively to keep the IDPs on track with little or no impact in accomplishing the milestone tasks."

- Lt. Col John K. McCallie, Deputy Chief Asset Management Division, NGB/A4A

EXPERTISE:
National Guard Facilities Programs
BUILDER SMS
Federal and State Funding Strategies
Strategic Planning
NG Training Site Operations

EDUCATION:
MBA, Strategic Planning
BS, Architectural Engineering

CERTIFICATIONS:
National Charrette Institute Charrette Facilitation

YEARS OF EXPERIENCE: 27

"Excellent stakeholder management and collaboration during charrette. They also communicated professionally throughout their entire engagement."

- Excerpted from Very Good PPQ

Rick Burtt, COL (USA-Ret)

Program Manager

Rick brings over 27 years of experience as a program and project manager with extensive background in planning, construction management, architectural engineering, and leadership. As Chief of Planning and Programming, Deputy Director, and Director of Construction and Facilities Management for the Colorado Army National Guard (COARNG), Rick was responsible for all COARNG facilities. For over a decade, he managed, programmed, and achieved funding for dozens of MILCON and SRM projects totaling nearly $300M across Colorado's 1.8M SF of facilities. Rick has led master planning, construction, and design for all ARNG facility types and leverages his experience by providing quality management and a continuous mission focus for the planning team. As a part of every team meeting and quality review, Rick helps maintain alignment with ARNG guidance and authorizations, ensuring plans are well received at NGB and are representative of both the local and broader mission of the ARNG. Rick stays current on relevant legislation and policy to see that capital investment strategies are executable as quickly as possible maximizing use of all available funding methods.

RELEVANT PROJECT EXPERIENCE

- BUILDER Sustainment Management System Implementation, COARNG, Statewide, Colorado*
- Army Aviation Support Facility (AASF) and Grey Eagle Beddown Feasibility Study, MSARNG, Bobby Chain Municipal Airport (HGB), Hattiesburg, Mississippi
- Georgia Garrison Training Center Real Property Master Plan, Fort Stewart, Georgia
- Statewide Master Plan, OHARNG, Statewide, Ohio
- Volunteer Training Site (VTS) Catoosa Master Plan, TNARNG, Tunnel Hill, Georgia
- Operational Readiness Training Center (ORTC), FLARNG, Camp Blanding, Florida
- Forbes Field Joint Force Headquarters, KSARNG, Topeka, Kansas
- Colorado Joint Force Headquarters Master Plan and Concept Design, Centennial, Colorado
- Centennial Training Center Master Plan Update, Fort Carson, Colorado

UNIQUE QUALIFICATIONS

- Led the COARNG training site master plan.
- Commanded the COARNG Centennial Training Site as a Guardsman, so he understands it as a user.
- Rick was previously the Chief of Planning and Programming as well as the Director of the CFMO in Colorado.

* Completed prior to joining Mead & Hunt

EXPERTISE:
Military Planning
Comprehensive Planning
BUILDER SMS
Utility Construction
Master Plan Development
ADA Compliance & Construction

EDUCATION:
MA, Diplomacy
MA, History

CERTIFICATION:
AICP

YEARS OF EXPERIENCE: 12

Will White, AICP, CMIT

Project Manager

Will has over 12 years of experience in military and transportation planning, design, and construction management, including eight years spent in the municipal government sector. His expertise includes bike and pedestrian safety studies, multimodal corridor planning, design and implementation, master plan design and writing, policy development, and implementation and capital program development. Will brings extensive experience in grant writing and administration with federal and state funding sources. . His expertise includes masterplan design and writing, bike and pedestrian safety studies, multimodal corridor planning, design and implementation, policy development, and implementation and capital program development.

He is currently in Maryland Army National Guard where he is intimately familiar with the unique opportunities presented by the Camp Dawson training areas. A 17 year member of the nearby MD National Guard, Will has personally utilized the unique terrain to train with his Light Infantry unit in Small Unit Tactics, Evasion, High Angle Rescue and Mountaineering tasks.

RELEVANT PROJECT EXPERIENCE

- Statewide Master Plan, OHARNG, Statewide, Ohio
- Army Aviation Support Facility (AASF) and Grey Eagle Beddown Feasibility Study, MSARNG, Bobby Chain Municipal Airport (HGB), Hattiesburg, Mississippi
- PFAS and Water Quality Support Master Planning, USACE Huntsville District, New Boston Space Force Base, New Hampshire
- Collaborative Combat Aircraft Southside District Plan and Runway Pavement Condition Report, USAF, Creech AFB, Nevada
- Collaborative Combat Aircraft Beddown Master Plan, Creech AFB, Nevada
- C2R/PCR Planning Charrette Reports & MILCON Execution Package, USAF, Creech AFB, Nevada
- Catoosa Master Plan, Volunteer Training Site, TNARNG, Tunnel Hill, Georgia
- Selfridge Air National Guard Base Installation Development Plan, USAF, Selfridge AFB, Michigan
- Aviation Support Facility Feasibility, MSARNG, Hattiesburg, Mississippi

EXPERTISE:
BUILDER SMS
Asset Management
Project Management
Quality Control
Lean Practices'
Cost/Benefit Analysis
Supply Chain Management

EDUCATION:
MBA
BS, Business Management
Asset Management Optimization Course, Air Force Institute of Technology (AFIT)

YEARS OF EXPERIENCE: 29

Saul Marquez, MBA

Deputy Project Manager/Lead BUILDER Assessor

Saul is a results-driven asset manager/military planner with 28 years of experience in overseeing utility operations, project management, and strategic planning. Saul leads teams to assess and collect infrastructure utility data, optimizing lifecycle performance and preventive maintenance requirements. He also implements efficiency initiatives to provide regulatory compliance and support sustainable utility management. His skills include collaborating with cross-functional teams, stakeholders, and external agencies; analyzing complex data; developing actionable plans; and driving continuous improvement in utility services. Worked on more than 100 federal projects including asset management (BUILDER SMS) and led 100+ personnel to assess 1.6K utility facilities.

During his time in the Air Force, Saul led the BUILDER program at Ramstein AFB. The preventive maintenance program was in bad shape and costing the unit millions of dollars in operations and maintenance funding. This was due to the number of inaccurate condition assessment records in the BUILDER program. Saul was appointed to lead the project to get the program above standard. He first developed a plan to lead his team to inventory, assess and collect all of the base's infrastructure and utility system data. Saul also reported the project's progress to his program manager weekly and provided solutions during manning and/or scheduling issues. During the project, Saul also performed random quality control for accuracy purposes. The end result led to his unit becoming #1 in command with a 95% compliance rate and garnering the unit an additional $6.6M in operations and maintenance funding.

RELEVANT PROJECT EXPERIENCE

- Facility Condition Assessment, BUILDER Analysis, OHARNG, Statewide, Ohio* (134 facilities, 44 locations, 4.17M SF)
- Facility Condition Assessment, BUILDER Analysis, Ramstein Air Base, Germany* (1.3K facilities, 33M SF)
- Facility Condition Assessment, BUILDER Analysis, Ellsworth AFB, South Dakota* (335 facilities, 3.2M SF)
- Facility Condition Assessment, BUILDER Analysis, Travis AFB, California* (420 facilities, 10M SF)
- Statewide Master Plan, OHARNG, Statewide, Ohio
- Collaborative Combat Aircraft Southside District Plan and Runway Pavement Condition Report, USAF, Creech AFB, Nevada
- Utilities Management Plan, AFCEC, Creech AFB, Nevada*
- Utilities Management Plan, AFCEC, Moody AFB, Georgia*
- Utilities Management Plan, AFCEC, Robins AFB, Georgia*

* Completed prior to joining Mead & Hunt

EXPERTISE:
SDSFIE Data Management
ArcGIS
Python
Military Planning
Remote Sensing and Sostprocessing
Airfield Planning
Public Involvement
Regulatory Compliance

EDUCATION:
BS, Geographic Information Systems

CERTIFICATION:
GISP

YEARS OF EXPERIENCE: 10

Wes Hoggard, GISP

Data Manager /GIS Analyst

Wes brings 10 years of experience and specializes in SDSFIE data management, ArcGIS, Python, military planning, remote sensing and post processing, airfield planning, public involvement, and regulatory compliance. Wes will support development of planning documentation using ESRI ArcGIS to develop data and maps. Wes has vast experience utilizing ArcGIS to display information and depict installations through multiple lenses from the common installation picture, operational and environmental constraints, and into various future development scenarios.

RELEVANT PROJECT EXPERIENCE

- Catoosa Master Plan, Volunteer Training Site, TNARNG, Tunnel Hill, Georgia
- Statewide Master Plan, OHARNG, Statewide, Ohio
- Collaborative Combat Aircraft Beddown Master Plan, Creech AFB, Nevada
- Army Aviation Support Facility (AASF) and Grey Eagle Beddown Feasibility Study, MSARNG, Bobby Chain Municipal Airport (HGB), Hattiesburg, Mississippi
- Collaborative Combat Aircraft Southside District Plan and Runway Pavement Condition Report, USAF, CAFB, Nevada
- Airfield Development Plan, Tinker AFB, Oklahoma
- Army Airfield Obstruction Survey, CAARNG, Los Alamitos, California
- C2R/PCR Planning Charrette Reports & MILCON Execution Package, USAF, Creech AFB, Nevada
- Air National Guard Installation Development Plans FY14, FY16, FY18, 36 Locations Nationwide
- Runway Encroachment Airfield Improvements, Selfridge ANGB, Ohio

EXPERTISE:
Military Planning
Aviation Planning
Architecture

EDUCATION:
MA, Architecture
BA, Urban and Regional Studies

REGISTRATION:
RA – WI, MI, OH

YEARS OF EXPERIENCE: 16

Patrick Casey, RA, AIA, NCARB, GPCP

Architect/Facility Assessor

Pat brings 16 years' experience leading architectural and planning teams facilitating the charrette process to establish vision and goals for and the creation of a creative preferred course of action. Pat determines the basis of planning and the drivers for the master plan, including guiding principles, goals and objectives, development suitability, and requirements program. He guides the stakeholders in creating concept development, including formulation and evaluation of conceptual development options, delineation of evaluation criteria, resulting in the selection of a preferred development option. He leads the preparation and documentation of draft and final master plans, including a phasing and implementation strategy, lease actions, and property acquisition/disposal as appropriate that result in a preferred COA. Pat has developed numerous master plan reports that included all required sections outlined in UFC 2-100-01, Installation Master Planning, NG PAM 415-12, NGR 210-20 and AR 405-70.

RELEVANT PROJECT EXPERIENCE

- Army Aviation Support Facility (AASF) and Grey Eagle Beddown Feasibility Study, MSARNG, Bobby Chain Municipal Airport (HGB), Hattiesburg, Mississippi
- Collaborative Combat Aircraft Beddown Master Plan, Creech AFB, Nevada
- Master Plan, Georgia Garrison Training Center, GAARNG, Fort Stewart, Georgia
- Catoosa Master Plan, Volunteer Training Site, TNARNG, Tunnel Hill, Georgia
- Installation Master Plan, WVARNG, Camp Dawson, West Virginia
- Statewide Master Plan, OHARNG, Statewide, Ohio

EXPERTISE:
Program/Project Management
Military and Urban Planning
Installation Development Planning
Planning Charrette Facilitation
Area Development Planning
Facility Utilization / Space Optimization Analysis and Planning
Army Master Planning Automated Support Systems

EDUCATION:
Master of Strategic Studies
BS, Management Technology

YEARS OF EXPERIENCE: 35

Brent Beckley, COL (USA-Ret)

Lead Requirements Planner

Brent is the former Chief Facilities Management Officer (CFMO) for the Missouri Army National Guard. Brent brings 34 years of Army military experience and his extensive background with National Guard construction and facilities management, operations & training, and logistics operations to all components of the Real Property Master Planning process. Brent applies his working knowledge of Army master planning systems and National Guard criteria and requirements to develop auditable, realistic, and achievable master planning products.

RELEVANT PROJECT EXPERIENCE

- Catoosa Master Plan, Volunteer Training Site, TNARNG, Tunnel Hill, Georgia (**with Mead & Hunt**)
- Master Plan, Georgia Garrison Training Center, GAARNG, Fort Stewart, Georgia (**with Mead & Hunt**)
- Statewide Master Plan, OHARNG, Statewide, Ohio (**with Mead & Hunt**)
- Operational Readiness Training Center (ORTC), FLARNG, Camp Blanding, Florida (**with Mead & Hunt**)
- Real Property Development Plan, AKARNG, Statewide, Alaska
- Area Development Plans, Bryant AAF, AKARNG, Camp Carroll, Camp Denali, Alaska
- Alabama Armory Statewide Readiness Center Master Plan (RCMP) Development Services – Montgomery, Alabama
- Real Property Master Plan (RPMP), Camp Umatilla, ORARNG, Hermiston, Oregon
- Vision and Boundary Plan & Real Property Master Plan, Orchard Combat Training Center (OCTC), IDARNG, Boise, Idaho
- Area Development Plans, Camp Carrol, and Camp Denali, AKARNG, Joint Base Elmendorf–Richardson, Anchorage, Alaska
- Master Plan, VAARNG, Fort Barfoot, Virginia

UNIQUE QUALIFICATIONS

- MOARNG fulltime Force Integration Readiness Officer (FIRO), so he understands the impacts of unit stationing and force management.
- MOARNG fulltime Construction and Facilities Management Officer with multi-year experience in all facets of CFMO planning and operations.
- MOARNG fulltime G3 and G4 supports a firm understanding for how the Training Center supports Commander's training and support objectives.
- Provided command guidance, oversight, funds control and management to the Training Center Command.

EXPERTISE:
Project Management
Military and Urban Planning
Installation Development Planning
Installation- and Project-level Requirements Analyses
Planning Charrette Facilitation
Area Development Planning
Facility Utilization / Space Optimization Analysis and Planning
Army Master Planning Automated Support Systems

EDUCATION:
BA, Management

YEARS OF EXPERIENCE: 8

James Furr

Requirements

James has been providing Master Planning and related services in support of the Army Architectural-Engineering community across US Army component installations CONUS and OCONUS for the past eight years. This support includes the development of master plans and area development plans, as well as project-level Requirements Analyses, Planning Charrettes, Economic Analyses, Capital Investment Strategies and DD Form 1391 to support the MILCON programming. All products were developed in accordance with Army guidance contained in UFC 2-100-01 and NG PAM 210-20.

RELEVANT PROJECT EXPERIENCE

- Catoosa Master Plan, Volunteer Training Site, TNARNG, Tunnel Hill, Georgia (**with Mead & Hunt**)
- Master Plan, Georgia Garrison Training Center, GAARNG, Fort Stewart, Georgia (**with Mead & Hunt**)
- Real Property Development Plan, AKARNG, Statewide, Alaska (**with Mead & Hunt**)
- Statewide Master Plan, OHARNG, Statewide, Ohio (**with Mead & Hunt**)
- Area Development Plans, Bryant AAF, AKARNG, Camp Carroll, Camp Denali, Alaska
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- Area Development Plans, Camp Carrol, and Camp Denali, AKARNG, Joint Base Elmendorf–Richardson, Anchorage, Alaska
- Master Plan, VAARNG, Fort Barfoot, Virginia

UNIQUE QUALIFICATIONS

- Earned Certificate of Completion for the Master Planning Advanced Techniques from UVA Department of Defense Master Planning Institute (Dated April 2024).
- Earned Certificate of Completion for Planning Sustainable Historic Structures (Course 210, 24 CEUs) from UVA Department of Defense Master Planning Institute (Dated April 2024).
- Lead Planner / Analyst in support of the Office of the Chief of Army Reserves (OCAR) Unaccompanied Personnel Housing Requirements Analysis.
- Lead facilitator for US Army Installation Management Command (IMCOM) workshops to identify and reduce facility excesses at Army garrisons in Japan, Korea and Fort Hood, Texas.

EXPERTISE:
Army Master Planning and Real Property Data Systems
Data Analysis and Visualization – Power BI and Excel
Project Management Military Planning
Installation and project-level requirements analysis
Planning Charrette facilitation
Facility Utilization Space Optimization Analysis and Planning
DD1391 Development
Economic Analyzes

EDUCATION:
BS, Mathematics, Concentration Statistics

YEARS OF EXPERIENCE: 10

Emerson Wooge

Power BI and Data Analyst

Extensive work with the Army's suite of automated planning systems, including the Real Property Planning and Analysis System (RPLANS), the Army Stationing and Installation Plan (ASIP), the Force Management System (FMS), and the Army's real property inventory systems, Planning Resource Infrastructure Decision and Evaluation (PRIDE) System, Headquarters Installation Information System (HQIIS), General Fund Enterprise Business System (GFEBS) and BUILDER coupled with advanced data analysis and visualization skills within the Microsoft Suite to include Power BI and Excel.

Expertise in Army mission-based facilities planning, including the consistent development of accurate, auditable and relevant requirements for installations and units throughout the Army. Knowledge of Army force structure and Army facilities planning criteria and practices to support the Real Property Master Planning process in all phases.

RELEVANT PROJECT EXPERIENCE

Power BI Dashboards

- Fort Carson 1-4 SBCT Requirements Analysis
- USASOC Master Planning Support
- Ohio ARNG Requirements Analysis
- USAR Transient Training Requirements Analysis
- USAG Ansbach Theater Enabling Combat Aviation Brigade (TE CAB) Requirements Analysis

Data Analysis

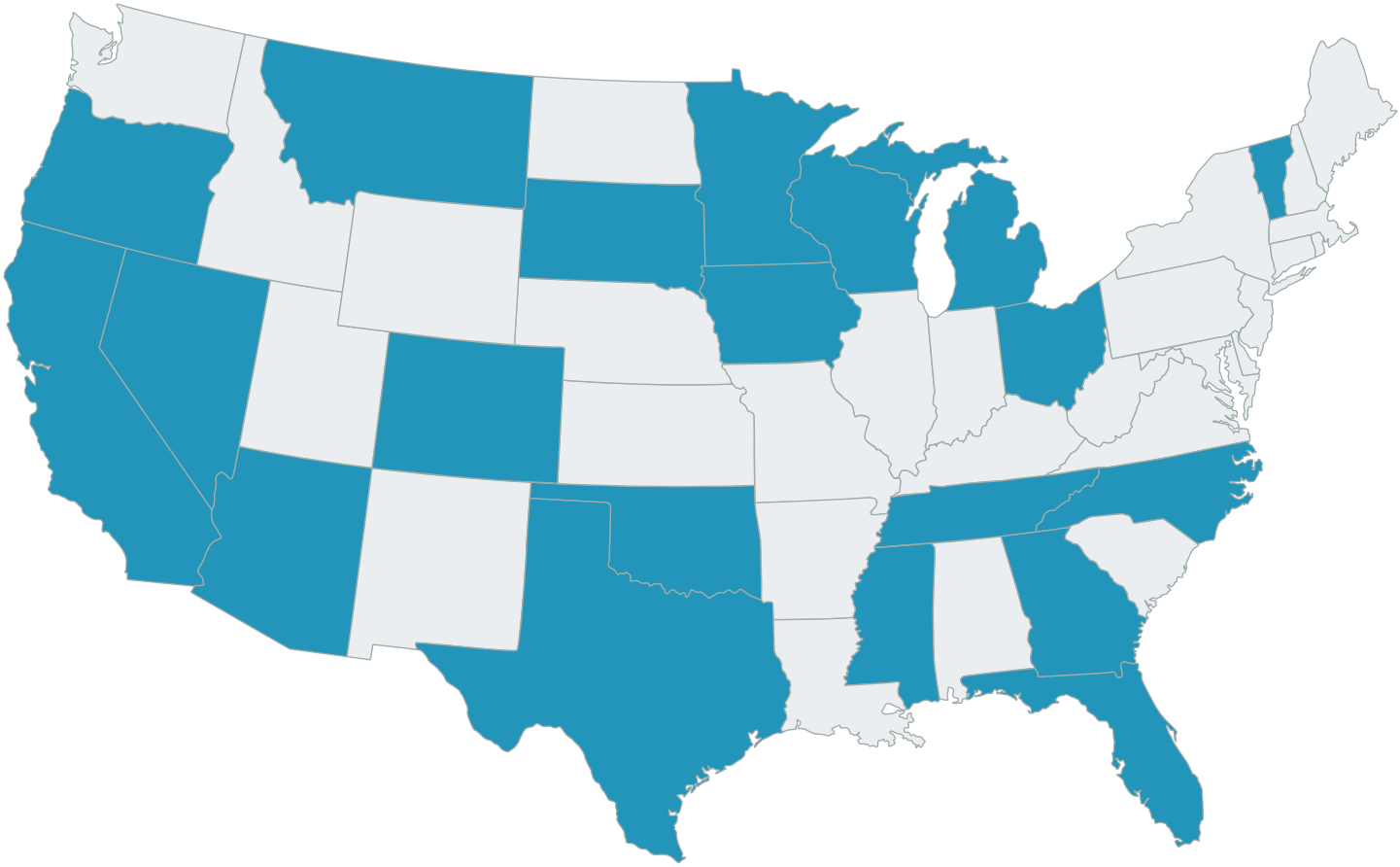
- ACSIM Algorithm Development
- IMCOM RPLANS Support FY17-24
- AMC Data Systems Support
- USAG Ansbach Master Planning Support FY17-19

UNIQUE QUALIFICATIONS

- Power BI dashboards consolidating Army Master Planning Systems data to include RPLANS, FMSWeb, PRIDE, HQIIS, ASIP and ISR. Dashboards incorporate geospatial data, force structure and facility categorization, quantity and condition.
- IMCOM Modified Tabulation of Existing and Required Facilities (TAB) R pipeline to combine RPLANS, HQIIS and ISR data into a custom report illustrating facility excess and deficits
- IMCOM Data Matrix Study incorporating FMSWeb force structure hierarchy into RPLANS requirements data
- USAG Ansbach Facility Sustainment Model (FSM) support merging Access database FSM data to HQIIS to identify system errors
- ACSIM (DCS G9) requirements algorithm development contract to review and update RPLANS Space and Planning Criteria
- Power BI and Excel Certifications from NRCC and Dataquest, USACE DD 1391 Preparation Course, and USACE Economic Analysis Preparation Course

RELEVANT PAST PROJECTS

Mead & Hunt has supported BUILDER SMS projects for ARNG clients across the nation. The below map highlights the states (blue) in which our team has worked as either the prime consultant, a joint venture, or as military members, providing the inside perspective on the challenges and innovative solutions to the BUILDER SMS program. Highlighted projects follow.



Team Member Experience

Colorado

Program Manager Rick Burtt took an innovative approach in implementing the COARNG's BUILDER SMS by developing the scope of work to encompass multiple recurring facility assessment requirements. Starting in FY2017, the COARNG completed multiple requirements more efficiently and gained a holistic picture of the condition of its facility inventory.

South Dakota

Deputy Project Manager/Lead BUILDER Assessor Saul Marquez led the BUILDER program at Ellsworth AFB. The preventive maintenance program was in bad shape and costing the unit millions of dollars in operations and maintenance funding. Saul's work led to his unit becoming #1 in Air Force Global Strike Command with a 95% compliance rate and garnering the unit an additional $6.6M in funding.

BUILDER SMS Implementation and Real Property Inventories for the California Army National Guard

Guard Location: State of California
Client: US Army National Guard, Lori Sandes - 916-854-4293

Mead & Hunt provided professional services for California Army National Guard (CAARNG) BUILDER Implementation for Phases 1, 3, and 4 to meet the Office of Secretary of Defense and Department of Army mandate to implement BUILDER SMS. Mead & Hunt assessed over 4,766,587 SF across the state.

The Mead & Hunt team coordinated with CAARNG staff at the state level, as well as with local installation Directorate of Public Works (DPW) or facility managers to conduct facility condition assessments. Multiple field teams were used to conduct the FCAs and improved efficiency and data accuracy by employing our digital field data collection tool, FAST. FAST integrates with BRED and uses BUILDER's API to upload data to the BUILDER database. This streamlines the process and increased efficiency, both in the field and in the office during data compilation. Real Property Inventories (RPIs) were conducted in conjunction with BUILDER assessments. A data review charette was held after data compilation and quality control efforts were completed to review the data and maintain confidence. Data analysis was conducted using Microsoft's PowerBI which allowed for a visual, yet statistical, analysis of trends and anomalies toward developing the state's strategic capital improvement plan for its facilities.

Additionally, the team performed real property inspections at select locations to reconcile the real property records and improve their financial improvement and audit readiness (FIAR) preparation.

As a result of this project, CAARNG will have 100% of their facility inventory in BUILDER after this effort. This will enable them to conduct statewide data analysis on the condition and performance of their facility inventory, and develop planning, programming, and budgeting strategies for the near, mid, and long term. The Mead & Hunt team provided additional training and data analysis during a data review charette to support their development of a strategic capital improvement plan based on the BUILDER data.

BUILDER SMS Implementation for the Michigan Army National

Guard Location: State of Michigan
Client: US Army National Guard, Ed Hallenbeck - 517-481-7560

Mead & Hunt conducted three BUILDER Implementation task orders for the Michigan Army National Guard (MIARNG). In total, the team assessed over 2,398,073 SF over three phases and across camps, forts, readiness centers, armories, and various other ARNG facilities within the state. The team worked extensively with the CFMO to develop a BUILDER implementation strategy and assessment plan and leveraged the Army BUILDER Inventory and Assessment Guide to make sure the data met Army and Army National Guard requirements.

The Mead & Hunt team conducted assessments on 14 building systems including foundations, basement structure, superstructure, exterior enclosures, roofing, HVAC, electrical, plumbing, interior construction and finishes, stairs, conveying, fire protection, and other equipment. The team captured real property discrepancies by comparing field data to real property data in the PRIDE database, identified life, safety, or health issues/deficiencies in the field, and captured lessons learned to support continual improvement in the ARNG BUILDER program.

The Mead & Hunt team conducted data review and work planning charrettes to provide BUILDER training and develop capital investment opportunities and facility budget planning for both short- and long-term planning horizons. Additional BUILDER training and on-site instruction was provided showing how to use the database, how to run reports, and sustain the data, via hands-on instruction, both in the office and in the field to conduct field assessments and enter the data.

BUILDER Facility Assessment and Data Input for the Army National Guard

Guard Location: Wisconsin, Michigan, California, Minnesota, Mississippi, North Carolina, Ohio, South Dakota, Tennessee, and Vermont
Client: US Army National Guard Project, Michael Ore - 614-336-7036

Mead & Hunt has performed 16 BUILDER assessments in states across the nation. Our team set up and led kickoff meetings, coordinated statewide site visits, entered data into BUILDER SMS, performed data assessment and analysis, provided location reports for each unique site, sent or led regular progress reports/meetings, developed summary documents, and performed close-out meetings. Choosing Mead & Hunt resulted in ongoing service of essential systems. Our team performed knowledge-based inspections and took inventory of all identified facilities for each of the clients.

By consolidating a variety of building-related management issues into a single decision-support package, we gave decision-makers access to building inventory, current building condition data, prediction models, and key issues.

Building components were "sectioned" by material type, age, and floor. Any major mechanical equipment items were sectioned individually for each unit. Mead & Hunt conducted a validation check and performed condition assessments on several government assets, including armories, admin facilities, police stations, maintenance buildings, storage, barracks, engineering buildings, headquarters, common areas, wastewater and sewage treatment facilities, watch towers, work bays, fuel buildings, dining halls, fire stations, educational buildings, gyms, battery shops, and more.

In addition to our BUILDER experience, we developed an app for tablets to gather and organize information during building assessments to be entered into BUILDER. This program allows the user to document information with BUILDER-specific language and organize the entries into categories such as room, category, or type of damage. Photos are taken within the app and are automatically named based on location/damage and can be marked up with text and drawing tools on site to immediately document damage. When the assessment is completed, the information is exported as an Excel file and a report grouping data and photographs. This process makes analysis of the information more accurate and efficient. Not having to share handwritten notes reduced coordination time and potential misunderstandings during analysis.

Installation Master Plan

Guard Location: Camp Dawson, West Virginia
Client: West Virginia Army National Guard, Larry Becher - 304-539-4119

Mead & Hunt designed the WVARNG Installation Master Plan to provide a five-year (short-range), six- to 10-year (mid-range) and 11- to 20-year (long-range) look at mission-based facility and infrastructure requirements at Camp Dawson in 2018 and has recently been retained to update the existing Master Plan. In addition to a review of the requirements, a full capacity build-out plan is identified and provided, and an illustrative plan siting for future buildings is identified. The Master Plan also provides a suggested phasing for logical growth at the installation for the primary missions of the stakeholders, which includes training and support requirements critical to the organization.

The project team used a collaborative, interactive process that brought together requirements, visioning, capacities, mission capabilities, and short- and long-range development into a single comprehensive plan. Mead & Hunt developed a comprehensive planning framework for Camp Dawson by exploring three future scenarios that account for mission demands, facility constraints, and a full buildout vision. These scenarios, along with the overarching vision, goals, and phased strategies, were shaped during a five-day on-site charrette that allowed us to assess the physical environment and identify improvement opportunities. Our capital investment strategy prioritized projects based on WVARNG requirements, stakeholder input, and mission criticality, aligning them with appropriate funding sources. We also integrated sustainability strategies to enhance energy and water efficiency while reducing greenhouse gas emissions. To address environmental resilience, we conducted a preliminary flood risk assessment using existing data and validated FEMA model inputs through a detailed Flood Mitigation Study, ensuring a robust understanding of flood hazards at the installation.

Additional BUILDER Experience

Mead & Hunt has additional experience with BUILDER projects in the following states:

- Iowa
- Nevada
- Texas
- Oklahoma
- Oregon
- Arizona
- Florida
- Georgia

REFERENCES

OHARNG

Hunter Fugger, Planner Supervisor

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614-207-3689

TNARNG

Kimberly Wilson, State Master Planner

Kimberly.d.joneswilson.nfg@army.mil

615-313-0735

CREECH AFB, NEVADA

Nicholas DiRosario, Deputy Mission Support Officer

nicholas.dirosario@us.af.mil

603-391-8397

"Mead & Hunt overall was knowledgeable and very pleasant to work with during all phases of their engagement.

- Excerpted from Very Good PPQ (Kimberly Wilson)

"The value of the Mead & Hunt team's expertise constituted an exceptional value for the government in achieving a vital national security goal."

- Excerpted from Exceptional CPARS (Nicholas DiRosario)

2. GOALS AND OBJECTIVES: ANTICIPATED CONCEPTS AND METHODS OF APPROACH

GOALS AND OBJECTIVES

Mead & Hunt recognizes this project is specifically for West Virginia ARNG facilities alone. Our team primarily consists of veterans and serving Guardsmen specializing in military planning and infrastructure, and is accustomed to traveling to urban, rural, and far-flung locales to conduct assessments. Supporting travel, lodging, and sustainment of our teams throughout the duration of the contract is a normal course of business for our team.

We understand EO 13327 requires all DoD components to adopt a common process for conducting building inventory and assessment. BUILDER SMS, developed by the USACE, is a web-based software application designed to assist with building asset lifecycle management and investment decision analysis. Our goal is to optimize the investments in your facilities by providing detailed and accurate assessments. Our team is committed to delivering high-quality assessments in accordance with the BUILDER USER MANUAL and the BUILDER Condition Assessment Manual to allow WV ARNG staff to guide the development of short range and long-range work plans based on sound investment strategies, prioritization criteria, and budget constraints.

GOAL 1.

BUILDING ASSET LIFE-CYCLE SYSTEM INVENTORY

Mead & Hunt will coordinate and host a conference call with WVARNG's Project Manager and other representatives immediately following the Notice to Proceed. During the Kick-Off call Mead & Hunt will coordinate the population of data into the latest BUILDER version. Immediately following the call, our team will begin that work to validate the data with our WVARNG partners and schedule site visits as soon as possible.

During the call, the Team will discuss various criteria to guide the project, including resolving schedule discrepancies, site contacts for deconflicting Assessment visits, data security requirements, determining the number of hard copies and digital formats for draft and final deliverables, and addressing concerns related to the overall project. Mead & Hunt will prepare and submit minutes of the conference call within five business days following the call.

GOAL 2.

BASELINE VISUAL INSPECTIONS AND SITE ASSESSMENTS

Mead & Hunt will facilitate and coordinate the scheduling of site visits with the WV ARNG Project Manager to complete inventory and inspection tasks on the assigned ARNG Facilities. Mead & Hunt will be responsible for coordinating all site visit actions for the Field Condition Assessment (FCA) Team. Once on-site, Mead & Hunt will coordinate with the designated representative to ensure all physical security requirements are followed and will identify themselves onsite with safety vests, headwear as necessary, and apparel.

Mead & Hunt will arrange transportation, lodging, and meals for the assessment team for the duration of the project. Facility-specific kick-off meetings will be conducted at the beginning of each specified facility assessment to address items specific to that facility, including known qualities, review of scrubbed items, and exchange of relevant information. This meeting will also address access, keys, and significant activities that may impact the assessment. The Owner will arrange and conduct the meeting with the Facility Manager (if available) and Mead & Hunt's team.

Mead & Hunt shall perform baseline visual inspections of building components using BUILDER methodology. Inspectors will utilize the Direct Rating Assessment method supplemented with specific distresses observed when the component-section is given any rating lower than Green minus (G-). During inspection and assessment, Mead & Hunt shall consistently coordinate with the on-site designated Owner's representative. Mead & Hunt shall attempt to visually inspect all components identified and use any reasonable means short of confined space entry to do so.

Our standard process begins with comprehensive planning and preparation. This phase involves defining the scope of the assessment by identifying the facilities, systems, and components that will be evaluated. The organization brings

together key stakeholders, such as facility managers, engineers, and the BUILDER SMS (Sustainment Management System) administrators, to establish clear objectives, timelines, and resource allocations. This collaborative preparation ensures that everyone involved understands the assessment's goals and their respective roles.

Once planning is complete, the next step is to assemble a qualified assessment team. This team typically includes engineers, architects, and technicians who are trained assessors with experience in both facility evaluations and the specific data standards required by the BUILDER SMS. Prior to beginning fieldwork, team members undergo training to familiarize themselves with BUILDER's structure and methodology, ensuring consistency and accuracy in how information is collected and recorded.

Before heading into the field, the team prepares for data collection by gathering existing facility documentation. This can include architectural and engineering drawings, historical maintenance records, past inspection reports, and existing equipment inventories. They also configure the necessary technology, such as tablets or laptops, with

BUILDER-compatible software or standardized spreadsheets for inputting data. At this stage, the team defines the facility hierarchies based on BUILDER's structure, organizing data from the site level down to individual components.

The on-site facility condition assessment then begins with a systematic walkthrough of each facility. The assessment team visually inspects and evaluates the physical assets, focusing on major systems such as HVAC, electrical, roofing, plumbing, and structural components. They document the condition of each component by assigning color condition scores (Green, Amber, Red) that reflect the extent of deterioration. Observed distress types and severity levels are recorded in accordance with BUILDER's predefined criteria. The team also captures measurements, photographs, and field notes to support their findings.

Following the site assessment, the data undergoes a rigorous quality control and validation process. The team reviews all collected information to ensure it is complete and internally consistent. They verify that condition scores are appropriate based on the documented distress and correct any discrepancies or omissions. Quality assurance protocols are applied to maintain the integrity of the dataset before it is transferred into the BUILDER system.

Once validated, Mead & Hunt will input inventory and assessment data into the latest web-based version of BUILDER SMS for Facilities, adhering to the latest BUILDER Manual.

The team either manually enters the data or imports it using formatted files compatible with BUILDER, ensuring the facility hierarchy is correctly represented. Supporting documentation, such as photographs and field notes, is linked to the corresponding components within the system. Distress details, color condition scores, and severity levels are all input into the database, providing a comprehensive digital profile of each facility.

Mead & Hunt will create a Facility inventory for similar building types and footprints using the building template or copy features in BUILDER and perform individual walk-throughs of each Facility to verify accurate building inventory. Mead & Hunt will measure or provide reasonable estimates of material quantities of components present in each Facility. Component installation dates will be manually entered based on available information, including building construction date, date of renovation, or nameplate data. Mead & Hunt will review and consider various pieces of information to provide accurate install dat. On mechanical/electrical equipment where nameplate data exists, Mead & Hunt will collect equipment ID information under the section details module of the latest version of BUILDER SMS for linking to HQIIS data 9.

Building components will be sectioned by material type, age, and floor, with major mechanical equipment items sectioned individually. Mead & Hunt will input section comments for any component where age and/or use are significantly different within the building. Section comments will identify the location of the specific section and/or the section services. Specific equipment nameplate information and photographs will be entered into the BUILDER Section Details portion of the database. Mead & Hunt will ensure that all unused and missing Systems are deleted from BUILDER, including Systems in WV ARNG's facilities that are currently in BUILDER. Our Team will adhere to all WV ARNG assigned naming conventions and methodologies.

After the data has been fully integrated into the BUILDER SMS, the system calculates key performance indices. These include

Examples of plumbing, architectural, and civil inspection photos taken by Mead & Hunt staff during a visual inspection

the Component Condition Index (CCI), Building Condition Index (BCI), and Facility Condition Index (FCI). These indices provide a clear, quantifiable picture of the health of each asset and are essential for prioritizing maintenance needs, forecasting budgets, and making long-term strategic decisions about facility investments. With the assessments completed and indices calculated, the final step involves reviewing the results with key stakeholders. The assessment team presents the findings, explains the condition indices, and discusses implications for operations, budgeting, and capital planning recognizing that decision- makers use this information to prioritize corrective actions and allocate resources where they are most needed.

GOAL 3.

USER-CUSTOMIZABLE POWER BI DASHBOARD

Power BI has become an essential extension of Rubicon Planning's analytical toolkit, enabling them to transform complex datasets into visually accessible, interactive dashboards that drive data-informed decisions. By consolidating multiple Army data sources their dashboards deliver clear insights into force structure, organizational assets, facility conditions, and facilities requirements. This results in a dynamic planning tool set that presents consolidated facility data to support master planning processes beyond the scope of the current master planning systems. Rubicon's Power BI solutions have supported a wide range of Army and ARNG stakeholders, including:

USASOC Command-wide Dashboards

Rubicon Planning developed dashboards that integrated FMSweb, RPLANS, HQIIS, BUILDER and ISR data. These dashboards present a unified rollup of assets, conditions, excess and deficits of space grouped by organization. Geospatial mapping highlights current assets by category code accompanied by building-level data including UM quantity, ISR Q and F ratings, and FCI BUILDER ratings across installations. This executive-level summary unifies disparate data and enables USASOC to prioritize projects across the command.

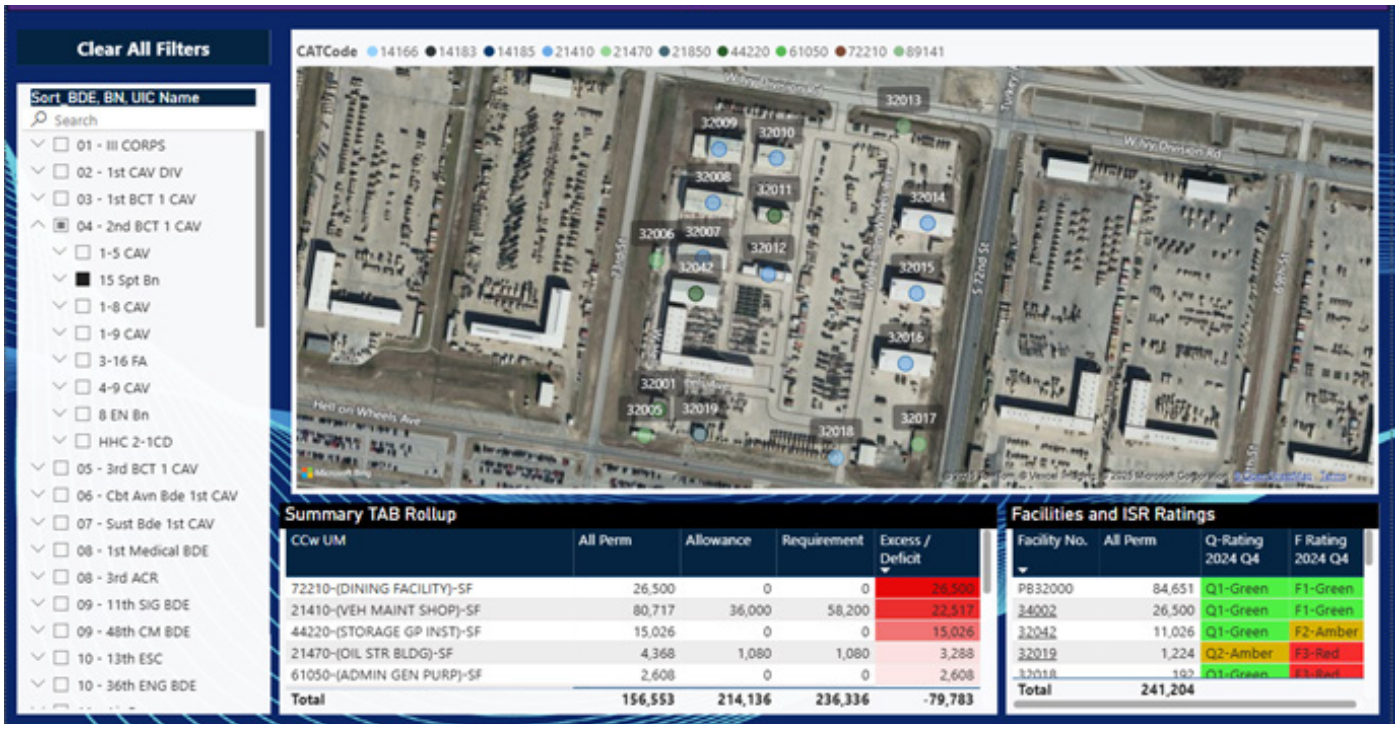
Fort Hood Installation Dashboards

Created interactive dashboards combining FMSWeb, RPLANS, HQIIS, and ISR to present organizational-level facility data and requirements. Reports include geospatial mapping of facilities by category code with facility level data illustrating ISR Q and F ratings, and embedded hyperlinks to ePRISMS dashboard data. A separate dashboard is utilized for organizational rollups presenting more granular view of UIC-level assets and requirements in relation to their higher organizations. Published dashboards on Army 365 provide version control and stakeholder access management.

USAG Ansbach Theater Enabling Combat Aviation Brigade (TE CAB) Requirements Analysis Dashboard

Designed dashboards for the TE CAB requirements analysis mapping facility category codes, organizations, ISR Q and F ratings to geospatial data. This tool helps quickly identify facility usability, vacancies, and discrepancies in unit level real property assignments supporting the stationing analysis of the TE CAB.

Examples of Rubicon's work for U.S. Army Fort Hood, Texas



Fort Carson 1-4 SBCT MILCON Prioritization Dashboard

Created a brigade-level dashboard for the Fort Carson 1-4 SBCT requirements analysis, mapping current facility category codes, organizations, and facility Q and F ratings to geospatial data. This provided a useful tool to quickly identify the usability and vacancies of existing facilities, as well as issues with incorrect real property assignments. It enabled Fort Carson to workshop and determine the top priority MILCON project for the 1-4 SBCT.

USAR Transient Training Time-Series Dashboard

Developed dynamic dashboards visualizing year-round fluctuations in transient barracks occupancy. This tool highlights peak and low-demand periods, with drill-down capabilities for specific training days. This drill down capability greatly improves error detection in RFMSS data as compared to spreadsheet analysis.

Ohio ARNG Statewide Rollup Dashboard

Integrated RPLANS, PRIDE, and ASIP data into a single dashboard illustrating facility category codes, allowances, requirements, excesses, deficits, and unit assignments at the site and building level. The dashboard also includes geospatial mapping to display sites across the state with drill down capability on each selected.

By leveraging Power BI, Army facilities management teams can move beyond reactive maintenance and make proactive, data-driven decisions that improve efficiency, reduce costs, and enhance overall performance.

GOAL 4.

DELIVERABLES

By utilizing a team of subject matter experts, Mead & Hunt leverages years of combined relevant project experience to effectively communicate and deliver project milestones on time. We will adhere to the project management plan and offer a clear and concise schedule, providing ample time for client feedback and stakeholder buy-in on all products. We anticipate the following deliverables per phase.

Phase I Deliverables

- Populated BUILDER Database

Phase 2 Deliverables

- Written coordination/Kickoffs for each site visit
- Written Facility Overview Memorandum with photos in PDF format
- BUILDER Assessment files in appropriate format for all assigned sites
- Photos for each inspectable component

Phase 3 Deliverables

- Functional, user-customizable Power BI Dashboard
- Memorandum outlining data sources and connections to ensure ease-of use and Maintenace of the Dashboard

Phase 4 Deliverables

- Kickoff Call Agenda & Minutes
- Project Management Plan (PMP)
- Schedule
- Draft Upload Memorandum
- Final Upload Memorandum
- Monthly Project Out Brief with Agenda and Minutes
- Administrative Record organized and indexed by topic
- Monthly Invoices with accompanying Progress Reports detailing Buildings assessed

3. PROPOSED PROJECT MANAGEMENT, QUALITY & COST CONTROL PLANS

PROPOSED PLANS

Mead & Hunt has outlined our project management, quality and cost control plan to the West Virginia Army National Guard to provide professional engineering services for the BUILDER Sustainment Management System Implementation for Phase 3 (2025), including Site Assessments & Facility Inspections, for facilities throughout WV. Our team is committed to delivering high-quality assessments in accordance with the BUILDER USER MANUAL and the BUILDER Condition Assessment Manual.

PROJECT MANAGEMENT

Mead & Hunt employs methods to contribute to BUILDER project success. We begin with a detailed Project Management Plan (PMP), outlining the timeline, milestones, and deliverables. Our team will assemble the right team for the job, allocate the right resources, identify risks early on, implement quality assurance processes, and maintain communication and collaboration throughout the duration of the project.

The PMP will be consistent with implementation guidance specified in The Under Secretary of Defense (Acquisition, Technology and Logistics) Memorandum dated September 10, 2013, the latest version of the BUILDER SMS User Manual, and this SOW and will contain a detailed schedule outlining the management approach to completing the BUILDER assessments, ensuring all requirements are addressed, and sufficient time is allocated to each task. This schedule will include the completion of the BUILDER assessments, the schedule for all deliverables, a description of the technical and management approaches, and contingency plans for meeting deadlines despite potential delays – such as West Virginia winters that will impact travel. Any changes to the project schedule during the contract will be subject to WV ARNG's approval.

Mead & Hunt's Work Action Plan (WAP) will detail how the SOW will be accomplished, including the planned inspection schedule, assessment team organization chart, safety rules and processes, qualifications of field team members, and contact information for field team members during assessments. he WAP will include additional information agreed upon in preparation meetings.

QUALITY CONTROL

Mead & Hunt's internal Quality Assurance / Quality Control (QA/QC) program is an integrated process based upon the utilization of our corporate-approved Standard Operating Procedures. These procedures complement our collaborative approach and are also guided by our depth of expertise and our long history of working with UFCs, Army Regulations (AR), National Guard guidelines and procedures, USACE Engineering & Construction Bulletins (ECBs), and other Federal/DoD regulations and policies. QC measures will be based on the BUILDER Condition Assessment Manual, criteria specific to the facilities involved, and ensuring data entered into the BUILDER database accurately reflects building inventory and condition. Our lead BUILDER Assessor, Saul Marquez, will work hand-in-hand with the WVARNG BUILDER Manager to routinely review data entered into BUILDER and ensure compliance with WVARNG needs as agreed at the Kick-Off.

Tim Murphy will provide QC for this project and brings deep-rooted expertise hat is both procedural and strategic. His role frequently places him at the helm of complex federal planning initiatives, where he not only oversees compliance but also shapes the standards by which quality is measured. He adheres to QC protocols, including observational procedures, variance tracking, and preconstruction readiness steps and applies this to both field-level execution and contract-level accountability. Whether drafting specifications, reviewing submittals, or coordinating with multidisciplinary teams, Tim's approach is marked by rigor, clarity, and a commitment to delivering outcomes that meet both government expectations and internal performance benchmarks His expertise will be a great asset to WVARNG.

COST CONTROL

Mead & Hunt is well-known for complying with delivery schedules and responding to customers' work requests quickly, accurately and with a high level of quality. Project Manager Will White will develop a detailed milestone schedule and maintain thorough communication with the client and key stakeholders. We regularly assess the workloads of key staff to allow the right people at the right time to meet or beat the schedule. Our team has the depth of resources to extend to nearly 1,500 additional qualified professionals so that we can always meet our commitments. Our Project Managers look for effective ways to shorten the project schedule to allow for flexibility when the client's needs change or delays occur in the receipt of key information or during external document review periods.

These proven methods contribute to the successful completion of the project, seeing it is delivered on time, within budget, and to the desired quality standards.

"I could not asked for a better timeline. The contractor's ability to hit the ground with an operational understanding of the mission was a testament to the value that the Mead & Hunt team brought to this effort and the value of their expertise"

- Excerpted from Exceptional CPARS (Nicholas DiRosario)

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